

**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 NOVEMBER 18, 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, November 18, 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 28th, 2019

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

V. TABLED ITEMS

VI. SPECIAL CEREMONIES

1. Tribute; in recognition of the Greater Lansing Chapter of Jack and Jill of America for their dedication to the community, and helping youth to grow and succeed
2. Presentation; Lansing Citizen Academy Graduates, Class of 2019

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 (Only persons who have received notice from the City as an interested party or the interested party's agent with written permission may speak for up to a total of 3 minutes. Speakers must sign up on green form.)

1. In consideration of Orders to Make Safe or Demolish; 818 Nipp Avenue (PEND-1177)
2. In consideration of Orders to Make Safe or Demolish; 819 Cleveland Street (PEND-1168)
3. In consideration of Orders to Make Safe or Demolish; 3309 Viking Road (PEND-1173)

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 Z-6-2019; Parcel #33-01-01-16-428-131 (S. Larch St.), Rezoning from "G-1" Business District to "H" Light Industrial District (PEND-1129)
2. In consideration of Z-7-2019; 1310 Knollwood Avenue, Rezoning from "F" Commercial District to "B" Residential District (PEND-1183)
3. In consideration of Brownfield Plan #75, Amendment #1; Capital City Market Brownfield Redevelopment Project at 636 E. Michigan and a portion of 119 S. Larch St. (PEND-1191)
4. In consideration of t Brownfield Plan #78; Temple Redevelopment Project at 502 E. Cesar E. Chavez Avenue (PEND-1199)
5. In consideration of terminating Brownfield Plan #45; Old Town Temple, LLC for property located at 502 E. Grand River Ave. (now 502 E. Cesar E. Chavez Ave.) (PEND-1197)

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 the Greater Lansing Chapter of Jack and Jill of America for their dedication to the community, and helping youth to grow and succeed (PEND-1273)
2. BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
 - a. Saginaw Street Corridor Improvement Authority Development and Finance Plan (PEND-1100)

- b. Michigan Avenue Corridor Improvement Authority Development and Finance Plan (PEND-1102)
- 3. BY THE COMMITTEE ON PERSONNEL
 - a. City Council Staff Time Bank Request (PEND-1301)
- 4. BY THE COMMITTEE ON PUBLIC SERVICES
 - 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)
- 5. BY THE COMMITTEE OF THE WHOLE
 - a. Confirmation of 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)
 - b. Confirmation of 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 Facilities Authority (PEND-1241)
 - c. City Council Meeting Schedule 2020 (PEND-1237)

C. RESOLUTIONS FOR ACTION

D. REPORTS FROM COUNCIL COMMITTEES

E. ORDINANCES FOR INTRODUCTION and Setting of Public Hearings

- 1. BY THE COMMITTEE ON PUBLIC SAFETY
 - a. Providing for overnight street parking in primarily residential districts; hours of use for overnight street parking; application, permitting, and payment rates for overnight street parking (PEND-1302, #####)

F. ORDINANCES FOR PASSAGE

- 1. BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
 - a. Z-5-2018; 136 E. Malcolm X Street and Vacant Parcel to its East, Rezoning from "DM-4" Residential & "J" Parking Districts to "G-1" Business District (PEND-679)

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
2. Letter(s) from the Mayor re:
 - a. Objecting to Transfer of Unsold Tax Reverted Properties for the Ingham County Treasurer to the City of Lansing (PEND-1299)
 - b. Ballot Proposal; Parks and Recreation Millage renewal (PEND-1269)
 - c. Act-6-2019; acquisition of approximately 25,740 square feet adjoining Davis Park; Act-7-2019; acquisition of approximately 3.47 acres adjoining Scott Woods; and Act-8-2019; acquisition of 1.602 acres adjoining to Hunters Ridge Park, Fulton Park, and Fine Park (PEND-1271)
 - d. Appointment; Monte D. Jackson, II as an At-Large Member of the Planning Board for a term to expire June 30, 2023 (PEND-1305)
 - e. Appointment; Jeffrey A. Brown as an At-Large Member of the Human Relations & Community Services Board for a term to expire June 30, 2023 (PEND-1306)

B. COMMUNICATIONS AND PETITIONS, AND OTHER CITY RELATED MATTERS

1. Notice from the Michigan Liquor Control Commission; RID # RQ-1910-6790, SBR M99 Inc. request to transfer ownership and location of 2019 SDD & SDM license with Sunday Sales (AM & PM) permits from 5016 S Martin Luther King Jr Blvd. to 5008 S Martin Luther King Jr Blvd.
2. Communication from David Wenglekowski about the Collection Bin Ordinance

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.



ECONOMIC PLANNING & DEVELOPMENT CODE ENFORCEMENT SECTION

316 N. Capitol Avenue, Suite C-2 • Lansing, MI 48933-1238
(517) 483-4361 • FAX: (517) 377-0100

10/22/2019

Certified Number: 7018 1130 0000 3420 6039

DAMEN REDMOND
203 N DEERFIELD
LANSING, MI 48917-2908

Dear Mr. Redmond,

RE: DANGEROUS BUILDING AT 818 Nipp Avenue. SHOW CAUSE HEARING

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at 818 Nipp Avenue., Lansing, Michigan, is scheduled before the City Council of the City of Lansing.

HEARING TIME: 11/18/2019 @ 7:00 p.m.
HEARING PLACE: Council Chambers 10th Floor City Hall
124 W. Michigan Lansing, Michigan 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesated laws. THE PURPOSE OF THE HEARING is to give interested parties an opportunity to take exception to the determination made by the Demolition Board and to otherwise give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit(s) for the property listed above.

Sincerely,

Scott Sanford
Lead Housing Inspector

SS/lmp

Attachment

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

WHEREAS, the Code Compliance Manager has determined that the building located at 818 NIPP, Parcel # 33-01-01-20-128-091 legally described as: LOT 44 & COM NE COR LOT 43, TH S 15 FT, W 85 FT, NW'LY TO PT 7 FT E OF NW COR LOT 43, E 93 FT TO BEG; TAYLORS RIVER VIEW SUB NO 1 is an unsafe or dangerous building as defined in Section 108.1 of the Lansing Uniform Housing Code and the Housing Law of Michigan and was red tagged on; and

WHEREAS, a hearing was held by the Hearing Officers on 7/25/2019, at which the Hearing Officers determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by 9/25/2019; and

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within _____ days from the date of this resolution, .

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

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

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

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

818 NIPP AVENUE

- Original Red Tag Date

- 01/02/2019 (GARAGE ONLY)

- Submitted Into Make Safe Or Demolish Process

- 7/02/2019

- Property Vacant/Repairs Exceed Building SEV

- Garage vacant more than 180 days

- Repairs exceed building SEV

- Title Information

- DAMEN REDMOND

818 NIPP AVENUE

Property Value Information

● SEV

● \$42,400.00 (*as of 10/04/2019*)

● Structure

● \$73,344.00 (*as of 10/04/2019*)

● \$12,020.00 (*GARAGE as of 10/04/2019*)

● Land

● \$11,360.00 (*as of 10/04/2019*)

● Estimate of Repairs

● \$9,072.00

818 NIPP AVENUE.

Housing Code Correction Letters

- Code Compliance Inspection Date

- 01/02/2019

- Code Compliance Letter Written

- 01/02/2019

- Code Compliance Due Date

- 02/02/2019

818 NIPP AVENUE.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 7/25/2019

- Order by Demolition Board

- MS or D by 09/25/2019

- Request Sent To City Council for Show Cause Hearing

- 10/04/2019

818 NIPP AVENUE.

City Council Actions

- Show Cause Hearing Held

- 00/00/00

- Public Safety Committee Meeting

- 00/00/00

- Resolution passed by City Council

- Extension Requested By Owner

818 NIPP AVENUE.

General Comments

- None of the required permits have been pulled as of 10/04/2019.

RECOMMENDATIONS

● FOR NEW CASES:

- Recommend time frame for MS or D. This requires a resolution be passed by City Council –
 - 60 days for regular demolitions
 - 30 days for fire-damaged demolitions
- Table case – Stays at PS Committee level for future review.

● FOR EXTENSION REQUESTS:

- Grant extension if requested. Requires new resolution be passed by City Council.
- Deny extension requested. Case will proceed in demo process and be sent out to bid for demolition.

● FOR TABLED CASES:

- Recommend time frame for MS or D. This requires a resolution be passed by City Council –
 - 60 days for regular demolitions
 - 30 days for fire-damaged demolitions
- Return case to table – Stays at PS Committee level for future review.

NOTICE: HEARING REGARDING UNSAFE BUILDING WITHIN THE CITY OF LANSING

The City of Lansing Manager of the Code Compliance Office has determined that the building located at
819 Cleveland Street

the location being more particularly described as:

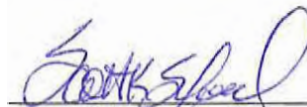
Lot 8 Block 4 F C Taylors Replat of Dells Sub Rec L 5 P 13 33 01 01 10 377 231 Ingham County, MI

Owner: **Marvin Al-Shankool**

is a dangerous building and under the provisions of the Lansing Ordinance, Section 1460.11, Lansing Housing & Premises Code and MCL 125.538 et. seq., Housing Law of Michigan, and has ordered this matter to be heard by an appointed Hearing Officer(s) on the 27th day of June, 2019.

As a result of the above hearing, the Hearing Officer(s) may order the building be made safe for its intended use or demolished. Therefore, the City of Lansing City Council may be called upon to affirm the Hearing Officer(s) determination by Resolution, and thereafter the City of Lansing may make said building safe for occupancy or demolish it. All cost incurred by the City of Lansing in demolishing or making safe of the building to include administrative costs, title searches, etc. shall be a lien against the real property in accordance with MCL 125.538 et. seq.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit(s) for the property listed above.



Scott Sanford, Lead Housing Inspector
Code Enforcement Section
316 N. Capitol Avenue, Suite C-2
Lansing, MI 48933-1238

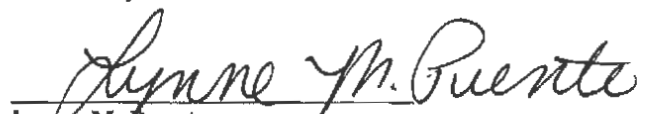
STATE OF MICHIGAN)

)ss.

COUNTY OF INGHAM)

Subscribed and sworn to before me this 16th day of May, 2019.

LYNNE M PUENTE
Notary Public, State of Michigan
County Of Ingham
My Commission Expires 03-07-2021
Acting in the County of _____



Lynne M. Puente
Notary Public, State of Michigan
County of Ingham
My Commission expires on March 7th, 2021.
Acting in the County of Ingham

THIS INSTRUMENT DRAFTED BY:

James Smierka City Attorney, City Attorney's Office, 5th Floor, City Hall, Lansing, MI 48933

RETURN TO:

Code Enforcement Section, City of Lansing, 316 N. Capitol Ave., Ste. C-2, Lansing, MI 48933-1238

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

WHEREAS, the Code Compliance Manager has determined that the building located at 819 Cleveland Street, Parcel # 33-01-01-10-377-231 legally described as: LOT 8 BLOCK 4 F C TAYLORS REPLAT OF DELLS SUB REC L 5 P 13 is an unsafe or dangerous building as defined in Section 108.1 of the Lansing Uniform Housing Code and the Housing Law of Michigan and was red tagged on 8/30/2016 THEN BECAME FIRE DAMAGED 11/29/2017; and

WHEREAS, a hearing was held by the Hearing Officers on 6/27/2019, at which the Hearing Officers determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by JULY 27, 2019; and

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within ____30____ days from the date of this resolution, .

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

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

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

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

819 CLEVELAND STREET

● Original Red Tag Date

- 08/30/2016
- Fire Damaged 11/29/2017

● Submitted Into Make Safe Or Demolish Process

- 5/03/2019

● Property Vacant/Repairs Exceed Building SEV

- Property vacant more than 180 days
- Repairs exceed building SEV

● Title Information

- Marvin G. Al-Shankool

819 CLEVELAND STREET

Property Value Information

● SEV

● \$24,500.00 (*as of 10/04/2019*)

● Structure

● \$41,27.00 (*as of 10/04/2019*)

● Land

● \$7,701.00 (*as of 10/04/2019*)

● Estimate of Repairs

● \$71,400.00

819 CLEVELAND STREET.

Housing Code Correction Letters

● Code Compliance Inspection Date

● 8/30/2016

● 11/29/2017

● Code Compliance Letter Written

● 8/30/2017

● 11/29/2017

● Code Compliance Due Date

● 9/30/2016 AND 12/29/2017

819 CLEVELAND STREET.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 06/27/2019

- Order by Demolition Board

- MS or D by 07/27/2019

- Request Sent To City Council for Show Cause Hearing

- 10/04/2019

819 CLEVELAND STREET.

City Council Actions

- Show Cause Hearing Held

- 00/00/00

- Public Safety Committee Meeting

- 00/00/00

- Resolution passed by City Council

- Extension Requested By Owner

819 CLEVELAND STREET.

General Comments

- None of the required permits have been pulled as of 10/04/19.

RECOMMENDATIONS

● FOR NEW CASES:

- Recommend time frame for MS or D. This requires a resolution be passed by City Council –
 - 60 days for regular demolitions
 - 30 days for fire-damaged demolitions
- Table case – Stays at PS Committee level for future review.

● FOR EXTENSION REQUESTS:

- Grant extension if requested. Requires new resolution be passed by City Council.
- Deny extension requested. Case will proceed in demo process and be sent out to bid for demolition.

● FOR TABLED CASES:

- Recommend time frame for MS or D. This requires a resolution be passed by City Council –
 - 60 days for regular demolitions
 - 30 days for fire-damaged demolitions
- Return case to table – Stays at PS Committee level for future review.



ECONOMIC PLANNING & DEVELOPMENT CODE ENFORCEMENT SECTION

316 N. Capitol Avenue, Suite C-2 • Lansing, MI 48933-1238
(517) 483-4361 • FAX: (517) 377-0100

10/22/2019

Certified Number: 7018 1130 0000 3420 6022

IRA SERVICES TRUST CO CFBO
C/O ELIZABETH RAMSEY
P.O. BIX 7080
SAN CARLOS, CA 94070

Dear IRA Services Trust CO CFBO,

RE: DANGEROUS BUILDING AT 3309 Viking Road, SHOW CAUSE HEARING

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at 3309 Viking Road, Lansing, Michigan, is scheduled before the City Council of the City of Lansing.

HEARING TIME: 11/18/2019 @ 7:00 p.m.
HEARING PLACE: **Council Chambers 10th Floor City Hall**
124 W. Michigan Lansing, Michigan 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesaid laws. THE PURPOSE OF THE HEARING is to give interested parties an opportunity to take exception to the determination made by the Demolition Board and to otherwise give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit(s) for the property listed above.

Sincerely,

Scott Sanford
Lead Housing Inspector

SS/lmp

Attachment

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

WHEREAS, the Code Compliance Manager has determined that the building located at 3309 VIKING ROAD, Parcel # 33-01-01-30-478-011 legally described as: LOTS 441 & 442 PLEASANT GROVE SUB NO 1 is an unsafe or dangerous building as defined in Section 108.1 of the Lansing Uniform Housing Code and the Housing Law of Michigan and was red tagged on 12/28/2019; and

WHEREAS, a hearing was held by the Hearing Officers on 7/25/2019, at which the Hearing Officers determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by 9/25/2019; and

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within _____ days from the date of this resolution.

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

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

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

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

3309 VIKING ROAD

- Original Red Tag Date

- 12/28/2018

- Submitted Into Make Safe Or Demolish Process

- 06/28/2019

- Property Vacant/Repairs Exceed Building SEV

- Property vacant more than 180 days

- Repairs exceed building SEV

- Title Information

- IRA Services Trust Co CFBO c/o Elizabeth Ramsey

3309 VIKING ROAD

Property Value Information

- SEV

- \$41,500.00 (*as of 10/04/2019*)

- Structure

- \$59,811 (*as of 10/04/2019*)

- Land

- \$23,124.00 (*as of 10/04/2019*)

- Estimate of Repairs

- \$107,000.00

3309 VIKING ROAD.

Housing Code Correction Letters

- Code Compliance Inspection Date

- 12/28/2018

- Code Compliance Letter Written

- 12/28/2018

- Code Compliance Due Date

- 01/27/2019

3309 VIKING ROAD.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 07/25/2019

- Order by Demolition Board

- MS or D by 09/25/2019

- Request Sent To City Council for Show Cause Hearing

- 10/04/2019

3309 VIKING ROAD .

City Council Actions

- Show Cause Hearing Held

- 00/00/00

- Public Safety Committee Meeting

- 00/00/00

- Resolution passed by City Council

- Extension Requested By Owner

3309 VIKING ROAD.

General Comments

- None of the required permits have been pulled as of 10/04/19.

RECOMMENDATIONS

● FOR NEW CASES:

- Recommend time frame for MS or D. This requires a resolution be passed by City Council –
 - 60 days for regular demolitions
 - 30 days for fire-damaged demolitions
- Table case – Stays at PS Committee level for future review.

● FOR EXTENSION REQUESTS:

- Grant extension if requested. Requires new resolution be passed by City Council.
- Deny extension requested. Case will proceed in demo process and be sent out to bid for demolition.

● FOR TABLED CASES:

- Recommend time frame for MS or D. This requires a resolution be passed by City Council –
 - 60 days for regular demolitions
 - 30 days for fire-damaged demolitions
- Return case to table – Stays at PS Committee level for future review.

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CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-6-2019, 100 Block of S. Larch Street
Rezoning from “G-1” Business District to “H” Light Industrial District

The Lansing City Council will hold a public hearing on Monday, November 18, 2019 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider Z-6-2019. This is a request by Edward C. Carpenter Family Trust to rezone the parcel of land (Parcel No. 33-01-01-16-428-131) located on the east side of the 100 block of S. Larch Street, approximately 120 feet north of the S. Larch/Barnard Street intersection from “G-1” Business District to “H” Light Industrial District. The purpose of the rezoning is to make the zoning of the subject property consistent with the “H” Light Industrial District zoning of the properties to the north that are also owned by the applicant for this request.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, November 18, 2019 at the City Clerk’s Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk

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-6-2019

Parcel Number: 33-01-01-16-428-131

Address: S. Larch Street

Legal Descriptions: South ½ of the North ½ of the West 135 Feet of Lot 2, Block 242, Original Plat, from “G-1” Business District to “H” Light Industrial District.

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

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

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

GENERAL INFORMATION

APPLICANT:	Edward C. Carpenter Family Trust c/o Jeff Landon, Farhat & Story, PC 1003 N. Washington Avenue Lansing, MI 48906
OWNER:	Edward C. Carpenter Family Trust 119 S. Larch Street Lansing, MI 48912
REQUESTED ACTIONS:	Rezone from "G-1" Business to "H" Light Industrial
EXISTING LAND USE:	Parking lot
EXISTING ZONING:	"G-1" Business District
PROPOSED ZONING:	"H" Light Industrial District
PROPERTY SIZE:	43.3' x 135' = 5,847 square feet
SURROUNDING LAND USE:	N: Parking Liskey's Auto Repair Facility S: Future parking for new mixed-use building to the north E: Parking lot W: Stadium District (multi-family residential & commercial)
SURROUNDING ZONING:	N: "H" Light Industrial District S: "G-1" Business District E: "G-1" Business District W: "G-1" Business District
MASTER PLAN:	The Design Lansing Master Plan designates the subject property for Downtown Mixed-Use Center. Edge. S. Larch Street is designated as an activity corridor.

DESCRIPTION:

This is a request by Edward C. Carpenter Family Trust to rezone the parcel of land (Parcel No. 33-01-01-16-428-131) located on the east side of the 100 block of S. Larch Street, approximately 120 feet north of the S. Larch/Barnard Street intersection from "G-1" Business District to "H" Light Industrial District. The purpose of the rezoning is to make the zoning of the subject property consistent with the "H" Light Industrial District zoning of the properties to the north that are also owned by the applicant for this request.

REZONING ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE:

In 2018, the subject property was rezoned from “H” Light Industrial to “G-1” Business district along with the rest of the block bounded by E. Michigan Avenue to the north, Barnard Street to the south, S. Larch Street to the west and the railroad right-of-way to the east, with the exception of 3 of the 4 parcels that comprise the Liskey’s auto repair facility site and 2 parcels along Barnard Street. The Liskey’s building is located on the northernmost parcel at 119 S. Larch and the parking is located on the 3 parcels to its south. At the time, the developer of the mixed use building that is currently under construction along E. Michigan Avenue was securing purchase agreements from the property owners in the area to assemble the land necessary to accommodate the development. The property was subsequently rezoned to the “G-1” Business district and since the developer had a purchase offer on the subject property, it was included in the rezoning. The developer did not end up purchasing the subject property and thus, the owner would like to return the zoning to “H” Light Industrial so that it will have the same zoning as the other 3 Liskey’s parcels

The subject property will continue to be used for parking to support the Liskey’s business. Since no changes are proposed for the site, the rezoning will have no impact on the surrounding land uses. The rezoning will, however, bring the use of the property for a parking lot into compliance with the Zoning Ordinance. Parking lots as the sole use of a parcel of land are permitted by right in the “H” Light Industrial district but would require a special land use permit in the “G-1” Business district. No special land use permit has been issued in this case and thus, it is nonconforming as it currently exists.

COMPLIANCE WITH MASTER PLAN:

The Central Lansing Comprehensive Plan designates the subject property for retail/commerce with upper floor mixed use. The Design Lansing Master Plan designates the subject property for Downtown Mixed-Use Center: Edge. The purpose of this designation as described in the Plan is:

“To support the downtown area by allowing a mix of uses and to enhance the quality of the pedestrian environment; maintain the presence of older, often historic buildings; and provide for a transition in building height and use intensity to near-downtown neighborhoods.”

The existing “G-1” zoning is the most appropriate designation to facilitate the land use pattern being advanced in the Master Plan. It is acknowledged that the “H” Light Industrial zoning is not consistent with the Master Plan. This proposal, however, merely reverses the rezoning that occurred in 2018 since the reason for which it was rezoned at that time no longer exists.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The rezoning will have no impacts on vehicular or pedestrian traffic.

IMPACT ON PUBLIC FACILITIES:

The rezoning will have no impact on public facilities.

ENVIRONMENTAL IMPACT:

No changes are proposed for the subject property and thus, the rezoning will no impact on the environment.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The subject property would have been used for parking if it had become part of the mixed-use development parcel.

SUMMARY

This is a request by Edward C. Carpenter Family Trust to rezone the parcel of land (Parcel No. 33-01-01-16-428-131) located on the east side of the 100 block of S. Larch Street, approximately 120 feet north of the S. Larch/Barnard Street intersection from "G-1" Business District to "H" Light Industrial District. The purpose of the rezoning is to make the zoning of the subject property consistent with the "H" Light Industrial District zoning of the properties to the north that are also owned by the applicant for this request.

The findings of fact as outlined in this staff report support a positive recommendation for the requested rezoning. The proposed rezoning is consistent with the existing zoning of the 3 parcels to its north. Additionally, the proposed rezoning will have no negative impacts on traffic patterns, the environment or future patterns of development in the area. Despite its conflict with the Master Plan, the request simply reverses the rezoning that occurred in 2018. The intent at that time was for the subject property to become part of the mixed use development occurring on the surrounding property. Since that did not occur, the applicant would like to have the property returned to its original zoning.

RECOMMENDATIONS

Pursuant to the findings described above, the following recommendation is offered for the Planning Board's consideration:

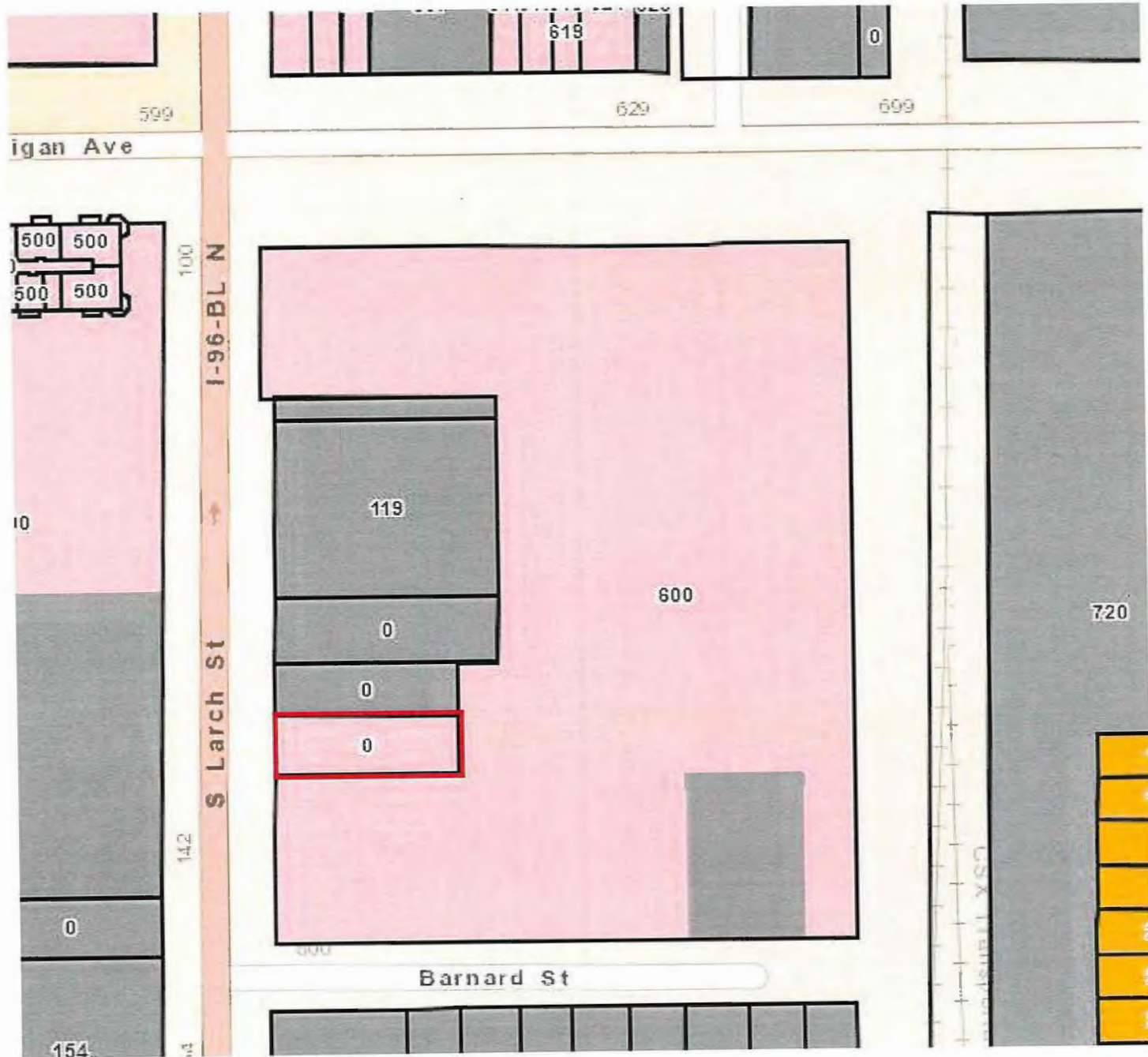
Z-6-2019 be approved to rezone parcel #: 33-01-01-16-428-131, located on the east side of the 100 block of S. Larch Street, approximately 120 feet north of the S. Larch/Barnard Street intersection from "G-1" Business District to "H" Light Industrial District.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**







Zoning District

- A Residential-Single
- B Residential-Single
- C Residential-2 Unit
- NONE
- CUP Community Unit Plan
- D-1 Professional Office
- D-2 Residential/Office
- DM-1 Residential-Multiple
- DM-2 Residential-Multiple
- DM-3 Residential-Multiple
- DM-4 Residential-Multiple
- E-1 Apartment Shop
- E-2 Local Shopping
- F Commercial
- F-1 Commercial
- G-1 Business
- G-2 Wholesale
- H Light Industrial
- I Heavy Industrial
- J Parking
- ROW Right of Way





**Regular Meeting
LANSING PLANNING BOARD
July 2, 2019
6:30 p.m., Conference Room
Neighborhood Empowerment Center
600 W. Maple Street**

MINUTES

1. OPENING SESSION

Mr. Hovey called the meeting to order at 6:30 p.m.

- a. Present: Josh Hovey, Katie Alexander, Farhan Bhatti & Gary Manns
- b. Absent: John Ruge, Tony Cox & Marta Cerna
- c. Staff: Bill Rieske, Susan Stachowiak, Andy Kilpatrick & Brett Kaschinske

2. APPROVAL OF AGENDA

Mr. Hovey approved the agenda by unanimous consent.

3. COMMUNICATIONS

4. PUBLIC HEARINGS

A. Z-5-2019, 521 W. Hillsdale Street – Rezoning from “DM-4” Residential to “D-1” Professional Office district

Ms. Stachowiak stated that this is a request by Shawn Watson to rezone the property at 521 W. Hillsdale Street from “DM-4” Residential District to “D-1” Professional Office District to permit the building at this location to be used for a small law office. She said that the two properties to the east and the two properties to the west of the subject property are already zoned “D-1” Professional Office and therefore, the proposed rezoning will eliminate an inconsistent zoning pattern in the block in which it is located. Ms. Stachowiak stated that while there is not a parking lot on the site, a one-attorney law office will generate a very small amount of traffic and therefore, the existing driveway should be adequate to support the proposed use.

Ms. Stachowiak said that staff is recommending approval of the request. She said that offices are low impact uses that do not generate much traffic and do not create noise or other nuisances, thus making them compatible with adjoining or nearby residential uses. She also said that approval of the requested rezoning will not set a negative precedent for future requests to rezone property in the area. The “D-1” Professional Office zoning pattern has already been established and this request merely fills in a gap in the zoning along in the 500 block on the south side of W. Hillsdale Street.

Mr. Hovey opened the public hearing.

Shawn Watson, 521 W. Hillsdale Street, spoke in support of his request. He said that he considered selling the building or renting it out but then found out that his attorney would like to use it for his law office which is the reason for the rezoning.

Seeing no one else wishing to speak, Mr. Hovey closed the public hearing.

5. COMMENTS FROM THE AUDIENCE - None

6. RECESS – Not taken

7. BUSINESS

A. Consent Items

- (1) Minutes for approval: June 4, 2019**

Without objection, the June 4, 2019 minutes were approved.

- (2) Z-5-2019, 521 W. Hillsdale Street – Rezoning from “DM-4” Residential to “D-1” Professional Office**

Without objection, Z-5-2019 was approved.

B. Old Business - None

C. New Business

- (1) Act-11-2019 & Act 12-2019, 700 River Street & 342 E. St. Joseph Street, Property acquisition for parkland**

Mr. Rieske stated that the City of Lansing Parks and Recreation Department proposes to purchase two parcels with vacant houses located at the southwest corner of River and St. Joe Streets, near Cherry Hill Park, for additional parkland. He said that they would be purchased for fair market value from willing sellers. He also said that the properties are currently occupied by vacant houses and as a result of the acquisition, the houses will be removed from the floodplain and replaced by either vacant land or additional parking for Cherry Hill Park. Mr. Rieske said that the proposed acquisitions and demolitions coordinate well with City efforts to remove housing from the floodplain.

Brett Kaschinske, City of Lansing Director of Parks & Recreation, stated that the properties are part of a Michigan Department of Natural Resources Trust Fund Acquisition grant with 25% in matching funds. The City Council approved applying for the grant. He said that the River Street and St. Joe properties are located near Cherry Hill Park. The properties are in the flood plain, the buildings are vacant and would be demolished. Mr. Kaschinske said

that the options for the land would include possible expanded parking or green space; both options would also assist emergency management by removing the structures. The price is the appraised value and there is be no negotiation. Property owners are willing to sell. He said that the Park Board has also approved this request.

Dr. Bhatti made a motion, seconded by Ms. Alexander to recommend approval of Act-11-2019 & Act 12-2019, to permit the acquisition of 700 River Street & 342 E. St. Joseph Street for parkland. On a voice vote, the motion carried 4-0.

(2) Act-13-2019, 600 E. Michigan Avenue, Right-of-Way Encroachment

Mr. Rieske stated that 600 E. Michigan-Lansing LLC proposes to install the north wall footing and foundation system for its new building at 600 E. Michigan Ave. within the right of way (ROW), but below the sidewalk, approximately 30" north of the north property line. The north building wall itself would be constructed on private property.

Andy Kilpatrick, Director of Public Service Department, said that the Public Service Department does not have any objection to the proposed encroachment into the Michigan Avenue public right of way, which will be granted though a permanent easement following approval by City Council. He said that the price for the easement will be based on the land value of the adjacent parcel and dimensions for the easement area and the legal description will be finalized with the applicant based on engineering plans and specifications. Mr. Kilpatrick said that the requested easement will be paved over with sidewalk, and would thus have no effect on the character of the area. He also said that the proposed easement is limited to the amount necessary for the proposed footings.

Jason Kidea, 600 E. Michigan, LLC, 330 Marshall Street, spoke in support of the request. He said that he appreciates the City's support for this project. Mr. Kidea said that the proposed easement is the most feasible and efficient way to install the footings and foundation system in the area.

Mr. Kilpatrick stated that requiring a slight building setback in the "G-1" Business district would eliminate the need for these types of easements in the future.

Dr. Bhatti made a motion, seconded by Ms. Alexander to recommend approval of Act-13-2019 to grant an easement, approximately 30 inches in width, north from the south right-of-way line along E. Michigan Avenue for the purpose of installing below ground footings for the new building in the 600 block of E. Michigan Avenue. On a voice vote, the motion carried 4-0.

8. **REPORT FROM PLANNING MANAGER** - None
9. **COMMENTS FROM THE CHAIRPERSON** - None
10. **COMMENTS FROM BOARD MEMBERS** - None
11. **PENDING ITEMS: FUTURE ACTION REQUIRED** - None
12. **ADJOURNMENT** – The meeting was adjourned at 6:43 p.m.

Act-14-2019, NW Corner Miller & Aurelius Parcel #33-01-05-03-481-031, Easement for Traffic Signal

STAFF REPORT

An Act 33 Review is a planning level review of the **location, character and extent** of public improvements and City property transactions. Act 33 Reviews are conducted by the City of Lansing pursuant to the provisions of the Michigan Planning Enabling Act (P.A. 33 of 2008) and Section 208 of the Lansing Code of Ordinances.

APPLICANT AND PROPOSAL: The City of Lansing Public Service Department proposes to acquire an easement for the purpose of improving the traffic signal at the Miller and Aurelius intersection.

LOCATION: The site is located on the NW corner of Miller and Aurelius.

CURRENT OWNER(S): Jackson National Life, 1 Corporate Way, Lansing, MI 48951

EXISTING LAND USE & ZONING: Use: Vacant land. Zoning: "D-1" Professional Office District

PROPERTY SIZE AND SHAPE: Easement: Triangular (10' X 25')/2 = 125 square feet
Parent parcel: 100,131 SF (2.3 acres), roughly square in shape.

SURROUNDING LAND USE & ZONING Office/industrial uses. "I" Heavy Industrial District to the north. "D-1" Professional Office to the west. "A" Residential District to the south. Delhi Township industrial uses to the east.

AGENCY REFERRALS

Board of Water & Light: No response received.

Public Service Department: The easement is needed because there is not enough ROW to install both a signal pole and any future sidewalk.

ANALYSIS

LOCATION: The subject property is located on the NW corner of Miller & Aurelius.

CHARACTER: The property is currently vacant and undeveloped. An easement for the replacement of a traffic signal will have a negligible effect.

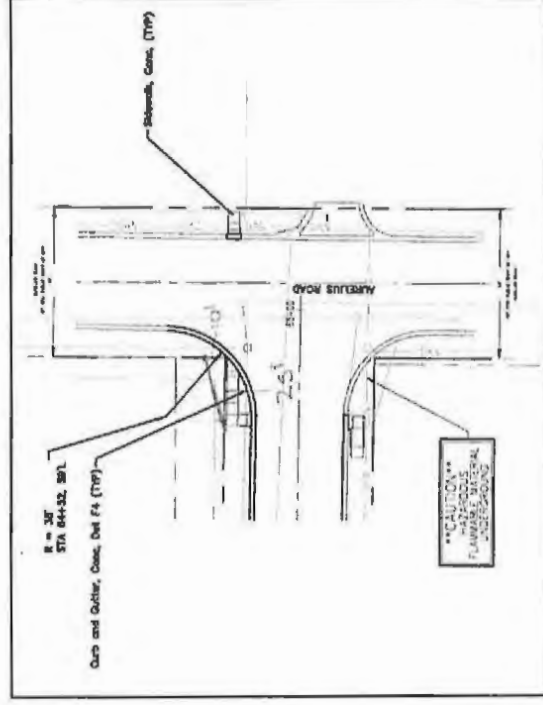
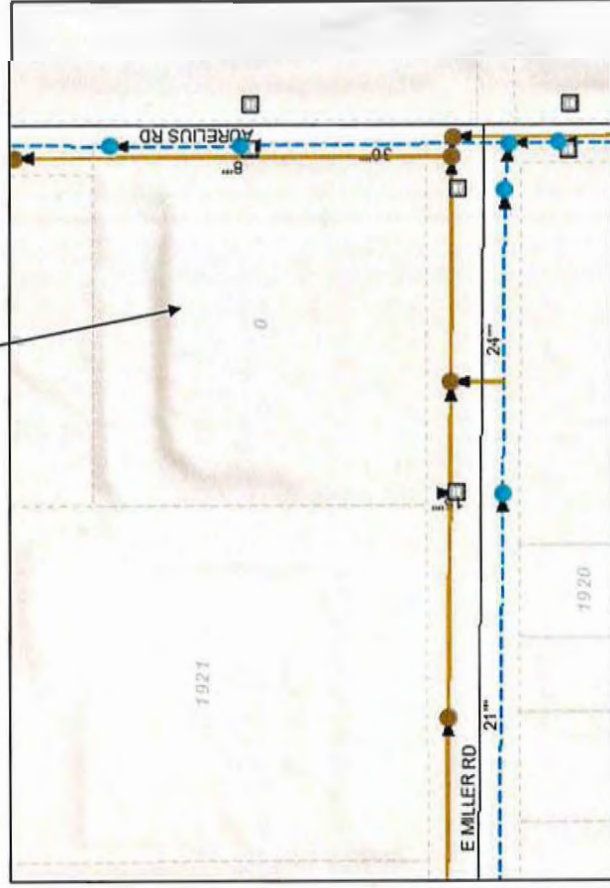
EXTENT: The proposed easement to the 125 square feet nearest to the NW corner of the intersection (SE corner of the property).

