AGENDA

Committee on Development and Planning
AGENDA FOR MARCH 5, 2024 AT 3:30 PM

Lansing City Hall, City Council Conference Room
124 W. Michigan Avenue, 10th Floor
To provide input or ask questions on any item that is listed on the agenda,
members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting.
view on: https://www.youtube.com/@lansingcitycouncil4446/streams

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Council Member Hussain, Chairperson
Council Member Brown, Vice Chairperson
Council Member Garza, Member

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
   - A. January 24, 2024
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
   - B. RESOLUTION - Appointment; Nikki Thompson Frazier; Business Representative; Downtown Lansing Inc. Board; Term to Expire June 30, 2027
   - C. RESOLUTION - Appointment; Kristina Schmidgall; Member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board; Term to Expire July 31, 2027
   - D. RESOLUTION - Appointment; Stephanie Palagyi; At-Large Member Arts and Culture Commission; Term to Expire June 30, 2025
   - E. RESOLUTION - Brownfield Plan #77 Amendment No. 1; 500 Block Redevelopment Project for 501 S. Capitol Ave., 110 W. Hillsdale St., and 520 S. Washington Ave.
   - F. RESOLUTION - Introduction and Setting a Public Hearing; Ordinance Addition of Chapter 887; Sections 887.01-887.07 Property Tax Exemption and Payment in Lieu of Taxes (PILOT) for Workforce Housing Projects
6. **Other**
7. **Adjourn**

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

MINUTES
Committee on Development and Planning
Wednesday, January 24 @ 3:30 p.m.
City Council Conference Room

CALL TO ORDER
Council Member Hussain called the meeting to order at 3:30 p.m.

PRESENT
Council Member Hussain, Chair
Council Member Brown, Vice-Chair- left at 4:01 p.m.
Council Member Garza, Member

OTHERS PRESENT
Sherrie Boak, Council Office Manager
Kris Klein, LEDC
Lisa Hagen – Lawrence, OCA
Greg Venker, OCA
Susan Stachowiak, EDP
Dominic Cochran, Administration
Rawley Van Fossen, EDP
Simon Castillo
Brett LaVanway, Boss Engineering
Dustin Howard, Local 333
Eric Helzer
Brendon Fox
Jeff Deehan, Dymaxion
Dave VanHaaren, TriTerra

MINUTES
MOTION BY COUNCIL MEMBER BROWN TO PLACE THE MINUTES ON FILE FROM DECEMBER 7, 2023. MOTION CARRIED 3-0.

Public Comment
No comment at this time.

DISCUSSION/ACTION
RESOLTUION –Establishment of Neighborhood Enterprise Zone District #25 Wheel District
Council Member Hussain summarized the past actions in 2023, a public hearing on January 8, 2024 and it was all positive. He spoke briefly on other current and active NEZ zones and noted in this case there will be a rehabilitation certificate from Mr. Hebler. The project will be 134 one

bedroom in the Prudden area, and potential for other areas on the property. Mr. Hebler added there are two bedroom also on site also.

Mr. Klein stated there are 63 parcels in the zone, and Mr. Hebler owns 20 of the residential and there are 10 homeowners on May street, and could be rentals. Council Member Hussain asked if he has plans to approach other residential units and Mr. Hebler stated their plan is to keep the homes on May street intact and could possibly move some homes to the vacant lots there. Council Member Hussain asked how the boundaries were established, and Mr. Klein stated this would square off and finish this block.

There was a brief discussion on incentives available in the rest of Lansing.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION FOR THE NEXT DISTRICT #25 WHEEL DISTRICT. MOTION CARRIED 3-0.

ORDINANCE – Z-10-2023; Rezoning 512 E. Miller; R-3 to S-C Suburban Commercial
Council Member Hussain summarized the application, existing single family, surrounding multi-tenant commercial, and regarding neighboring zoning there are commercial and suburban detached. The property is immediately west of the current party store owned by the applicant. At the hearing there were concerns on the gas station they intend to put in near the residential properties. Ms. Stachowiak stated in 2001 this applicant applied for rezoning and it was a successful rezoning to commercial. This was a mapping error when the City went to Form Based Code. Ms. Stachowiak explained that the area, this rezoning, makes for it to be a commercial area. The residential neighbors immediately to the west did come to the public but spoke in support of these property owners.