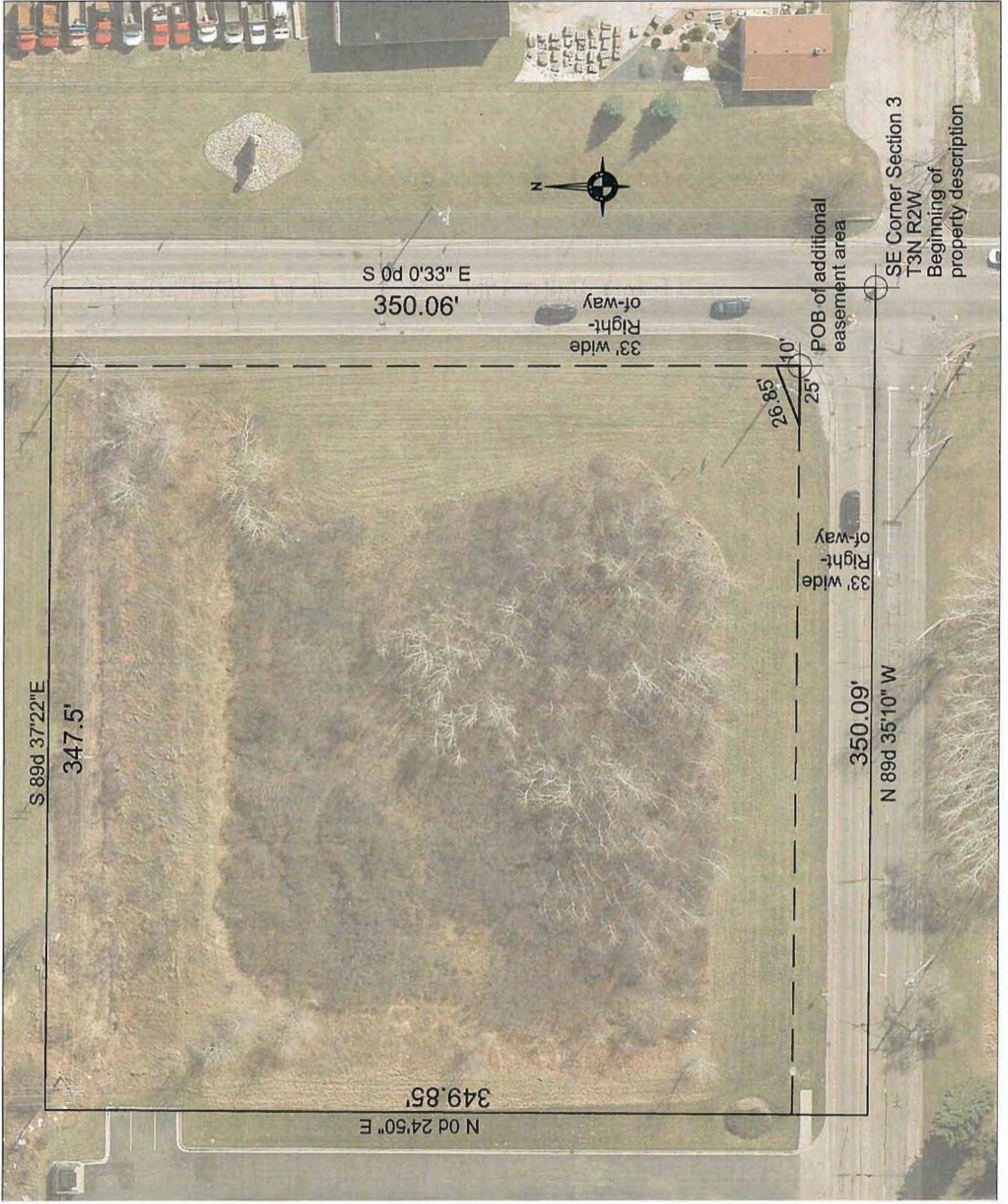
STAFF RECOMMENDATION

Staff recommends approval as proposed.

Proposed Easement - Miller Road at Aurelius ACT 33 Review

Parcel 33-01-05-03-481-031





S 0d 0'33" E

350.06'

33' wide
Right-
of-way

POB of additional
easement area

SE Corner Section 3
T3N R2W
Beginning of
property description

26.85'
25'

33' wide
Right-
of-way

350.09'

N 89d 35'10" W

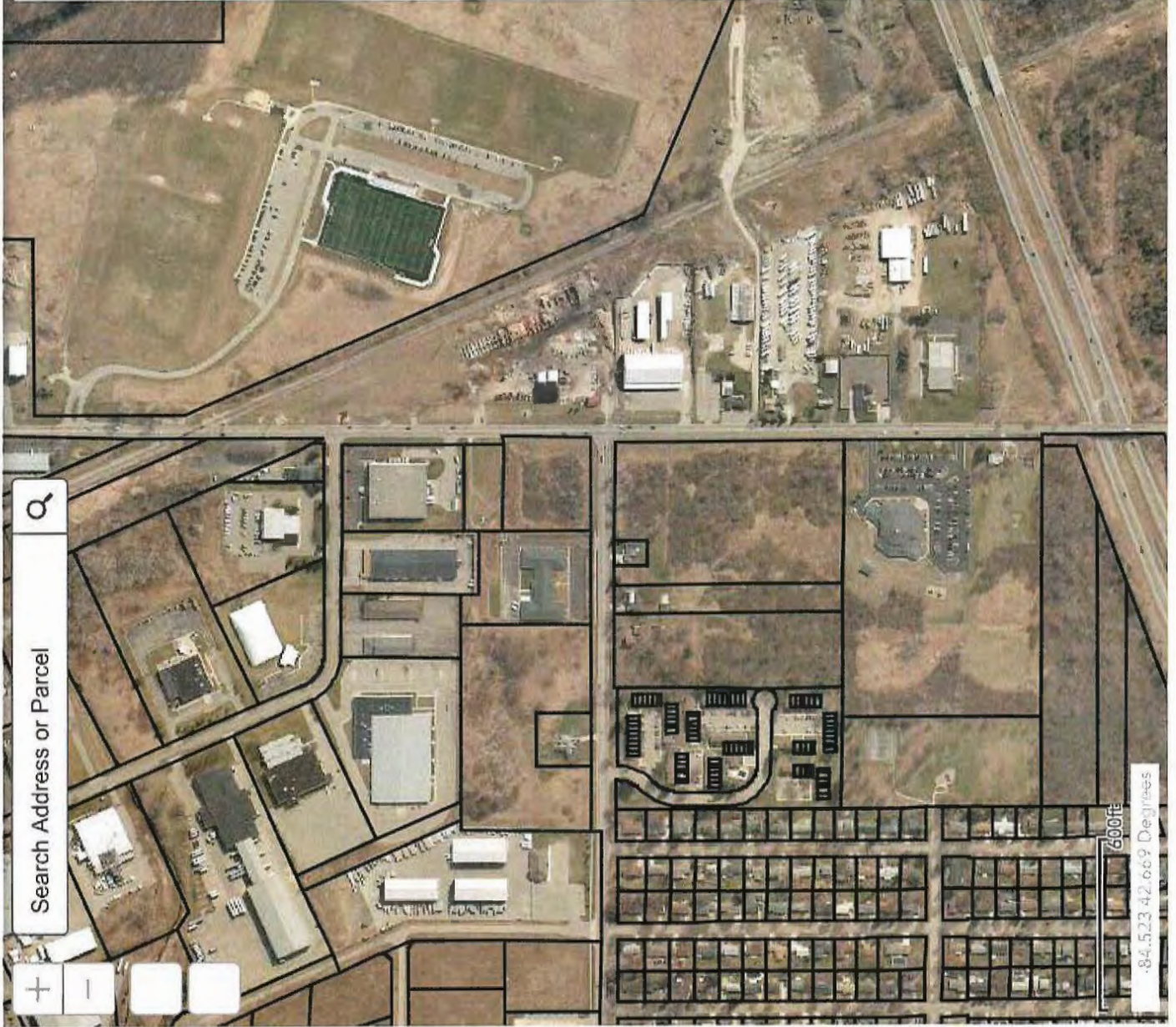
S 89d 37'22" E

347.5'

N 0d 24'50" E
349.85'



Lansing Parcel Viewer



Layer List

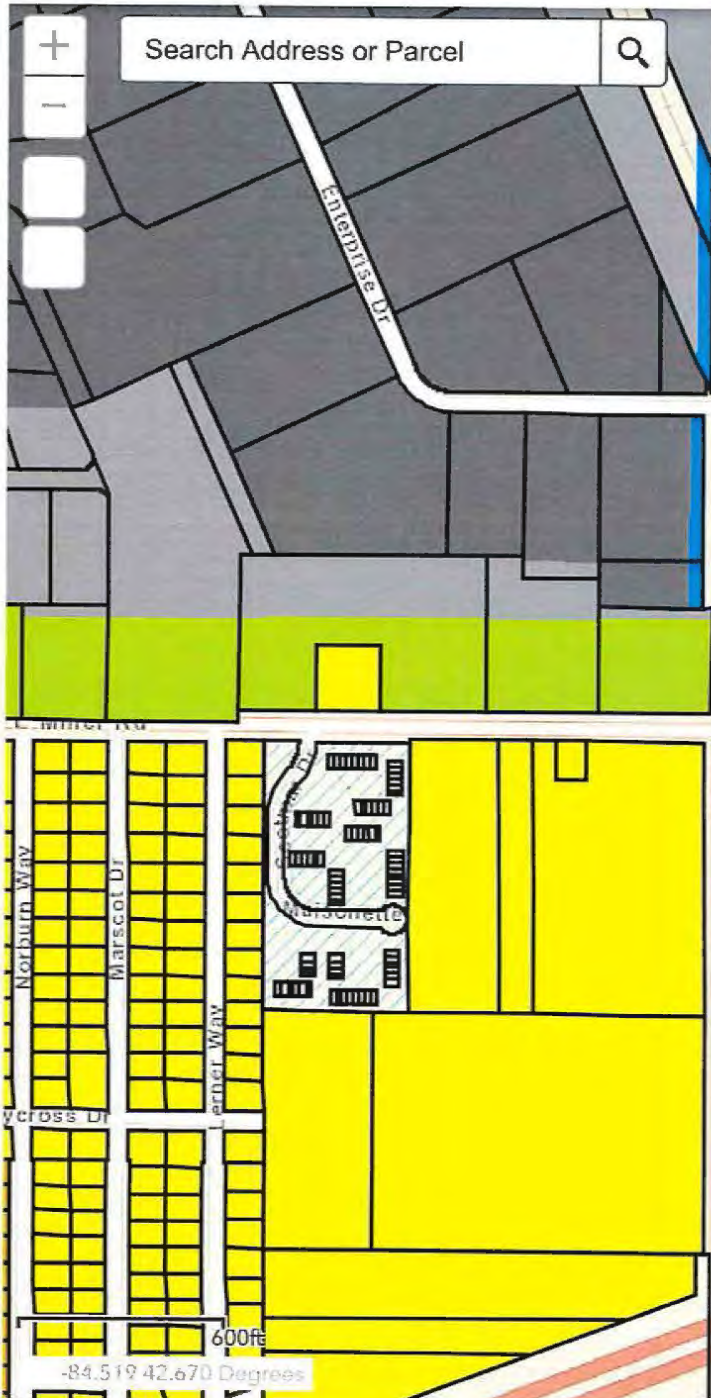
Layers

- Flood Zones
- Lansing Tax Parcels
- Survey Sections
- Lansing Zoning
- Tri-County Imagery





Lansing Parcel Viewer



Legend

Lansing Tax Parcels



Lansing Zoning

ZoningDistrict

NONE

- A, Residential - Single
- B, Residential - Single
- C, Residential - 2 Unit
- CUP, Community Unit Plan
- D-1, Professional Office
- D-2, Residential/Office
- DM-1, Residential - Multiple
- DM-2, Residential - Multiple
- DM-3, Residential - Multiple
- DM-4, Residential - Multiple
- E-1, Apartment Shop
- E-2, Local Shopping
- F, Commercial
- F-1, Commercial
- G-1, Business
- G-2, Wholesale
- H, Light Industrial
- I, Heavy Industrial
- J, Parking

ROW, Right of Way

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-7-2019, 1310 Knollwood Avenue

Rezoning from "F" Commercial District to "B" Residential District

The Lansing City Council will hold a public hearing on Monday, November 18, 2019 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider Z-7-2019. This is a request to rezone the property at 1310 Knollwood Avenue from "F" Commercial District to "B" Residential District. The purpose of the rezoning is to bring the residential use of the property into compliance with the Zoning Ordinance.

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

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

ORDINANCE # _____

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

The City of Lansing ordains:

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

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

Case Number: Z-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.

GENERAL INFORMATION

APPLICANT: Craig S. Gerard
The Gallagher Law Firm
6025 N. Hagadorn Road
East Lansing, MI 48823

OWNER: Walter Brown Estate
1310 Knollwood Avenue
Lansing, MI 48906

REQUESTED ACTION: Rezone 1310 Knollwood Avenue from "F"
Commercial to "B" Residential

EXISTING LAND USE: Single Family Dwelling

EXISTING ZONING: "F" Commercial District

PROPOSED ZONING: "B" Residential District

PROPERTY SIZE & SHAPE: 40' x 70' = 2,800 square feet

SURROUNDING LAND USE: N: Single Family Residential
S: Convenience Store
E: Single Family Residential
W: Single Family Residential

SURROUNDING ZONING: N: "B" Residential District
S: "F" Commercial District
E: "F" Commercial District
W: "F" Commercial District

MASTER PLAN DESIGNATION: The Design Lansing Comprehensive Plan
designates the subject property as "Residential
Corridor". Knollwood Avenue is designated as a
local road.

SPECIFIC INFORMATION

This is a request to rezone the property at 1310 Knollwood Avenue, legally described as:

North 40 feet of Lots 3 & 4, Knollwood Park Subdivision

from "F" Commercial District to "B" Residential District. The purpose of the rezoning is to bring the residential use of the property into compliance with the Zoning Ordinance.

ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE

The rezoning will not result in any changes to the subject property and thus, will have no impact on the surrounding area. The applicant is requesting the rezoning for the sole purpose of bringing the single family residential use of the property into compliance with the Zoning Ordinance. Since a single family dwelling is not a permitted use in the "F" Commercial district, it is considered "nonconforming" and subject to the following provisions of Section 1294 of the Zoning Ordinance:

- * If the building is damaged beyond 50% of its pre-catastrophic value, it could not be rebuilt as a single family residential dwelling.
- * The applicant is limited to 35% of the value of the building that can be put into it for repairs, improvements, etc.

The rezoning will bring the building into compliance with the Zoning Ordinance so that the owner's investment is protected and the building can be improved without any monetary restrictions.

COMPLIANCE WITH MASTER PLAN

The Design Lansing Comprehensive Plan designates the subject property and the majority of the properties fronting along W. Willow Street, as "Residential Corridor". The intent of this land use designation is:

"To allow medium-density residential development in a variety of urban formats, rather than a conversion of residential to commercial use, along certain high-traffic streets that also serve as transit routes or are within easy walking distance (¼ mile)."

The current "F" Commercial zoning of the subject property allows uses that are in direct conflict with the residential land use pattern being advanced in the master plan for the W. Willow Street corridor. The proposed "B" Residential zoning, by contrast, allows for single family residential dwellings on relatively small parcels of land which is consistent with the master plan designation.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

No adverse impacts on vehicular or pedestrian traffic will result from the proposed rezoning. The proposed rezoning merely allows the current single family residential use of the subject property to continue in perpetuity. The traffic generated by a single family residential dwelling is far less than most of the uses that would be permitted in the "F" Commercial district.

ENVIRONMENTAL IMPACT

There are no changes proposed for the site and therefore, the rezoning will have no impact on the natural environment.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

The request to rezone the subject property from "F" Commercial to "B" Residential will not adversely impact future land use patterns in the area. The proposed rezoning merely allows the existing single family dwelling, which is the only reasonable use of the subject property at this time, to continue without the limitations that result from being a nonconforming use. The subject property is too small on its own to be developed for any type of commercial land use. The only way to make use of the property in conformance with the "F" Commercial district is to consolidate it with the adjoining properties that are currently zoned "F" Commercial to create a site large enough to accommodate a commercial use with associated parking. If such a proposal were to be presented to the City at some time in the future, rezoning the property back to the "F" Commercial district could be considered at that time.

SUMMARY

This is a request to rezone the property at 1310 Knollwood Avenue, legally described as:

North 40 feet of Lots 3 & 4, Knollwood Park Subdivision

from "F" Commercial District to "B" Residential District. The purpose of the rezoning is to bring the residential use of the property into compliance with the Zoning Ordinance.

The proposed rezoning is consistent with the land use pattern being advanced in the master plan and with the zoning and land use patterns already established in the area. In addition, no adverse impacts on vehicular and pedestrian traffic, the environment or future patterns of development are anticipated to result from approval of this rezoning.

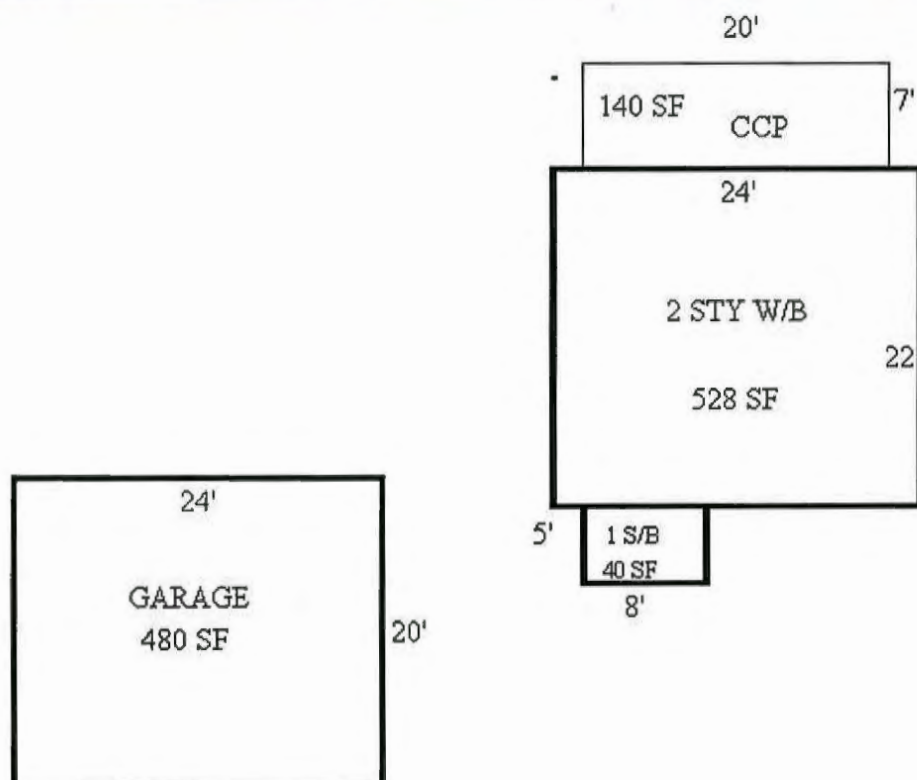
RECOMMENDATION

Pursuant to the findings described above, the following recommendation is offered for the Planning Board's consideration:

Recommend that Z-7-2019 be approved to rezone the property at 1310 Knollwood Avenue from "F" Commercial District to "B" Residential District, based on the findings of fact as outlined in this staff report.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**







City of Lansing
Notice of Public Hearing

The Lansing City Council will hold a public hearing on November 18, 2019 at 7:00 p.m. in the City Council Chambers, 10th Floor, Lansing City Hall, Lansing, MI, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, other interested persons and ad valorem taxing units to appear and be heard on the approval of Amended Brownfield Plan #75 – Capital City Market Brownfield Redevelopment Project pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for property commonly referred to as **636 E. Michigan Avenue** located in the City of Lansing, but 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.

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

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

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

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION APPROVING AMENDED BROWNFIELD PLAN #75
CAPITAL CITY MARKET BROWNFIELD REDEVELOPMENT PROJECT

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, Amended Brownfield Plan #75 – Capital City Market Brownfield Redevelopment Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on November 18, 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 November 18, 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 \$41,500,000,
4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on October 4, 2019, unanimously recommended approval of the Plan, for this Project;

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

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

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

IT IS FINALLY RESOLVED that the Lansing City Council hereby approves the Amended Brownfield Plan #75 – Capital City Market Brownfield Redevelopment Project.

CITY OF LANSING BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN #75 AMENDMENT #1

**CAPITAL CITY MARKET
LOCATED AT 636 E. MICHIGAN AVENUE AND A PORTION OF
119 S. LARCH STREET, LANSING, MICHIGAN**

September 25, 2019

Approved by BRA: October 4, 2019
Approved by City Council:

Prepared on Behalf of:

600 E. Michigan-Lansing, LLC
330 Marshall Street, Suite 100
Lansing, MI 48912
Contact Person: Ms. Tricia Walthorn, CPA
Telephone: (571) 333-4123

Prepared By:

PM Environmental, Inc.
3340 Ranger Road
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TABLE OF CONTENTS

PROJECT SUMMARY	1
I. INTRODUCTION AND PURPOSE	3
II. GENERAL PROVISIONS	3
A. Description of the Eligible Property (Section 13 (2)(h)) and Project.....	3
B. Basis of Eligibility (Section 13 (2)(h) and Section 2(o)).....	6
C. Summary of Eligible Activities and Description of Costs (Sec. 13 (2)(a-b)).....	7
D. Estimate of Captured Taxable Value and Tax Increment Revenues (Sec. 13 (2)(c))	9
E. Method of Brownfield Plan Financing and Description of Advances by the Municipality (Sec. 13 (2)(d)); Maximum Amount of Note or Bonded Indebtedness (Sec. 13 (2)(e))	9
F. Duration of Brownfield Plan (Sec. 13 (2)(f)).....	10
G. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions (Sec. 13 (2)(g))	10
H. Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property (Sec. 13 (2)(h))	11
I. Displacement/Relocation of Individuals on Eligible Property (Sec. 13 (2)(i-l)).....	11
J. Local Brownfield Revolving Fund (“LBRF”) (Sec. 13 (2)(m))	12
K. Other Material that the Authority or Governing Body Considers Pertinent (Sec. 13 (2)(n))	12

APPENDICIES

Appendix A	Legal Description
Appendix B	Property Location Boundary
Appendix C	Preliminary Site Plans and Renderings
Appendix D	Documentation of Eligibility

TABLES

Table 1: Estimated Costs of Eligible Activities
Table 2: Tax Increment Financing Capture
Table 3: Tax Increment Financing Reimbursement

PROJECT SUMMARY

Project Name:	Capital City Market
Project Location:	The property is located at <u>636 East Michigan Avenue and a portion of 119 South Larch Street</u> , in Township four north (T.4N), Range two west (R.2W), Section 16, Lansing, Ingham County Michigan 48912 (the "Property").
Type of Eligible Property:	The property is determined to be a "Facility"
Eligible Activities:	Pre-Approved Activities, Department Specific Activities, Demolition, Asbestos and Lead Activities, Infrastructure Improvements, Site Preparation, and Preparation and Implementation of a Brownfield Plan and Act 381 Work Plan.
Developer Reimbursable Costs:	\$3,778,854 Eligible Activities \$546,673 15% Contingency <u>\$6,106,645 Interest</u> \$10,432,172 Total
Years to Complete Reimbursement :	30 Years from start of capture
Estimated Capital Investment:	Total investment of \$41.5 million; approximately \$25 million in developer investment and an additional \$16.5 million by the hotel developer.
Project Overview:	The Property will be redeveloped into a four-story mixed used project consisting of an urban market, hotel and market rate residential apartments. The building will have an approximate 48,000 square foot footprint (i.e. first floor area) with just under 35,000 square feet on each of the additional floors. The anchor tenant will be an urban market operated by Meijer. Designed to create an open-air atmosphere, the market will feature garage doors that roll up to allow fresh produce to be placed on the sidewalks. In addition to fresh and frozen food options, the market will have a coffee shop, and healthy grab and go food items. It is estimated that the project will create 70 temporary construction jobs, 30 new full time and 10 part time jobs by the urban market and 9 full time and 21 part time jobs associated with the hotel. The project will act as a catalyst for future growth and investment along the Michigan Avenue corridor, having an immediate impact on surrounding property values, eliminating the neighborhood's status as a low access area (formerly referred to as food desert), and improving walkability in Lansing's downtown urban core.

Total New Taxes Generated:

Uses	Taxes Captured
Maximum Portion Captured to Reimburse Developer	\$10,432,172
Portion Captured for Lansing Brownfield Redevelopment Authority (LBRA) (Administration and LBRF)	\$796,548
Portion Captured for State Brownfield Fund	\$442,900
Total Captured	\$11,671,620
10% Passed-Through to TIFA or Taxing Units*	\$1,233,917
Total New Taxes Generated	\$12,905,537

*TIFA is currently estimated to expire in 2039

Uses of Captured Taxes:

Uses	Taxes Captured
Reimbursement to Developer for Eligible Activity Costs	\$3,778,854
Reimbursement to Developer for Contingency (15%) on Eligible Activity Costs*	\$546,673
Reimbursement to Developer for Interest on Eligible Activity Costs**	\$6,106,645
Developer Eligible Reimbursement Total	\$10,432,172
LBRA Administration Fees	\$398,274
LBRA Local Brownfield Revolving Fund (LBRF)	\$398,274
State Brownfield Fund	\$442,900
Total Captured	\$11,671,620

*15% Contingency excludes preparation of Brownfield Plan/381 Work Plan and Pre-Approved Activities

**Interest is calculated at 5%, with the exception of activities that are anticipated to be funded by the EGLE Loan at a 1.5% interest rate, with 5 years interest fee/payment free

I. INTRODUCTION AND PURPOSE

In order to promote the revitalization of environmentally distressed, historic, functionally obsolete and blighted areas within the boundaries of Lansing (the “City”), the City has established the Lansing Brownfield Redevelopment Authority (LBRA) (the “Authority”) pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended (“Act 381”).

The purpose of this Brownfield Plan (the “Plan”) is to promote the redevelopment of and investment in the eligible “Brownfield Property” within the City and to facilitate financing of eligible activities at the Brownfield Property. Inclusion of Brownfield Property within any Plan in the City will facilitate financing of eligible activities at eligible properties, and will provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “Brownfields.” By facilitating redevelopment of the Brownfield Property, 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 identification or designation of a developer or proposed use for the Brownfield Property that is subject to 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, to identify and authorize the eligible activities to be funded. Any change in the proposed developer or proposed use of the eligible property shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property, or impair the rights available to the Authority under this Plan.

This Plan is intended to be a living document, which may be modified and/or amended as submitted by the developer and as approved by the LBRA and Lansing City Council, in accordance with and 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(1) of Act 381, as amended

II. GENERAL PROVISIONS

A. Description of the Eligible Property (Section 13 (2)(h)) and Project

The Eligible Property currently consists of two (2) legal parcels and an easement. The largest parcel now identified as (33-01-01-16-428-232) was combined from twenty (20) individual parcels beginning in the 2019 tax year. These former parcels along with the additional parcel and easement are outlined in the table below and total approximately 4 acres. The parcels and all tangible personal property located thereon will comprise the eligible property and is referred to herein as the “Property.”

The Property is located on the Michigan Avenue corridor, bounded by Michigan Avenue to the north, railroad tracks to the east, Barnard Street to the south, and South Larch Street to the west.

Individual parcel and easement information is outlined below and legal descriptions are included within Appendix A and Property location maps are included in Appendix B.

Description of Former Individual Parcels <u>(now combined), Additional Parcel and Easement.</u>			
Property Address	Former Parcel ID <u>(now combined under 33-01-01-16-428-232)</u>	Acreage	Most Recent Prior Use
600 East Michigan Avenue	33-01-01-16-428-081	.379	Vacant - Former Gas Station
612-614 East Michigan Avenue	33-01-01-16-428-061	.225	Former Auto Service
622 East Michigan Avenue	33-01-01-16-428-051	.056	Vacant Former commercial
624 East Michigan Avenue	33-01-01-16-428-041	.056	Vacant Former commercial
626 East Michigan Avenue	33-01-01-16-428-031	.056	Vacant Former commercial/office
628 East Michigan Avenue	33-01-01-16-428-021	.056	Vacant Former commercial/office
117 South Larch Street	33-01-01-16-428-100	.233	Vacant Former storage/warehouse
636 East Michigan Avenue	33-01-01-16-428-002	1.821	Surface Parking
Formerly 139 South Larch Street	33-01-01-16-428-141	.126	Vacant
145 South Larch Street	33-01-01-16-428-151	.084	Vacant Former Residential
147 South Larch Street	33-01-01-16-428-161	.084	Vacant Former Residential
611 Barnard Street	33-01-01-16-428-171	.084	Vacant Former Residential
Formerly 613 Barnard Street	33-01-01-16-428-181	.117	Vacant
619 Barnard Street	33-01-01-16-428-191	.117	Vacant Former Residential
Formerly 621 Barnard Street	33-01-01-16-428-201	.117	Vacant
625 Barnard Street	33-01-01-16-428-211	.117	Vacant Former Residential
629 Barnard Street	33-01-01-16-428-221	.117	Vacant Former Residential
633 Barnard Street	33-01-01-16-428-231	.117	Vacant Garage
No Address	33-01-01-16-428-901	.044	Vacant Alleyway
Portion of 119 South Larch Street	Portion of 33-01-01-16-428-092	.063	Vacant
<u>Property Address</u>	<u>Parcel ID</u>	<u>Acreage</u>	<u>Most Recent Prior Use</u>
<u>Portion of 119 South Larch Street</u>	<u>Portion of 33-01-01-16-428-092 to be combined with 33-01-01-16-428-232</u>	<u>.05</u>	<u>Vacant</u>
<u>Portion of 119 South Larch Street (Easement)</u>	<u>Portion of 33-01-01-16-428-092</u>	<u>.01</u>	<u>Vacant</u>

600 E. Michigan-Lansing, LLC, a development entity of Gillespie Group, or any affiliate, or such other developer as approved by the Authority, are collectively the project developer (“Developer”).

Gillespie Group (“GG”) was founded by Patrick Gillespie and is led by a team of experienced professionals. GG specializes in creative urban development, revitalizing communities, and pursuing excellence in all that they do. With an eye to the future, the team takes creative risks, visualizing energetic spaces that breathe new life into city neighborhoods. The group’s diverse, statewide portfolio includes more than 1,850 residential units and over 650,000 square feet of commercial/retail space. Much of GG’s demonstrated success is in Lansing with urban renewal projects such as The Outfield, Marketplace, Lansing Brewing Company and Stadium District. Bold, innovative designs and a transformative vision for a better Michigan are at the heart of

each effort GG takes on, which is exactly the vision for the Project, referred to as Capital City Market.

The Property is currently developed with a 3,616 square foot automotive service garage building (612-614 East Michigan Avenue) constructed in 1930, four retail buildings (622-628 East Michigan Avenue) totaling 8,654 square feet constructed in 1900, a warehouse building (117 South Larch Street) totaling 5,520 square feet constructed in 1946, six residential dwellings (145-147 South Larch Street and 611-629 Barnard Street) totaling 9,720 square feet constructed between 1884 and 1916, and a garage building (633 Barnard Street) totaling 960 square feet constructed in 1983 and is in area characterized by commercial and residential uses. The property is currently zoned G1: General Commercial and permits the proposed future use.

The northeastern portion of the Property (identified as 636 East Michigan Avenue) was occupied by lumber storage for Hall Lumber Company from at least 1892 to 1898. By 1950, a larger office building, occupied by Lewis Fuel Oil Company was constructed. The Lewis Fuel Oil office building was demolished between 1994 and 1997, and this portion of the Property has been occupied by a surface parking lot since that time.

The first north-central portion of the Property is currently occupied by four storefront buildings (identified as 622-628 East Michigan Avenue). The two eastern buildings were constructed prior to 1892. The two western storefront buildings were constructed between 1906 and 1913. A majority of the former occupants have included various retail, medical, and professional office tenants, with the exception of 622 and 624 East Michigan Avenue. The storefront buildings, identified as 622 East Michigan Avenue and 624 East Michigan Avenue, were occupied by a radiator shop from at least 1935 to 1959 and a glassworks shop from at least 1945 to 1964, respectively.

The second north-central portion of the Property is occupied by an automotive service building (identified as 612-614 East Michigan Avenue), which was constructed by 1930 as a gasoline service station. Gasoline dispensing operations ceased in approximately the mid-1950s and the Property has been occupied by an automotive service business since the early 1960s. Three orphan gasoline underground storage tanks (USTs) with capacities between 1,000 and 1,500 gallons are present on the 612-614 East Michigan Avenue parcel of the Property.

The northwestern parcel of the Property (formerly identified as 600 East Michigan Avenue) is currently a vacant lot with four (4) USTs that are not currently in use. An auto sales and service building was constructed in the south-central portion by 1950 and was demolished by the early 1970s. A former convenience store building associated with a retail gasoline station was constructed in the early 1970s, with a car wash building constructed in 1995. All of the former buildings were demolished in 2012 and the property has been vacant since that time.

The central portion of the Property (identified as 636 East Michigan Avenue) was occupied by Hall Lumber Company, Michigan Implement & Transfer Company and Butler-Langevin Lumber Company, from at least 1892 to 1988 with lumber and coal storage and planning, sash and door manufacturing and occupied by agricultural implements and engines and/or threshers. The current building located at 117 South Larch Street was constructed in 1946 and was utilized as storage in at least 1951 and boat storage and repair in at least 1966. All of the former buildings (with the exception of the current building) were demolished by 1950 and the property was occupied by Lewis Fuel Oil Company from at least 1940 until the early 1990s with

operations consisting of bulk petroleum and coal distribution. A garage building, with truck service operations was constructed by 1951 and demolished between 1997 and 1998. Six coal silos were present on the northeastern portion from 1950 until 1973 and various petroleum above ground storage tanks (ASTs) were present on the southern portion from 1950 to 1994. All of the former buildings were demolished (except the current building) were demolished between 1994 and 1997, and the Property has been vacant land and/or a surface parking lot since that time.

The southern portion of the Property (identified as 145-147 South Larch Street and 601-637 Barnard Street) is currently and has historically been occupied by various residential dwellings.

The Property will be redeveloped with a four-story, mixed-used project consisting of an urban market, hotel and market rate residential apartments. This will include consolidation of all of the parcels comprising the Property into a single parcel and demolition of all existing structures and improvements. The building will have an approximate 48,000 square foot footprint (i.e. first floor area) with just under 35,000 square feet on each of the additional floors. The anchor tenant will be an urban market that will have an open-air atmosphere featuring a coffee shop, fresh and frozen produce and healthy grab and go options. The building will be positioned along Michigan Avenue with open air garage doors along a portion of the market, which will assist in further activating the sidewalks.

The remainder of the ground floor, on the eastern portion of the property will include lobby and amenity space for a hotel who will fly a nationally-ranked flag. The hotel's amenities will include a conference room/meeting space, lounge and restaurant. The stories above will include approximately 120-125 guest rooms.

On the western portion of the property, occupying the second through fourth floors, will be approximately 36 market-rate residential apartment units. The units are anticipated to consist primarily of studios (12) and 1-bedroom units (21) with three (3) 2-bedroom units.

The remainder of the Property (i.e., south and east of the mixed-use building) will consist of ample parking for the proposed residents and businesses with landscape features and trees throughout.

Demolition and site preparation activities are expected to begin early 2019, with completion of the urban market tenant in the fall of 2020 and the remainder of the development complete by December 2020. GG will invest an estimated \$25 million in the development with an additional \$16.5 million invested by the hotel. It is estimated that the project will create approximately 70 temporary construction jobs, 30 new full time jobs and 10 part time jobs by the urban market tenant and 30 new jobs associated with the hotel.

Preliminary site plans and renderings are included in Appendix C.

B. Basis of Eligibility (Section 13 (2)(h) and Section 2(o))

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 a commercial use; (b) it is located within the City of Lansing, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a "facility," "property" and a "site."

The parcel formerly identified as 600 East Michigan Avenue is listed with the Department of Environment, Great Lakes and Energy (EGLE) as a closed Leaking Underground Storage Tank (LUST) site associated with three historical releases reported between 1990 and 1999. Regulatory closure was achieved for those releases between 1996 and 2000. However, residual gasoline contamination remains on the parcel.

The parcel formerly identified as 612-614 East Michigan Avenue is listed as an open LUST site due to a release of gasoline reported in December 2017 associated with three orphan USTs identified at that parcel. The 636 East Michigan Avenue parcel of the Property is also listed as an open LUST site, with three open releases of gasoline, used oil, and/or heating oil, which were reported between January and March of 1995.

Subsurface investigation activities conducted between 1995 and 2017 documented the presence of soil and groundwater contamination exceeding Part 201 Generic Cleanup Criteria (GCC) and Part 213 Risk-Based Screening Levels (RBSLs) on the following parcels of the Property: 600 East Michigan Avenue, 612-614 East Michigan Avenue, 636 East Michigan Avenue, and 117 South Larch Street.

The identified contaminants included various volatile organic compounds (VOCs), polynuclear aromatic compounds (PNAs) and metals, which exceed the Part 201/213 Residential and Nonresidential Drinking Water/Drinking Water Protection (DW/DWP), Groundwater Surface Water Interface/Groundwater Surface Water Interface Protection (GSI/GSIP), and Direct Contact (DC) GCC/RBSLs, and the EGLE Residential and Nonresidential Recommended Interim Action Screening Levels (RIASLs) for vapor intrusion.

Soil gas samples collected from the 600 East Michigan Avenue parcel of the Property in 2013 also identified gasoline VOC concentrations exceeding the EGLE Residential and Nonresidential RIASLs.

Based upon documented exceedances of the Part 201 GCC, Part 213 RBSLs, and EGLE RIASLs, and its status as an open LUST site, the Property is a facility as defined under Part 201, and a property and a site as defined under Part 213.

600 E. Michigan-Lansing, LLC conducted a Baseline Environmental Assessment for the Property, dated March 22, 2018, which was submitted to the Michigan Department of Environmental Quality (EGLE) to obtain liability protections for existing contamination at the time of purchase from the State of Michigan. Therefore, 600 E. Michigan-Lansing, LLC is not liable for existing contamination at the time of purchase.

Additional documentation and description of the Property's eligibility is provided in Appendix D.

C. Summary of Eligible Activities and Description of Costs (Sec. 13 (2)(a-b))

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Section 2 of Act 381 and as permitted under the Brownfield Redevelopment Financing Act that include: Pre-Approved Activities, Department Specific Activities, Demolition, Asbestos Activities, Infrastructure Improvements, Site Preparation and preparation and implementation of a Brownfield Plan and Act 381 Work Plan. A complete itemization of these activities and associated expenses is included in Table 1. Letters inclusive

of a greenfield analysis for urban storm water management costs and special foundations are included as Appendices E and F.

The following eligible activities and budgeted costs are intended as part of the development. All activities are intended to be “Eligible Activities” under the Brownfield Redevelopment Financing Act. The Authority is not obligated to reimburse any eligible activities conducted after July 1, 2021.

Eligible Activities	Total Estimated Costs	MSF Act 381 Eligible Activities	EGLE Act 381 Eligible Activities
Pre-Approved Activities	\$74,365		\$74,365
Department Specific Activities	\$686,750		\$686,750
Demolition Activities	\$60,500		\$60,500
Asbestos Activities	\$100,000		\$100,000
Infrastructure Improvements	\$1,027,739	\$1,027,739	
Site Preparation	\$1,769,500	\$1,769,500	
Brownfield/Work Plan Preparation	\$30,000	\$15,000	\$15,000
Brownfield/Work Plan Implementation	\$30,000	\$15,000	\$15,000
Subtotal	\$3,778,854	\$2,827,239	\$951,615
15% Contingency*	\$546,673	\$419,586	\$127,088
Subtotal with Contingency	\$4,325,527	\$3,246,825	\$1,078,703
Interest**	\$6,106,645	\$5,050,885	\$1,055,760
Subtotal with Contingency and Interest	\$10,432,172	\$8,297,710	\$2,134,462

* 15% contingency excludes the cost of Pre-Approved activities and preparation of the Brownfield Plan and Act 381 Work Plan

**Interest is calculated at 5% with the exception of activities that are anticipated to be funded by the EGLE Loan at a 1.5% interest rate, with 5 years interest fee/payment free

Administrative Activities	
LBRA Admin Fee (5% Annually)	\$398,574
LBRF (5% Annually)	\$398,574
State Brownfield Fund	\$442,900
Sub-Total	\$1,239,448
10% Pass Through	\$1,233,917
Total	\$2,473,365

Eligible activities will be financed by 600 E. Michigan-Lansing, LLC using any or all of: (i) conventional financing, (ii) tax increment revenue bonds (the “Bonds”) permitted under Section 17 of Act 381 and issued by the LBRA, (iii) an EGLE Grant and/or Loan which will be funded to the LBRA to pay the cost of certain of the eligible activities and (iv) a direct loan from the LBRA to pay the cost of certain eligible activities. The Developer will be reimbursed for eligible costs as described in Section C and outlined in Table 1. Costs for Eligible Activities funded by 600 E. Michigan-Lansing, LLC or the Bonds and the EGLE Loan will be repaid under the Michigan Brownfield Redevelopment Financing Program (Michigan Public Act 381, as amended) with incremental taxes generated by the Project. Tax increment revenues (“TIR”) generated by the Project will be captured by the LBRA and used either to reimburse the cost of the eligible activities as approved under this Plan and associated Reimbursement Agreement,

EGLE Loan Agreement, and Development Agreement relating to the Project, or to pay debt service on the Bonds pursuant to a bond indenture. The Developer may also be reimbursed for eligible activities not financed by the EGLE Loan, the conventional financing, or the Bonds with TIR subject to the terms of the EGLE Loan Agreement, the Reimbursement Agreement, and/or a bond indenture.

Payments will be made to the full extent incremental property tax revenues are or become available for such purposes under Act 381. The costs listed in the table referenced above are estimated costs and may increase or decrease depending on the nature and extent of environmental contamination and other conditions encountered on the Property. In addition, the interest cost referenced above is an estimate and may increase or decrease depending on the actual incurred eligible activity costs and financing costs.

However, in no event shall the total reimbursed costs for eligible activities, contingency and interest exceed \$10,432,172 unless amended and approved by the LBRA and Lansing City Council.

D. Estimate of Captured Taxable Value and Tax Increment Revenues (Sec. 13 (2)(c))

Incremental taxes on real property will be captured under this Plan to reimburse eligible activity expenses. The base taxable value of the Property shall be determined by the use of the 2018 tax year tax values, which is \$517,438. Tax increment revenue capture will begin when tax increment is generated by redevelopment of the Property, which is expected to begin in 2021 or when full redevelopment is completed whichever occurs first. The estimated taxable value of the completed development is \$5,685,236. An annual increase in taxable value of 1% has been used for calculation of future tax increments in this Plan. Tables 2 and 3 detail the estimate of captured tax increment revenues for each year of the Plan from the Property.

TIR will also be used to pay or reimburse administrative expenses and the Local Brownfield Revolving Fund (LBRF) first, as outlined in the attached tables. In the event that the use of school tax revenues is not approved by the EGLE or MSF, as applicable, TIR will consist of local-only taxes (to the extent available).

E. Method of Brownfield Plan Financing and Description of Advances by the Municipality (Sec. 13 (2)(d)); Maximum Amount of Note or Bonded Indebtedness (Sec. 13 (2)(e))

It is anticipated that specific eligible activities will be financed by 600 E. Michigan-Lansing, LLC using conventional financing or any one or more of the issuance of Bonds permitted under Section 17 of Act 381 and issued by the LBRA, an EGLE Grant and/or Loan, which will be funded to the LBRA to pay the cost of certain eligible activities, and an LBRA Loan to pay the cost of certain eligible activities. TIR generated by the Property will be captured by the LBRA and used to pay or reimburse the costs of the eligible activities as approved under this Plan and associated Reimbursement Agreement, LBRA Loan Agreement, EGLE Loan Agreement, Development Agreement and Bond Indenture. The Developer may also be reimbursed for eligible activities not financed by the EGLE Loan, the LBRA Loan, the conventional financing, or the Bonds with TIR, subject to the terms of the EGLE Loan Agreement, the LBRA Loan Agreement, the Reimbursement Agreement, and/or the bond indenture.

F. Duration of Brownfield Plan (Sec. 13 (2)(f))

In no event shall the duration of the Plan, exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Plan. The Property will become part of this Plan on the date this Plan is approved by the Lansing City Council.

G. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions (Sec. 13 (2)(g))

Tables 2 and 3 attached to this Plan provide the estimated TIR to be generated and captured under this Plan, for an estimated period of 30 years.

The total estimated cost of the eligible actives, contingency, interest, administrative fees, LBRF and State Brownfield Fund to be reimbursed or captured through use of TIR is projected to be up to 11,671,620. However, based on the projected available TIR, reimbursement of the entirety of interest is not anticipated at this time. Taxes will continue to be generated to the City's tax increment finance authority (TIFA) or taxing jurisdictions on local and school captured millages at the base taxable value of \$517,438 throughout the duration of this Plan totaling approximately \$1,126,505 or \$37,550 annually. The TIFA is currently estimated to expire in 2039.

Non-capturable millages, will see an immediate increase in new taxes generated following redevelopment and will provide new tax revenue of approximately \$885,673 throughout the duration of this Plan.

Ten percent of newly generated taxes will be captured for the TIFA or taxing jurisdictions on local and state school captured millages throughout the duration of this Plan totaling approximately \$1,233,917.

A summary of the estimated impact to taxing jurisdictions for the life of the Plan is summarized below.

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Millage	Rate	Amount Captured (Eligible Activities, LBRA LBRF, LBRA Admin. Fee, State BF Fund)	Taxes Preserved for the TIFA	New Taxes Passed through to TIFA
State Education Tax (SET)	6.0000	\$984,081	\$93,139	\$109,342
School Operating Tax	18.0000	\$2,952,242	\$279,417	\$328,027
Subtotal	24.0000	\$3,936,323	\$372,555	\$437,369
Lansing Oper	19.4400	\$3,188,422	\$301,770	\$354,269
Lans Com College	3.8072	\$624,432	\$59,100	\$69,381
Ingham Intermed	4.7062	\$771,880	\$73,055	\$85,764
Ingham Cnty Sum	6.8000	\$1,115,292	\$105,557	\$123,921
Ingham County	3.2800	\$537,964	\$50,916	\$59,774
Airport Auth	0.6990	\$114,645	\$10,851	\$12,738
CATA	3.0070	\$493,188	\$46,678	\$54,799
CADL-Library	1.5600	\$255,861	\$24,216	\$28,429
Zoo Millage	0.4100	\$67,246	\$6,364	\$7,472
Subtotal	43.7094	\$7,168,930	\$678,507	\$796,548
Total Capturable Millages	67.7094	\$11,105,253	\$1,051,062	\$1,233,917
Non-Capturable Millages	Rate	New Taxes Generated	Taxes Preserved for Taxing Unit	New Taxes Generated
Lansing Debt	0.2600	\$47,382	\$4,036	NA
Lansing Sch Debt	4.6000	\$838,291	\$71,406	NA
Total Non-Capturable Millages	4.8600	\$885,673	\$75,442	

H. Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property (Sec. 13 (2)(h))

The legal description of the Property included in this Plan is attached in Appendix A.

Property location maps are included in Appendix B.

Documentation of characteristics that qualify the Property as eligible property is provided in Appendix D.

Personal property may be included as part of the eligible property to the extent that it is taxable personal property.

I. Displacement/Relocation of Individuals on Eligible Property (Sec. 13 (2)(i-l))

No displacement of businesses or residents is expected as part of this project. All parcels were vacant of businesses or residents prior to acquisition with the exception of one business, which relocated in July of 2018 and one residence whose lease expires prior to the anticipated approval timeline of the Plan. The existing residential lease ended and all properties were vacant by August 31, 2018, prior to approval of this Plan. An additional lease for surface parking exists on the property, however, the lease will end November 14, 2018. The property

will continue to be rented on a month to month basis through April 1, 2019 as a courtesy. Therefore no displacement or relocation will occur on the Property. Compliance with all relocation requirements of Act 381 and the standards and provisions of the Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970, Public Law 91-646 will be kept.

J. Local Brownfield Revolving Fund (“LBRF”) (Sec. 13 (2)(m))

The LBRA has established a Local Brownfield Revolving Fund (LBRF). Capture for the LBRF is included in this plan on an annual basis totaling 5% of the annual available local TIR, and is currently estimated to total \$398,274. The funds deposited into the LBRF as part of this Plan will be used in accordance with the requirements of Act 381, as amended.

K. Other Material that the Authority or Governing Body Considers Pertinent (Sec. 13 (2)(n))

The Lansing Brownfield Redevelopment Authority and the City Council as the Governing Body, in accordance with Act 381, may amend this Plan in order to fund additional eligible activities associated with the Project described herein. The Property is located within a Lansing Tax Increment Finance Authority (TIFA) district and therefore an interlocal agreement will be required to be approved and executed as part of this project.

This project is a high priority for the City of Lansing, which will be transformational for the Michigan Avenue corridor and surrounding residents. Those living in and near the downtown will have access to affordable, healthy food within walking distance, while nearby properties will see an increase in property value. The development will increase both daytime and evening foot traffic, extending spending in nearby local businesses. Significant blight conditions will be eliminated and environmental conditions will be reduced and mitigated to prevent exposures. Overall the project will attract new residents and business into the downtown and catalyze future growth and investment.

Appendix A

PLOT PLAN

For:
Gillespie Group
600 E. Michigan—Lansing, LLC
330 Marshall Street
Lansing, MI 48912

Survey Address:
600 Michigan Avenue
Lansing, MI 48912

Legal Description: A parcel of land in Block 242, Original Plat, City of Lansing, Ingham County, Michigan, as 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; thence S89°25'55"E along the North line 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 Lot 2, said Block 242; thence N00°33'02"E along said East line 78.23 feet to the South line of the North 8 feet of said Lot 2, Block 242; thence 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 179.36 feet to the South line of the North 16.50 feet of said Lot 20; thence N89°26'46"W along said South line 165.00 feet to the West line of said Connard's Subdivision; thence N00°33'03"E along said West line 142.49 feet to the point of beginning; said parcel containing 4.19 acres more or less; said parcel subject to all easements and restrictions if any.



KESB, 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 KDB

SECTION 16, T4N, R2W

FIELD WORK BY ---

JOB NUMBER:

SHEET 2 OF 2

92950.BND-PLT

PLOT PLAN

For:
Gillespie Group
600 E. Michigan—Lansing, LLC
330 Marshall Street
Lansing, MI 48912

Survey Address:
636 E. Michigan Avenue
Lansing, MI 48912

Proposed Legal Descriptions:

Parcel 636 E. Michigan Avenue: A parcel of land in Block 242, Original Plat, City of Lansing, Ingham County, Michigan, as 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; thence S89°25'55"E along the North line 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; thence 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 parcel subject to all easements and restrictions, if any.

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 line 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.

All bearings are derived from Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing C.O.R.S.



KEBS, INC.

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BRYAN LAND SURVEYS**

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SECTION 16, T4N, R2W

FIELD WORK BY ---

JOB NUMBER:

SHEET 4 OF 5

92950.PLT-2


ERICK R. FRIESTROM
PROFESSIONAL SURVEYOR

08/02/19
DATE
NO. 53497

Appendix B

PLOT PLAN

PROPOSED CONFIGURATION

For:
Gillespie Group
600 E. Michigan-Lansing, LLC
330 Marshall Street
Lansing, MI 48912

Survey Address:
636 E. Michigan Avenue
Lansing, MI 48912

NOTES:

1. A LOT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.
2. ALL EASEMENTS MAY NOT BE SHOWN.
3. ALL IMPROVEMENTS NOT SHOWN.



1" = 80'

E. MICHIGAN AVENUE
(PUBLIC - PLATTED 115.5' WIDE R.O.W.)

NORTHWEST CORNER OF
CONNARD'S SUBDIVISION

NORTH LINE OF CONNARD'S SUBDIVISION

NORTHEAST CORNER OF
CONNARD'S SUBDIVISION

P.O.B.

(M)S89°25'55"E (M)425.18' (R)425.04'

(M)155.83'
(M)N00°33'03"E

LOT 19
LOT 18
LOT 17
LOT 16
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1

EAST LINE OF CONNARD'S SUBDIVISION

(FORMER EAST STREET)
(PUBLIC - PLATTED 41.25' WIDE R.O.W.)

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

VACATED ALLEY (PLATTED 16' WIDE R.O.W.)

LOT (M)149.95'
(M)N89°27'25"W

(M)N00°29'31"E (M)3.08'
(M)N89°27'25"W (M)4.35'
(M)N54°22'13"W (M)13.08'

PROPOSED PARCEL
119 S. LARCH ST.
LOT ±0.44 ACRE 21
(M)116.65'
(M)N89°27'46"W
(M)165.00'

MAIN NORTH BUILDING LINE

CONNARD'S SUBDIVISION
OF LOT 1, BLOCK 242
LIBER 1 OF PLATS, PAGE 31

PROPOSED PARCEL
636 E. MICHIGAN AVE.
±4.24 ACRES

SOUTH LINE OF CONNARD'S SUBDIVISION

LOT 23
(M)N00°33'03"E
(M)78.23'

NORTHWEST CORNER
OF BLOCK 1 OF
BARNARD'S SUBDIVISION

(M)S89°18'57"E (M)30.00'

BLOCK 242 ORIGINAL PLAT
OF CITY OF LANSING
LIBER 2 OF PLATS, PAGE 36

NORTH LINE OF BARNARD'S SUBDIVISION

WEST LINE OF
BARNARD'S SUBDIVISION
(M)N00°33'03"E
(M)121.50'

(M)135.00'
LOT 8

BARNARD'S SUBDIVISION
ON LOTS 2, 3 & 4, BLOCK 242
LIBER 1 OF PLATS, PAGE 32

LOT 9

LOT 10

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

EAST LINE OF
BARNARD'S SUBDIVISION

SOUTHWEST CORNER
OF BLOCK 1 OF
BARNARD'S SUBDIVISION

BARNARD STREET

(M)N89°29'27"W (M)429.20' (R)429.00' SOUTH LINE OF BLOCK 1 OF
BARNARD'S SUBDIVISION

SOUTHEAST CORNER
OF BLOCK 1 OF
BARNARD'S SUBDIVISION

(PUBLIC - PLATTED 49.875' WIDE R.O.W.)

This plan was made at the direction of the parties herean and intended solely for their immediate use and no survey has been made and no property lines were monumented, all easements recorded or unrecorded may not be shown, unless specifically noted, and no dimensions are intended for use in establishing property lines.

R = Recorded Distance

— = Deed Line

— = Distance Not to Scale

▨ = Deck, Porch, Sidewalk, & Patio Areas



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SECTION 16, T4N, R2W

FIELD WORK BY ---

JOB NUMBER:

SHEET 2 OF 5

92950.PLT-2

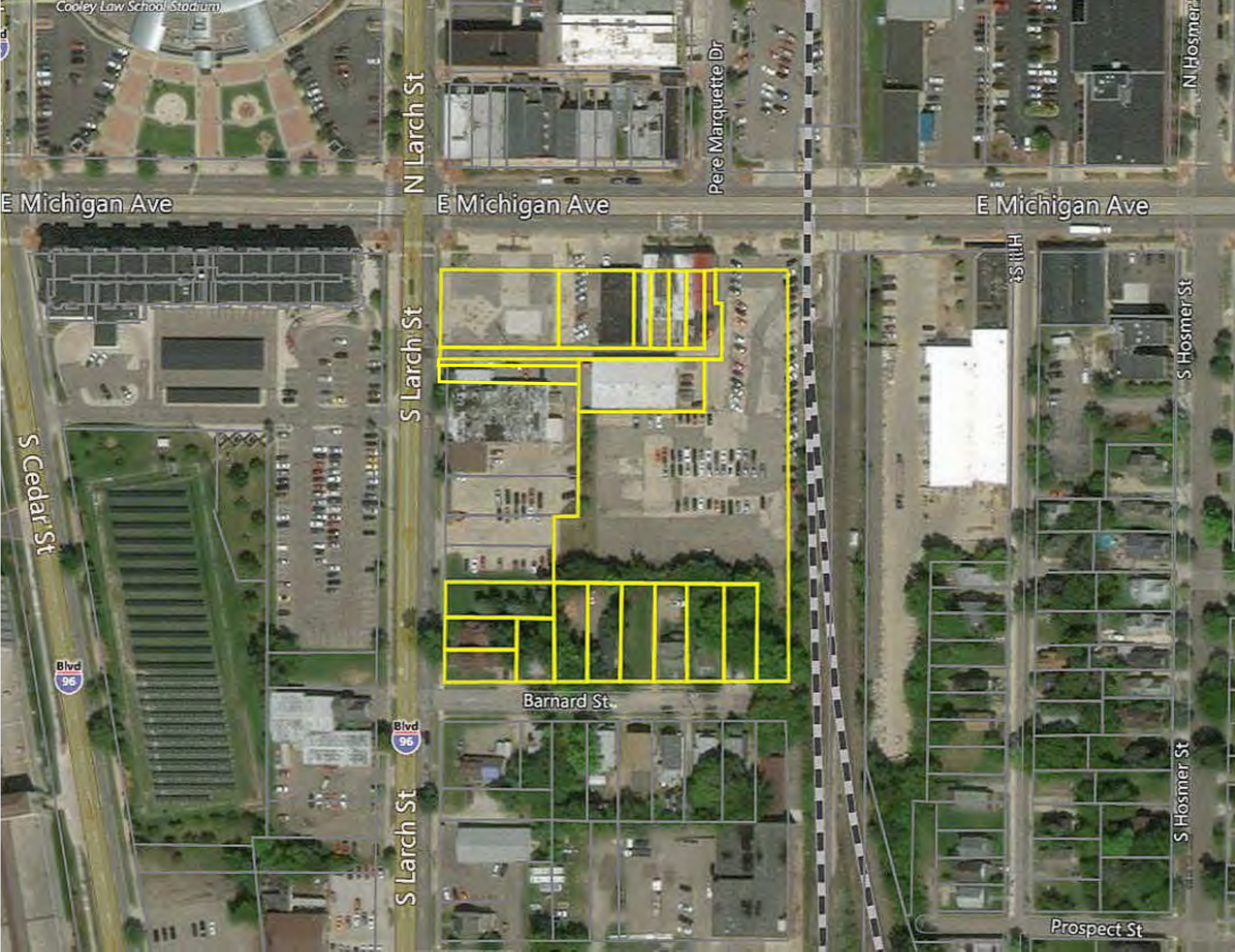
ERICK R. FRIESTROM
PROFESSIONAL SURVEYOR

DATE

NO. 53497

E. R. Friestrom

08/02/19



Cooley Law School Stadium

E Michigan Ave

N Larch St

E Michigan Ave

Pere Marquette Dr

E Michigan Ave

N Hosmer St

S Cedar St

Blvd
96

S Larch St

Blvd
96

S Larch St

Barnard St

Hill St

S Hosmer St

S Hosmer St

Prospect St

Appendix C













SPECIFICATIONS

SANITARY SEWERS

1. All sanitary sewer construction shall comply with the Construction Standards of City of Lansing and shall be subject to the inspection and approval of the City.
2. All sanitary sewermain piping shall be PVC SDR 26.
3. All pipe to be laid with the aid of laser equipment.
4. All sanitary sewer manholes shall be in accordance with Construction Standards of the City of Lansing with Neenah R-1763 or E.J.W. 1620 solid self sealing cover.
5. Trench width shall be maintained to a point at least 12" above the top of the pipe to ensure bedding conditions.
6. All sanitary leads shall be 6" PVC SDR 23.5 installed at minimum slope of 1%.
7. A sewer permit shall be obtained from the Public Service Department, 7th floor City Hall, by a drain layer licensed by the city.
8. All sewer work shall be performed by a drain layer licensed by the City. Prior to working on sidewalk, curb and gutter, or drive approaches within the right of way the owner or contractor shall obtain a permit from the Public Service Department, 7th floor City Hall.
9. All sanitary sewer leads to be constructed with clean-outs.

STORM SEWER

1. All storm sewer construction shall comply with the requirements of the City of Lansing and shall be subject to their inspection and approval.
2. All storm sewer 10" and smaller shall be PVC SCH 40, PVC SDR 23, 5, or C-700 ES.
3. All storm sewer pipe 12" and larger shall be C-76, Class III reinforced concrete pipe.
4. All storm sewer joints shall be wrapped with Mirafix Geotextile 140N or equal. No joint mastic shall be used. Fabric shall be 18" wide, overlapped by not less than 6" and held in place by duct taping the overlap and/or equal holding material, until backfilled. "O" ring rubbers on PVC pipe shall be removed and wrapped as indicated above.
5. All pipe to be laid with the aid of laser equipment.
6. All storm sewer manholes and catch basins shall be in accordance with the City of Lansing and shall be subject with Neenah R-1784 or E.J.I.W. 1060-B covers for manholes. E.J.I.W. 7045 or Neenah R-3031-A for Standard curb inlets, E.J.I.W. 7065 or Neenah R-3034-B for rolled curb inlets, E.J.I.W. 6508 or Neenah R-4340-A for Beehive Grate or castings as indicated on the plans.
7. All catch basins and yard drains shall have a three foot deep sump.

WATER SYSTEM

1. All water system construction shall comply with the Construction Standards of the Lansing Board of Water and Light.

BENCHMARKS

BENCHMARK #1 ELEV. = 848.06 (NAV88)
CHISELED "X" IN SOUTHEAST FLANGE BOLT, UNDER "W" IN "E.J.W.", FIRE HYDRANT, SOUTHEAST QUADRANT OF LARCH STREET AND MICHIGAN AVENUE.

BENCHMARK #2 ELEV. = 844.33 (NAV88)
CHISELED "X" IN EAST BOLT OF LIGHT POLE, 110' SOUTH OF SOUTH LINE OF #119 S. LARCH STREET AND 27' EAST OF EAST BACK OF CURB OF S. LARCH STREET.

BENCHMARK #3 ELEV. = 848.13 (NAV88)
CHISELED "X" IN SOUTHEAST FLANGE BOLT, UNDER "E" IN "E.J.W.", FIRE HYDRANT, 27' EAST OF EAST BUILDING LINE OF #628 E. MICHIGAN AVENUE AND 3' SOUTH OF SOUTH CURB LINE OF E. MICHIGAN AVENUE.

BENCHMARK #4 ELEV. = 850.66 (NAV88)
NAIL IN WEST SIDE UTILITY POLE, ±85' SOUTH OF BUS SHELTER, ±350' SOUTH OF THE CENTERLINE OF MICHIGAN AVENUE, AND ±465' EAST OF CENTERLINE OF LARCH STREET.

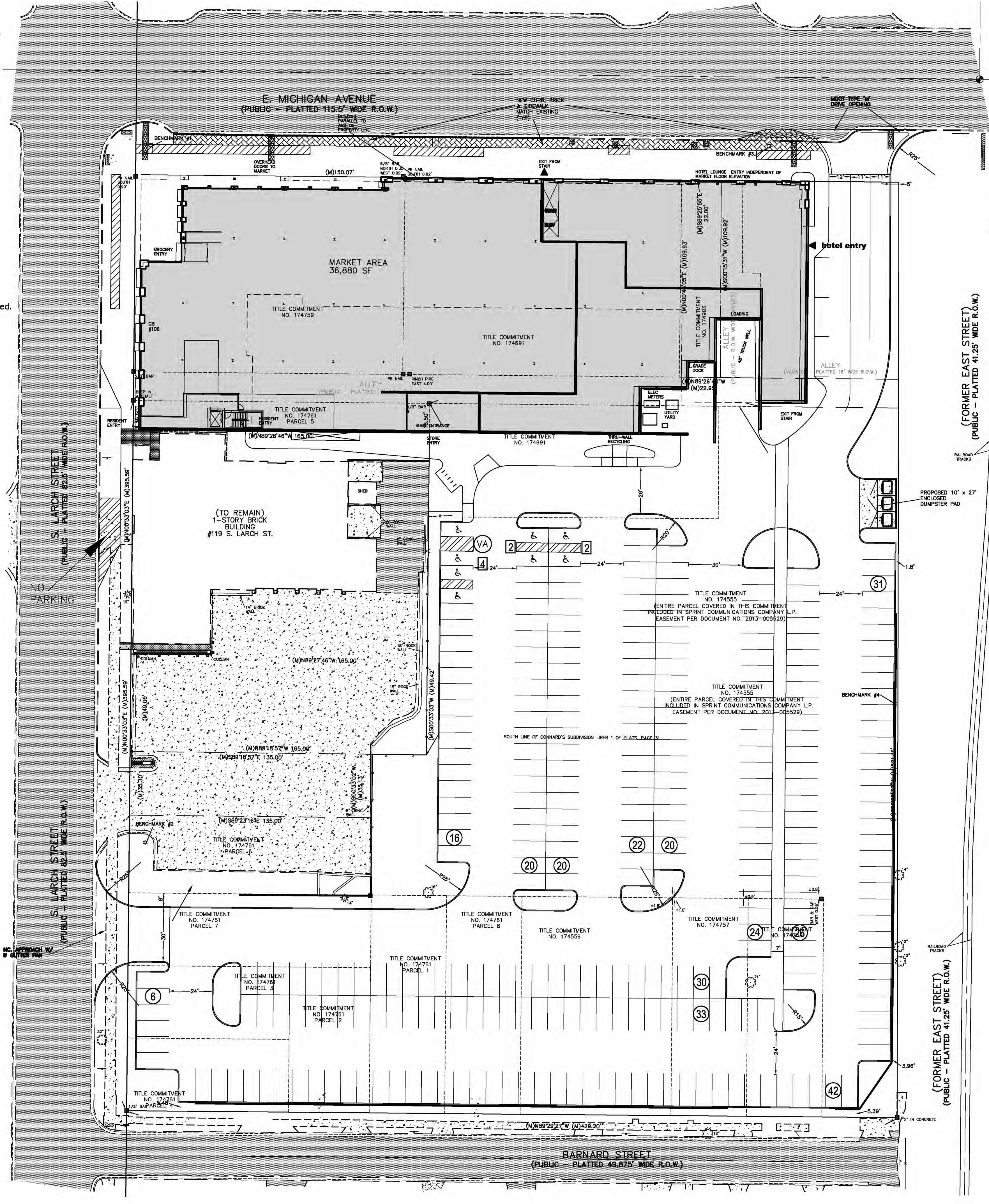


EX. LEGEND

- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DEED LINE
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = STEEL PLATE
- = ADA PLATE
- = PORCH/DECK/STAIRS
- = BRICK
- = BUILDING OVERHANG
- ⊙ = ELECTRIC MANHOLE
- ⊙ = TELEPHONE MANHOLE
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = AIR CONDITIONING UNIT
- = PARKING METER
- = SIGN
- = POST/BOLLARD

LWL NOTES

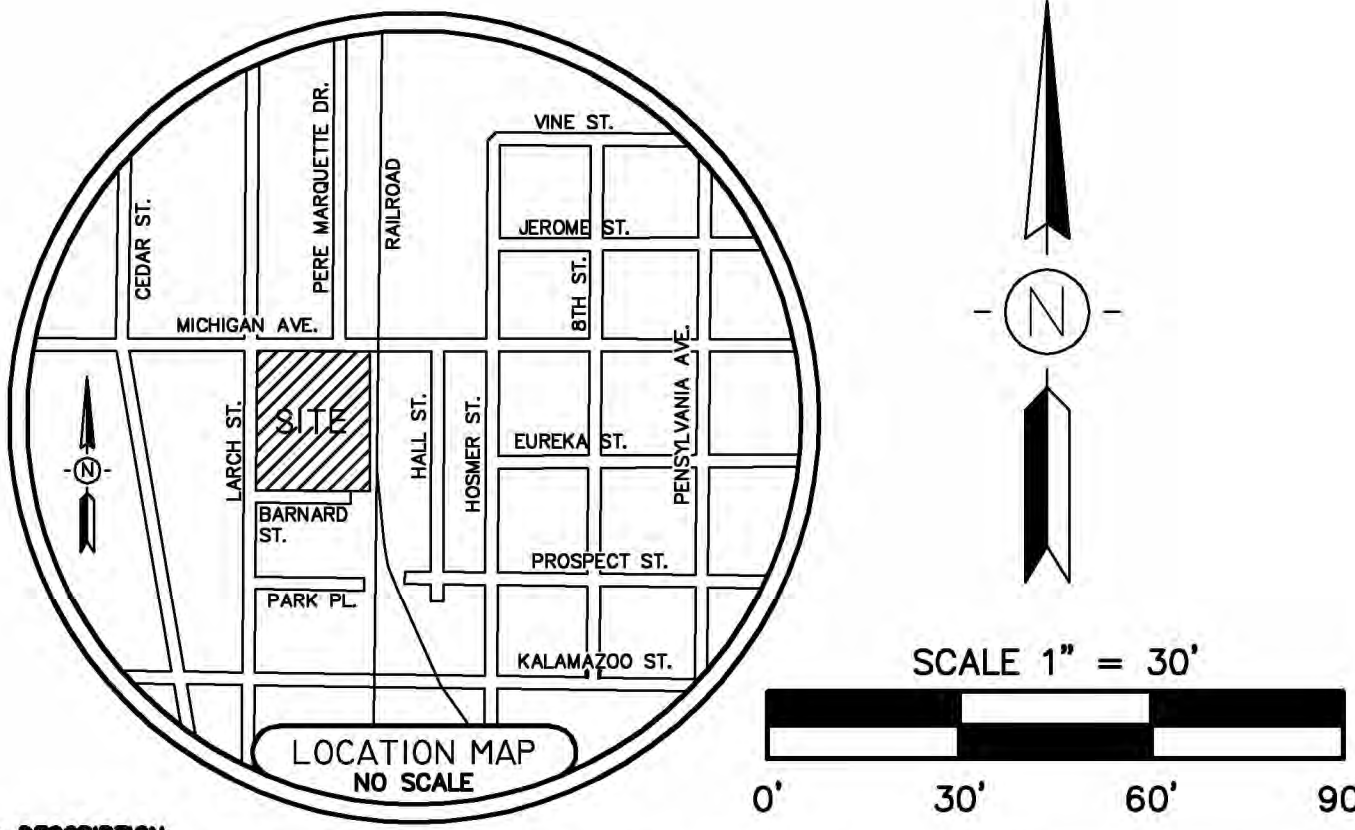
1. MAINTAIN A MINIMUM OF 10 FT HORIZONTAL AND 18 INCHES OF VERTICAL SEPARATION BETWEEN WATER AND SEWERS, AND A MINIMUM OF 5 FT HORIZONTAL AND 12 INCHES OF VERTICAL SEPARATION BETWEEN WATER AND OTHER UTILITIES.
2. ALL WATER MAIN AND SERVICES TO BE INSTALLED IN ACCORDANCE TO BNL STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR TO CONTACT THE BNL AT LEAST 72 HOURS PRIOR TO SCHEDULED SHUT OFFS TO COORDINATE SHUT DOWN AND TURN ON ACTIVITIES.
4. LWL IS NOT RESPONSIBLE FOR REPLACEMENT, REPAIR, OR MAINTENANCE OF SIDEWALKS THAT HAVE BEEN DAMAGED OR REMOVED DURING REPAIR, MAINTENANCE, REPLACEMENT OR INSPECTION OF WATERMAINS AND RELATED FEATURES.
5. ALL PUBLIC WATER OUTSIDE OF R.O.W. SHALL BE WITHIN A 20' PUBLIC EASEMENT.
6. ALL DUCTILE IRON WATER MAIN SHALL BE PRESSURE CLASS 350. ALL COPPER PIPE SHALL BE TYPE "K".
7. ALL WORK ON LWL WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED BY THE LWL OR BY A LWL-APPROVED CONTRACTOR WITH A LWL INSPECTOR ON-SITE.
8. A LWL WATER SERVICE AGREEMENT SHALL BE PUT IN PLACE PRIOR TO CONSTRUCTION OF ANY WATER RELATED ITEMS.



600 E. Michigan Project
CITY OF LANSING, INGHAM COUNTY, MICHIGAN

CLIENT:
GILLESPIE GROUP
330 MARSHALL ST.
LANSING, MI. 48912
PH: (517) 333-4123
FAX: (517) 333-6725

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



LEGAL DESCRIPTION:
(As provided by First American Title Insurance Company, Commitment No. 174555, dated October 27, 2017)
Lots 1, 2, 3, 24, and the East 10 feet of the North 51.55 feet of Lot 4, Conard's Subdivision of Lot 1, of Block 242, of the Original Plat of the City of Lansing, according to the recorded plat thereof; ALSO beginning at the Southeast corner of said Lot 1; thence South 16 feet; thence North 16 feet; thence East 77 feet to the point of beginning; ALSO Lot 1 of Block 1 of Barnard's Subdivision, recorded in Liber 1 of Plats, Page 32, Ingham County Records; ALSO the North 1/2 of Lot 2, Block 242, except the West 135 feet thereof and except the East 30 feet of the West 165 feet of the North 5 feet thereof; Original Plat of the City of Lansing. The said property may also be described as: Beginning at the Northeast corner of Lot 1 of Conard's Subdivision of Lot 1 of Block 242 of the Original Plat of the City of Lansing, according to the recorded plat thereof; thence South along the Eastern boundaries of Lot 1, Lot 1 extended, and Lot 24 of Conard's Subdivision, the North 1/2 of Lot 2, Block 242 and Lot 1 of Block 1 of Barnard's Subdivision, a measured distance of 521.30 feet to an "X" cut on concrete marking the Southeast corner of Lot 1 of Block 1 of Barnard's Subdivision; thence West 42 feet to a point being the Southwest corner of said Lot 1, Block 1 of Barnard's Subdivision; thence North 121.5 feet to a point, which point is a measured distance of 41.87 feet West of the Eastern boundary line of lots 1 and 24 aforesaid, being the Northwest corner of said Lot 1, Block 1 of Barnard's Subdivision; thence West 251.21 feet to a point being the Northwest corner of Lot 7, Block 1 of Barnard's Subdivision; thence North 78.82 feet; a point 135 feet East of the East Boundary of Larch Street; thence East 30 feet to a point being 8 feet South of the North line of Lot 2, Block 242; thence North a measured distance of 185.9 feet along the West boundary line of Lot 24 of Conard's subdivision of Block 242 to a point being the Northwest corner of said Lot 24; thence East 183.04 feet along the Northern boundary line of said Lot 24 to a point 16 feet South of the Southwest corner of Lot 3 of Conard's Subdivision; thence Northerly 16 feet to a point being the Southwest corner of Lot 3 of Conard's Subdivision; thence continuing North along the West boundary line of said Lot 3, 55.5 feet to an "X" cut therein; thence West 10 feet to an "X" cut; thence North a measured distance of 51.55 feet to a point in the North Boundary Line of Lot 4 and the South boundary line of Michigan Avenue; thence East along the South boundary of Michigan Avenue and the North boundary lines of Lots 4, 3, 2, and 1 of Conard's Subdivision to the place of beginning.
EXCEPT:
Part of Lot 24, Conard's Subdivision of Lot 1, of Block 242, of the Original Plat of the City of Lansing, according to the recorded plat thereof, as recorded in Liber 1 of Plats, Page 32, Ingham County Records, being further described as commencing at the Northwest corner of Lot 24, of said Plat; thence South 90°00'00" East, 161.04 feet, along the Northerly line of Lot 24; thence South 0°24'20" East, 82.63 feet; thence South 89°49'30" West, 161.32 feet to the Westerly line of Lot 24; thence North 0°02'00" East, 63.12 feet, along said Westerly line to the point of beginning.

GENERAL

1. Any unstable soil (such as peat, muck, marl, soft blue clay, topsoil, etc.) which is encountered beneath proposed utilities, parking lots and structures, and buildings shall be removed down to sound subsoil and backfilled with sand and gravel as needed to reach finished grade. Such fill shall be compacted in 6" layers to 95% of max. density. The decision on material for bedding and backfill shall be made by the Engineer.
2. Information on depth, size, etc., of all other underground utilities shown herein is plan information only, obtained from the utility company involved. Prior to any final designing or construction. It is recommended that all utility companies, agencies, departments, etc., involved be contacted for verification of such locations.
3. The locations, size and elevation of sewers and related structures shown herein, were obtained through a survey completed by KEBS, Inc. KEBS, Inc. is not responsible for information on any other sewers, drains or related structures not found and not shown hereon, that may cross, parallel, lie contiguous to or service this site.
4. For protection of underground utilities, the contractor shall dial 800-482-7171 a minimum of 72 hours prior to excavating in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the contractor of the responsibility of notifying utility owners who may not be a part of the "MISS DIG" alert system.
5. All existing roads, driveways and yards disturbed during construction shall be restored by the contractor to its original condition.
6. All sewer pipe shall be bedded with CL III granular material. Class material shall be used in backfilling all sewer trenches to 1' above the sewer pipe.
7. All compaction of trenches within the roadways shall be to 95% density. Equipment such as a small dozer in the trenches and a hose-pack around the structures will be required, or equipment capable of reaching 95% density.
8. Contractor shall be responsible for obtaining all permits required for construction.
9. Contractor shall be responsible for maintaining As-Built drawings of all lot lead locations and drawings shall be available to the Engineer upon request.