Mr. LaVanway confirmed they understand it is adjacent to residential parcels and as part of the site plan process they will take all the concerns into account and consideration. Council Member Garza asked how many curb cuts they plan for the gas station, and it was confirmed the curb cuts are already there and there are two.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE ORDINANCE FOR Z-10-2023 TO REZONE 512 E MILLER TO S-C SUBURBAN COMMERICAL.

Council Member Hussain asked why they never developed after the 2001 rezoning and the applicant stated that in 2001 gas stations could not obtain liquor licenses for beer and wine, and since that time the opportunities have changed. Now that they can, buy building the gas station it makes them on the same level as their competitors.

Council Member Hussain asked mapping errors were made with the Form Based Code and Ms. Stachowiak stated there were a few and they will be bringing them to council in the future. Council Member Hussain then asked OCA if the City is in its rights, since this was rezoned once 20+ years ago, and it is clerical error on the map, if this Council decided to deny the rezoning. Mr. Venker acknowledged that this Council can approve or deny, but they still have to look at the same considerations for rezoning and Master Plan. Ms. Stachowiak confirmed this rezoning would match the Master Plan for the area.

Council Member Garza asked if they will have electric charging stations and it was confirmed they would have at least two (2).
MOTION CARRIED 3-0.

RESOLUTION – Set a Public Hearing; Brownfield Plan #77 Amendment No. 1; 500 Block Redevelopment Project for 501 S Capitol Ave., 110 W Hillsdale St., and 520 S Washington Avenue

Mr. Klein distributed a presentation and went through the presentation. This included the project overview, Phase 1 of 501 S Capitol and 110 W Hillsdale, Phase 2 which is the 500 Block and proposed Ovation. The presentation offered details on the TIF Overview then specifics on their projected amenities and attendance for the Ovation. The summary of the amendment was revising 160 residential to 172, adding phase 2 of 50,852 sf of music and arts facility, and capital investment from $31.2 million to $62.3 million, eligibility activity from $9,798,544 to $20,149,948, the Brownfield plan will go from 23 years to 30 years and the total capture will go from $11,024,756 to $21,992,790.

Council Member Hussain asked if this request is taking some tax capture from phase one, extending it or will help with eligibility of those taxes. Mr. Klein stated they share those taxes but there are different captures.

Council Member Brown left the meeting at 4:01 p.m.

Mr. Cochran stated this financing supported the process to make it a better sustainable and resilient project. Council Member Garza asked what would happen to the City if is not sustainable. Mr. Cochran stated the only amount of the bonds on the books long term after construction and opening, are those that can be repaid by the PEG fees. There will be no debt service fee the facility will have to come up with. If it doesn't work out, the facility will be built and the worst case scenario is the City will sell it, and the City would end up with no debt service, new media center and the City would be made whole.

Mr. Van Fossen confirmed it went before the LEDC Board, who voted unanimously for it with 2 members being absent for the vote.

Council Member Hussain asked that they plan for a presentation on February 12, 2024 when Council will set the public hearing.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR FEBRUARY 26, 2024 FOR THE BROWNFIELD PLAN #77 FOR 500 BLOCK REDEVELPOMENT PROJECT. MOTION CARRIED 2-0.

Other

No other topics of discussion.

Adjourned at 4:12 p.m.
Submitted by Sherrie Boak
Recording Secretary, Lansing City Council
Place on file by the Committee on

Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission, or Committee.

Certain boards, commissions, or committees require appointees to be a registered elector in the City of Lansing (Charter Section 2-102) and be a resident of Lansing for one year prior to taking office (Charter Section 2-102).

Appointees to every board, commission, or committee must not be in default to the City at the time of taking office (Charter Section 2-103.2) and not have been convicted, within 20 years of taking office, of a violation of the election laws of the City of Lansing, State of Michigan, or the United States; a violation of public trust; or any felony (Charter Section 2-103.1).

Lansing City Charter, Section 5-104, Ineligibility For Boards, restricts certain City employee activities on some boards: "No person holding another City office or activity employed by the City shall be eligible to be a voting member on any board."

Date	11/14/2023
First Name	Nikki
Last Name	Thompson Frazier
Other name(s) by which you have been known, including maiden names	Robertha Nikki Thompson Frazier
Date of Birth	
Home Address	2400 Tulane Dr
City	Lansing
State	Michigan
Zip Code	48912
Email	desserts@sweetencounterbakery.com
Gender	

If you don't know which ward you live in, visit the Lansing Neighborhoods Ward Map and type in your address to find out!