STREETS

1. PER CITY OF LANSING SPECIFICATIONS.

- 1 DENOTES NUMBER OF B/F SPACES
- VA DENOTES VAN ACCESS B/F SPACES
- 0 DENOTES PROPOSED NUMBER OF 9' x 18' PARKING SPACES

SITE ADDRESS: 600 E. MICHIGAN AVE, LANSING, MI. 48912 SURVEY#92950.BND

	REVISIONS		KEBS, INC.	KYES ENGINEERING
				BRYAN LAND SURVEYS
				2116 HASLETT ROAD, HASLETT, MI 48840
				PH. 517-339-1014 FAX. 517-339-8047
				Marshall Office Ph. 269-781-9800
		600 E. Michigan Project		
		COVER SHEET		
	SCALE: 1"= 30'	DESIGNER:	APPROVED BY:	
		JWK	JWK	
	DATE: 4-2-18	PROJECT MGR.	SHEET 1 OF 5	
		JWK		
	AUTHORIZED BY:		JOB #	
	GILLESPIE GROUP		92950	

Appendix D



Corporate Headquarters
Lansing, Michigan
3340 Ranger Road, Lansing, MI 48906
f: 877.884.6775
t: 517.321.3331

Michigan Locations
Berkley Bay City
Grand Rapids Detroit
Chesterfield Lansing

February 28, 2018

District Supervisor
Michigan Department of Environmental Quality
Lansing Michigan District Office
525 West Allegan Street
Lansing, Michigan 48933

**RE: Baseline Environmental Assessment of the 600 Block Urban Redevelopment Property Located at 600-636 E. Michigan Avenue, 117 S. Larch Street, 145-147 S. Larch Street, and 601-637 Barnard Street, Lansing, Michigan
PM Environmental, Inc. Project No. 01-9216-0-0002**

Dear District Supervisor:

Enclosed is a copy of the Baseline Environmental Assessment prepared for the above referenced subject property in accordance with Section 20126(1)(c) of Part 201, Environmental Remediation, and Section 21323a(1)(b)(i) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994, as amended.

If you have any questions regarding this report, please contact us at 800.313.2966.

Sincerely,
PM ENVIRONMENTAL, INC.

J. Adam Patton, CHMM
Manager of Site Investigation Services

Enclosure



Corporate Headquarters
Lansing, Michigan
3340 Ranger Road, Lansing, MI 48906
f: 877.884.6775
t: 517.321.3331

Michigan Locations
Berkley Bay City
Grand Rapids Detroit
Chesterfield Lansing

February 28, 2018

Mr. Patrick Gillespie
600 E. Michigan-Lansing, LLC
330 Marshal Street, Suite 100
Lansing, Michigan 48912

**RE: Baseline Environmental Assessment of the 600 Block Urban Redevelopment Property Located at 600-636 E. Michigan Avenue, 117 S. Larch Street, 145-147 S. Larch Street, and 601-637 Barnard Street, Lansing, Michigan
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THIS BASELINE ENVIRONMENTAL ASSESSMENT WAS PREPARED FOR THE EXCLUSIVE USE OF 600 E. MICHIGAN-LANSING, LLC, THEIR ASSOCIATES AND LENDERS, EACH OF WHOM MAY RELY ON THE REPORT'S CONTENTS.

If you have any questions regarding this report, please contact us at 800.313.2966.

Sincerely,
PM ENVIRONMENTAL, INC.

J. Adam Patton, CHMM
Manager of Site Investigation Services

Enclosure

TABLE OF CONTENTS

1.0	INTRODUCTION AND DISCUSSION	1
1.1	Owner/Operator Information	3
1.2	Intended Use of the Subject Property	3
1.3	Summary of All Appropriate Inquiry Phase I Environmental Assessment	3
1.3.1	Phase I ESA Exceptions or Deletions	5
1.3.2	Phase I ESA Data Gaps	5
1.4	Summary of Previous Site Investigations	6
1.5	Summary of Current Site Investigation	9
1.6	Summary of Geophysical Investigation Activities	18
1.7	Subsurface Investigations Techniques and QA/QC Procedures	21
1.8	Geology and Hydrogeology	22
2.0	LOCATION OF CONTAMINATED MEDIA ON THE SUBJECT PROPERTY	22
2.1	Summary of Analytical Results (December 2017)	22
2.2	Subject Property Site Status	30
3.0	PROPERTY INFORMATION	30
3.1	Legal Description of Subject Property	30
3.2	Survey Map of Subject Property	30
3.3	Subject Location and Analytical Summary Maps	30
3.4	Subject Property Location Map	30
3.5	Subject Property Address	30
3.6	Subject Spatial Data	30
4.0	FACILITY STATUS OF SUBJECT PROPERTY	31
4.1	Summary Data Tables	31
4.2	Laboratory Reports and Chain of Custody Documentation	31
5.0	IDENTIFICATION OF BEA AUTHOR	31
6.0	AAI REPORT OR ASTM PHASE I ESA	32
7.0	REFERENCES	32

FIGURES

Figure 1:	Property Vicinity Map
Figure 2:	Generalized Diagram of the Subject Property and Adjoining Properties
Figure 3A:	Soil Boring/Temporary Monitoring Well/Soil Gas Location Map with Soil Analytical Results (Northwest Area)
Figure 3B:	Soil Boring/Temporary Monitoring Well/Soil Gas Location Map with Soil Analytical Results (North/Central Areas)
Figure 3C:	Soil Boring/Temporary Monitoring Well/Soil Gas Location Map with Soil Analytical Results (West/South Areas)
Figure 4:	Soil Boring/Temporary Monitoring Well/Soil Gas Location Map with Groundwater Analytical Results
Figure 5:	Soil Boring/Temporary Monitoring Well/Soil Gas Location Map with Soil Gas Analytical Results

TABLES

Table 1:	Summary of Soil Analytical Results: VOCs
Table 2:	Summary of Soil Analytical Results: PNAs, PCBs, Metals, and Glycols
Table 3:	Summary of Groundwater Analytical Results: VOCs, PNAs, Dissolved Metals and Glycols
Table 4:	Summary of Soil Gas Analytical Results: VOCs

APPENDICES

Appendix A:	Phase I ESA, PM, February 2, 2018
Appendix B:	Soil Boring/Temporary Monitoring Well/Soil Gas Logs
Appendix C:	Laboratory Analytical Reports
Appendix D:	Assessing Information
Appendix E:	Professional Qualification Statements

1.0 INTRODUCTION AND DISCUSSION

PM completed this Baseline Environmental Assessment (BEA) of the 600 Block Urban Redevelopment Property located in Lansing, Ingham County, Michigan (hereafter referred to as the “subject property”) in accordance with Parts 201 and 213 of the Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994 (Parts 201 and 213), as amended.

The subject property consist of 18 parcels and an alleyway totaling approximately 4.0 acres and is located on the east side of South Larch Street and on the south side of East Michigan Avenue in Lansing, Michigan. The table below includes a listing of each parcel comprising the subject property:

Address	Parcel ID Number	Current Use
600 East Michigan Avenue	33-01-01-16-428-081	Vacant (Former Ballpark Mobil)
612-614 East Michigan Avenue	33-01-01-16-428-061	Brogan's Tire and Auto Service
622 East Michigan Avenue	33-01-01-16-428-051	Commercial
624 East Michigan Avenue	33-01-01-16-428-041	Commercial
626 East Michigan Avenue	33-01-01-16-428-031	Commercial/Office
628 East Michigan Avenue	33-01-01-16-428-021	Commercial/Office
117 South Larch Street	33-01-01-16-428-100	Storage/Warehouse
636 East Michigan Avenue	33-01-01-16-428-002	Parking
No Current Address	33-01-01-16-428-141	Vacant (formerly 139 South Larch Street)
145 South Larch Street	33-01-01-16-428-151	Residential
147 South Larch Street	33-01-01-16-428-161	Residential
611 Barnard Street	33-01-01-16-428-171	Residential
No Current Address	33-01-01-16-428-181	Vacant (formerly 613 Barnard Street)
619 Barnard Street	33-01-01-16-428-191	Residential
No Current Address	33-01-01-16-428-201	Vacant (formerly 621 Barnard Street)
625 Barnard Street	33-01-01-16-428-211	Residential
629 Barnard Street	33-01-01-16-428-221	Residential
633 Barnard Street	33-01-01-16-428-231	Residential
No Current Address	33-01-01-16-428-901	Vacant Alleyway

The property is developed with a 3,616 square foot automotive service garage building (612-614 East Michigan Avenue; Brogan's Tire and Auto Service) constructed in 1930, four retail buildings (622-628 East Michigan Avenue) containing 8,654 square feet constructed in 1900, a warehouse building (117 South Larch Street) containing 5,520 square feet constructed in 1946, six residential dwellings (145-147 South Larch Street and 611-629 Barnard Street) totaling 9,720 square feet constructed between 1884 and 1916, and a garage building (633 Barnard Street) containing 960 square feet constructed in 1983.

The service garage building is divided into a lobby area, service areas, and storage areas. The retail buildings are divided into various retail and storage areas. The easternmost retail building (628 East Michigan Avenue) contains two second floor apartments which are divided into bedroom areas, a kitchen, living area, and bathrooms. The warehouse building contains various

storage areas. The residential dwellings are generally divided into bedrooms, living areas, kitchens, bathrooms, and basements.

An asphalt paved parking lot is present in the eastern portion of the property. Various paved areas are present throughout the remainder of the property. In the area of the residential dwellings, groomed grass, driveways, and landscaped areas are present.

Standard and other historical sources documented that the northeastern portion of the property (identified as 636 East Michigan Avenue) was occupied lumber storage for Hall Lumber Company from at least 1892 to 1898. By 1906, two office buildings were present. An additional office building was constructed by 1913. These former office buildings were demolished by 1950, when a larger office building, occupied by Lewis Fuel Oil Company was constructed. The Lewis Fuel Oil office building was demolished between 1994 and 1997, and this portion of the property has been occupied by a surface parking lot since that time. Historic occupants of the former buildings consisted of various professional office operations.

The north-central portion of the property is currently occupied by four storefront buildings (identified as 622-628 East Michigan Avenue). The two eastern buildings were constructed prior to 1892. Additions were constructed to the rear of the eastern buildings between 1906 and 1913. The two western storefront buildings were constructed between 1906 and 1913. A majority of the historic occupants have included various retail, medical, and professional office tenants, with the exception of 622 and 624 East Michigan Avenue.

The storefront buildings, identified as 622 East Michigan Avenue and 624 East Michigan Avenue, were occupied by a radiator shop from at least 1935 to 1959 and a glassworks shop from at least 1945 to 1964, respectively.

The north-central portion of the property is occupied by an automotive service building (identified as 612-614 East Michigan Avenue), which was constructed by 1930 as a gasoline service station. Prior to 1930, this portion of the property was occupied by a lumber shed for a lumber company located further west. Gasoline dispensing operations ceased in approximately the mid-1950s and the property has been occupied by an automotive service business since the early 1960s.

The northwestern parcel of the property (formerly identified as 600 East Michigan Avenue) is currently a vacant lot with four underground storage tanks (USTs) that are not currently in use. In at least 1892, a lumber shed was present in the eastern portion of this parcel. The lumber shed was demolished and a small office building was constructed in the eastern portion, along East Michigan Avenue between 1892 and 1898 and was demolished by 1906. By 1906, several buildings associated with the Hall Lumber Company were constructed with lumber storage throughout the parcel. All of the former lumber buildings were demolished between 1938 and 1950. An auto sales and service building was constructed in the south-central portion by 1950 and was demolished by the early 1970. A former convenience store building associated with a retail gasoline station was constructed in the early 1970s, with a car wash building constructed in 1995. All of the former buildings were demolished in 2012 and the property has been vacant since that time. The property was occupied by lumber company with storage and/or milling operations from at least 1892 until 1921; automotive sales and service operations from the early 1920s until the 1950s; various commercial and retail businesses from at least the 1930s until the early 1950s; used auto sales from the 1950s until the 1960s, gasoline dispensing operations from least 1940 to 1943, and from the 1970s until 2006; and has been vacant of occupants since that time.

The central portion of the property (identified as 636 East Michigan Avenue) was occupied by Hall Lumber Company from at least 1892 to 1988 with lumber and coal storage and planning, sash and door manufacturing. By 1906, this portion was occupied by Michigan Implement & Transfer Company. Four buildings were constructed by 1906 which were occupied by agricultural implements and engines and/or threshers. In at least 1913, this portion of the subject property was occupied by Butler-Langevin Lumber Company and the previously identified buildings were identified as agricultural implements and lumber storage. The current building located at 117 South Larch Street was constructed in 1946 and was utilized as storage in at least 1951 and boat storage and repair in at least 1966. All of the former buildings (with the exception of the current building) were demolished by 1950 and the property was occupied by Lewis Fuel Oil Company from at least 1940 until the early 1990s with operations consisting of bulk petroleum and coal distribution. A garage building, with truck service operations was constructed by 1951 and demolished between 1997 and 1998 (identified as former auto service building on Figures). Six coal silos were present on the northeastern portion from 1950 until 1973 and various petroleum ASTs were present on the southern portion from 1950 to 1994. Coal pile storage was present on this portion of the property from at least 1906 until 1955. All of the former buildings were demolished (except the current building) were demolished between 1994 and 1997, and the property has been vacant land and/or a surface parking lot since that time.

The southern portion of the property (identified as 145-147 South Larch Street and 601-637 Barnard Street) is currently and has historically been occupied by various residential dwellings. Several dwellings were demolished between 1951 and the 1990s. A personal garage is present on the eastern portion, which was constructed in 1984.

Current operations at the subject property consist of typical automotive service operations, retail activities, professional office activities, storage activities, and residential activities.

1.1 Owner/Operator Information

600 E. Michigan-Lansing, LLC, 330 Marshall Street, Lansing, Michigan 48912 intends to purchase the subject property, which will be redeveloped for mixed commercial, retail, and residential uses.

1.2 Intended Use of the Subject Property

600 E. Michigan-Lansing, LLC, intends to redevelop the subject property for mixed commercial, retail, and residential uses. As part of the redevelopment, all parcels and the associated alleyway currently comprising the subject property will be consolidated into a single parcel, the identification number of which has not yet been assigned.

1.3 Summary of All Appropriate Inquiry Phase I Environmental Assessment

PM prepared a Phase I ESA dated February 2, 2018, in conformance with the scope and limitations of ASTM Practice E1527-13 (i.e., the 'ASTM Standard'). A copy of PM's February 2018 Phase I ESA, including photographs of the subject property, is included in Appendix A.

- The subject property parcel, identified as 600 East Michigan Avenue, is a closed Leaking Underground Storage Tank (LUST) site and a BEA site. Previous site assessment activities completed for 600 East Michigan Avenue in 2013 document that soil and groundwater contamination exists on-site above the current MDEQ Part 213 Risk Based Screening

Levels (RBSLs). Based on these analytical results and its closed LUST status, the subject property meets the definition of a “property,” in accordance with Part 213 of P.A. 451 of the Michigan Natural Resources Environmental Protection Act (NREPA), as amended.

- The subject property parcel, identified as 636 East Michigan Avenue, is an open LUST site and a BEA site. Previous site assessment activities completed in 1994, 1995, and 2015 document that soil contamination exists on-site above the current MDEQ Part 201 Generic Residential Cleanup Criteria (CRCC) and Part 213 RBSLs. Based on these analytical results and its open LUST status, the subject property meets the definition of a “facility” and a “site,” in accordance with Part 213 of P.A. 451 of the Michigan NREPA, as amended.
- The north-central portion of the property, identified as 612-614 East Michigan Avenue, is currently occupied by an automotive service building, which was constructed by 1930 as a gasoline service station. Gasoline dispensing operations ceased in approximately the mid-1950s and the property has been occupied by an automotive service business since the early 1960s. Current and historical interior waste streams associated with the service garage operations consist of general hazardous substances and/or petroleum products. A significant portion of this time period preceded major environmental regulations and current waste management and disposal procedures. The historical waste management practices associated with the service operations are unknown and may be a source of subsurface contamination.
- The southern portion of the property is currently and has historically been occupied by various residential dwellings. Several dwellings were demolished between 1951 and the 1990s. Several of the former residential dwellings were demolished prior to current disposal regulations. It is unknown how the building demolition debris was disposed of. It was not uncommon for building demolition debris to historically have been used as fill material onsite. The potential exists for construction debris and fill material to be present on these subject property parcels that were historically developed with basements, and to have negatively impacted the subsurface.
- Four current USTs are present at the subject property parcel identified as 600 East Michigan Avenue. The current UST system has been unused since 2012 without any subsurface investigation since 2013. Based on this information, the potential exists for a release to have occurred and impacted the subsurface.
- During the site reconnaissance, PM observed evidence of five in-ground hydraulic hoists within the warehouse building located at 117 South Larch Street and evidence of a former in-ground hoist within the building located at 612-614 East Michigan Avenue. The hydraulic reservoirs associated with the in-ground hoists were located underground. In-ground hoists have an underground reservoir for hydraulic fluids, which can contain polychlorinated biphenyls (PCBs). The potential exists that a release occurred from the current hydraulic hoist system and/or underground reservoir. Additionally, the potential exists for orphaned reservoirs to be present on the subject property.
- During the site reconnaissance, PM observed two vent pipes on the western exterior wall of the automotive service building (612-614 East Michigan Avenue). These vent pipes may be associated with the USTs identified in the 1951-1972 Sanborn maps. No known subsurface investigations have been completed in this area of the subject property and no

USTs are registered to this parcel. Based on this information, the potential exists for orphan USTs to be present and/or for a release to have occurred.

- Review of Fire Department records documented fuel oil as a heat source at various times for 612-614 East Michigan Avenue, 622 East Michigan Avenue, 626 East Michigan Avenue, and 636 East Michigan Avenue. Fuel oil was documented to be stored within 55-gallon drums at 622 East Michigan Avenue and within USTs at 636 East Michigan Avenue (bulk fuel oil storage and consumptive purposes on the parcel). PM was unable to verify if fuel oil was stored within above ground storage tanks (ASTs) or USTs at the remaining addresses. Based on this information, the potential exists for orphan USTs to be present and/or for a release to have occurred with the former use fuel oil.
- The storefront building, identified as 622 East Michigan Avenue, was occupied by a radiator shop from at least 1935 to 1959. Historical interior waste streams associated with the operations would have consisted of general hazardous substances and/or petroleum products. This time period preceded major environmental regulations and current waste management and disposal procedures. The historical waste management practices associated with the former service operations are unknown and may be a source of subsurface contamination.

The following adjoining and/or nearby RECs were identified:

- The west adjoining property, identified as 119 South Larch Street, is occupied by Liskey's Auto Truck Service. Review of historical the property was occupied by a pattern works and/or manufacturing company from at least 1906 until 1921, and sheet metal and machining company from 1924 until the 1950s, an automotive equipment company from 1936 until the 1950s, and has been occupied by automotive service operations since 1965. Based on the long-term operations on this property and the close proximity to the subject property (directly adjoining), the potential exists for a release to have occurred and migrated onto the subject property.
- A north adjoining property, identified as 605 East Michigan Avenue, was occupied by a dry cleaning operation from 1916 until 1959. Dry cleaning operations commonly involve the usage of general hazardous substances and/or petroleum products, which, if improperly managed and/or disposed of, can be a source of contamination. Based on the close proximity to the subject property (approximately 90 feet east) and long-term operations, the potential exists that a release has occurred on this property and migrated onto the subject property.

1.3.1 Phase I ESA Exceptions or Deletions

There were no identified exceptions or deletions from the Federal All Appropriate Inquiry Rule under 40 CFR 312, or the ASTM Standard within PM's February 2018 Phase I ESA.

1.3.2 Phase I ESA Data Gaps

No significant data gaps were identified within PM's February 2018 Phase I ESA.

1.4 Summary of Previous Site Investigations

Multiple site investigations were completed for the subject property between 1990 and 2015. Reports associated with those investigations are summarized in the table below:

Name of Report	Date of Report	Company that Prepared Report
Report of Site Assessment (600 East Michigan Avenue)	March 15, 1990	Environmental Science and Engineering, Inc. (ESE)
Phase II ESA (600 East Michigan Avenue)	February 21, 1991	ESE
Initial Abatement Measures Report (600 East Michigan Avenue)	August 20, 1991	ESE
UST Removal/Site Remediation Report (600 East Michigan Avenue)	November 7, 1991	ESE
60-Day LUST Initial Assessment Report (636 East Michigan Avenue)	3-10-1995	BLDI
Phase I Hydrogeologic Study and Preliminary RBCA Tier 1 Evaluation (636 East Michigan Avenue)	6-30-1995	BLDI
BEA (636 East Michigan Avenue)	7-10-1995	STS Consultants, Ltd.
LUST Closure Report (600 East Michigan Avenue)	January 11, 1996	Enecotech
Soil Characterization Report (636 East Michigan Avenue)	7-12-1996	MacKenzie Environmental Services
Risk-Based Corrective Action (RBCA) Assessment (636 East Michigan Avenue)	4-11-1997	BLDI
Summary of Soil Remediation Activities (636 East Michigan Avenue)	2-5-1999	Snell Environmental Group (SEG)
LUST Closure Report (600 East Michigan Avenue)	February 11, 2000	Timmermans
Phase I ESA (600 East Michigan Avenue)	July 18, 2011	Soil and Materials Engineers, Inc. (SME)
Phase I ESA (600 East Michigan Avenue)	7-31-2013	PM
BEA (600 East Michigan Avenue)	10-4-2013	PM
Documentation of Due Care Compliance (DDCC) (600 East Michigan Avenue)	10-4-2013	PM
Phase II ESA	11-11-2015	WSP Parsons Brinckerhoff (WSP)
BEA (636 East Michigan Avenue)	11-19-2015	WSP

PM reviewed available previous site investigations for 600 and 636 East Michigan Avenue, which are summarized below. Relevant portions of the previous reports, including sample location maps

and analytical summary tables, are also included in Section 10.4 of the February 2018 Phase I ESA (Appendix A).

600 East Michigan Avenue:

This parcel is a closed LUST site with three releases reported in 1990, 1991, and 1999. Various subsurface investigations were completed on this parcel from 1990 to 2000 to assess former gasoline dispensing operations on the property which occurred in at least 1940 and from the 1970s to 2000.

In 1991, three USTs (two 600-gallon and one 1,000-gallon of unknown contents) were removed from the northwestern portion of the parcel. Two releases were confirmed during UST removal activities and approximately 4,200 cubic yards of contaminated soils were removed from the parcel. Verification of soil remediation (VSR) and two additional soil sampling events were completed between 1991 and 1996, in which analytical results supported Type B Closure and were below Tier 1 Residential Soil Leaching to Groundwater Criteria and the releases was granted closure.

A waste oil UST was removed in 1996 with no assessment from the rear of the former service station building. In 1999, field observations noted photo-ionization detector (PID) readings (3.2 to 72 ppm) in the backfill in the area of the waste oil UST. A release was reported based on these observations in 1999. Subsequent sampling identified various volatile organic compound (VOC) and polynuclear aromatic compound (PNA) compounds in the fill above the current Part 213 Drinking Water Protection (DWP) and/or Groundwater Surface Water Interface Protection (GSIP) RBSLs. Delineation sampling did not identify any compounds above the laboratory method detection limits (MDLs) and the release received Type B Closure.

At the time of the 2011 Phase I ESA, the parcel was occupied by a gasoline dispensing station. SME documented similar historical information as included in this Phase I ESA, and identified the following RECs: former operations associated with the former automotive sales and service operations; former gasoline dispensing operations; potential fill materials associated with the former buildings; and adjoining properties to the east, south, and west based on former operations.

At the time of the 2013 Phase I ESA, the parcel was vacant of buildings and occupants. PM documented similar historical information was documented as in the Phase I ESA. The following RECs were identified: the historic use of the parcel for automotive service operations with the potential use of in-ground hoists and the lack of subsurface investigations from 2000 to 2011 when the property was occupied by gasoline dispensing station. Off-site RECs identified include: the historic use of the north adjoining property (605 East Michigan Avenue) as a dry cleaning business from at least 1916 to 1959, the historic use of the east adjoining property (614 East Michigan Avenue (current subject property parcel)) as an automotive service garage and/or gasoline service station since at least the 1960s, and the historic use of the south adjoining property (119 South Larch Street) as an automotive service garage since at least 1965.

During the 2013 subsurface investigation, a ground penetrating radar (GPR) survey was completed to investigate the potential for in-ground hoists. One anomaly consistent with an in-ground hoist was identified during the GPR survey and is located within the footprint of the former building. An exploratory boring was advanced within the center of the anomaly. A metal structure

was encountered directly beneath the concrete and appears to be consistent with the top of an in-ground hoist.

Additionally, 13 soil borings were advanced to between 15.0 and 20.0 feet below ground surface (bgs), four temporary monitoring wells were installed, and three temporary soil gas sampling points were installed. Soil and groundwater samples were analyzed for VOCs, PNAs, polychlorinated biphenyls (PCBs), and metals (cadmium, chromium, and lead). Soil gas samples were analyzed for VOCs. Soil analytical results documented PNAs above Part 213 RBSLs for DWP and Direct Contact (DC) and lead above Part 213 RBSLs in the southwestern portion of the parcel. Groundwater analytical results documented various VOCs and PNAs in the central and western portions of the parcel. Soil gas analytical results identified VOCs above Residential Soil Gas Screening Levels.

Based on the analytical results, a BEA and DDCC were completed for the current owner.

Previous site assessment activities completed in 2013 document that soil and groundwater contamination exists on-site above the current MDEQ Part 213 RBSLs. Based on these analytical results and its closed LUST status, the subject property meets the definition of a “property,” in accordance with Michigan Part 213.

Four current USTs remain on the 600 East Main parcel of the subject property.

636 East Michigan Avenue:

This parcel is an open LUST site with three releases reported in 1995. Various subsurface investigations were completed on this parcel from 1995 to 1999 to assess former bulk petroleum distribution and/or coal storage operations on the parcel, which occurred from at least 1940 to the early 1990s.

Multiple subsurface investigations were completed for the parcel in at least 1994 and 1995; however, not all reports were available for PM’s review. A majority of the reports were summarized in the 1997 RBCA report. The parcel formerly contained six USTs (i.e. containing fuel oil, used, oil, or gasoline), which were removed in 1995. The parcel also contained ten bulk petroleum ASTs formerly located in the southern portion of the parcel. During UST removal activities, three releases were reported associated with former USTs located in the northeastern, western, central, and eastern portions of the parcel. Analytical results documented various VOCs and PNAs in the locations of the former USTs above the Part 213 RBSLs. Groundwater sampling was not included based on groundwater not encountered until approximately 40.0 feet bgs.

In 1998, approximately 3,200 cubic yards of stock piled contaminated soils were removed from the southern portion of the parcel. The source of the soil piles was not identified; however, the piles were likely associated with the removal of multiple USTs on this portion of the subject property. After removal, VSR sampling (limited to the southern portion of the parcel) was completed. Samples were analyzed for VOCs, PNAs, and lead. Analytical results were below Part 201 Generic Residential Cleanup Criteria (GRCC). Lead was identified above statewide background levels, but below direct contact levels.

Review of the 2015 Phase II ESA, indicates that a Phase I ESA was completed in 2015, which documented RECs associated with the known contamination on the parcel, the former truck repair

operations with a former structure on the west-central portion of the parcel, the historic coal storage operations on the eastern and central portions of the parcel, and the former presence of railroad spurs located on the parcel. A copy of the Phase I ESA was not included for PM's review.

During the subsurface investigation, 21 soil borings were advanced to depths between 2.0 and 8.0 feet bgs. Soil samples were collected and analyzed for VOCs, PNAs, Michigan-10 (arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver, and zinc). Soil analytical results documented various VOC, PNAs, and metals above Part 201 GRCC, Part 213 RBSLs, and/or statewide background levels.

Based on the analytical results, a BEA was completed for the current tenant of the parcel.

Previous site assessment activities completed in 1994, 1995, and 2015 document that soil contamination exists on-site above the current MDEQ Part 201 Generic Residential Cleanup Criteria and Part 213 RBSLs. Based on these analytical results and its open LUST status, the subject property meets the definition of a "facility" and a "site," in accordance with Michigan Parts 201 and 213

1.5 Summary of Current Site Investigation

Prior to the commencement of field activities, MISSDIG, a utility locating service, was contacted to locate utilities on or adjacent to the subject property. Based on the large size of the subject property a joint meet was conducted with PM field staff and utility locators. Utilities were marked by the respective utility companies in the proposed soil boring location areas. The soil borings were also cleared of private subsurface utilities using GPR (Section 1.6).

In December 2017, PM completed a scope of work consisting of a geophysical survey to determine the potential presence of orphan USTs on the 612-614 East Michigan Avenue parcel using GPR; the advancement of 43 soil borings (SB-1 through SB-43); the installation of 18 temporary monitoring wells (TMW-4, TMW-6, TMW-7, TMW-10, TMW-11, TMW-13, TMW-14, TMW-15, TMW-16, TMW-18, TMW-26, TMW-27, TMW-29, TMW-33, TMW-35, TMW-36, TMW-40, and TMW-42); and the installation of 19 soil gas sample points (SSG-1, SG-2 through SG-6, SG-8, SG-10, SG-13, SG-19, SG-23, SG-25, SG-29, SG-31, and SG-33 through SG-37), and the collection of soil, groundwater, and soil gas samples for laboratory analysis of VOCs, PNAs, polychlorinated biphenyls (PCBs), Michigan ten metals (arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver, and zinc), and glycols, or some combination thereof. Select soil samples were also analyzed for Toxicity Characteristic Leaching Procedure (TCLP) lead. The soil boring/temporary monitoring well/soil gas locations and analytical results are included on Figures 3, 4, and 5 and in Tables 1 through 4. The soil boring/temporary monitoring well/soil gas logs are included as Appendix B.

The table below summarizes PM's December 2017 Phase II ESA activities including total boring depth, objective of the soil borings, and sample justification:

Description of Soil Boring and Temporary Monitoring Well Locations

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB/SSG-1 (20.0)	Soil: (6.0-7.0)	Lead and TCLP Pb	Re-asses soil lead concentrations at former (2013) soil boring PSB- 9 location (6.0- 7.0'), and current soil gas concentrations	Soil: A replicate sample was collected at 6.0-7.0-feet bgs. Groundwater: Not Sampled Soil Gas: Sampled
	Soil Gas: (5.0)	VOCs		
PSB/SG-2 (10.0)	Soil Gas : (4.5)	VOCs	Assess current soil gas concentrations at former (2013) PSG-3 location	Soil: Not Collected Groundwater: Not Sampled Soil Gas: Sampled
PSB/SG-3 (10.0)	Soil Gas: (5.0)	VOCs	Assess current soil gas concentrations at former (2013) PSG-2 location	Soil: Not Collected Groundwater: Not Sampled Soil Gas: Sampled
PSB/TMW/SG-4 (20.0)	Soil: (6.5-7.5)	VOCs and PNAs	Assess potential contaminant migration from the south adjoining property	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected above the saturated zone. Groundwater: Not Sampled Soil Gas: Sampled
	GW: (6.0-11.0)	VOCs and PNAs		
	Soil Gas: (7.1)	VOCs		
PSB/SG-5 (20.0)	Soil: (4.0-5.0)	VOCs and PNAs	Assess potential contaminant migration from the south adjoining property	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected above the saturated zone. Groundwater: Not Sampled Soil Gas: Sampled
	Soil Gas: (4.5)	VOCs		

**Baseline Environmental Assessment of the 600 Block Urban Redevelopment Property
Located at 600-636 E. Michigan Avenue, 117 S. Larch Street,
145-147 S. Larch Street, and 601-637 Barnard Street, Lansing, Michigan
PM Environmental, Inc. Project No. 01-9216-0-0002; February 28, 2018**

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB/TMW/SG-6 (20.0)	Soil: (9.0-10.0)	VOCs, PNAs, and Pb	Assess former gasoline filling operations and potential contaminant migration from the north adjoining former drycleaners	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected above the saturated zone. Groundwater: Sampled Soil Gas: Sampled
	GW: (8.0-13.0)	VOCs, PNAs, and dissolved Pb		
	Soil Gas: (4.5)	VOCs		
PSB/TMW-7 (20.0)	Soil: (12.0-13.0)	VOCs, PNAs, PCBs, Cd, Cr, and Pb	Assess former gasoline filling operations	Soil: A soil sample was collected at the interval with the highest PID reading (218 ppm). Groundwater: Sampled Soil Gas: Not Sampled
	GW: (7.0-12.0)	VOCs, PNAs, and dissolved Pb		
PSB/SG-8 (20.0)	Soil: (11.0-12.0 and 19.0-20.0)	VOCs, PNAs, PCBs, Cd, Cr, and Pb	Assess current/former service operations and interior gasoline UST	Soil: A soil sample was collected t the approximate bottom depth of discovered interior orphan UST Groundwater: Not Encountered Soil Gas: Sampled
	Soil Gas: (3.5)	VOCs		
PSB-9 (7.0)	Soil: (2.0-3.0)	VOCs, PNAs, PCBs, Cd, Cr, and Pb	Assess current/former service operations	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected at a geologic interface. Groundwater: Not Encountered Soil Gas: Not Sampled

Baseline Environmental Assessment of the 600 Block Urban Redevelopment Property
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PM Environmental, Inc. Project No. 01-9216-0-0002; February 28, 2018

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB/TMW/ SG-10 (20.0)	Soil: (11.0-12.0)	VOCs, PNAs, and Pb	Assess historical gasoline UST	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected at the approximate bottom depth of the historical gasoline UST Groundwater: Sampled Soil Gas: Sampled
	GW: (7.0-12.0)	VOCs, PNAs, and dissolved Pb		
	Soil Gas: (9.5)	VOCs		
PSB/TMW-11 (5.0)	Soil: 2.0-3.0	VOCs, PNAs, Glycols, and Pb	Assess the former radiator shop operations	Soil: A soil sample was collected at the interval with the highest PID reading (5.9 ppm). Groundwater: Sampled Soil Gas: Not Sampled
	GW: (0.0-5.0)	VOCs, PNAs, Glycols, and dissolved Pb		
PSB-12 (5.5)	Soil: (3.0-4.0)	VOCs, PNAs, and Pb	Assess former glassworks operations	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected above the saturated zone. Groundwater: Not Sampled Soil Gas: Not Sampled
PSB/TMW/ SG-13 (5.0)	Soil: (0.0-1.0)	VOCs, PNAs, and Pb	Assess former glassworks operations	Soil: A soil sample was collected at the interval with the highest PID reading (0.8 ppm). Groundwater: Sampled Soil Gas: Sampled
	GW: (0.0-5.0)	VOCs, PNAs, and dissolved Pb		
	Soil Gas: (Sub-slab)	VOCs		
PSB/TMW- 14/14R (20.0)	Soil: (0.5-1.5)	VOCs, PNAs, and PCBs	Assess former hydraulic scale house operations	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected beneath the pavement. Groundwater: Not Sampled Soil Gas: Not Sampled
	GW: (9.0-14.0)	NA (well did not produce)		

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145-147 S. Larch Street, and 601-637 Barnard Street, Lansing, Michigan
PM Environmental, Inc. Project No. 01-9216-0-0002; February 28, 2018

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB/TMW-15 (15.0)	Soil: (1.0-2.0)	VOCs and PNAs	Assess former fuel oil UST basin	Soil: A soil sample was collected at the interval with the highest PID reading (0.8 ppm). Groundwater: Sampled Soil Gas: Not Sampled
	GW: (0.0-5.0)	VOCs and PNAs		
PSB/TMW-16 (15.0)	Soil: (0.5-1.5)	MI-10 Metals	Assess former coal yard and rail operations	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected beneath the pavement. Groundwater: Sampled Soil Gas: Not Sampled
	GW: (0.0-5.0)	Dissolved MI-10 Metals		
PSB-17 (15.0)	Soil: (0.5-1.5)	MI-10 Metals	Assess former coal yard and rail operations	Soil: A soil sample was collected in an interval of sand with coal debris Groundwater: Not Sampled Soil Gas: Not Sampled
PSB/TMW-18 (15.0)	Soil: (0.5-1.5)	MI-10 Metals	Assess former coal yard and rail operations	Soil: A soil sample was collected in an interval of clay with coal debris Groundwater: Sampled Soil Gas: Not Sampled
	GW: (0.0-5.0)	Dissolved MI-10 Metals		
PSB/SG-19 (20.0)	Soil: (2.0-3.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations and in ground hoists	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected at a geologic interface. Groundwater: Not Encountered Soil Gas: Not Sampled
	Soil Gas: (sub-slab)	NA		
PSB-20 (20.0)	Soil: (0.0-1.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations and in ground hoists	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected immediately beneath the floor slab. Groundwater: Not Sampled Soil Gas: Not Sampled

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145-147 S. Larch Street, and 601-637 Barnard Street, Lansing, Michigan
PM Environmental, Inc. Project No. 01-9216-0-0002; February 28, 2018

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB-21 (15.0)	Soil: (4.5-5.5)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical 1,000 gallon used oil UST basin	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected at a geologic interface above the water table. Groundwater: Not Sampled Soil Gas: Not Sampled
PSB-22 (20.0)	Soil: (1.0-2.0 and 16.0-17.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical used oil and fuel oil UST basin	Soil: A soil sample was collected in a shallow discolored interval (1.0-2.0') and at the interval with the highest PID reading (0.6 ppm; 16.0-17.0'). Groundwater: Not Encountered Soil Gas: Not Sampled
PSB/SG-23 (20.0)	Soil: (0.5-1.5)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations	Soil: A soil sample was collected from a discolored interval beneath the asphalt pavement (suspected coal debris) and at the interval with the highest PID reading (170.1 ppm). Groundwater: Not Encountered Soil Gas: Sampled
	Soil Gas: (11.0)	VOCs		
PSB-24 (15.0)	Soil: (1.0-2.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected immediately beneath the surface pavement Groundwater: Not Encountered Soil Gas: Not Sampled
PSB/SG-25 (20.0)	Soil: (11.0-12.0)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess historical coal yard, petroleum dispensing, and gasoline release area	Soil: A soil sample was collected at the interval with the highest PID reading (11.1 ppm). Groundwater: Not Encountered Soil Gas: Sampled
	Soil Gas: (8.5)	VOCs		

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145-147 S. Larch Street, and 601-637 Barnard Street, Lansing, Michigan
PM Environmental, Inc. Project No. 01-9216-0-0002; February 28, 2018

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB/TMW-26 (20.0)	Soil: (3.5-4.5)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess historical coal yard, petroleum dispensing, and gasoline release area	Soil: A soil sample was collected at a geologic interface. Groundwater: Sampled Soil Gas: Not Sampled
	GW: (4.0-9.0)	VOCs, PNAs, and dissolved MI-10 Metals		
PSB/TMW-27 (1567.0)	Soil: (2.5-3.5)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess historical coal yard, petroleum dispensing, and gasoline release area	Soil: A soil sample was collected at the interval with the highest PID reading (58 ppm) Groundwater: Sampled Soil Gas: Not Sampled
	GW: (1.0-6.0)	VOCs, PNAs, and dissolved MI-10 Metals		
PSB-28 (20.0)	Soil: (3.0-4.0)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess historical coal yard, petroleum dispensing, and gasoline release area	Soil: A soil sample was collected at a geologic interface. Groundwater: Not Sampled Soil Gas: Not Sampled
PSB/TMW/SG- 29 (20.0)	Soil: (2.0-3.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	Soil: A soil sample was collected at the interval with the highest PID reading (77.0 ppm). Groundwater: Sampled Soil Gas: Sampled
	GW: (12.0-17.0)	VOCs and PNAs		
	Soil Gas: (2.5)	VOCs		
PSB-30 (20.0)	Soil: (0.5-1.5)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	Soil: A soil sample was collected at the interval with the highest PID reading (100.0 ppm). Groundwater: Not Encountered Soil Gas: Not Sampled

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145-147 S. Larch Street, and 601-637 Barnard Street, Lansing, Michigan
PM Environmental, Inc. Project No. 01-9216-0-0002; February 28, 2018

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB/SG-31 (20.0)	Soil: (4.0-5.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	Soil: A soil sample was collected at the interval with the highest PID reading (87.5 ppm). Groundwater: Not Encountered Soil Gas: Not Sampled
	Soil Gas: (4.5)	VOCs		
PSB-32 (20.0)	Soil: (2.0-3.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs and loading rack	Soil: A soil sample was collected at the interval with the highest PID reading (104.0 ppm). Groundwater: Not Encountered Soil Gas: Not Sampled
PSB/TMW/ SG-33 (20.0)	Soil: (12.0-13.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	Soil: A soil sample was collected from an interval of coarse sand with gravel that contrasted with other soils in the boring. Groundwater: Sampled Soil Gas: Sampled
	GW: (14.0-19.0)	VOCs and PNAs		
	Soil Gas: (1.5)	VOCs		
PSB/SG-34 (20.0)	Soil: (1.0-2.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	Soil: A soil sample was collected at the interval with the highest PID reading (52.9 ppm). Groundwater: Not Sampled Soil Gas: Sampled
	Soil Gas: (1.5)	VOCs		
PSB/TMW/SG- 35 (20.0)	Soil: (2.0-3.0)	VOCs and PNAs	Assess potential migration from former bulk petroleum operations to the south	Soil: A soil sample was collected at the interval with the highest PID reading (110 ppm). Groundwater: Sampled Soil Gas: Sampled
	GW: (7.0-12.0)	VOCs and PNAs		
	Soil Gas: (1.5)	VOCs		
PSB/TMW/SG- 36 (15.0)	Soil: (3.0-4.0)	VOCs and PNAs	Assess potential migration from former bulk petroleum operations to the south	Soil: A soil sample was collected at the interval with the highest PID reading (68.1 ppm). Groundwater: Sampled Soil Gas: Sampled
	GW: (7.0-12.0)	VOCs and PNAs		
	Soil Gas: (0.5)	VOCs		

**Baseline Environmental Assessment of the 600 Block Urban Redevelopment Property
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145-147 S. Larch Street, and 601-637 Barnard Street, Lansing, Michigan
PM Environmental, Inc. Project No. 01-9216-0-0002; February 28, 2018**

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB-37 (20.0)	Soil: (8.0-9.0)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess former residential fill and migration from the north adjoining property	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected above the water table. Groundwater: Not Sampled Soil Gas: Sampled
	Soil Gas: (8.5)	VOCs		
PSB-38 (30.0)	Soil: (2.0-3.0 and 29.0-30.0)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess former residential fill and migration from the north adjoining parcel	Soil: Due to the lack of field screening evidence of contamination or groundwater, both shallow and deep soil samples were collected. Groundwater: Not Encountered Soil Gas: Not Sampled
PSB-39 (15.0)	Soil: (2.5-3.5)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess former coal yard and rail operations	Soil: A soil sample was collected above a geologic interface. Groundwater: Not Sampled Soil Gas: Not Sampled
PSB/TMW-40 (15.0)	Soil: (2.0-3.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations and in ground hoists	Soil: sampled from an area of black discolored sand that contrasted with other soils in the boring Groundwater: Sampled Soil Gas: Not Sampled
	GW: (2.0-7.0)	VOCs, PNAs, and dissolved Cd, Cr and Pb		
PSB-41 (3.5)	Soil: (2.0-3.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess interior used oil AST area	Soil: A soil sample was collected at a geologic interface. Groundwater: Not Encountered Soil Gas: Not Sampled

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB/TMW-42 (20.0)	Soil: (9.0-10.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess exterior orphan USTs	Soil: A soil sample was collected at the interval with the highest PID reading (318.7 ppm).
	GW: (11.0-16.0)	VOCs, PNAs, and dissolved Cd, Cr and Pb		Groundwater: Sampled Soil Gas: Not Sampled
PSB-43 (20.0)	Soil: (15.0-16.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess exterior orphan USTs	Soil: A soil sample was collected at a geologic interface. Groundwater: Not Encountered Soil Gas: Not Sampled

bgs = below ground surface
Pb = Lead

PID = photoionization detector
Cd = Cadmium

ppm = parts per million
Cr = Chromium

1.6 Summary of Geophysical Investigation Activities

On December 18, 2017, PM completed a GPR survey at the subject property (Figure 2) to investigate the potential for orphan USTs and to clear the soil borings of subsurface utilities. At the time of the survey, weather conditions were approximately 40° F and light rain.

The GPR survey was completed using a GSSI® SIR-3000 radar control unit equipped with a 400 megahertz (MHz) antenna. The survey was completed utilizing 2-dimensional scanning methods in a 2 foot surface grid pattern (i.e., in north-south and east-west directions), to a maximum depth of 4.5 feet bgs.

PM encountered the following project specific conditions that limited its ability to assess the subject property:

- Parked vehicles located near the western perimeter of the subject property;
- Interior storage located within the building;
- Operations located within the building;

Three anomalies consistent with an orphan USTs were identified during the GPR survey.

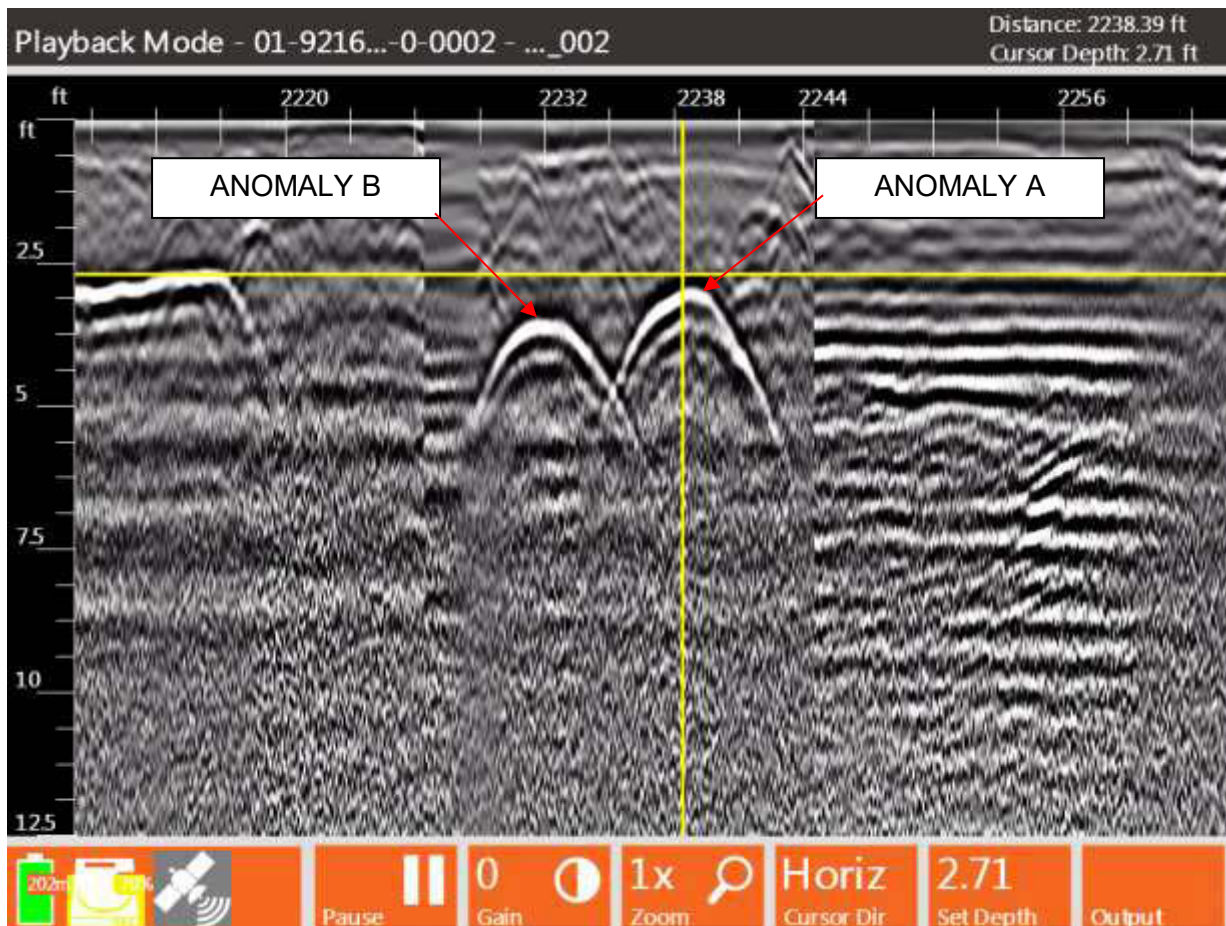
Anomaly A is located west of the subject building. Anomaly A is approximately 15.0 feet in length, 7.0 feet in width, and located approximately 2.5 feet bgs. One shallow hand auger soil boring was advanced to 2.5 feet near the center of the anomaly. Refusal was encountered and a commercial metal detector (schoonstedt) was used to verify that the anomaly was metallic in nature.

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PM Environmental, Inc. Project No. 01-9216-0-0002; February 28, 2018**

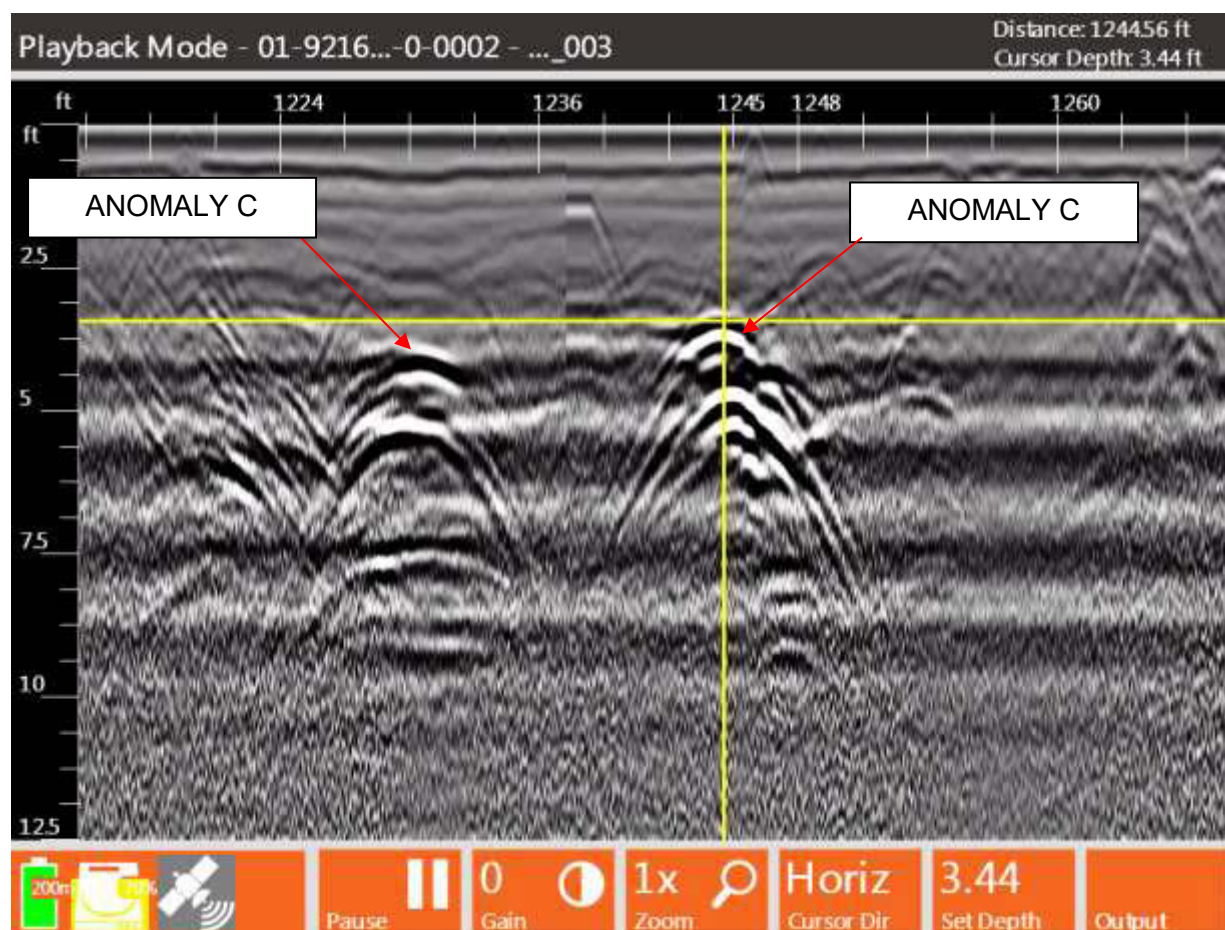
Anomaly B is located west of the subject building. Anomaly B is approximately 15.0 feet in length, 7.0 feet in width, and located approximately 2.75 feet bgs. One shallow hand auger soil boring was advanced to 2.75 feet near the center of the anomaly. Refusal was encountered and a schonstedt was used to verify that the anomaly was metallic in nature.

Anomaly C is located inside of the subject building. Anomaly C is at least 9.0 feet in length, 5.0 feet in width, and located approximately 3.0 feet bgs. One shallow hand auger soil boring was advanced to 2.5 feet near the center of the anomaly. Refusal was encountered and a schonstedt was used to verify that the anomaly was metallic in nature.

The following is an example data set collected from the subject property depicting the anomalies:



Anomaly A and Anomaly B.



Anomaly C at two different angles.

Other anomalies not consistent with USTs (i.e., those consistent with subsurface utilities, rebar, etc.) may have been observed; however, are not included within this report.

As indicated above, the metallic nature of the anomalies was confirmed using a stainless steel hand auger and a schonstedt metal detector. Anomalies A and B also correlate with two vent pipes identified along the western wall of the 612-614 East Michigan Avenue building, as summarized in the February 2018 Phase I ESA. Therefore, each anomaly (i.e., A through C) is believed to be a previously unknown, orphan UST with approximate capacities ranging from 1,000 gallons to 1,500 gallons.

Subsequent to identification of the orphan USTs, soil borings PSB-8, PSB-42, and PSB-43 were advanced adjacent to each on December 20, 2018 (Section 1.5 and Appendix B) and based on the identification of field screening evidence of a LUST release, the orphan USTs were registered with the Department of Licensing and Regulatory Affairs, Bureau of Fire Services, Storage Tank Division, and a confirmed release reported on December 21, 2018, which is within 24-hours of discovery. UST registration and release reporting was completed under Brogan's Tire and Auto Service, Inc., the current owner of the 612-614 East Michigan Avenue parcel.

The open LUST status of the 612-614 East Michigan Avenue parcel of the subject property indicates that it is a "site," in accordance with Part 213.

1.7 Subsurface Investigations Techniques and QA/QC Procedures

The soil borings were advanced to the desired depth using a direct push model 6712DT Geoprobe® drill rig and/or a stainless steel hand auger. Soil sampling was performed for soil classification, verification of subsurface geologic conditions, and for investigating the potential and/or extent of soil and groundwater contamination at the subject property. Soil samples were generally collected on a continuous basis using a 5-foot macro-core sampler.

Soils collected from discrete sample intervals were screened using a PID to determine if VOCs were present. Soil from specific depths was placed in plastic bags, sealed, and allowed to volatilize. The headspace within each bag was then monitored with the PID. The PID is able to detect trace levels of organic compounds in the air space within the plastic bag. The PID utilizes a 10.6 electron volts (eV) lamp. Soil samples were collected from the soil borings based upon the highest PID reading, visual/olfactory evidence of impact, a change in geology, former/current site feature depths, and/or surficial soil.

Soil samples for VOC analysis were preserved with methanol in accordance with United States Environmental Protection Agency (USEPA) Method 5035 modified.

Temporary monitoring wells were installed for groundwater sample collection in selected soil boring locations. Each consisted of a 5-foot one inch diameter, 0.010-inch slot, schedule 40, PVC screen and a one inch diameter PVC casing, which was lowered into the borehole to intersect the water table. After the screen for the well was set to the desired depth, an artificial sand pack or natural sands were allowed to collapse around the well screen. The groundwater samples for laboratory analyses were transferred directly from the low-flow pump discharge line into appropriately labeled sample containers with Teflon lined lids. Purge water was maintained separate and returned to the well.

The soil and groundwater samples were placed in appropriately labeled containers with Teflon® lined lids and/or sanitized glass jars, then placed in an ice-packed cooler and transported under chain of custody procedures for laboratory analysis within applicable holding times.

The soil vapor sampling was completed in general accordance with the guidelines established in the May 2013 MDEQ Guidance Document for the Vapor Intrusion Pathway, which included the quality assurance/quality control (QA/QC) procedures outlined below.

The soil gas sample were collected utilizing a polyethylene implant that is approximately two inches in length that is affixed to appropriate length tubing for sample collection and inserted into the annulus of the borehole. Upon completion of the borehole, a sampling interval is established by filling the hole with bentonite to the desired lower depth, as needed, inserting the sample implant and tubing, creating a sand pack of no more than one foot with the sampling implant in the center, and filling the remainder of the bore hole with bentonite.

Prior to the collection of each soil gas sample, the sampling apparatus was determined to be leak free utilizing an isolation chamber that encompassed tubing and associated connections as well as the sampling point. The chamber was charged with helium prior to purging the sampling point of a maximum of three volumes. A helium detector was then applied to the sampling line to ensure

no leaks had occurred. The soil gas samples were collected using 1-liter canisters regulated with a flow rate of 200 ml/minute and transported under chain of custody procedures for laboratory analysis within applicable holding times.

The soil, groundwater, and soil gas samples were submitted to Merit Laboratories, Inc. (Merit) in East Lansing, Michigan, for laboratory analysis.

Upon completion of the investigation, temporary monitoring well and soil gas sample materials were removed from the borehole. The soil boring/temporary monitoring well/soil gas sample locations were abandoned by placing the soil cuttings back into the borehole, filling the void with bentonite chips, hydrating the chips, resurfacing and returning the area to its pre-drilling condition.

1.8 Geology and Hydrogeology

Based on review of the current and previous boring logs from PM's December 2017 site investigation, the soil stratigraphy generally consists of up to 10.0 feet of sand underlain by clay with interbedded layers of sand and/or gravelly sand to a depth of at least 30.0 feet bgs, the maximum depth explored. Exceptions include soil boring PSB-2 where only pea gravel was encountered to 10.0 feet bgs; PSB-4 where sand soils were encountered to the maximum explored depth of 20.0 feet bgs; and soil boring PSB-10, PSB-35, and PSB-38, where sand soils were encountered at depths greater than 10.0, 20.0, and 14.0 feet bgs, respectively.

Perched and discontinuous groundwater was encountered at depths between 0.95 and 10.87 feet bgs during the December 2018 site investigation, with a thin lamina of water present immediately under pavement at soil borings PSB-15 and PSB-18, likely as a result of rainy conditions during the time period of the investigation.

2.0 LOCATION OF CONTAMINATED MEDIA ON THE SUBJECT PROPERTY

The analytical results from PM's 2017 investigation were compared with the MDEQ Generic Cleanup Criteria and Screening Levels as presented in Part 201 Rules 299.1 through 299.50, dated December 30, 2013 entitled "Cleanup Criteria Requirements for Response Activity", in accordance with Section 20120a(1) using the Residential and Nonresidential Cleanup Criteria. The analytical results for the groundwater and soil gas samples collected by PM were also compared with the MDEQ Media-Specific Volatilization to Indoor Air Interim Action Screening Levels, which are also known as Recommended Interim Action Screening Levels (RIASLs). A copy of the laboratory analytical reports for PM's December 2017 site investigation are included in Appendix C.

Relevant portions of the previous reports, including sample location maps and analytical summary tables, are also included in Section 10.4 of the February 2018 Phase I ESA (Appendix A).

2.1 Summary of Analytical Results (December 2017)

The sample analytical results and locations for PM's December 2017 site investigation are summarized on PM's Figures 3, 4, and 5 and in Tables 1 through 4.

Summary of Soil, Groundwater, and Soil Gas Analytical Results

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Compounds Exceeding the Part 201/213 GCC/RBSLs, and MDEQ RIASLs
PSB/SSG-1 (20.0)	Soil: (6.0-7.0)	Lead and TCLP Pb	Re-asses soil lead concentrations at former (2013) soil boring PSB- 9 location (6.0- 7.0')	Soil: None
	Soil Gas: (5.0)	VOCs		Soil Gas: None
PSB/SG-2 (10.0)	Soil Gas : (4.5)	VOCs	Assess current soil gas concentrations at former (2013) PSG-3 location	Soil Gas: None
PSB/SG-3 (10.0)	Soil Gas: (5.0)	VOCs	Assess current soil gas concentrations at former (2013) PSG-2 location	Soil Gas: None
PSB/TMW/SG-4 (20.0)	Soil: (6.5-7.5)	VOCs and PNAs	Assess potential contaminant migration from the south adjoining property	Soil: None
	GW: (6.0-11.0)	VOCs and PNAs		Groundwater: None
	Soil Gas: (7.1)	VOCs		Soil Gas: None
PSB/SG-5 (20.0)	Soil: (4.0-5.0)	VOCs and PNAs	Assess potential contaminant migration from the south adjoining property	Soil: None
	Soil Gas: (4.5)	VOCs		Soil Gas: None
PSB/TMW/SG-6 (20.0)	Soil: (9.0-10.0)	VOCs, PNAs, and Pb	Assess former gasoline filling operations and potential contaminant migration from the north adjoining former drycleaners	Soil: None
	GW: (8.0-13.0)	VOCs, PNAs, and dissolved Pb		Groundwater: None
	Soil Gas: (4.5)	VOCs		Soil Gas: None

**Baseline Environmental Assessment of the 600 Block Urban Redevelopment Property
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 145-147 S. Larch Street, and 601-637 Barnard Street, Lansing, Michigan
 PM Environmental, Inc. Project No. 01-9216-0-0002; February 28, 2018**

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Compounds Exceeding the Part 201/213 GCC/RBSLs, and MDEQ RIASLs
PSB/TMW-7 (20.0)	Soil: (12.0-13.0)	VOCs, PNAs, PCBs, Cd, Cr, and Pb	Assess former gasoline filling operations	Soil: VOCs – Residential and Nonresidential RIASLs
	GW: (7.0-12.0)	VOCs, PNAs, and dissolved Pb		Groundwater: None
PSB/SG-8 (20.0)	Soil: (11.0-12.0 and 19.0-20.0)	VOCs, PNAs, PCBs, Cd, Cr, and Pb	Assess current/former service operations and interior gasoline UST	Soil: VOCs – Residential and Nonresidential DWP, GSIP, and RIASLs
	Soil Gas: (3.5)	VOCs		Soil Gas: None
PSB-9 (7.0)	Soil: (2.0-3.0)	VOCs, PNAs, PCBs, Cd, Cr, and Pb	Assess current/former service operations	Soil: PNAs - GSIP
PSB/TMW/ SG-10 (20.0)	Soil: (11.0-12.0)	VOCs, PNAs, and Pb	Assess historical gasoline UST	Soil: None
	GW: (7.0-12.0)	VOCs, PNAs, and dissolved Pb		Groundwater: None
	Soil Gas: (9.5)	VOCs		Soil Gas: None
PSB/TMW-11 (5.0)	Soil: 2.0-3.0	VOCs, PNAs, Glycols, and Pb	Assess the former radiator shop operations	Soil: None
	GW: (0.0-5.0)	VOCs, PNAs, Glycols, and dissolved Pb		Groundwater: None
PSB-12 (5.5)	Soil: (3.0-4.0)	VOCs, PNAs, and Pb	Assess former glassworks operations	Soil: None

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 145-147 S. Larch Street, and 601-637 Barnard Street, Lansing, Michigan
 PM Environmental, Inc. Project No. 01-9216-0-0002; February 28, 2018**

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Compounds Exceeding the Part 201/213 GCC/RBSLs, and MDEQ RIASLs
PSB/TMW/ SG-13 (5.0)	Soil: (0.0-1.0)	VOCs, PNAs, and Pb	Assess former glassworks operations	Soil: None
	GW: (0.0-5.0)	VOCs, PNAs, and dissolved Pb		Groundwater: None
	Soil Gas: (Sub-slab)	VOCs		Soil Gas: None
PSB/TMW- 14/14R (20.0)	Soil: (0.5-1.5)	VOCs, PNAs, and PCBs	Assess former hydraulic scale house operations	Soil: PNAs – Residential and Nonresidential DC
	GW: (9.0-14.0)	NA (well did not produce)		Groundwater: None
PSB/TMW-15 (15.0)	Soil: (1.0-2.0)	VOCs and PNAs	Assess former fuel oil UST basin	Soil: None
	GW: (0.0-5.0)	VOCs and PNAs		Groundwater: None
PSB/TMW-16 (15.0)	Soil: (0.5-1.5)	MI-10 Metals	Assess former coal yard and rail operations	Soil: None
	GW: (0.0-5.0)	Dissolved MI-10 Metals		Groundwater: None
PSB-17 (15.0)	Soil: (0.5-1.5)	MI-10 Metals	Assess former coal yard and rail operations	Soil: Chromium - Residential and Nonresidential DWP and GSIP
PSB/TMW-18 (15.0)	Soil: (0.5-1.5)	MI-10 Metals	Assess former coal yard and rail operations	Soil: Mercury - GSIP
	GW: (0.0-5.0)	Dissolved MI-10 Metals		Groundwater: Arsenic – Residential and Nonresidential DW and GSI

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 PM Environmental, Inc. Project No. 01-9216-0-0002; February 28, 2018**

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Compounds Exceeding the Part 201/213 GCC/RBSLs, and MDEQ RIASLs
PSB/SG-19 (20.0)	Soil: (2.0-3.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations and in ground hoists	Soil: VOCs and PNAs - Residential and Nonresidential DWP, GSIP and RIASLs; Residential DC
	Soil Gas: (sub-slab)	NA		Soil Gas: None
PSB-20 (20.0)	Soil: (0.0-1.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations and in ground hoists	Soil: VOCs and PNAs - Residential and Nonresidential DWP and GSIP; Residential DC
PSB-21 (15.0)	Soil: (4.5-5.5)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical 1,000 gallon used oil UST basin	Soil: None
PSB-22 (20.0)	Soil: (1.0-2.0 and 16.0-17.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical used oil and fuel oil UST basin	Soil: PNAs - Residential and Nonresidential GSIP and DC
PSB/SG-23 (20.0)	Soil: (0.5-1.5)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations	Soil: VOCs and PNAs – Residential and Nonresidential DWP, GSIP, and RIASLs
	Soil Gas: (11.0)	VOCs		Soil Gas: None
PSB-24 (15.0)	Soil: (1.0-2.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations	Soil: None
PSB/SG-25 (20.0)	Soil: (11.0-12.0)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess historical coal yard, petroleum dispensing, and gasoline release area	Soil: Mercury – GSIP
	Soil Gas: (8.5)	VOCs		Soil Gas: None

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145-147 S. Larch Street, and 601-637 Barnard Street, Lansing, Michigan
PM Environmental, Inc. Project No. 01-9216-0-0002; February 28, 2018**

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Compounds Exceeding the Part 201/213 GCC/RBSLs, and MDEQ RIASLs
PSB/TMW-26 (20.0)	Soil: (3.5-4.5)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess historical coal yard, petroleum dispensing, and gasoline release area	Soil: None
	GW: (4.0-9.0)	VOCs, PNAs, and dissolved MI-10 Metals		Groundwater: VOCs, PNAs and Arsenic - Residential and Nonresidential DW and GSI
PSB/TMW-27 (1567.0)	Soil: (2.5-3.5)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess historical coal yard, petroleum dispensing, and gasoline release area	Soil: VOCs, PNAs, Mercury, and Selenium – Residential and Nonresidential DWP, GSIP, and RIASLs; Residential DC
	GW: (1.0-6.0)	VOCs, PNAs, and dissolved MI-10 Metals		Groundwater: VOCs, PNAs and Arsenic - Residential and Nonresidential DW and GSI, and Residential RIASLs
PSB-28 (20.0)	Soil: (3.0-4.0)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess historical coal yard, petroleum dispensing, and gasoline release area	Soil: VOCs - Residential and Nonresidential GSIP and RIASLs
PSB/TMW/SG- 29 (20.0)	Soil: (2.0-3.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	Soil: VOCs, PNAs – GSIP
	GW: (12.0-17.0)	VOCs and PNAs		Groundwater: None
	Soil Gas: (2.5)	VOCs		Soil Gas: None
PSB-30 (20.0)	Soil: (0.5-1.5)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	Soil: VOCs and PNAs – Residential and Nonresidential DWP and GSIP
PSB/SG-31 (20.0)	Soil: (4.0-5.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	Soil: VOCs and PNAs – GSIP
	Soil Gas: (4.5)	VOCs		Soil Gas: None
PSB-32 (20.0)	Soil: (2.0-3.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs and loading rack	Soil: VOCs and PNAs – GSIP

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 145-147 S. Larch Street, and 601-637 Barnard Street, Lansing, Michigan
 PM Environmental, Inc. Project No. 01-9216-0-0002; February 28, 2018**

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Compounds Exceeding the Part 201/213 GCC/RBSLs, and MDEQ RIASLs
PSB/TMW/ SG-33 (20.0)	Soil: (12.0-13.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	Soil: None
	GW: (14.0-19.0)	VOCs and PNAs		Groundwater: None
	Soil Gas: (1.5)	VOCs		Soil Gas: None
PSB/SG-34 (20.0)	Soil: (1.0-2.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	Soil: VOCs – Residential and Nonresidential RIASLs
	Soil Gas: (1.5)	VOCs		Soil Gas: None
PSB/TMW/SG- 35 (20.0)	Soil: (2.0-3.0)	VOCs and PNAs	Assess potential migration from former bulk petroleum operations to the south	Soil: VOCs – GSIP
	GW: (7.0-12.0)	VOCs and PNAs		Groundwater: VOCs - GSI and Residential RIASLs
	Soil Gas: (1.5)	VOCs		Soil Gas: None
PSB/TMW/SG- 36 (15.0)	Soil: (3.0-4.0)	VOCs and PNAs	Assess potential migration from former bulk petroleum operations to the south	Soil: VOCs – Residential and Nonresidential RIASLs; Residential DWP
	GW: (7.0-12.0)	VOCs and PNAs		Groundwater: None
	Soil Gas: (0.5)	VOCs		Soil Gas: None
PSB-37 (20.0)	Soil: (8.0-9.0)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess former residential fill and migration from the north adjoining property	Soil: None
	Soil Gas: (8.5)	VOCs		Soil Gas: None
PSB-38 (30.0)	Soil: (2.0-3.0 and 29.0-30.0)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess former residential fill and migration from the north adjoining parcel	Soil: None
PSB-39 (15.0)	Soil: (2.5-3.5)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess former coal yard and rail operations	Soil: None

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145-147 S. Larch Street, and 601-637 Barnard Street, Lansing, Michigan
PM Environmental, Inc. Project No. 01-9216-0-0002; February 28, 2018

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Compounds Exceeding the Part 201/213 GCC/RBSLs, and MDEQ RIASLs
PSB/TMW-40 (15.0)	Soil: (2.0-3.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations and in ground hoists	Soil: None
	GW: (2.0-7.0)	VOCs, PNAs, and dissolved Cd, Cr and Pb		Groundwater: None
PSB-41 (3.5)	Soil: (2.0-3.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess interior used oil AST area	Soil: None
PSB/TMW-42 (20.0)	Soil: (9.0-10.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess exterior orphan USTs	Soil: VOCs - Residential DWP
	GW: (11.0-16.0)	VOCs, PNAs, and dissolved Cd, Cr and Pb		Groundwater: VOCs and PNAs - Residential and Nonresidential DW and GSI, and RIASLs
PSB-43 (20.0)	Soil: (15.0-16.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess exterior orphan USTs	Soil: None

DWP – Drinking Water Protection

GSIP – Groundwater Surface Water Interface Protection

DC: Soil Direct Contact

RIASL: Recommended Interim Action Screening Level for Vapor Intrusion

DW: Drinking Water

GSI: Groundwater Surface Water Interface

As summarized above, concentrations of various VOCs and PNAs, and the metals specie chromium, mercury, and selenium were identified in soil above the Part 201/213 Residential and Nonresidential DWP, GSIP, and/or DC criteria/RBSLs, and/or the MDEQ Residential and Nonresidential RIASLs.

Concentrations of various VOCs and PNAs, and the metals species arsenic were identified in groundwater above the Part 201/213 Residential; and Nonresidential DW and/or GSI criteria/RBSLs, and/or the MDEQ Residential and Nonresidential RIASLs.

No concentrations of PCBs were identified in any of the soil samples collected from the subject property above the laboratory MDLs. Similarly no concentrations of glycols were identified in soil or groundwater above laboratory MDLs.

No concentrations of VOCs were identified in any of the soil gas samples above MDEQ Residential and Nonresidential RIASLs and/or the USEPA Office of Solid Waste and Emergency

Response (OSWER) Residential screening levels for compounds where MDEQ RIASLs were not available.

2.2 Subject Property Facility/Site/Property Status

A location where a hazardous substance is present in excess of the concentrations, which satisfy the requirements of subsection 20120a(1)(a) or (17), is a facility pursuant to Part 201. Section 20120a(1)(a) requirements are the cleanup criteria for unrestricted residential usage.

As indicated in Sections 1.4 and 2.1, based upon documented exceedances of the Part 201 Residential and Nonresidential GCC and Part 213 Residential and Nonresidential RBSLs, and its status as an open LUST site, the subject property is a facility as defined under Part 201, and a property and a site as defined under Part 213.

3.0 PROPERTY INFORMATION

3.1 Legal Description of Subject Property

A copy of assessing information with the legal descriptions for the parcels comprising the subject property is included in Appendix D.

3.2 Survey Map of Subject Property

A map of the subject property that depicts the property boundaries is included as Figure 2.

3.3 Subject Location and Analytical Summary Maps

Figures 3, 4, and 5 provide scaled maps of the subject property with site structures and soil boring/temporary monitoring well/soil gas sample locations, along with a summary of the soil, groundwater, and soil gas analytical results from PM's December 2017 site investigation activities. The sample locations from previous site investigations are summarized in the contents of Section 10.4 of the February 2018 Phase I ESA (Appendix A).

3.4 Subject Property Location Map

Figure 1 provides a scaled area map depicting the subject property location in relation to the surrounding area. Figure 2 provides a scaled map of the subject property with site features.

3.5 Subject Property Address

As indicated in Section 1.0, The subject property consist of 18 parcels and alleyway totaling approximately 4.0 acres and is located on the east side of South Larch Street and on the south side of East Michigan Avenue in Lansing, Michigan (Figures 1 and 2). Please refer to the summary table included in Section 1.0 for a listing of the subject property's parcel address and identification numbers.

3.6 Subject Spatial Data

The subject property is located in the Township four North (T. 4N), Range two West (R. 2W), Section 16, Lansing, Ingham County, Michigan.

According to the MDEQ GeoWebFace Website, the center of the subject property is located at latitude 42.733198 north and a longitude of -84.544285 west.

4.0 FACILITY STATUS OF SUBJECT PROPERTY

As indicated in Section 2.2 based upon documented exceedances of the Part 201 Residential and Nonresidential GCC and Part 213 Residential and Nonresidential RBSLs, and its status as an open LUST site, the subject property is a facility as defined under Part 201, and a property and a site as defined under Part 213.

4.1 Summary Data Tables

The soil, groundwater, and soil gas analytical results for the soil, groundwater, and soil gas samples collected during PM's December 2017 site investigation are summarized on Tables 1 through 4. The soil and groundwater analytical results from previous site investigations are summarized in Section 1.4 of this BEA and included in Section 10.4 of PM's February 2018 Phase I ESA.

4.2 Laboratory Reports and Chain of Custody Documentation

The laboratory analytical reports and associated laboratory chain of custody documentation for the samples collected during PM's December 2017 site investigation are included in Appendix C. The soil, groundwater, and soil gas samples were submitted to Merit Laboratories, Inc. in East Lansing, Michigan. The laboratory analytical reports associated with previous site investigations are on file with the MDEQ.

5.0 IDENTIFICATION OF BEA AUTHOR

This BEA was conducted on February 28, 2017 by Mr. J. Adam Patton, Manager of Site Investigation Services, PM Environmental, Inc., which is prior to or within 45 days of initial operation. Qualification statements are provided as Appendix E.

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



J. Adam Patton, CHMM
Manager of Site Investigation Services

6.0 AAI REPORT OR ASTM PHASE I ESA

As indicated in Section 1.3, PM performed a Phase I ESA of the subject property dated February 2, 2018, in conformance with the scope and limitations of ASTM Practice E 1527-13 for the subject property. The scope of the Phase I ESA included consideration of hazardous substances as defined in Section 20101(1)(x) of P.A 451 of 1994, as amended, and constituted the performance of an All Appropriate Inquiry in conformance with the standards and practices set forth in 40 CFR Part 312.

A copy of PM's February 2018 Phase I ESA is included in Appendix A.

7.0 REFERENCES

- Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM, ASTM Designation E 1527-13, Published November 2013;
- "Part 201 Cleanup Criteria and Part 213 Risk-Based Screening Levels," Revised December 2013 and in accordance with Section 20120a(1);
- MDEQ Operational Memorandum No. 2 "Sampling and Analysis," October 22, 2004, Revised July 5, 2007;
- MDEQ Guidance Document For The Vapor Intrusion Pathway, Policy and Procedure Number: 09-017, Appendix D Vapor Intrusion Screening Values, May 2013 (with the exception of the rescinded portions (June 2017) Appendix B.3 and Appendix D;
- MDEQ Media-Specific Volatilization to Indoor Air Interim Action Screening Levels, dated August 2017;
- MDEQ Baseline Environmental Assessment Submittal Form (EQP 4025), dated July 2017;
- Phase I ESA, PM, February 2, 2018.

Tables

Table 1: Eligible Activities Cost Estimates

Item/Activity	Total Request	MSF Act 381 Eligible Activities	MDEQ Act 381 Eligible Activities
Pre-Approved Activities			
Phase I ESA	\$ 6,000		\$ 6,000
Phase II ESA/BEA/DDCC	\$ 46,685		\$ 46,685
Hazardous Materials Survey	\$ 21,680		\$ 21,680
Pre-Approved Activities Sub-Total	\$ 74,365	\$ -	\$ 74,365
Department Specific Activities			
Contaminated Soil Transport and Disposal	\$ 479,100		\$ 479,100
Utility Migration Barriers	\$ 22,500		\$ 22,500
Utility Gasketing	\$ 25,000		\$ 25,000
Hazardous Materials Removal and Disposal	\$ 25,000		\$ 25,000
Oversight, Sampling and Reporting by Environmental Professional	\$ 135,150		\$ 135,150
Department Specific Activities Sub-Total	\$ 686,750	\$ -	\$ 686,750
Demolition			
Removal of Underground Storage Tanks	\$ 50,000		\$ 50,000
Removal of Hoists	\$ 10,500		\$ 10,500
Demolition Sub-Total	\$ 60,500	\$ -	\$ 60,500
Asbestos and Lead Activities			
Asbestos Abatement, Oversight, Air Monitoring and Reporting	\$ 100,000		\$ 100,000
Asbestos and Lead Activities Sub-Total	\$ 100,000	\$ -	\$ 100,000
Infrastructure Improvements			
Urban Storm Water Management System	\$ 255,784	\$ 255,784	
Bioswales	\$ 136,838	\$ 136,838	
Green Roof	\$ 72,250	\$ 72,250	
Gas Main	\$ 109,470	\$ 109,470	
Curbs and Gutters	\$ 87,029	\$ 87,029	
Side Walk Improvements	\$ 114,944	\$ 114,944	
Public Lighting	\$ 68,966	\$ 68,966	
Landscaping in ROW	\$ 132,459	\$ 132,459	
Professional Fees Related to Geotechnical, Engineering & Design Work Directly Related to Infrastructure Activities	\$ 50,000	\$ 50,000	
Infrastructure Improvements Sub-Total	\$ 1,027,739	\$ 1,027,739	\$ -
Site Preparation			
Temporary Construction Access	\$ 3,831	\$ 3,831	
Temporary Traffic Control	\$ 8,210	\$ 8,210	
Temporary Erosion Control	\$ 8,210	\$ 8,210	
Temporary Site Control (fencing, gates, signage and/or lighting)	\$ 49,262	\$ 49,262	
Temporary Facility	\$ 17,242	\$ 17,242	
Grading/Land Balancing & Cut/Fill Operations	\$ 482,763	\$ 482,763	
Relocation of Active Utilities - Water & Sanitary	\$ 58,019	\$ 58,019	
Relocation of Active Utility - Electric	\$ 180,626	\$ 180,626	
Staking	\$ 49,262	\$ 49,262	
Geotechnical Survey	\$ 10,947	\$ 10,947	
Foundation Work to Address Special Soil Concerns	\$ 232,624	\$ 232,624	
Retaining Walls	\$ 618,506	\$ 618,506	
Professional Fees Related to Geotechnical, Engineering & Design Work Directly Related to Site Preparation Activities	\$ 50,000	\$ 50,000	
Site Preparation Sub-Total	\$ 1,769,500	\$ 1,769,500	\$ -
Brownfield Plan and Act 381 Workplan			
Brownfield Plan and Act 381 Work Plan Preparation	\$ 30,000	\$ 15,000	\$ 15,000
Brownfield Pan and Act 381 Work Plan Implementation	\$ 30,000	\$ 15,000	\$ 15,000
Brownfield Plan and Act 381 Workplan Sub-Total	\$ 60,000	\$ 30,000	\$ 30,000
Eligible Activities Sub-Total	\$ 3,778,854	\$ 2,827,239	\$ 951,615
15% Contingency*	\$ 546,673	\$ 419,586	\$ 127,088
Developer Eligible Reimbursement Sub-Total	\$ 4,325,527	\$ 3,246,825	\$ 1,078,703
Interest**	\$ 6,106,645	\$ 5,050,885	\$ 1,055,760
Developer Eligible Reimbursement Total	\$ 10,432,172	\$ 8,297,710	\$ 2,134,462
TIF Capture for Local Brownfield Revolving Fund	\$ 398,274		
LBRA Administrative Fee	\$ 398,274		
State Brownfield Fund	\$ 442,900		
Total	\$ 11,671,620	\$ 8,297,710	\$ 2,134,462

*15% Contingency excludes preparation of Brownfield Plan/381 Work Plan and Pre-Approved Activities

**Interest is calculated at 5%, with the exception of activities that are anticipated to be funded by the MDEQ Loan at a 1.5% interest rate, with 5 years interest fee/payment free

Table 2 Tax Increment Revenue Estimates																			
Capital City Market																			
September 27, 2018																			
Estimated Taxable Value (TV) Increase Rate:		1% per year																	
Plan Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Calendar Year		2018	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Base Taxable Value		\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438
Estimated New TV		\$	5,685,236	\$ 5,742,088	\$ 5,799,509	\$ 5,857,504	\$ 5,916,079	\$ 5,975,240	\$ 6,034,993	\$ 6,095,343	\$ 6,156,296	\$ 6,217,859	\$ 6,280,037	\$ 6,342,838	\$ 6,406,266	\$ 6,470,329	\$ 6,535,032	\$ 6,600,382	\$ 6,666,386
Incremental Difference (New TV - Base TV)		\$	5,167,798	\$ 5,224,650	\$ 5,282,071	\$ 5,340,066	\$ 5,398,641	\$ 5,457,802	\$ 5,517,555	\$ 5,577,905	\$ 5,638,858	\$ 5,700,421	\$ 5,762,599	\$ 5,825,400	\$ 5,888,828	\$ 5,952,891	\$ 6,017,594	\$ 6,082,944	\$ 6,148,948
School Capture		Millage Rate																	
State Education Tax (SET)		6.0000	\$ 3,105	\$ 31,007	\$ 31,348	\$ 31,692	\$ 32,040	\$ 32,392	\$ 32,747	\$ 33,105	\$ 33,467	\$ 33,833	\$ 34,203	\$ 34,576	\$ 34,952	\$ 35,333	\$ 35,717	\$ 36,106	\$ 36,498
School Operating Tax		18.0000	\$ 9,314	\$ 93,020	\$ 94,044	\$ 95,077	\$ 96,121	\$ 97,176	\$ 98,240	\$ 99,316	\$ 100,402	\$ 101,499	\$ 102,608	\$ 103,727	\$ 104,857	\$ 105,999	\$ 107,152	\$ 108,317	\$ 109,493
School Total		24.0000	\$ 12,419	\$ 124,027	\$ 125,392	\$ 126,770	\$ 128,162	\$ 129,567	\$ 130,987	\$ 132,421	\$ 133,870	\$ 135,333	\$ 136,810	\$ 138,302	\$ 139,810	\$ 141,332	\$ 142,869	\$ 144,422	\$ 145,991
Local Capture		Millage Rate																	
Lansing Oper		19.4400	\$ 10,059	\$ 100,462	\$ 101,567	\$ 102,683	\$ 103,811	\$ 104,950	\$ 106,100	\$ 107,261	\$ 108,434	\$ 109,619	\$ 110,816	\$ 112,025	\$ 113,246	\$ 114,479	\$ 115,724	\$ 116,982	\$ 118,252
Lans Com College		3.8072	\$ 1,970	\$ 19,675	\$ 19,891	\$ 20,110	\$ 20,331	\$ 20,554	\$ 20,779	\$ 21,006	\$ 21,236	\$ 21,468	\$ 21,703	\$ 21,939	\$ 22,178	\$ 22,420	\$ 22,664	\$ 22,910	\$ 23,159
Ingham Intermed		4.7062	\$ 2,435	\$ 24,321	\$ 24,588	\$ 24,858	\$ 25,131	\$ 25,407	\$ 25,686	\$ 25,967	\$ 26,251	\$ 26,538	\$ 26,827	\$ 27,120	\$ 27,415	\$ 27,714	\$ 28,015	\$ 28,320	\$ 28,628
Ingham Cnty Sum		6.8000	\$ 3,519	\$ 35,141	\$ 35,528	\$ 35,918	\$ 36,312	\$ 36,711	\$ 37,113	\$ 37,519	\$ 37,930	\$ 38,344	\$ 38,763	\$ 39,186	\$ 39,613	\$ 40,044	\$ 40,480	\$ 40,920	\$ 41,364
Ingham County		3.2800	\$ 1,697	\$ 16,950	\$ 17,137	\$ 17,325	\$ 17,515	\$ 17,708	\$ 17,902	\$ 18,098	\$ 18,296	\$ 18,495	\$ 18,697	\$ 18,901	\$ 19,107	\$ 19,315	\$ 19,525	\$ 19,738	\$ 19,952
Airport Auth		0.6990	\$ 362	\$ 3,612	\$ 3,652	\$ 3,692	\$ 3,733	\$ 3,774	\$ 3,815	\$ 3,857	\$ 3,899	\$ 3,942	\$ 3,985	\$ 4,028	\$ 4,072	\$ 4,116	\$ 4,161	\$ 4,206	\$ 4,252
CATA		3.0070	\$ 1,556	\$ 15,540	\$ 15,711	\$ 15,883	\$ 16,058	\$ 16,234	\$ 16,412	\$ 16,591	\$ 16,773	\$ 16,956	\$ 17,141	\$ 17,328	\$ 17,517	\$ 17,708	\$ 17,900	\$ 18,095	\$ 18,291
CADL-Library		1.5600	\$ 807	\$ 8,062	\$ 8,150	\$ 8,240	\$ 8,331	\$ 8,422	\$ 8,514	\$ 8,607	\$ 8,702	\$ 8,797	\$ 8,893	\$ 8,990	\$ 9,088	\$ 9,187	\$ 9,287	\$ 9,387	\$ 9,489
Zoo Millage		0.4100	\$ 212	\$ 2,119	\$ 2,142	\$ 2,166	\$ 2,189	\$ 2,213	\$ 2,238	\$ 2,262	\$ 2,287	\$ 2,312	\$ 2,337	\$ 2,363	\$ 2,388	\$ 2,414	\$ 2,441	\$ 2,467	\$ 2,494
Local Total		43.7094	\$ 22,617	\$ 225,881	\$ 228,366	\$ 230,876	\$ 233,411	\$ 235,971	\$ 238,557	\$ 241,169	\$ 243,807	\$ 246,471	\$ 249,162	\$ 251,880	\$ 254,625	\$ 257,397	\$ 260,197	\$ 263,025	\$ 265,882
Non-Capturable Millages		Millage Rate																	
Lansing Debt		0.2600	\$ 135	\$ 1,344	\$ 1,358	\$ 1,373	\$ 1,388	\$ 1,404	\$ 1,419	\$ 1,435	\$ 1,450	\$ 1,466	\$ 1,482	\$ 1,498	\$ 1,515	\$ 1,531	\$ 1,548	\$ 1,565	\$ 1,582
Lansing Sch Debt		4.6000	\$ 2,380	\$ 23,772	\$ 24,033	\$ 24,298	\$ 24,564	\$ 24,834	\$ 25,106	\$ 25,381	\$ 25,658	\$ 25,939	\$ 26,222	\$ 26,508	\$ 26,797	\$ 27,089	\$ 27,383	\$ 27,681	\$ 27,982
Total Non-Capturable Taxes		4.8600	\$ 2,515	\$ 25,115	\$ 25,392	\$ 25,671	\$ 25,953	\$ 26,237	\$ 26,525	\$ 26,815	\$ 27,109	\$ 27,405	\$ 27,704	\$ 28,006	\$ 28,311	\$ 28,620	\$ 28,931	\$ 29,246	\$ 29,563
Total Capturable Millages		67.7094																	
Total Tax Increment Revenue (TIR) Available for Capture			\$ 349,909	\$ 353,758	\$ 357,646	\$ 361,573	\$ 365,539	\$ 369,545	\$ 373,590	\$ 377,677	\$ 381,804	\$ 385,972	\$ 390,182	\$ 394,434	\$ 398,729	\$ 403,067	\$ 407,448	\$ 411,873	\$ 416,342

Table 2 Tax Increment Revenue Estimates
Capital City Market
September 27, 2018

Estimated Taxable Value (TV) Increase Rate:

Plan Year	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
Calendar Year	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
Base Taxable Value	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ -
Estimated New TV	\$ 6,733,050	\$ 6,800,381	\$ 6,868,384	\$ 6,937,068	\$ 7,006,439	\$ 7,076,503	\$ 7,147,268	\$ 7,218,741	\$ 7,290,929	\$ 7,363,838	\$ 7,437,476	\$ 7,511,851	\$ 7,586,969	\$ -
Incremental Difference (New TV - Base TV)	\$ 6,215,612	\$ 6,282,943	\$ 6,350,946	\$ 6,419,630	\$ 6,489,001	\$ 6,559,065	\$ 6,629,830	\$ 6,701,303	\$ 6,773,491	\$ 6,846,400	\$ 6,920,038	\$ 6,994,413	\$ 7,069,531	\$ -

School Capture	Millage Rate																												
State Education Tax (SET)	6.0000	\$	37,294	\$	37,698	\$	38,106	\$	38,518	\$	38,934	\$	39,354	\$	39,779	\$	40,208	\$	40,641	\$	41,078	\$	41,520	\$	41,966	\$	42,417	\$	1,093,423
School Operating Tax	18.0000	\$	111,881	\$	113,093	\$	114,317	\$	115,553	\$	116,802	\$	118,063	\$	119,337	\$	120,623	\$	121,923	\$	123,235	\$	124,561	\$	125,899	\$	127,252	\$	3,280,269
School Total	24.0000	\$	149,175	\$	150,791	\$	152,423	\$	154,071	\$	155,736	\$	157,418	\$	159,116	\$	160,831	\$	162,564	\$	164,314	\$	166,081	\$	167,866	\$	169,669	\$	4,373,692

Local Capture	Millage Rate																										\$	-	
Lansing Oper	19.4400	\$	120,832	\$	122,140	\$	123,462	\$	124,798	\$	126,146	\$	127,508	\$	128,884	\$	130,273	\$	131,677	\$	133,094	\$	134,526	\$	135,971	\$	137,432	\$	3,542,691
Lans Com College	3.8072	\$	23,664	\$	23,920	\$	24,179	\$	24,441	\$	24,705	\$	24,972	\$	25,241	\$	25,513	\$	25,788	\$	26,066	\$	26,346	\$	26,629	\$	26,915	\$	693,813
Ingham Intermed	4.7062	\$	29,252	\$	29,569	\$	29,889	\$	30,212	\$	30,539	\$	30,868	\$	31,201	\$	31,538	\$	31,877	\$	32,221	\$	32,567	\$	32,917	\$	33,271	\$	857,645
Ingham Cnty Sum	6.8000	\$	42,266	\$	42,724	\$	43,186	\$	43,653	\$	44,125	\$	44,602	\$	45,083	\$	45,569	\$	46,060	\$	46,556	\$	47,056	\$	47,562	\$	48,073	\$	1,239,213
Ingham County	3.2800	\$	20,387	\$	20,608	\$	20,831	\$	21,056	\$	21,284	\$	21,514	\$	21,746	\$	21,980	\$	22,217	\$	22,456	\$	22,698	\$	22,942	\$	23,188	\$	597,738
Airport Auth	0.6990	\$	4,345	\$	4,392	\$	4,439	\$	4,487	\$	4,536	\$	4,585	\$	4,634	\$	4,684	\$	4,735	\$	4,786	\$	4,837	\$	4,889	\$	4,942	\$	127,384
CATA	3.0070	\$	18,690	\$	18,893	\$	19,097	\$	19,304	\$	19,512	\$	19,723	\$	19,936	\$	20,151	\$	20,368	\$	20,587	\$	20,809	\$	21,032	\$	21,258	\$	547,987
CADL-Library	1.5600	\$	9,696	\$	9,801	\$	9,907	\$	10,015	\$	10,123	\$	10,232	\$	10,343	\$	10,454	\$	10,567	\$	10,680	\$	10,795	\$	10,911	\$	11,028	\$	284,290
Zoo Millage	0.4100	\$	2,548	\$	2,576	\$	2,604	\$	2,632	\$	2,660	\$	2,689	\$	2,718	\$	2,748	\$	2,777	\$	2,807	\$	2,837	\$	2,868	\$	2,899	\$	74,717
Local Total	43.7094	\$	271,681	\$	274,624	\$	277,596	\$	280,598	\$	283,630	\$	286,693	\$	289,786	\$	292,910	\$	296,065	\$	299,252	\$	302,471	\$	305,722	\$	309,005	\$	7,965,478

Non-Capturable Millages	Millage Rate																		\$	-									
Lansing Debt	0.2600	\$	1,616	\$	1,634	\$	1,651	\$	1,669	\$	1,687	\$	1,705	\$	1,724	\$	1,742	\$	1,761	\$	1,780	\$	1,799	\$	1,819	\$	1,838	\$	47,382
Lansing Sch Debt	4.6000	\$	28,592	\$	28,902	\$	29,214	\$	29,530	\$	29,849	\$	30,172	\$	30,497	\$	30,826	\$	31,158	\$	31,493	\$	31,832	\$	32,174	\$	32,520	\$	838,291
Total Non-Capturable Taxes	4.8600	\$	30,208	\$	30,535	\$	30,866	\$	31,199	\$	31,537	\$	31,877	\$	32,221	\$	32,568	\$	32,919	\$	33,274	\$	33,631	\$	33,993	\$	34,358	\$	885,673

Total Capturable Millages		67.7094																										
Total Tax Increment Revenue (TIR) Available for Capture		\$	420,855	\$	425,414	\$	430,019	\$	434,669	\$	439,366	\$	444,110	\$	448,902	\$	453,741	\$	458,629	\$	463,566	\$	468,552	\$	473,588	\$	478,674	

Tax Increment Revenue Reimbursement Estimates - Table 3
Capital City Market

Developer Maximum Reimbursement	Total Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	35.45%	\$ 3,493,423	\$ -	\$ 3,493,423
Local	64.55%	\$ 6,372,382	\$ -	\$ 6,372,382
TOTAL	100.00%	\$ 9,865,805		\$ 9,865,805
MDEQ	20.46%	\$ 2,134,462	\$ -	\$ 2,134,462
MSF	79.54%	\$ 8,297,710	\$ -	\$ 8,297,710
TOTAL	100.00%	\$ 10,432,172		\$ 10,432,172

Estimated Total
Years of Plan: 30

Estimated Capture	
Administrative Fees	\$ 398,274
State Revolving Fund	\$ 442,900
LBRF	\$ 398,274

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Total State Incremental Revenue	\$ 124,027	\$ 125,392	\$ 126,770	\$ 128,162	\$ 129,567	\$ 130,987	\$ 132,421	\$ 133,870	\$ 135,333	\$ 136,810	\$ 138,302	\$ 139,810	\$ 141,332	\$ 142,869	\$ 144,422	\$ 145,991
State Brownfield Revolving Fund (3 mills of SET)	\$ 15,503	\$ 15,674	\$ 15,846	\$ 16,020	\$ 16,196	\$ 16,373	\$ 16,553	\$ 16,734	\$ 16,917	\$ 17,101	\$ 17,288	\$ 17,476	\$ 17,666	\$ 17,859	\$ 18,053	\$ 18,249
State Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$ 12,403	\$ 12,539	\$ 12,677	\$ 12,816	\$ 12,957	\$ 13,099	\$ 13,242	\$ 13,387	\$ 13,533	\$ 13,681	\$ 13,830	\$ 13,981	\$ 14,133	\$ 14,287	\$ 14,442	\$ 14,599
State TIR Available for Reimbursement	\$ 96,121	\$ 97,178	\$ 98,247	\$ 99,325	\$ 100,415	\$ 101,515	\$ 102,627	\$ 103,749	\$ 104,883	\$ 106,028	\$ 107,184	\$ 108,352	\$ 109,532	\$ 110,724	\$ 111,927	\$ 113,143
Total Local Incremental Revenue	\$ 225,881	\$ 228,366	\$ 230,876	\$ 233,411	\$ 235,971	\$ 238,557	\$ 241,169	\$ 243,807	\$ 246,471	\$ 249,162	\$ 251,880	\$ 254,625	\$ 257,397	\$ 260,197	\$ 263,025	\$ 265,882
BRA Administrative Fee (5% of available Local TIR)	\$ 11,294	\$ 11,418	\$ 11,544	\$ 11,671	\$ 11,799	\$ 11,928	\$ 12,058	\$ 12,190	\$ 12,324	\$ 12,458	\$ 12,594	\$ 12,731	\$ 12,870	\$ 13,010	\$ 13,151	\$ 13,294
Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	\$ 11,294	\$ 11,418	\$ 11,544	\$ 11,671	\$ 11,799	\$ 11,928	\$ 12,058	\$ 12,190	\$ 12,324	\$ 12,458	\$ 12,594	\$ 12,731	\$ 12,870	\$ 13,010	\$ 13,151	\$ 13,294
Local Tax Increment to Taxing Unit (10%) ("Pass Through")	\$ 22,588	\$ 22,837	\$ 23,088	\$ 23,341	\$ 23,597	\$ 23,856	\$ 24,117	\$ 24,381	\$ 24,647	\$ 24,916	\$ 25,188	\$ 25,462	\$ 25,740	\$ 26,020	\$ 26,303	\$ 26,588
Local TIR Available for Reimbursement	\$ 180,705	\$ 182,693	\$ 184,701	\$ 186,729	\$ 188,777	\$ 190,846	\$ 192,935	\$ 195,045	\$ 197,177	\$ 199,330	\$ 201,504	\$ 203,700	\$ 205,918	\$ 208,158	\$ 210,420	\$ 212,705

Total State & Local TIR Available	\$ 276,826	\$ 279,872	\$ 282,947	\$ 286,054	\$ 289,192	\$ 292,361	\$ 295,562	\$ 298,795	\$ 302,060	\$ 305,357	\$ 308,688	\$ 312,052	\$ 315,450	\$ 318,882	\$ 322,348	\$ 325,848
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DEVELOPER	Beginning Balance																	
DEVELOPER Reimbursement Balance	\$ 10,432,172	\$ 10,155,346	\$ 9,875,474	\$ 9,592,527	\$ 9,306,473	\$ 9,017,281	\$ 8,724,920	\$ 8,429,358	\$ 8,130,564	\$ 7,828,504	\$ 7,523,147	\$ 7,214,459	\$ 6,902,406	\$ 6,586,957	\$ 6,268,075	\$ 5,945,727	\$ 5,619,879	

MSF Non-Environmental Costs	\$ 8,297,710																
Eligible Activities Reimbursement	\$ 3,246,825																
State Tax Reimbursement		\$ 76,454	\$ 77,295	\$ 78,145	\$ 79,003	\$ 79,869	\$ 80,745	\$ 81,629	\$ 82,522	\$ 83,423	\$ 84,334	\$ 85,254	\$ 86,183	\$ 87,121	\$ 88,069	\$ 809	
Local Tax Reimbursement		\$ 143,732	\$ 145,313	\$ 146,910	\$ 148,523	\$ 150,153	\$ 151,798	\$ 153,460	\$ 155,138	\$ 156,834	\$ 158,546	\$ 160,275	\$ 162,022	\$ 163,786	\$ 99,477	\$ -	
Eligible Activities Reimbursement Balance		\$ 3,026,638	\$ 2,804,030	\$ 2,578,974	\$ 2,351,448	\$ 2,121,426	\$ 1,888,883	\$ 1,653,794	\$ 1,416,134	\$ 1,175,877	\$ 932,997	\$ 687,468	\$ 439,263	\$ 188,355	\$ 809	\$ -	
Interest Reimbursement	\$ 5,050,885																
State Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,218	\$ 89,993
Local Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,091	\$ 167,368	\$ 169,185
Interest Reimbursement Balance		\$ 5,050,885	\$ 5,050,885	\$ 5,050,885	\$ 5,050,885	\$ 5,050,885	\$ 5,050,885	\$ 5,050,885	\$ 5,050,885	\$ 5,050,885	\$ 5,050,885	\$ 5,050,885	\$ 5,050,885	\$ 5,050,885	\$ 4,984,794	\$ 4,729,209	\$ 4,470,030
Total MSF Reimbursement Balance		\$ 8,077,524	\$ 7,854,915	\$ 7,629,859	\$ 7,402,333	\$ 7,172,311	\$ 6,939,768	\$ 6,704,680	\$ 6,467,020	\$ 6,226,762	\$ 5,983,882	\$ 5,738,353	\$ 5,490,148	\$ 5,239,240	\$ 4,985,603	\$ 4,729,209	\$ 4,470,030

MDEQ Environmental Costs	\$ 2,134,462																
Eligible Activities Reimbursement	\$ 1,078,703																
State Tax Reimbursement		\$ 19,667	\$ 19,883	\$ 20,102	\$ 20,322	\$ 20,545	\$ 20,770	\$ 20,998	\$ 21,227	\$ 21,459	\$ 21,694	\$ 21,930	\$ 22,169	\$ 22,411	\$ 22,655	\$ 22,901	\$ 23,149
Local Tax Reimbursement		\$ 36,973	\$ 37,380	\$ 37,791	\$ 38,205	\$ 38,625	\$ 39,048	\$ 39,475	\$ 39,907	\$ 40,343	\$ 40,784	\$ 41,228	\$ 41,678	\$ 42,132	\$ 42,590	\$ 43,053	\$ 43,520
Eligible Activities Reimbursement Balance		\$ 1,022,063	\$ 964,800	\$ 906,908	\$ 848,380	\$ 789,210	\$ 729,392	\$ 668,919	\$ 607,785	\$ 545,982	\$ 483,505	\$ 420,346	\$ 356,499	\$ 291,957	\$ 226,712	\$ 160,759	\$ 94,089
Interest Reimbursement	\$ 1,055,760																
State Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Reimbursement Balance		\$ 1,055,760	\$ 1,055,760	\$ 1,055,760	\$ 1,055,760	\$ 1,055,760	\$ 1,055,760	\$ 1,055,760	\$ 1,055,760	\$ 1,055,760	\$ 1,055,760	\$ 1,055,760	\$ 1,055,760	\$ 1,055,760	\$ 1,055,760	\$ 1,055,760	\$ 1,055,760
Total MDEQ Reimbursement Balance		\$ 2,077,822	\$ 2,020,560	\$ 1,962,668	\$ 1,904,140	\$ 1,844,970	\$ 1,785,152	\$ 1,724,679	\$ 1,663,544	\$ 1,601,742	\$ 1,539,264	\$ 1,476,106	\$ 1,412,259	\$ 1,347,716	\$ 1,282,472	\$ 1,216,518	\$ 1,149,849

Total Annual Developer Reimbursement		\$ 276,826	\$ 279,872	\$ 282,947	\$ 286,054	\$ 289,192	\$ 292,361	\$ 295,562	\$ 298,795	\$ 302,060	\$ 305,357	\$ 308,688	\$ 312,052	\$ 315,450	\$ 318,882	\$ 322,348	\$ 325,848
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City of Lansing
Notice of Public Hearing

The Lansing City Council will hold a public hearing on November 18, 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 #78 – Temple 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 502 E. Cesar E. Chavez Avenue located in the City of Lansing, but 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

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

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION APPROVING BROWNFIELD PLAN #78
TEMPLE 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 #78 – Temple Redevelopment Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on November 18, 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 November 18, 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 \$7 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 October 4, 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 #78 – Temple Redevelopment Project'.

Lansing Brownfield Redevelopment Authority



Lansing Brownfield Redevelopment Authority Temple Redevelopment Project

Brownfield Plan #78

502 E. Cesar E. Chavez Avenue
Lansing, Michigan 48906

PREPARED BY:

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

REVIEWED BY:

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

October 1, 2019

Approved by the LBRA on 10/4/2019

Adopted by the Lansing City Council on _____

Table of Contents

<u>Section</u>	<u>Page</u>
1. Project Summary Sheet	1
2. Purpose of Brownfield Plan and Past Use of the Property	5
3. Brownfield Project Description	5
4. Developer Eligible Activities.....	5
5. Captured Taxable Value & Tax Increment Revenues	7
6. Method of Brownfield Plan Financing	8
7. Amount of Note or Bonded Indebtedness Incurred	8
8. Duration of the Brownfield Plan	8
9. Estimated Impact on Taxing Jurisdictions.....	9
10. Legal Description & Site Map.....	9
11. Personal Property	10
12. Displacement of Persons	10
13. Local Brownfield Revolving Fund.....	10
14. Other Information.....	10

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Map

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

ATTACHMENTS

Attachment A: Legal Description of the Property

Attachment B: Letter of Functional Obsolescence

1. Project Summary Sheet

The purpose of this Brownfield Plan (the “Plan”) is to identify eligible activities and cost estimates for redevelopment of the property located at 502 E. Cesar E. Chavez Avenue in Lansing, Michigan. Brownfield tax increment financing is necessary to support redevelopment of the property.

Project Name: Temple Redevelopment Project (the “Project”)

Developer: Lansing Acquisitions 500, LLC (the “Developer”)
507 S. Grand Avenue
Lansing, MI 48933
Eric Hanna

Property Location: 502 E. Cesar E. Chavez Avenue, Lansing, Michigan 48906 (the “Property”)

Parcel Information: Parcel ID 33-01-01-09-427-002

Type of Eligible Property: “Functionally Obsolete”

Project Description: A rehabilitation of the existing, functionally obsolete building located at 502 E. Cesar E. Chavez Avenue. The Project includes the redevelopment of the existing building into first floor retail and office and reconfigure the interior floor structure to add four floors of apartments. The mixed-use development includes office /retail space on the first floor, 31 workforce residential units on floors two through five and the addition of an attached 2-story parking structure with 54 parking spaces.

Brownfield Eligible activities include environmental assessment, asbestos and lead surveys and abatement, demolition, site preparation, infrastructure improvements, and preparation and implementation of the Brownfield Plan/Act 381 Work Plan.

Total Capital Investment: Property and Building Improvements: Estimated at \$9,015,000 (not including acquisition) of which there is \$2,500,000 in eligible activities associated with the proposed Project. However, due to the 30-year capture limit under Act 381, estimated Developer reimbursement is limited to \$2,135,368.

Estimated Job Creation/Retention: The redevelopment is anticipated to generate 10 new full-time equivalent (FTE) jobs within a year of project completion. In addition, this redevelopment will result in the creation/retention of 50 to 60 temporary construction related jobs.

Duration of Plan: 30 years (starting in 2022)

Total New Taxes Generated:

Uses	
Portion Captured to Reimburse Developer	\$2,135,368
Portion Captured for State Brownfield Redevelopment Fund (SBRF)	\$89,342
Portion Captured for LBRA Plan Administration	\$79,135
Portion Captured for Lansing Local Brownfield Revolving Fund (LBRF)	\$79,135
Total Captured	\$2,382,980
Remainder Passed Through to Taxing Units	\$254,849
Non-Capturable Millages (School Debt, City Debt)	\$170,090
TOTAL NEW TAXES GENERATED	\$2,807,919

Use of Captured Taxes / Tax Increment Revenue (TIR):

Uses	
To Reimburse Developer for Eligible Activity Costs	\$1,863,357
To Reimburse LBRA/Lansing Regional Brownfield Coalition (LRBC) for Eligible Activity Costs under EPA Brownfield Assessment Grant	\$0

**Temple Redevelopment Project
Brownfield Plan 78
October 1, 2019**

To Reimburse LBRA for Eligible Activity Costs under Local Brownfield Revolving Fund (LBRF)	\$0
To Reimburse Developer for <u>Contingency</u> (15%) on Eligible Activity Costs	\$272,011
To Reimburse Developer for <u>Interest</u> on Eligible Activity Costs	\$0
Total Reimbursement to Developer	\$2,135,368
To State Brownfield Redevelopment Fund (SBRF)	\$89,342
To LBRA Plan Administration	\$79,135
To LBRA Local Brownfield Revolving Fund (LBRF)	\$79,135
TOTAL CAPTURED TAXES	\$2,382,980

Use of New Taxes:

Uses	
Lansing Operating	\$71,882
Ingham County	\$15,271
Ingham County Sum	\$25,144
Airport Authority	\$2,585
CATA	\$11,119
Capital Area District Library	\$5,768
Potter Park Zoo	\$1,516
Lansing Community College	\$14,078
Ingham Inter. School District	\$17,402
Lansing School Sinking	\$11,093
Lansing School District Operating	\$65,741
State Education Tax (6 mills)	\$13,252
City Debt	\$170,090
TOTAL NEW TAXES	\$424,939

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

The City of Lansing Brownfield Redevelopment Authority (Authority or “LBRA”), duly established by resolution of the City Council of the City of Lansing, pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (Act 381), is authorized to exercise its powers within the City of Lansing, Michigan. The purpose of this Plan, to be implemented by the LBRA, is to satisfy the requirements for a Brownfield Plan as specified in Act 381

The Plan will allow the LBRA to use tax increment financing to reimburse **Lansing Acquisitions 500, LLC** (the “Developer”) for the costs of eligible activities required to redevelop the eligible property located at 502 E. Cesar E. Chavez Avenue in the City of Lansing, Michigan, (the “Property”). Any proposed redevelopment of the Property will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein. The location of the Property is depicted on Figure 1.

The Property is fully defined in the following table and in Attachment A.

Eligible Property		
Address	Tax ID	Basis of Eligibility
502 E. Cesar E. Chavez Avenue	33-01-01-09-427-002	Functionally Obsolete

The Property is located within the boundaries of the City of Lansing and is surrounded by commercial property. Property layout and boundaries are depicted on Figure 2. The legal description of the Property is included in Attachment A.

The Property consists of a 0.45-acre parcel of land developed with a two-story commercial building, totaling 11,656 square feet. The remainder of the Property is comprised of asphalt parking. The current structure was constructed in 1906 and was occupied by the First Methodist Episcopal Church and Bethlehem Temple Church until 1993. The building was renovated and used as a night club / cocktail bar until 2010 and artist cooperative space from 2013 until 2015. The Property has been vacant and/or significantly underutilized for 26 years. The Property is currently vacant.

The Property is considered an “eligible property” as defined by Act 381, Section 2 because: (a) the Property was previously utilized as a commercial property; (b) it is located within the City of Lansing, a qualified local governmental unit under MCL 125.2782(k); and (c) the Property has been determined to be “functionally obsolete” as defined in Section 2(s) of Act 381.

On September 25, 2019, the City of Lansing, Assessors Office formally determined the Property is “functionally obsolete” as the term is defined in Section 2(s), of Act 381. Refer to Attachment B, Letter of Functional Obsolescence.

3. Brownfield Project Description

The Project includes a complete renovation of the existing functionally obsolete building. The Project includes the redevelopment of the first floor into retail and office and reconfigures the interior floor structure to add four floors of apartments. The redevelopment will result in a total of 6,000 square feet for office/retail on the first floor and approximately 31 workforce housing residential units on the floors two through five. 100% of the residential units will be targeted at 80% of AMI. A review of the market has demonstrated that the proposed finishes will be at a slightly reduced price from the local market. The location is walkable to Old Town, which is a desirable entertainment district with few housing options. Parking will be onsite via a 2-story, 54 space parking structure, which is rare in this district.

Improved entrances, sidewalks and parking will create a more inviting, clean appearance allowing for easier access and deter people from using the Property as a cut through. Enhanced lighting onsite will allow for greater safety.

The apartments will be energy efficient and quiet, with high-quality, large fiberglass windows, sound insulation between units, solid core doors and LED lighting. The floors will be a durable and attractive luxury vinyl tile throughout. The kitchens will have stainless steel appliances, electric stoves and solid surface countertops with a tiled backsplash. All apartments will have washers and driers in the unit.

Total capital investment is estimated at \$9,015,000, not including acquisition.

This Project will result in the creation of 10 new, full time equivalent jobs within a year. The Project is also projected to create/leverage 50 to 60 temporary construction related jobs.

4. Developer Eligible Activities

The Developer will be reimbursed with the new local and state taxes levied by the Project for the costs of eligible activities necessary to support redevelopment of the Property. The activities that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381 and include environmental assessment, asbestos and lead surveys and abatement, (interior and site) demolition, site preparation, infrastructure improvements, and preparation and implementation of the Brownfield Plan/Act 381 Work Plan.

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with the new local and state increment tax revenues generated by the Property redevelopment and captured by the LBRA, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the "Reimbursement Agreement").

Total estimated eligible activity costs exceed \$2,500,000, however, due to the 30-year capture limit under Act 381, estimated Developer reimbursement is limited to \$2,135,368 in this Plan.

ELIGIBLE ACTIVITIES

ENVIRONMENTAL

Department Specific Activities	\$16,950.00
Total Environmental Costs.....	\$16,950.00

NON-ENVIRONMENTAL

Asbestos and Lead Activities	\$22,600.00
Demolition.....	\$341,445.00
Site Preparation.....	\$343,460.00
Infrastructure Improvements	\$1,105,902.00
Total Non-Environmental Costs	\$1,813,407.00
Contingency (15%) *	\$272,011.00
Brownfield Plan Preparation/Implementation	\$33,000.00
Interest (3%, simple)	\$0.00
Total Anticipated TIR Available for Reimbursement	\$2,135,368.00
State Brownfield Redevelopment Fund	\$89,342.00
LBRA Plan Administration.....	\$79,135.00
LBRA Local Brownfield Revolving Fund	\$79,135.00
Total Local and State TIR Capture	\$2,382,980.00

* Phase I ESA, Phase II ESA, Asbestos/Lead Surveys, Brownfield Plan and Act 381 Work Plan preparation and implementation are excluded from contingency calculation

The costs listed above are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan, including interest, that will qualify for reimbursement from tax increment revenues captured by the LBRA shall be governed by the

terms of a Reimbursement 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 Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652). The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment.

As long as the total Developer eligible activities described in this Plan is not exceeded, and with the approval of the LBRA Board, line item costs of eligible activities may be adjusted between Environmental and Non-Environmental (i.e. EGLE Eligible Activities and MSF Eligible Activities) and individual eligible activities (i.e. demolition, asbestos and lead activities, site preparation, infrastructure activities, etc.), including interest, after the date this Plan is approved by the City of Lansing City Council and without amendment to the Plan. Any adjustments to the Environmental category of EGLE Eligible Activities is contingent on the property qualifying as a "Facility" as defined in and required by Act 381.

If the Michigan Department of Environmental, Great Lakes and Energy (EGLE) and/or Michigan Strategic Fund (MSF) approves an Act 381 Work Plan with less state tax capture than presented in the Plan, the amount of local capture in the Plan will be adjusted by the LBRA to maintain the current state to local capture ratio.

5. Captured Taxable Value and Tax Increment Revenues

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local and state tax revenues generated by the Property redevelopment and captured by the LBRA. The LBRA will not be obligated to reimburse the Developer for Eligible Activities completed after December 31, 2021. Reimbursement of Eligible Activities completed after December 31, 2021 will be evaluated by the LBRA on a case-by-case basis.

The taxable value of the Property at the completion of this Brownfield Plan was \$285,669 which is the initial taxable value for this Plan. The new projected taxable value for 2023 was estimated at \$1,331,500 (phased over 3 years). Estimated taxable values were based on estimates determined by the Project's development team. The actual taxable value will be determined by the City's Assessor after the Project is completed.

It is estimated that the LBRA will capture tax increment revenues from 2022 through 2051 to reimburse the Developer and the LBRA for the cost of eligible activities, pay for the LBRA's administration of the Plan and make deposits into the LBRA's Local Brownfield Revolving Fund (LBRF). Ten percent of the local and state taxes generated by the increase in taxable value will be returned to the taxing units.

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

6. Method of Brownfield Plan Financing

The Developer is ultimately responsible for providing financing for the costs of eligible activities included in this Plan.

The inclusion of eligible activities and estimates of cost to be reimbursed in this Plan are intended to authorize the LBRA to fund such reimbursements. Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Plan.

In addition to reimbursement to the LBRA for its costs associated with the Project under the LBRF, the LBRA will be reimbursed for its costs to administer the Plan by utilizing 5% of the new local taxes captured per year for the duration of the Plan. The LBRA will also deposit 5% of the new local taxes captured per year for the duration of the Plan for deposit into its LBRF. Total deposits into the LBRF will not exceed the sum total equivalent to 5 years of local tax increment revenue.

7. Amount of Note or Bonded Indebtedness Incurred

None.

8. Duration of the Brownfield Plan

The Plan is anticipated to remain in effect until the end of the year 2051. As discussed in Section 4, total estimated eligible activity costs exceed \$2,500,000, however, due to the 30-year capture limit under Act 381, estimated Developer reimbursement is limited to \$2,135,368 in this Plan. The Plan may be amended, should the actual reimbursement schedule allow for the inclusion of additional costs beyond \$2,135,368.

9. Estimated Impact on Taxing Jurisdictions

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

Projected Impact to Taxing Jurisdictions			
Taxing Unit	New Taxes to Taxing Units*	New Taxes for BRA Administration, SBRF/LBRF Deposits and Developer Reimbursement	Total New Taxes
Lansing Operating	\$71,882	\$646,935	\$718,817
Ingham County	\$15,271	\$137,440	\$152,712
Ingham County Sum	\$25,144	\$226,294	\$251,438
Airport Authority	\$2,585	\$23,262	\$25,846
CATA	\$11,119	\$100,069	\$111,187
Capital Area District Library	\$5,768	\$51,915	\$57,683
Potter Park Zoo	\$1,516	\$13,644	\$15,160
Lansing Community College	\$14,078	\$126,698	\$140,776
Ingham Inter. School District	\$17,402	\$156,616	\$174,017
Lansing School Sinking Fund	\$11,093	\$99,836	\$110,929
Lansing School District Operating	\$65,741	\$591,666	\$657,407
State Education Tax (6 mills)	\$13,252	\$208,605	\$221,857
City Debt	\$170,090	\$0	\$170,090
Total	\$424,939	\$2,382,980	\$2,807,919

* Increased by investment, but not captured for TIF reimbursement

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

10. Legal Description & Site Map

The Property location and boundaries are shown on Figures 1 and 2. The legal description of the Property is provided in Attachment A.

11. Personal Property

This Brownfield Plan will capture incremental tax revenues resulting from personal property to the extent they are available.

12. Displacement of Persons

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

13. Local Brownfield Revolving Fund

No Local Brownfield Revolving Funds will be used on this Brownfield Plan. Additionally, the LBRA will capture 5% of the new local taxes per year until the Developer's costs have been fully reimbursed for deposit into the LBRF. The LBRA will then capture all available tax increment revenues for up to an additional 5 years for deposit into the LBRF as permitted by Act 381. Total deposits into the LBRF will not exceed the sum total equivalent to 5 years of local tax increment revenue.

14. Other Information

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

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Map

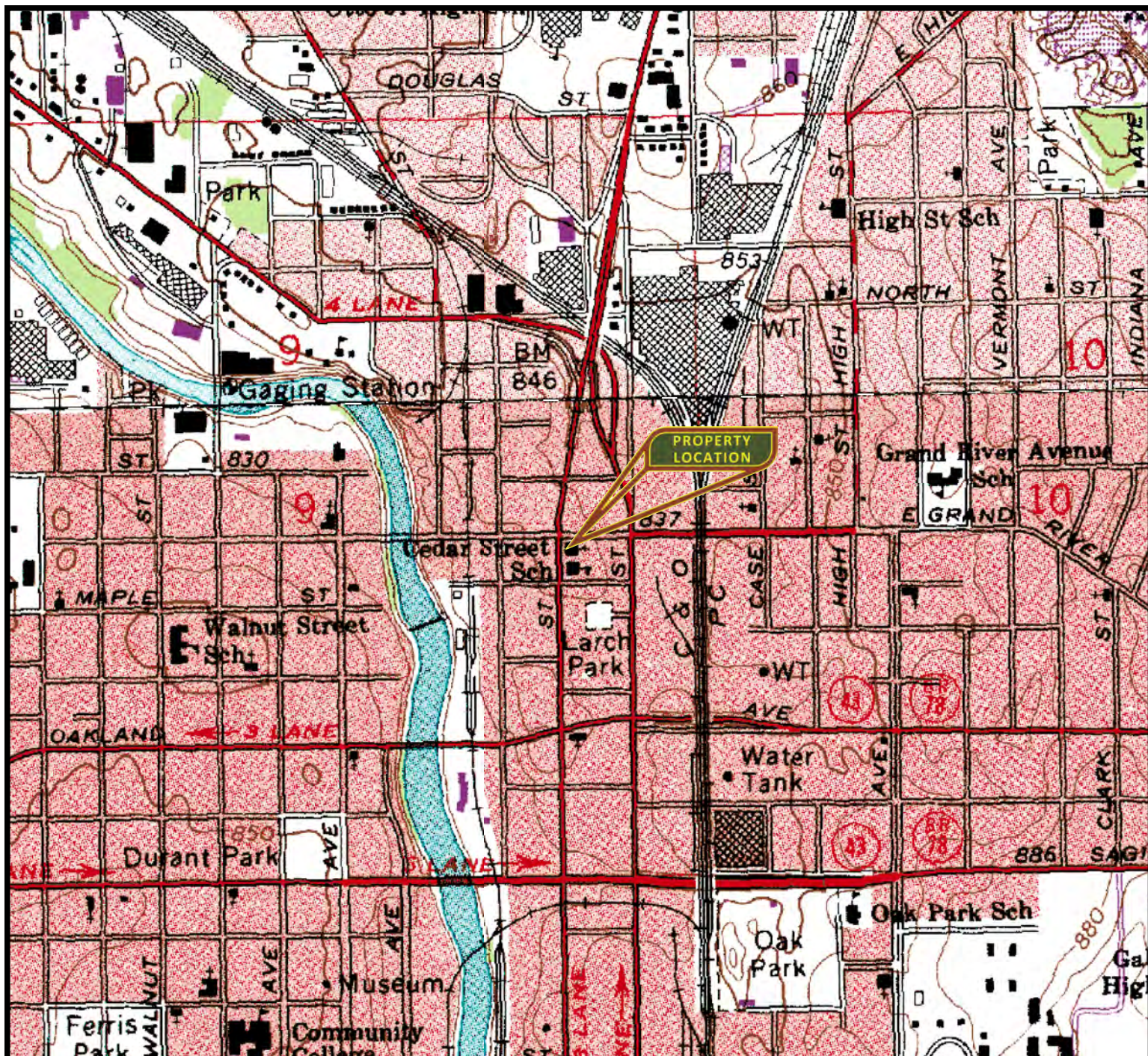


FIGURE 1 PROPERTY LOCATION

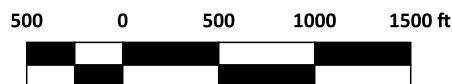
TRI TERRA

502 E. CESAR E. CHAVEZ AVENUE
LANSING, MICHIGAN 48906

INGHAM COUNTY
T4N, R2W, SECTION 9

PROJECT NUMBER: 19-2056

ADAPTED FROM MI GEOGRAPHIC DATA LIBRARY DRG



1:12000





TRI TERRA

FIGURE 2

PROPERTY ORIENTATION DIAGRAM

PROJECT NUMBER: 19-2056

502 E. CESAR E. CHAVEZ AVENUE
LANSING, MICHIGAN 48906

DIAGRAM CREATED BY: AEN

DATE: 1/24/2019

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

Table 1
Brownfield Eligible Activities
502 E. Cesar E. Chavez Avenue
Lansing, MI

					REIMBURSEMENT ALLOCATION		
ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	DEQ ACTIVITIES	MSF ACTIVITIES	LOCAL-ONLY ACTIVITIES
EGLE ELIGIBLE ACTIVITIES							
Department Specific Activities							
EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 16,950	\$ 16,950	\$ -	\$ -
MSF ELIGIBLE ACTIVITIES							
Asbestos and Lead Activities							
Subtotal Asbestos and Lead Activities				\$ 22,600		\$ 22,600	\$ -
Demolition							
Subtotal Demolition Activities				\$ 341,445	\$ -	\$ 341,445	\$ -
Site Preparation							
Subtotal Site Preparation Activities				\$ 343,460	\$ -	\$ 343,460	\$ -
Infrastructure Improvements							
Subtotal Infrastructure Improvement Activities				\$ 1,105,902		\$ 1,105,902	\$ -
MSF ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 1,813,407	\$ -	\$ 1,813,407	\$ -
MSF AND EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 1,830,357	\$ 16,950	\$ 1,813,407	\$ -
Contingency (15%)				\$ 272,011	\$ -	\$ 272,011	\$ -
Brownfield Plan & Act 381 Work Plan Preparation	1	LS	\$ 18,000	\$ 18,000	\$ 1,000	\$ 17,000	
Brownfield Plan & Act 381 Work Plan Implementation	1	LS	\$ 15,000	\$ 15,000	\$ 500	\$ 14,500	
Interest (3%, simple)			\$ -	\$ -			
TOTAL ELIGIBLE COST FOR REIMBURSEMENT				\$ 2,135,368	\$ 18,450	\$ 2,116,918	\$ -
State Brownfield Revolving Fund				\$ 89,342			
BRA Administrative Fees				\$ 79,135			
Local Brownfield Revolving Fund (LBRF)				\$ 79,135			
GRAND TOTAL				\$ 2,382,980			
					0.86%	99.14%	0.00%

NOTES:

These costs and revenue projections should be considered approximate estimates based on expected conditions and available information.

It cannot be guaranteed that the costs and revenue projections will not vary from these estimates.

Costs for Phase I ESA, Phase II ESA, Asbestos/Lead Surveys, Brownfield Plan and Act 381 Work Plan are excluded from contingency calculation.

Table 2
Tax Increment Revenue Capture Estimates
502 E. Cesar E. Chavez Avenue
Lansing, MI

Estimated Taxable Value (TV) Increase Rate:		1% per year														
Plan Year	2022 1	2023 2	2024 3	2025 4	2026 5	2027 6	2028 7	2029 8	2030 9	2031 10	2032 11	2033 12	2034 13	2035 14	2036 15	2037 16
Base Taxable Value (TV) of Land	\$ 34,400	\$ 34,400	\$ 34,400	\$ 34,400	\$ 34,400	\$ 34,400	\$ 34,400	\$ 34,400	\$ 34,400	\$ 34,400	\$ 34,400	\$ 34,400	\$ 34,400	\$ 34,400	\$ 34,400	\$ 34,400
Base Taxable Value (TV) of Building	\$ 251,269	\$ 251,269	\$ 251,269	\$ 251,269	\$ 251,269	\$ 251,269	\$ 251,269	\$ 251,269	\$ 251,269	\$ 251,269	\$ 251,269	\$ 251,269	\$ 251,269	\$ 251,269	\$ 251,269	\$ 251,269
Estimated New TV for Land	\$ 34,744	\$ 35,091	\$ 35,442	\$ 35,797	\$ 36,155	\$ 36,516	\$ 36,881	\$ 37,250	\$ 37,623	\$ 37,999	\$ 38,379	\$ 38,763	\$ 39,150	\$ 39,542	\$ 39,937	\$ 40,337
Estimated New TV for Building	\$ 972,306	\$ 1,296,409	\$ 1,309,373	\$ 1,322,466	\$ 1,335,691	\$ 1,349,048	\$ 1,362,538	\$ 1,376,164	\$ 1,389,925	\$ 1,403,825	\$ 1,417,863	\$ 1,432,042	\$ 1,446,362	\$ 1,460,826	\$ 1,475,434	\$ 1,490,188
Incremental Difference for Land (New TV - Base TV)	\$ 344	\$ 691	\$ 1,042	\$ 1,397	\$ 1,755	\$ 2,116	\$ 2,481	\$ 2,850	\$ 3,223	\$ 3,599	\$ 3,979	\$ 4,363	\$ 4,750	\$ 5,142	\$ 5,537	\$ 5,937
Incremental Difference for Building (New TV - Base TV)	\$ 721,037	\$ 1,045,140	\$ 1,058,104	\$ 1,071,197	\$ 1,084,422	\$ 1,097,779	\$ 1,111,269	\$ 1,124,895	\$ 1,138,656	\$ 1,152,556	\$ 1,166,594	\$ 1,180,773	\$ 1,195,093	\$ 1,209,557	\$ 1,224,165	\$ 1,238,919
Total Incremental Difference	\$ 721,381	\$ 1,045,831	\$ 1,059,146	\$ 1,072,594	\$ 1,086,177	\$ 1,099,895	\$ 1,113,751	\$ 1,127,745	\$ 1,141,879	\$ 1,156,155	\$ 1,170,573	\$ 1,185,135	\$ 1,199,843	\$ 1,214,699	\$ 1,229,702	\$ 1,244,856

School Capture		Millage Rate														
School Operating	17.7792	\$ 12,826	\$ 18,594	\$ 18,831	\$ 19,070	\$ 19,311	\$ 19,555	\$ 19,802	\$ 20,050	\$ 20,302	\$ 20,556	\$ 20,812	\$ 21,071	\$ 21,332	\$ 21,596	\$ 21,863
State Education Tax (SET)	6.0000	\$ 4,328	\$ 6,275	\$ 6,355	\$ 6,436	\$ 6,517	\$ 6,599	\$ 6,683	\$ 6,766	\$ 6,851	\$ 6,937	\$ 7,023	\$ 7,111	\$ 7,199	\$ 7,288	\$ 7,378
School Total:	23.7792	33.33%	\$ 17,154	\$ 24,869	\$ 25,186	\$ 25,505	\$ 25,828	\$ 26,155	\$ 26,484	\$ 26,817	\$ 27,153	\$ 27,492	\$ 27,835	\$ 28,182	\$ 28,531	\$ 28,885

Local Capture		Millage Rate														
Lansing Operating	19.4400	\$ 14,024	\$ 20,331	\$ 20,590	\$ 20,851	\$ 21,115	\$ 21,382	\$ 21,651	\$ 21,923	\$ 22,198	\$ 22,476	\$ 22,756	\$ 23,039	\$ 23,325	\$ 23,614	\$ 23,905
Ingham County	4.1300	\$ 2,979	\$ 4,319	\$ 4,374	\$ 4,430	\$ 4,486	\$ 4,543	\$ 4,600	\$ 4,658	\$ 4,716	\$ 4,775	\$ 4,834	\$ 4,895	\$ 4,955	\$ 5,017	\$ 5,079
Ingham County Sum	6.8000	\$ 4,905	\$ 7,112	\$ 7,202	\$ 7,294	\$ 7,386	\$ 7,479	\$ 7,574	\$ 7,669	\$ 7,765	\$ 7,862	\$ 7,960	\$ 8,059	\$ 8,159	\$ 8,260	\$ 8,362
Airport Authority	0.6990	\$ 504	\$ 731	\$ 740	\$ 750	\$ 759	\$ 769	\$ 779	\$ 788	\$ 798	\$ 808	\$ 818	\$ 828	\$ 839	\$ 849	\$ 860
CATA	3.0070	\$ 2,169	\$ 3,145	\$ 3,185	\$ 3,225	\$ 3,266	\$ 3,307	\$ 3,349	\$ 3,391	\$ 3,434	\$ 3,477	\$ 3,520	\$ 3,564	\$ 3,608	\$ 3,653	\$ 3,698
Capital Area District Library	1.5600	\$ 1,125	\$ 1,631	\$ 1,652	\$ 1,673	\$ 1,694	\$ 1,716	\$ 1,737	\$ 1,759	\$ 1,781	\$ 1,804	\$ 1,826	\$ 1,849	\$ 1,872	\$ 1,895	\$ 1,918
Potter Park Zoo	0.4100	\$ 296	\$ 429	\$ 434	\$ 440	\$ 445	\$ 451	\$ 457	\$ 462	\$ 468	\$ 474	\$ 480	\$ 486	\$ 492	\$ 498	\$ 504
Lansing Community College	3.8072	\$ 2,746	\$ 3,982	\$ 4,032	\$ 4,084	\$ 4,135	\$ 4,188	\$ 4,240	\$ 4,294	\$ 4,347	\$ 4,402	\$ 4,457	\$ 4,512	\$ 4,568	\$ 4,625	\$ 4,682
Ingham Intermediate School District	4.7062	\$ 3,395	\$ 4,922	\$ 4,985	\$ 5,048	\$ 5,112	\$ 5,176	\$ 5,242	\$ 5,307	\$ 5,374	\$ 5,441	\$ 5,509	\$ 5,577	\$ 5,647	\$ 5,717	\$ 5,787
Lansing School Sinking	3.0000	\$ 2,164	\$ 3,137	\$ 3,177	\$ 3,218	\$ 3,259	\$ 3,300	\$ 3,341	\$ 3,383	\$ 3,426	\$ 3,468	\$ 3,512	\$ 3,555	\$ 3,600	\$ 3,644	\$ 3,689
Local Total:	47.5594	66.67%	\$ 34,308	\$ 49,739	\$ 50,372	\$ 51,012	\$ 51,658	\$ 52,310	\$ 52,969	\$ 53,635	\$ 54,307	\$ 54,986	\$ 55,672	\$ 56,364	\$ 57,064	\$ 57,770
Total Capturable Taxes:	71.3386	#####	\$ 51,462	\$ 74,608	\$ 75,558	\$ 76,517	\$ 77,486	\$ 78,465	\$ 79,453	\$ 80,452	\$ 81,460	\$ 82,478	\$ 83,507	\$ 84,546	\$ 85,595	\$ 86,655

Non-Capturable Millages		Millage Rate														
School Debt	4.6000	\$ 3,318	\$ 4,811	\$ 4,872	\$ 4,934	\$ 4,996	\$ 5,060	\$ 5,123	\$ 5,188	\$ 5,253	\$ 5,318	\$ 5,385	\$ 5,452	\$ 5,519	\$ 5,588	\$ 5,657
Total Non-Capturable Taxes:	4.6000	\$ 3,318	\$ 4,811	\$ 4,872	\$ 4,934	\$ 4,996	\$ 5,060	\$ 5,123	\$ 5,188	\$ 5,253	\$ 5,318	\$ 5,385	\$ 5,452	\$ 5,519	\$ 5,588	\$ 5,657

Notes:

Table 2
Tax Increment Revenue Capture Estimates
502 E. Cesar E. Chavez Avenue
Lansing, MI

Estimated Taxable Value (TV) Increase Rate:																
	Plan Year	2038 17	2039 18	2040 19	2041 20	2042 21	2043 22	2044 23	2045 24	2046 25	2047 26	2048 27	2049 28	2050 29	2051 30	
Base Taxable Value (TV) of Land	\$	34,400	\$	34,400	\$	34,400	\$	34,400	\$	34,400	\$	34,400	\$	34,400	\$	34,400
Base Taxable Value (TV) of Building	\$	251,269	\$	251,269	\$	251,269	\$	251,269	\$	251,269	\$	251,269	\$	251,269	\$	251,269
Estimated New TV for Land	\$	40,740	\$	41,147	\$	41,559	\$	41,975	\$	42,394	\$	42,818	\$	43,246	\$	43,679
Estimated New TV for Building	\$	1,505,090	\$	1,520,141	\$	1,535,342	\$	1,550,696	\$	1,566,203	\$	1,581,865	\$	1,597,683	\$	1,613,660
Incremental Difference for Land (New TV - Base TV)	\$	6,340	\$	6,747	\$	7,159	\$	7,575	\$	7,994	\$	8,418	\$	8,846	\$	9,279
Incremental Difference for Building (New TV - Base TV)	\$	1,253,821	\$	1,268,872	\$	1,284,073	\$	1,299,427	\$	1,314,934	\$	1,330,596	\$	1,346,414	\$	1,362,391
Total Incremental Difference	\$	1,260,161	\$	1,275,619	\$	1,291,232	\$	1,307,001	\$	1,322,928	\$	1,339,014	\$	1,355,261	\$	1,371,670

School Capture	Millage Rate																												
School Operating	17.7792	\$	22,405	\$	22,679	\$	22,957	\$	23,237	\$	23,521	\$	23,807	\$	24,095	\$	24,387	\$	24,682	\$	24,979	\$	25,280	\$	25,584	\$	25,890	\$	26,200
State Education Tax (SET)	6.0000	\$	7,561	\$	7,654	\$	7,747	\$	7,842	\$	7,938	\$	8,034	\$	8,132	\$	8,230	\$	8,329	\$	8,430	\$	8,531	\$	8,634	\$	8,737	\$	8,842
School Total:	23.7792	\$	29,966	\$	30,333	\$	30,704	\$	31,079	\$	31,458	\$	31,841	\$	32,227	\$	32,617	\$	33,011	\$	33,409	\$	33,811	\$	34,217	\$	34,628	\$	35,042

Total New Taxes	Pass-Through	Captured
\$ 657,406.75	\$ 65,740.67	\$ 591,666.07
\$ 221,857.03	\$ 13,251.55	\$ 208,605.47
\$ 879,263.78	\$ 78,992.23	\$ 800,271.55

Local Capture	Millage Rate																												
Lansing Operating	19.4400	\$	24,498	\$	24,798	\$	25,102	\$	25,408	\$	25,718	\$	26,030	\$	26,346	\$	26,665	\$	26,987	\$	27,313	\$	27,642	\$	27,973	\$	28,309	\$	28,647
Ingham County	4.1300	\$	5,204	\$	5,268	\$	5,333	\$	5,398	\$	5,464	\$	5,530	\$	5,597	\$	5,665	\$	5,733	\$	5,803	\$	5,872	\$	5,943	\$	6,014	\$	6,086
Ingham County Sum	6.8000	\$	8,569	\$	8,674	\$	8,780	\$	8,888	\$	8,996	\$	9,105	\$	9,216	\$	9,327	\$	9,440	\$	9,554	\$	9,669	\$	9,785	\$	9,902	\$	10,021
Airport Authority	0.6990	\$	881	\$	892	\$	903	\$	914	\$	925	\$	936	\$	947	\$	959	\$	970	\$	982	\$	994	\$	1,006	\$	1,018	\$	1,030
CATA	3.0070	\$	3,789	\$	3,836	\$	3,883	\$	3,930	\$	3,978	\$	4,026	\$	4,075	\$	4,125	\$	4,174	\$	4,225	\$	4,276	\$	4,327	\$	4,379	\$	4,431
Capital Area District Library	1.5600	\$	1,966	\$	1,990	\$	2,014	\$	2,039	\$	2,064	\$	2,089	\$	2,114	\$	2,140	\$	2,166	\$	2,192	\$	2,218	\$	2,245	\$	2,272	\$	2,299
Potter Park Zoo	0.4100	\$	517	\$	523	\$	529	\$	536	\$	542	\$	549	\$	556	\$	562	\$	569	\$	576	\$	583	\$	590	\$	597	\$	604
Lansing Community College	3.8072	\$	4,798	\$	4,857	\$	4,916	\$	4,976	\$	5,037	\$	5,098	\$	5,160	\$	5,222	\$	5,285	\$	5,349	\$	5,413	\$	5,478	\$	5,544	\$	5,610
Ingham Intermediate School District	4.7062	\$	5,931	\$	6,003	\$	6,077	\$	6,151	\$	6,226	\$	6,302	\$	6,378	\$	6,455	\$	6,533	\$	6,612	\$	6,692	\$	6,772	\$	6,853	\$	6,935
Lansing School Sinking	3.0000	\$	3,780	\$	3,827	\$	3,874	\$	3,921	\$	3,969	\$	4,017	\$	4,066	\$	4,115	\$	4,165	\$	4,215	\$	4,266	\$	4,317	\$	4,369	\$	4,421
Local Total:	47.5594	\$	59,933	\$	60,668	\$	61,410	\$	62,160	\$	62,918	\$	63,683	\$	64,455	\$	65,236	\$	66,024	\$	66,820	\$	67,624	\$	68,436	\$	69,257	\$	70,085
Total Capturable Taxes:	71.3386	\$	89,898	\$	91,001	\$	92,115	\$	93,240	\$	94,376	\$	95,523	\$	96,682	\$	97,853	\$	99,035	\$	100,229	\$	101,436	\$	102,654	\$	103,884	\$	105,127

\$ 718,816.78	\$ 71,881.68	\$ 646,935.10
\$ 152,711.59	\$ 15,271.16	\$ 137,440.43
\$ 251,437.97	\$ 25,143.80	\$ 226,294.17
\$ 25,846.34	\$ 2,584.63	\$ 23,261.71
\$ 111,187.35	\$ 11,118.73	\$ 100,068.61
\$ 57,682.83	\$ 5,768.28	\$ 51,914.54
\$ 15,160.23	\$ 1,516.02	\$ 13,644.21
\$ 140,775.68	\$ 14,077.57	\$ 126,698.11
\$ 174,017.26	\$ 17,401.73	\$ 156,615.53
\$ 110,928.51	\$ 11,092.85	\$ 99,835.66
\$ 1,758,564.53	\$ 175,856.45	\$ 1,582,708.08
\$ 2,637,828.31	\$ 254,848.68	\$ 2,382,979.63

Non-Capturable Millages	Millage Rate																												
School Debt	4.6000	\$	5,797	\$	5,868	\$	5,940	\$	6,012	\$	6,085	\$	6,159	\$	6,234	\$	6,310	\$	6,386	\$	6,463	\$	6,541	\$	6,619	\$	6,699	\$	6,779
Total Non-Capturable Taxes:	4.6000	\$	5,797	\$	5,868	\$	5,940	\$	6,012	\$	6,085	\$	6,159	\$	6,234	\$	6,310	\$	6,386	\$	6,463	\$	6,541	\$	6,619	\$	6,699	\$	6,779

\$ 170,090.39	\$ 170,090.39	\$ -
\$ 170,090.39	\$ 170,090.39	\$ -

\$ 2,807,918.70	\$ 424,939.07	\$ 2,382,979.63
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Table 3
Tax Increment Revenue Reimbursement Allocation Table
502 E. Cesar E. Chavez Avenue
Lansing, MI

Developer/City Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	33.3%	\$ 710,930	\$ -	\$ 710,930
Local	66.7%	\$ 1,424,437	\$ -	\$ 1,424,437
TOTAL		\$ 2,135,367	\$ -	\$ 2,135,367
EGLE	0.9%	\$ 18,450		
MSF	99.1%	\$ 2,116,918		

Estimated Total Years of Plan: 30

Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ 89,342
BRA Administrative Fees	\$ 79,135
Local Brownfield Revolving Fund	\$ 79,135

* During the life of the Plan

	2022 1	2023 2	2024 3	2025 4	2026 5	2027 6	2028 7	2029 8	2030 9	2031 10	2032 11	2033 12	2034 13	2035 14	2036 15	2037 16
Available Tax Increment Revenue (TIR)																
Total State Tax Capture Available	\$ 17,154	\$ 24,869	\$ 25,186	\$ 25,505	\$ 25,828	\$ 26,155	\$ 26,484	\$ 26,817	\$ 27,153	\$ 27,492	\$ 27,835	\$ 28,182	\$ 28,531	\$ 28,885	\$ 29,241	\$ 29,602
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ 2,164	\$ 3,137	\$ 3,177	\$ 3,218	\$ 3,259	\$ 3,300	\$ 3,341	\$ 3,383	\$ 3,426	\$ 3,468	\$ 3,512	\$ 3,555	\$ 3,600	\$ 3,644	\$ 3,689	\$ 3,735
State Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$ 1,499	\$ 2,173	\$ 2,201	\$ 2,229	\$ 2,257	\$ 2,285	\$ 2,314	\$ 2,343	\$ 2,373	\$ 2,402	\$ 2,432	\$ 2,463	\$ 2,493	\$ 2,524	\$ 2,555	\$ 2,587
State TIR Available for Reimbursement to Developer	\$ 13,491	\$ 19,558	\$ 19,807	\$ 20,059	\$ 20,313	\$ 20,569	\$ 20,829	\$ 21,090	\$ 21,355	\$ 21,622	\$ 21,891	\$ 22,164	\$ 22,439	\$ 22,716	\$ 22,997	\$ 23,280
Total Local Tax Capture Available	\$ 34,308	\$ 49,739	\$ 50,372	\$ 51,012	\$ 51,658	\$ 52,310	\$ 52,969	\$ 53,635	\$ 54,307	\$ 54,986	\$ 55,672	\$ 56,364	\$ 57,064	\$ 57,770	\$ 58,484	\$ 59,205
Local Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$ 3,431	\$ 4,974	\$ 5,037	\$ 5,101	\$ 5,166	\$ 5,231	\$ 5,297	\$ 5,363	\$ 5,431	\$ 5,499	\$ 5,567	\$ 5,636	\$ 5,706	\$ 5,777	\$ 5,848	\$ 5,920
Capture for BRA Administrative Fees (5%)	\$ 1,544	\$ 2,238	\$ 2,267	\$ 2,296	\$ 2,325	\$ 2,354	\$ 2,384	\$ 2,414	\$ 2,444	\$ 2,474	\$ 2,505	\$ 2,536	\$ 2,568	\$ 2,600	\$ 2,632	\$ 2,664
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	\$ 1,544	\$ 2,238	\$ 2,267	\$ 2,296	\$ 2,325	\$ 2,354	\$ 2,384	\$ 2,414	\$ 2,444	\$ 2,474	\$ 2,505	\$ 2,536	\$ 2,568	\$ 2,600	\$ 2,632	\$ 2,664
Local TIR Available for Reimbursement to Developer	\$ 27,790	\$ 40,289	\$ 40,802	\$ 41,320	\$ 41,843	\$ 42,371	\$ 42,905	\$ 43,444	\$ 43,989	\$ 44,539	\$ 45,094	\$ 45,655	\$ 46,222	\$ 46,794	\$ 47,372	\$ 47,956
Total State & Local TIR Available for Reimbursement to Developer	\$ 41,281	\$ 59,847	\$ 60,609	\$ 61,379	\$ 62,156	\$ 62,941	\$ 63,734	\$ 64,535	\$ 65,343	\$ 66,160	\$ 66,985	\$ 67,819	\$ 68,660	\$ 69,510	\$ 70,369	\$ 71,236
DEVELOPER	Beginning Balance															
	\$ 2,135,368	\$ 2,094,087	\$ 2,034,240	\$ 1,973,631	\$ 1,912,253	\$ 1,850,097	\$ 1,787,156	\$ 1,723,422	\$ 1,658,888	\$ 1,593,544	\$ 1,527,384	\$ 1,460,399	\$ 1,392,580	\$ 1,323,920	\$ 1,254,409	\$ 1,184,040
MSF Eligible Activities	\$ 2,116,918	\$ 2,075,994	\$ 2,016,664	\$ 1,956,579	\$ 1,895,730	\$ 1,834,112	\$ 1,771,715	\$ 1,708,531	\$ 1,644,555	\$ 1,579,776	\$ 1,514,187	\$ 1,447,781	\$ 1,380,548	\$ 1,312,481	\$ 1,243,571	\$ 1,173,810
State Tax Reimbursement	\$ 704,787	\$ 13,374	\$ 19,389	\$ 19,636	\$ 19,886	\$ 20,137	\$ 20,392	\$ 20,649	\$ 20,908	\$ 21,170	\$ 21,435	\$ 21,702	\$ 21,972	\$ 22,245	\$ 22,520	\$ 22,798
Local Tax Reimbursement	\$ 1,412,130	\$ 27,550	\$ 39,941	\$ 40,449	\$ 40,963	\$ 41,481	\$ 42,005	\$ 42,534	\$ 43,069	\$ 43,609	\$ 44,154	\$ 44,704	\$ 45,261	\$ 45,822	\$ 46,390	\$ 46,963
EGLE Eligible Activities	\$ 18,450	\$ 18,093	\$ 17,576	\$ 17,053	\$ 16,522	\$ 15,985	\$ 15,441	\$ 14,891	\$ 14,333	\$ 13,769	\$ 13,197	\$ 12,618	\$ 12,032	\$ 11,439	\$ 10,838	\$ 10,230
State Tax Reimbursement	\$ 6,143	\$ 117	\$ 169	\$ 171	\$ 173	\$ 176	\$ 178	\$ 180	\$ 182	\$ 185	\$ 187	\$ 189	\$ 191	\$ 194	\$ 196	\$ 199
Local Tax Reimbursement	\$ 12,307	\$ 240	\$ 348	\$ 353	\$ 357	\$ 362	\$ 366	\$ 371	\$ 375	\$ 380	\$ 385	\$ 390	\$ 394	\$ 399	\$ 404	\$ 409
TOTAL ANNUAL DEVELOPER REIMBURSEMENT	\$ 41,281	\$ 59,847	\$ 60,609	\$ 61,379	\$ 62,156	\$ 62,941	\$ 63,734	\$ 64,535	\$ 65,343	\$ 66,160	\$ 66,985	\$ 67,819	\$ 68,660	\$ 69,510	\$ 70,369	\$ 71,236

Table 3
Tax Increment Revenue Reimbursement Allocation Table
502 E. Cesar E. Chavez Avenueet
Lansing, MI

	2038 17	2039 18	2040 19	2041 20	2042 21	2043 22	2044 23	2045 24	2046 25	2047 26	2048 27	2049 28	2050 29	2051 30	TOTALS
Available Tax Increment Revenue (TIR)															
Total State Tax Capture Available	\$ 29,966	\$ 30,333	\$ 30,704	\$ 31,079	\$ 31,458	\$ 31,841	\$ 32,227	\$ 32,617	\$ 33,011	\$ 33,409	\$ 33,811	\$ 34,217	\$ 34,628	\$ 35,042	
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ 3,780	\$ 3,827	\$ 3,874	\$ 3,921	\$ 3,969	\$ 4,017	\$ 4,066	\$ 4,115	\$ 4,165						\$ 89,342
State Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$ 2,619	\$ 2,651	\$ 2,683	\$ 2,716	\$ 2,749	\$ 2,782	\$ 2,816	\$ 2,850	\$ 2,885	\$ 3,341	\$ 3,381	\$ 3,422	\$ 3,463	\$ 3,504	\$ 78,992
State TIR Available for Reimbursement to Developer	\$ 23,567	\$ 23,856	\$ 24,148	\$ 24,443	\$ 24,740	\$ 25,041	\$ 25,345	\$ 25,652	\$ 25,962	\$ 30,068	\$ 30,430	\$ 30,796	\$ 31,165	\$ 31,538	
Total Local Tax Capture Available	\$ 59,933	\$ 60,668	\$ 61,410	\$ 62,160	\$ 62,918	\$ 63,683	\$ 64,455	\$ 65,236	\$ 66,024	\$ 66,820	\$ 67,624	\$ 68,436	\$ 69,257	\$ 70,085	
Local Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$ 5,993	\$ 6,067	\$ 6,141	\$ 6,216	\$ 6,292	\$ 6,368	\$ 6,446	\$ 6,524	\$ 6,602	\$ 6,682	\$ 6,762	\$ 6,844	\$ 6,926	\$ 7,008	\$ 175,856
Capture for BRA Administrative Fees (5%)	\$ 2,697	\$ 2,730	\$ 2,763	\$ 2,797	\$ 2,831	\$ 2,866	\$ 2,900	\$ 2,936	\$ 2,971	\$ 3,007	\$ 3,043	\$ 3,080	\$ 3,117	\$ 3,154	\$ 79,135
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	\$ 2,697	\$ 2,730	\$ 2,763	\$ 2,797	\$ 2,831	\$ 2,866	\$ 2,900	\$ 2,936	\$ 2,971	\$ 3,007	\$ 3,043	\$ 3,080	\$ 3,117	\$ 3,154	\$ 79,135
Local TIR Available for Reimbursement to Developer	\$ 48,545	\$ 49,141	\$ 49,742	\$ 50,350	\$ 50,963	\$ 51,583	\$ 52,209	\$ 52,841	\$ 53,479	\$ 54,124	\$ 54,776	\$ 55,433	\$ 56,098	\$ 56,769	
Total State & Local TIR Available for Reimbursement to Developer	\$ 72,112	\$ 72,997	\$ 73,890	\$ 74,792	\$ 75,704	\$ 76,624	\$ 77,554	\$ 78,493	\$ 79,441	\$ 84,193	\$ 85,206	\$ 86,229	\$ 87,263	\$ 88,306	
DEVELOPER															
	\$ 1,040,692	\$ 967,696	\$ 893,806	\$ 819,013	\$ 743,310	\$ 666,685	\$ 589,131	\$ 510,638	\$ 431,197	\$ 347,004	\$ 261,798	\$ 175,569	\$ 88,307	\$ 0.40	
MSF Eligible Activities	\$ 1,031,701	\$ 959,335	\$ 886,083	\$ 811,937	\$ 736,887	\$ 660,925	\$ 584,041	\$ 506,226	\$ 427,471	\$ 344,006	\$ 259,536	\$ 174,052	\$ 87,544	\$ 0	
State Tax Reimbursement	\$ 23,363	\$ 23,650	\$ 23,939	\$ 24,231	\$ 24,527	\$ 24,825	\$ 25,126	\$ 25,430	\$ 25,738	\$ 29,809	\$ 30,167	\$ 30,530	\$ 30,896	\$ 31,265	\$ 704,787
Local Tax Reimbursement	\$ 48,126	\$ 48,716	\$ 49,313	\$ 49,915	\$ 50,523	\$ 51,137	\$ 51,758	\$ 52,384	\$ 53,017	\$ 53,657	\$ 54,302	\$ 54,954	\$ 55,613	\$ 56,278	\$ 1,412,130
EGLE Eligible Activities	\$ 8,992	\$ 8,361	\$ 7,723	\$ 7,076	\$ 6,422	\$ 5,760	\$ 5,090	\$ 4,412	\$ 3,726	\$ 2,998	\$ 2,262	\$ 1,517	\$ 763	\$ 0	
State Tax Reimbursement	\$ 204	\$ 206	\$ 209	\$ 211	\$ 214	\$ 216	\$ 219	\$ 222	\$ 224	\$ 260	\$ 263	\$ 266	\$ 269	\$ 272	\$ 6,143
Local Tax Reimbursement	\$ 419	\$ 425	\$ 430	\$ 435	\$ 440	\$ 446	\$ 451	\$ 457	\$ 462	\$ 468	\$ 473	\$ 479	\$ 485	\$ 490	\$ 12,307
TOTAL ANNUAL DEVELOPER REIMBURSEMENT	\$ 72,112	\$ 72,997	\$ 73,890	\$ 74,792	\$ 75,704	\$ 76,624	\$ 77,554	\$ 78,493	\$ 79,441	\$ 84,193	\$ 85,206	\$ 86,229	\$ 87,263	\$ 88,306	
															\$ 2,637,828

Attachment A

Legal Description of the Property

ATTACHMENT A
LEGAL DESCRIPTION

LOTS 5, 6, & W ½ of LOT 4 BLOCK 15 ORIG PLAT

502 E. Cesar E. Chavez Avenue, Lansing, Michigan

Tax Parcel No. 33-01-01-09-427-002

Attachment B

Letter of Functional Obsolescence



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

September 25, 2019

Functional Obsolescence Determination
502 E Cesar E Chavez Ave
33-01-01-09-427-002

This building was originally constructed in 1906 as a three-story, single occupant church.

While the design as a church with a two-story ceiling height in the main sanctuary could be desirable today; the available parking severely limits the number of persons attending. The land to building ratio is less than 2 to 1. The parking lot is elevated from the street and is likely expensive to maintain in the winter. The limited parking effects many other uses for the building.

An elevator does not serve the multi-story building. Bathrooms are not located on the main floor.

The original design of the building, low market demand for church occupancy, along with the inadequate on-site parking available render this property functionally obsolete.

Sharon Frischman, MMAO
City Assessor

October 15, 2019

BY CERTIFIED MAIL:
Old Town Temple, LLC
Attn: Alan Hooper
232 N. Verlinden
Lansing, MI 48915

City of Lansing Public Notice

Notice of Intent to Terminate Brownfield Plan #45 and Notice of Public Hearing

The Lansing City Council, 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 directed the Lansing City Clerk to send this notice of intent to terminate Brownfield Plan #45 - Old Town Temple Building Rehabilitation Project (Brownfield Plan) under section 14(8) subdivision (b) of the Act and provide notice of a public hearing on the matter.

The Lansing City Council will hold a public hearing on November 18, 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 Old Town Temple, LLC, the developer for the Brownfield Plan, to appear and be heard on the proposed termination of the Brownfield Plan pursuant to and in accordance with the provisions of the Act, for property commonly referred to as 502 E. Cesar E. Chavez Avenue located in the City of Lansing, but 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

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

RESOLUTION #2019-

**BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION TERMINATING BROWNFIELD PLAN #45
OLD TOWN TEMPLE BUILDING REHABILITATION 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 forwarded a request to terminate Brownfield Plan #45 - Old Town Temple Building Rehabilitation Project under section 14(8) subdivision (b) of the Act; and

WHEREAS, Brownfield Plan #45 - Old Town Temple Building Rehabilitation Project, was previously approved by the Lansing City Council on November 9, 2009 for property commonly referred to as 502 E. Cesar E. Chavez Avenue located in the City of Lansing; and

WHEREAS, the project for which eligible activities were identified in Brownfield Plan #45 - Old Town Temple Building Rehabilitation Project failed to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan; and

WHEREAS, if a brownfield plan is terminated under subdivision (b) of section 14(8), the governing body may approve a new brownfield plan for the eligible property under which tax increment revenues may be captured for up to the period of time provided under section 13 (5); and

WHEREAS, written notice of intent to terminate, and notice of opportunity to be heard at a public meeting on November 18, 2019, was provided via certified mail to Old Town Temple, LLC, the developer for Brownfield Plan #45 - Old Town Temple Building Rehabilitation Project (the Developer), in accordance with section 14 (8) of the Act; and

WHEREAS, a public hearing was held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing Michigan, at 7:00 P.M. on the 18th day of November, for the purpose of allowing the Developer an opportunity to be heard on the termination of Brownfield Plan #45, and Developer does not object to the termination.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, after having duly considered the termination of the Plan, finds that the Old Town Temple Building Rehabilitation Project failed to occur under section 14(8) subdivision (b) of the Act.

BE IT FINALLY RESOLVED that the Lansing City Council hereby terminates the Brownfield Redevelopment Authority of the City of Lansing 'Brownfield Plan #45 - Old Town Temple Building Rehabilitation'.

*Lansing Brownfield
Redevelopment Authority*



**Old Town Temple Building
Rehabilitation Project**

Brownfield Plan #45

Lansing Brownfield Redevelopment Authority
Lansing, Michigan

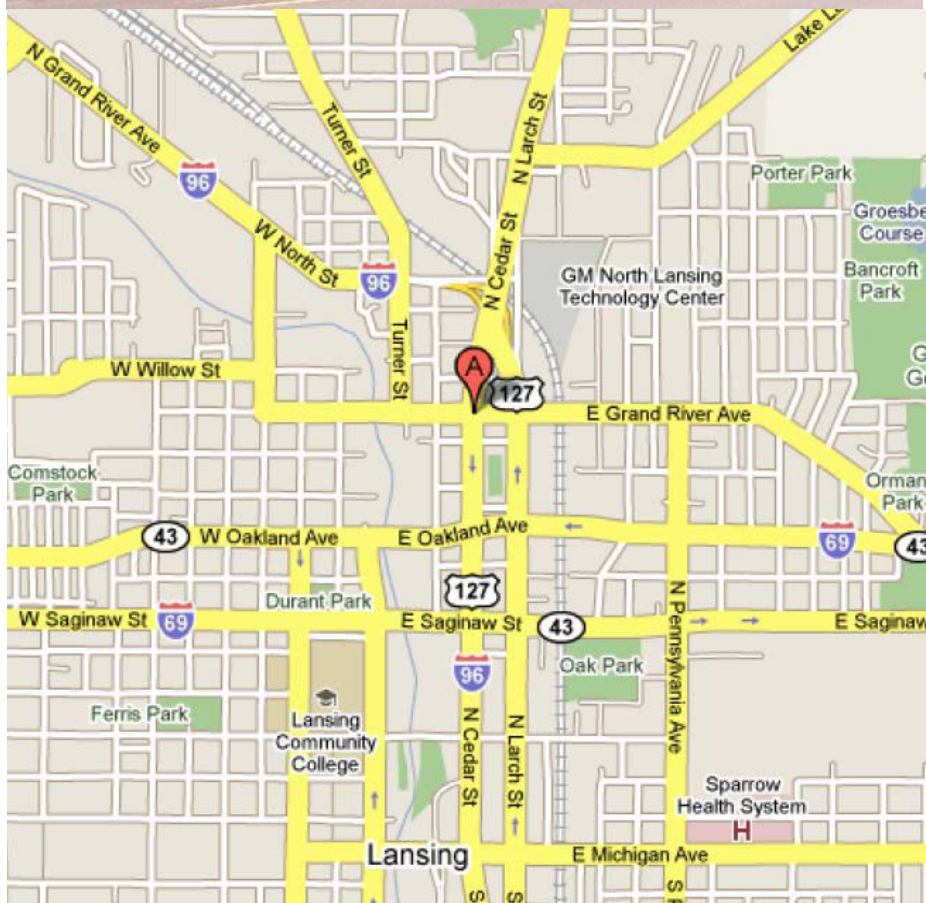
Table of Contents

<u>Section</u>	<u>Page</u>
1. Site Location and Photos	3
2. Project Summary Sheet	4
3. Past Use of the Property - Site History.....	4
4. The Lansing Brownfield Redevelopment Authority.....	5
5. Brownfield Project Description	6
6. Eligible Activities Planned for Reimbursement.....	7
7. Captured Taxable Value & Tax Increment Revenues	7
8. Method of Brownfield Plan Financing.....	7
9. Amount of Note or Bonded Indebtedness Incurred	7
10. Duration of the Brownfield Plan	7
11. Estimated Impact on Taxing Jurisdictions	8
12. Legal Description and Parcel Number	8
13. Personal Property	8
14. Displacement of Persons.....	8
15. Site Remediation Revolving Fund.....	8
16. Other Information.....	8

Exhibits

Exhibit A	Site Plan
Exhibit B	Legal Description of Property

1. Site Location and Photo



Project Summary Sheet

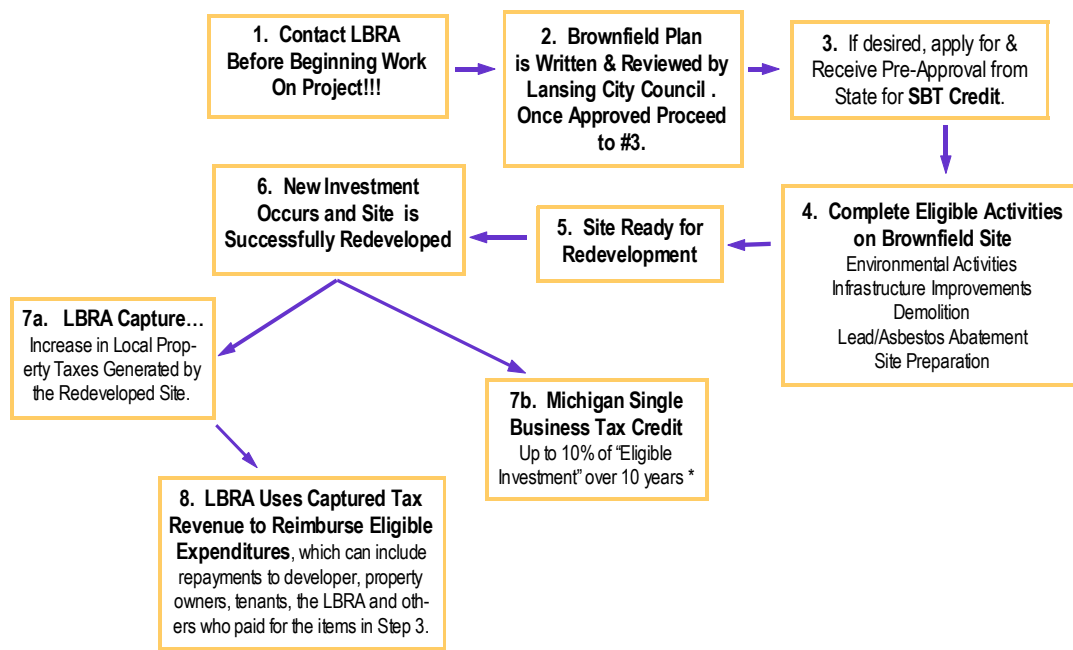
Project Name:	Old Town Temple Building
Business Line:	The developer is Old Town Temple, LLC; The principle is Alan Hooper
Property Location:	502 E. Grand River
Property Num. & Size:	33-01-01-09-427-002; .45 acres, 11,656 sq. ft. building
Project Description:	The rehabilitation and reuse of the former Temple Club into for lease office space.
Investment:	Approximately \$655,400
Est. Job Creation:	Not Applicable
Duration of Plan:	2 years
Eligible Activities:	There will be no reimbursement of Eligible Activities due to the use of the OPRA incentive.

3. Past Use of the Property - Site History

The building has been used most recently as a concert venue and bar. The structure was recently purchased by the developers for conversion into an office building. The City Assessor's office has reviewed this building and has determined a qualification for functional obsolescence based on the definition set forth in Public Act 381 of 1996 which states: "Functionally obsolete" means that the property is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or superadequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property.

4. **The Lansing Brownfield Redevelopment Authority**

In August of 1997, the Lansing City Council established the Lansing Brownfield Redevelopment Authority (LBRA) and designated the entire City as a “Brownfield Zone”. The primary purpose of the LBRA is to encourage the redevelopment of blighted, contaminated and functionally obsolete property within the Brownfield Zone by providing financial incentives.



LBRA Brownfield Redevelopment Process

5. **Brownfield Project Description**

The project at 502 East Grand River will transform the former Temple Club into a functional office building. The property will be fully rehabilitated to better meet the market demands of the surrounding area. This is a historic building on a high traffic intersection which has sat dormant for almost three years. The interior will be fully reworked to make space available for multiple office users. The character of the exterior will be left largely in-tact with minor modifications made to repair damage and make the building functionally attractive to potential occupants. The building will serve as a major scale improvement to an area that, up until recently, saw very little private sector investment. With the additional recent projects of Pruess Pet Store and the Old Town Medical Building adjacent to the Temple Building, this revitalization furthers the revitalization of the Old Town neighborhood to the east along the Grand River corridor, increasing the employment base and commercial viability of the neighborhood.

TEMPLE CONSTRUCTION COSTS

A separate OPRA tax abatement application is a significant component of the funding of this project. The petitioner has estimated the renovation costs at \$ 655,400. Renovations are scheduled to be completed by April 15, 2010. The renovation estimate includes:

Architectural and Engineering:	\$25,000.00
Demolition and Clean-up	\$15,100.00
Site/Parking Improvements	\$45,300.00
Masonry and Exterior Coatings	\$18,500.00
Window Replacement	\$110,000.00
Roof and Flashings	\$22,800.00
Interior Reconstruction (Build-out)	\$192,500.00
a. Steel Structures	
b. Partition Framing	
c. Drywall/Plaster	
d. Insulation (Sound and Thermal)	
e. Doors/Frames/Hardware	
f. Millwork and Trim	
g. Ceilings	
h. Glass and Glazing	
i. Paints and Coatings	
j. Specialties	
k. Floor Finishes	
Elevator	\$71,000.00
Mechanicals (Plumbing/HVAC)	\$62,000.00
Fire Suppression	\$21,000.00
Electrical/Low Voltage	\$30,700.00
Construction Management	\$51,500.00

6. **Eligible Activities**

The table below presents the anticipated eligible activities that will be reimbursed by the LBRA:

Eligible Activity	Est. Costs	
1. Environmental Activities		
- Professional Fees	\$0	
2. Infrastructure Improvements	\$0	
3. Site Preparation Costs	\$0	
4. Total Reimbursed Developer Costs	\$0	
5. Administrative & Legal Costs	\$0	
6. Revolving Fund	\$0	

7. **Captured Taxable Value and Tax Increment Revenues**

State law does not allow the LBRA to capture property taxes on this property due to its location within the Tax Increment Finance Authority District and its Development and Finance Plan.

The Developer will be applying to the State of Michigan for Michigan Brownfield Michigan Business Tax credits.

8. **Method of Brownfield Plan Financing**

The LBRA will not be financing any portion of this plan.

9. **Amount of Note or Bonded Indebtedness Incurred**

None.

10. **Duration of the Brownfield Plan**

Unless amended by the Lansing City Council, the Plan is anticipated to remain in effect until the end of 2012.

11. **Estimated Impact on Taxing Jurisdictions**

Since there will be no tax capture for this project as it relates to this Brownfield Plan there will be no tax impact upon any taxing jurisdictions.

12. **Legal Description & Site Map**

A Site Map is provided as Exhibit A.

The legal description of the Eligible Property is provided as Exhibit B.

13. **Personal Property**

Incremental tax revenues resulting from new personal property will not be captured by the LBRA.

14. **Displacement of Persons**

There are no people currently residing on the property.

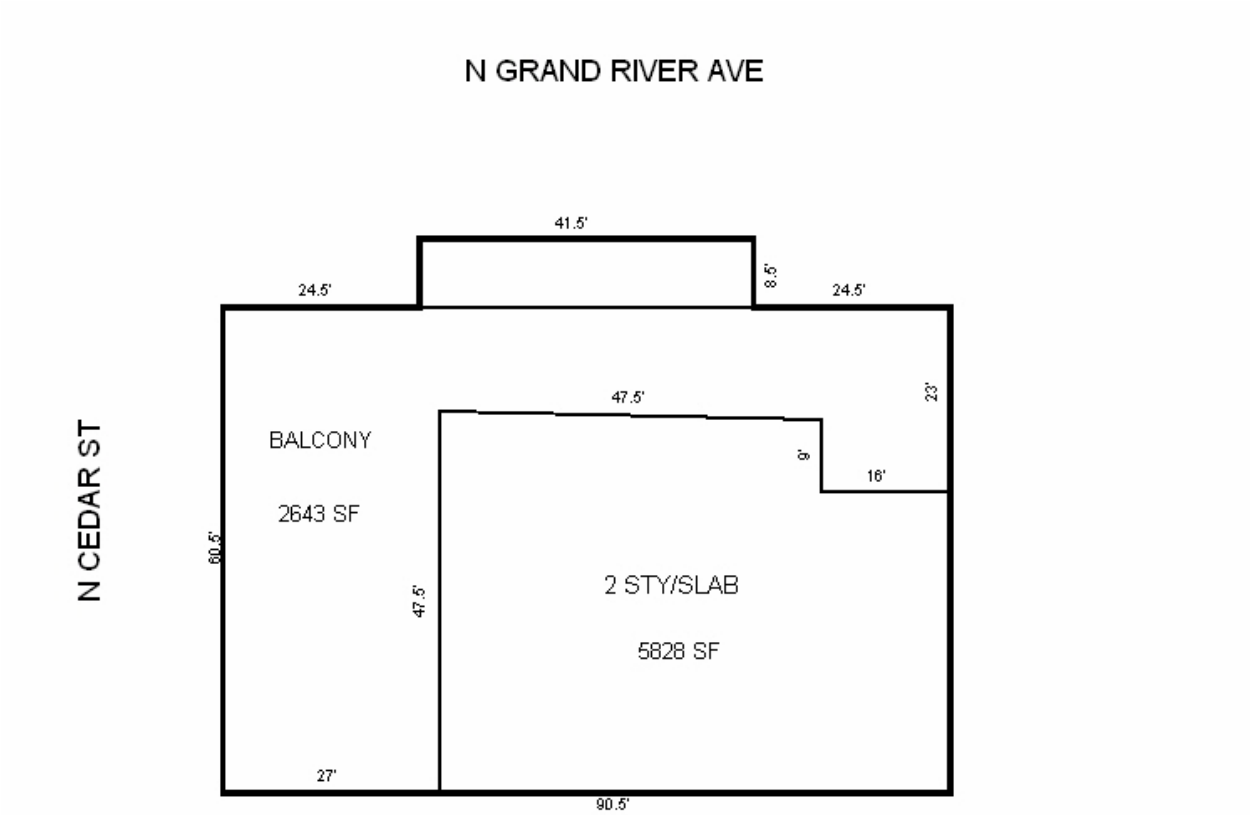
15. **Site Remediation Revolving Fund**

The LBRA will not deposit any annual capture in the LBRA's Local Site Remediation Revolving Fund (LSRRF).

16. **Other Information**

The LBRA and the Lansing City Council, in accordance with the Act, may amend this Plan in the future.

Exhibit A



Sketch by Apex IV™

EXHIBIT B: Legal Description of the Property

Address: 502 East Grand River Avenue, Lansing, Michigan 48906

Legal Description: LOTS 5, 6 & W 1/2 LOT 4 BLOCK 15 ORIG PLAT

Parcel Identification: 33-01-01-09-427-002

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

WHEREAS, Jack & Jill of America, Inc. was founded January 24, 1938 in Philadelphia, Pennsylvania from a meeting of twenty mothers by the leadership of Marion Stubs Thomas with the idea of bringing together children in a social and cultural environment. The organization's national theme is "The Power to Make a Difference"; and

WHEREAS, Jack & Jill of America, Inc. is a membership organization with children ages two-nineteen, dedicated to nurturing future African American leaders by strengthening children through leadership development, volunteer service, philanthropic giving and civic duty; and

WHEREAS, the Greater Lansing Chapter of Jack and Jill of America, Inc. was chartered by the National Office March 12, 1983, and the current chapter President is Dr. Dorinda Carter-Andrews. As mothers dedicated to racial uplift and empowerment in the African American community, they strive to provide dynamic programming for all children of Greater Lansing; and

WHEREAS, they pride themselves on continued support of and partnerships with the Boys & Girls Club of Lansing and Shabazz Public School Academy, and look forward to new relationships with community partners.

NOW THEREFORE BE IT RESOLVED that the Lansing City Council extends our appreciation to the Greater Lansing Chapter of Jack & Jill of America for your dedication to the community, and helping our youth to grow and succeed. We wish you continued success!

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.

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.

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

WHEREAS, pursuant to Resolution 2019-106, City Council President and Vice President have received and reviewed a hardship request from Council Employee #760 to utilize the Council Staff Time Bank; and

WHEREAS, upon review, the President and Vice President made recommendation to the Committee on Personnel to approve the request by Council Employee #760 to obtain 32 consecutive hours from the City Council Time Bank; and

WHEREAS, the Committee on Personnel met on November 15, 2019 and recommends the request for 32 consecutive hours be granted for the time period of November 26, 2019 to December 11, 2019 to Council Employee #760.

THEREFORE, BE IT RESOLVED, the City Council hereby approves the recommendation to grant 32 consecutive hours of the City Council Time Bank, during the period beginning November 26, 2019 to December 11, 2019 to Council Employee #760.

BY THE COMMITTEE ON PUBLIC SERVICE
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 Public Service 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 OF THE WHOLE
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 of the Whole 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 OF THE WHOL
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 have been vetted and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee of the Whole 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 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 Tony Benavides 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.

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INTRODUCTION OF ORDINANCE

The Committee on Public Safety introduced:

An Ordinance of the City of Lansing, Michigan, for the purpose of an amendment to Chapter 404 of the Lansing Codified Ordinances by creating Section 404.13 to provide for creation of overnight street parking in primarily residential districts; to provide for hours of use for overnight street parking; to provide for application, permitting, and payment rates for overnight street parking.

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

INTRODUCTION OF ORDINANCE

Council Member Wood introduced:

An Ordinance of the City of Lansing, Michigan, for the purpose of an amendment to Chapter 404 of the Lansing Codified Ordinances by creating Section 404.13 to provide for creation of overnight street parking in primarily residential districts; to provide for hours of use for overnight street parking; to provide for application, permitting, and payment rates for overnight street parking.

The Ordinance is referred to the Committee on Public Safety

RESOLUTION SETTING PUBLIC HEARING BY CITY COUNCIL

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, December 2, 2019 at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan for the purpose of an amendment to Chapter 404 of the Lansing Codified Ordinances by creating Section 404.13 to provide for creation of overnight street parking in primarily residential districts; to provide for hours of use for overnight street parking; to provide for application, permitting, and payment rates for overnight street parking.

Interested Persons are invited to attend this Public Hearing

THIS ITEM NOT AVAILABLE AT TIME OF PRINT

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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-5-2018 136 E. Malcolm X Street & Vacant Parcel to its East, Rezoning from
"DM-4" Residential & "J" Parking Districts to "G-1" Business 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

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-5-2018

Parcel Number's: 33-01-01-21-203-003 & 33-01-01-21-203-020

Address: 136 E. Malcolm X Street & Vacant Parcel to its West

Legal Descriptions: Lots 6 through 11, Inclusive, Block 177 Original Plat, from "DM-4" Residential & "J" Parking Districts to "G-1" Business 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.



Chris Swope
Lansing City Clerk

November 15, 2019

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

Dear Councilmembers:

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

BOARD NAME

DATE OF MEETING

Elections Commission

October 8, 2019

Lansing Economic Development Corp

October 4, 2019

Lansing Tax Increment Finance Authority

October 4, 2019

Lansing Brownfield Redevelopment Authority

October 4, 2019

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

Sincerely,

Chris Swope, CMC, CMMC
Lansing City Clerk

RESOLUTION #2019-___

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

RESOLUTION OBJECTING TO THE TRANSFER OF ALL UNSOLD TAX REVERTED PROPERTIES FROM THE INGHAM COUNTY TREASURER TO THE CITY OF LANSING

WHEREAS, Public Act 123 of 1999, hereinafter referred to as the “Act,” established an expedited process whereby property on which taxes have not been paid could be sold for unpaid taxes; and

WHEREAS, the Act creates a series of stages through which a property on which the taxes have not been paid must pass before that property can be sold; and

WHEREAS, the Act allowed each county in the State of Michigan to decide whether its treasurer or the State of Michigan would act as the governmental entity responsible for overseeing the stages through which a property on which the taxes have not been paid must pass before the property is sold; and

WHEREAS, the Act refers to the governmental entity responsible for overseeing the stages through which a property on which the taxes have not been paid must pass before the property is sold as the foreclosing governmental unit; and

WHEREAS, pursuant to a concurring resolution of the County Board of Commissioners, the Treasurer of Ingham, (hereinafter referred to as the “Treasurer”), is the foreclosing governmental unit under the Act with authority to take all actions, judicial or otherwise, required under the Act in order to sell property on which the taxes have not been paid in Ingham County; and

WHEREAS, pursuant to the Act fee simple title to a property on which the Treasurer has foreclosed vest in the Treasurer effective on the March 31st immediately succeeding the hearing for uncontested cases or 10 days after the conclusion of the hearing for contested cases; and

WHEREAS, the Act prescribes how the Treasurer is to dispose of property obtained by foreclosure; and

WHEREAS, the Act requires that the Treasurer give a list to the Clerk of the City of Lansing which list shall contain all the property in that city on which the Treasurer has foreclosed that has not been sold prior to December 1st of the year in which it is foreclosed upon; and

WHEREAS, unless the City of Lansing objects in writing, the Act requires the Treasurer to transfer to that city fee simple title to the property on that list; and

WHEREAS, the City has received from the Treasurer a list of property that may be transferred to it if it does not object; and

WHEREAS, the City of Lansing does not wish to obtain from the Treasurer any property upon which the Treasurer has foreclosed but not sold because of the cost of maintaining such property will exceed any benefit that will be obtained.

NOW, THEREFORE, BE IT RESOLVED, the City of Lansing hereby objects to the transfer of property foreclosed upon by the Treasurer but not sold that are contained on the list thereof filed with the City of Lansing Clerk and said transfers are, therefore, refused.

33-01-01-03-102-201
LOT 32 WOODLAWN SUB
Property Address: SANFORD AVE LANSING MI
*

33-01-01-09-278-331
E 33 FT LOTS 11 & 12 BLOCK 4 ORIG PLAT
Property Address: 412 PEARL ST LANSING MI
*

33-01-01-10-157-001
N 34 FT OF W 4 R LOT 17 BLOCK 2 HANDY HOME ADD
Property Address: 1414 BALLARD ST LANSING MI
*

33-01-01-10-378-002
LOTS 25 & 26 ASSESSORS PLAT NO 22
Property Address: N PENNSYLVANIA AVE LANSING MI
*

33-01-01-14-304-051
LOT 349 LESLIE PARK SUB
Property Address: 135 S MAGNOLIA AVE LANSING MI
*

33-01-01-14-381-172
LOTS 86 & 87 BROWNS SUB OF A PART OF OUTLOTS A AND B SNYDERS SUB
Property Address: 636 S MIFFLIN ST LANSING MI
*

33-01-01-15-104-431
LOT 16 BLOCK 2 ASSESSORS PLAT NO 7
Property Address: 500 LESHAR PLACE LANSING MI
*

33-01-01-16-478-051
W 30 FT LOT 4 BLOCK 1 OAKHILL SUB ON BLOCKS 236 & 237
Property Address: 607 HELEN ST LANSING MI
*

33-01-01-20-489-051
LOT 9 FLORAL SUB

Property Address: 1821 S RUNDLE AVE LANSING MI

*

33-01-01-21-427-053

LOTS 10 & 11 EXC E 103 FT ALSO EXC W'LY 42 FT MEAS D AT RT ANG S TO S
CEDAR ST ROLLIN H PERSON ADD

Property Address: BAKER ST LANSING MI

*

33-01-01-21-480-030

S 30 FT OF N 91.5 FT LOT 6, S 30 FT OF N 91.5 FT OF W 38 FT LOT 7 & S 28.5 FT
OF N 90 FT OF E 28 FT LOT 7 BLOCK 1 SOUTH PARK ADD

Property Address: 1723 RAY ST LANSING MI

*

33-01-01-21-480-070

LOT 9 BLOCK 1 SOUTH PARK ADD

Property Address: 547 NORMAN ST LANSING MI

*

33-01-01-27-156-091

LOT 184 HOLLYWOOD SUB

Property Address: 2330 S PENNSYLVANIA AVE LANSING MI

*

33-01-01-28-334-131

LOT 61 HOLMESDALE SUB

Property Address: 3006 STABLER ST LANSING MI

RESOLUTION #2019-

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

WHEREAS, Act 156, Public Acts of 1917, authorizes cities to vote and expend funds for the operation of public recreation systems; and

WHEREAS, the votes in the elections held on August 7, 1990, August 8, 1995, August 8, 2000, August 2, 2005, August 3, 2010 and August 4, 2015 supported levying one mill (\$1.00 per \$1,000), commencing July 1, 1991, on all taxable real and personal property for the purpose of operating the City's parks and recreation system; and

WHEREAS, fiscal year 2020-2021 marks the twenty-ninth year of the millage; and

WHEREAS, on October 9, 2019 the Parks Board recommended to the Mayor and City Council that the renewal of the one mill for five years be placed on the August 4, 2020 ballot; and

WHEREAS, the City Council adopted a Parks and Recreation Five Year Master Plan on March 23, 2015 identifying numerous capital improvement deficiencies and needs in the parks and recreation system; and

WHEREAS, the one mill will be instrumental in addressing these deficiencies and needs; and

WHEREAS, the City seeks the support of the votes for a renewal of the one mill for an additional five (5) years commencing July 1, 2021.

NOW THEREFORE BE IT RESOLVED THAT at the Primary Election which is to be held in the City on Tuesday, August 4, 2020 between the hours 7:00 o'clock a.m. and 8:00 o'clock p.m., there shall be submitted to a vote of the qualified electors of the City, the proposition of levying one mill, for an additional five (5) years beginning July 1, 2021, for operation of the City's parks and recreation system.

BE IT FURTHER RESOLVED THAT the proposition to be submitted at said election in substantially the following form:

PROPOSAL TO RENEW A LEVY OF ONE MILL FOR OPERATION OF PARKS AND RECREATION SYSTEM

Shall the City of Lansing, Counties of Ingham, Clinton and Eaton, Michigan renew a levy of one mill (\$1.00 per \$1,000) for five years commencing July 1, 2021 on all taxable real and personal property in the City of Lansing for the purpose of operating, maintaining, and providing capital improvements to the City's Parks and Recreation System?

_____ YES

_____ NO

BE IT FURTHER RESOLVED that the City Clerk shall cause notice of the submission of this said proposition to be given at such times and places as other notices regarding the last day of registration and notice of election for the Primary Election to be held August 4, 2020 are given in accordance with Michigan Law.

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

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

WHEREAS, Lansing Parks and Recreation Department has requested that the City purchase the following vacant parcels, all of which purchases have been previously reviewed and unanimously approved by the Lansing Parks Board and Planning Board:

- Act-6-2019, regarding Wise Road, Parcel No. 33-01-05-06-202-021, vacant land, 396' deep X 65' wide, approximately 25,740 square feet adjoining Davis Park; and
- Act-7-2019, regarding 1800 Willard Avenue, Parcel No. 33-01-01-27-426-001, vacant land, 370' deep X 407.5' wide, approximately 150,775 square feet (3.47 acres) adjoining Scott Woods; and
- Act-8-2019, regarding 4000 Hunters Ridge, Parcel Number #23-50-40-25-451-022, vacant land, irregular in shape, and 1.602 acres in size adjoining to Hunters Ridge, Fulton, and Fine Parks; and

WHEREAS, the plan is to use the parcels to add to existing park land and to devote the areas either to nature interpretation, park or open space uses; and

WHEREAS, the 2012 Design Lansing Comprehensive Plan recognizes these parcels as "Open Space/Potential Natural Areas"; and

WHEREAS, the Lansing City Council previously approved resolutions to apply for Michigan Natural Resources Trust Fund (MNRTF) grants to assist in the purchase of the properties; and

WHEREAS, the City has secured MNRTF grants to assist in the purchase of the properties at a ratio match of the appraised value:

	Appraised	Grant	City Match
Parcel #33-01-05-06-202-021	\$16,750	\$12,562.50	\$4,187.50
Parcel #33-01-01-27-426-001	\$27,000	\$17,300	\$9,700
Parcel #23-50-40-25-451-022	\$130,000	\$91,425	\$38,575

; and

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

NOW, THEREFORE BE IT RESOLVED that the City Council hereby accepts the MNRTF grants and grant funds related to the above parcels.

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

S 65 FT LOT 99 MAPLE GROVE FARMS NO 2
from its current owner, for the amounts described above.

BE IT FURTHER RESOLVED, that the Lansing City Council hereby approves Act-7-2019, the purchase of Parcel Number 33-01-01-27-426-001, being legally described as:

LOTS 10, 11, 12, 13 & W 22 FT LOT 9 GOODHOME SUB
from its current owner, for the amounts described above.

BE IT FURTHER RESOLVED, that the Lansing City Council hereby approves Act-8-2019, the purchase of Parcel Number #23-50-40-25-451-022, being legally described as:

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

from its current owner, for the amounts described above.

BE IT FURTHER RESOLVED, that the City Council hereby dedicates the above described properties for public park use upon their acquisition.

BE IT FINALLY RESOLVED, that the Mayor, on behalf of the City, is hereby authorized to sign and execute all documents to complete these transactions, 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 Monte D. Jackson, II of 716 Randall Street, Lansing, MI 48906 as an At-Large Member of the Planning Board for a term to expire June 30, 2023.

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 Monte D. Jackson, II of 716 Randall Street, Lansing, MI 48906 as an At-Large Member of the Planning 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 appointment of Jeffrey A. Brown of 2501 Arbor Forest Drive, Lansing, MI 48910 as an At-Large Member of the Human Relations & Community Services Board for a term to expire June 30, 2023.

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 Jeffrey A. Brown of 2501 Arbor Forest Drive, Lansing, MI 48910 as an At-Large Member of the Human Relations & Community Services Board for a term to expire June 30, 2023.



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

Friday, November 15, 2019

SBR M99 Inc.
C/O G. Sal Gani, Attorney
sal@ganilaw.com

RID # RQ-1910-6790 **Reference/Transaction:** Transfer ownership and location of 2019 SDD & SDM license with Sunday Sales (AM & PM) permits

Please let this letter serve as notice the Michigan Liquor Control Commission has referred your application to our Enforcement Division for investigation of your request.

Applicant/Licensee: SBR M99 Inc.

Business address and phone number: 5016 S Martin Luther King Jr Blvd, Lansing, MI 48910

Home address and phone number of partner(s)/subordinates:
Sukhwinder Kaur, 5207 Fairbanks, Lansing, MI 48917, C: 517-944-0947

As part of the licensing process, an investigation is required by the Michigan Liquor Control Commission Enforcement Division. The Enforcement investigation will be conducted from the following designated District Office:

Lansing District Office (866) 813-0011

You may contact your designated District Office regarding any appointments or questions on documentation requested by the Investigator. **Failure to provide requested information or to keep scheduled appointments will cause the application to be returned to the Lansing office for cancellation.**

Since this request is a transfer under MCL 436.1529(1), approval of the local unit of government is not required. However, a copy of this notice is also being provided to **Local Governmental Unit** should they wish to submit an opinion on the application or advise of any local non-compliance issues.

Under administrative rule R 436.1105, the Commission shall consider the opinions of the local residents, local legislative body, or local law enforcement agency with regard to the proposed business when determining whether an applicant may be issued a license or permit.

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. The licensee must obtain all other required state and local licenses, permits, and approvals before using this license for the sale of alcoholic liquor. Approval of this license by the Michigan Liquor Control Commission does not waive any of these requirements.

MICHIGAN LIQUOR CONTROL COMMISSION
Retail Licensing Division
(866) 813-0011

SR

November 2, 2019

Mr. Chris Swape
Lansing City Clerk
124 W. Michigan Avenue
Lansing, Michigan 48933

RECEIVED

2019 NOV -6 PM 1:22

LANSING CITY CLERK

Mr. David Menglowski
6335 Timberland Drive
Dimondale, Michigan 48821
(517) 719-2888
dawenger@comcast.net

Mr. Swape,

We have a property on Cedar Street, between Mundy and the I-96 overpass. It is a vacant property and it is posted. An organization placed donation bins without permission. We received notice of possible fines and a \$200 fee, should the City remove the bins. Though I am working toward removing the bins (neither of my calls to the charity were returned and they removed); this seems improper and unfair to Lansing property owners. The property owner is the "victim", not the "perpetrator". The basic problems are:

1. My partner Mr. Stanton is retired and doesn't live in Lansing.
2. The owner didn't give permission and wasn't notified.
3. The notices only gave two days for compliance; as it apparently it took almost a week to have your office, go through the postal system, and arrive at our Jackson office. (I simply think that a longer compliance period should be used).
4. The actual company at fault wasn't contacted?

I suggest that the City Council should adjust the code; in order to penalize the proper entities. We had a similar issue ~~last~~ year with same results.

Thank you,
David Menglowski
Stanton and Associates, Inc.