Ward	Ward 1
Best Phone Number to Contact You	
In what year did you move to Lansing?	2015
Additional Information Regarding Experience and Credentials	I hold a BA in Journalism, an MS in Communications and worked for a fortune 100 company. I am a past Executive Director of a Non profit and I formerly worked for United Way. I've served on over 10 different boards across five different states. I plan so use all my knowledge and skills to help DLI achieve their goals.
Occupational Background	I hold a BA in Journalism, an MS in Communications and worked for a fortune 100 company. I am a past Executive Director of a Non profit and I formerly worked for United Way. I've served on over 10 different boards across five different states. I plan so use all my knowledge and skills to help DLI achieve their goals.
Educational Background	I hold a BA in Journalism, an MS in Communications.
Please attach a resume if available.	*File(s) attached:* NTF 2021 Resume.pdf
First Choice for Board to Serve on	Downtown Lansing, Inc.
Second Choice of a Board to Serve on	Other
Third Choice of a Board to Serve on	Other
Fourth Choice of a Board to Serve on	Other
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission.	I want to use my expertise as a business owner help with the continuous improvement of Downtown Lansing. As a board member, my goal is to share insight and feedback from the perspective of a business owner and community member.

This certification is not required but may impact potential consideration of the appointment being sought. I authorize the use of the information provided above to conduct a background search, including but not limited to criminal history, residency, and indebtedness to the City of Lansing. If selected to serve, I further authorize additional background checks during the term of my service to ensure the required criteria continue to be met. I also acknowledge that I have the affirmative duty to inform the City if I become aware of any change or condition in my status that fails to meet the required criteria.

Agreement to Background Check Authorization	• I agree

Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge.	Nikki Thompson Frazier
Date & Time	11/14/2023 12:00 PM (EST)
Receive an email copy of this form.	Yes

Nikki Thompson Frazier

2400 Tulane Dr. Lansing, MI 48823 ● (240) 620-5930 ● nthompsonfrazier@gmail.com

QUALIFICATIONS

- Over 10 years college level teaching experience both online and in the classroom.
- Achieved Master Trainer (train the trainer); multiple experiences as a Professional Development Trainer.
- 10 years of progressive marketing and communications experience in corporate, higher education and non profit.
- Managed marketing and sales campaigns; directed departmental communications for a Fortune 500 company.
- Recognized and awarded community leader with proven networking skills.
- Small Business Owner – online bakery specializing in allergen friendly desserts

PROFESSIONAL EXPERIENCE (MOST RELEVANT EXPERIENCE IN ORDER)

PROFESSIONAL DEVELOPMENT TRAINER, The Princeton Review ~ New York, NY (7/06 – 11/07)

- Trained teachers and administrators on educational software: math, science and reading curriculums.
- Designed and developed supplemental training materials (i.e. presentations and handouts)

***Accomplishments**: Named Master Trainer (train the trainer) within first year. Consistently ranked "Above Average" with a 99% recommendation rate.*

ADJUNCT FACULTY, Indiana Wesleyan University (Online) ~ Indianapolis, IN (1/03 – 12/13)
Stephen F. Austin State University (Classroom) ~ Nacogdoches, TX (1/10 – 12/10)

- Taught English Composition and Business Communications in the online adult learning program.
- Taught Public Speaking and Business Communication on campus at Stephen F. Austin State Univesity.
- Educated students on skills necessary for successful writing and how to effectively brand and market a product using proven business communication techniques.
- Developed curriculum and teaching materials based on the industry's best practices.

***Accomplishment**: Consistently ranked "Above Average" based on student evaluations at IWU and SFA.*

PHARMACEUTICAL SPECIALTY SALES REPRESENTATIVE, Eli Lilly ~ Indianapolis, IN (4/04 – 5/05)

- Developed and executed business and marketing plans for territory targeting over 150 psychiatrists.
- Educated doctors on new and current medicines and discuss the benefits and side effects.
- Planned and implemented team building activities for quarterly district sales team meetings.

***Accomplishments:** successfully launched new medication, increased sales numbers and implemented two innovation marketing events to target key doctors.*

COMMUNICATIONS ASSOCIATE, Eli Lilly ~ Indianapolis, IN (5/02 – 4/04)

- Handled marketing and brand management for manufacturing IT department.
- Authored and implemented a strategic communications plan to increase supervisor-employee communications and relations within department.
- Taught a training and development course: Insights into Personal Effectiveness.

***Accomplishments:** increased the volume of quality communications throughout department and increased employee morale as measured by survey.*

OWNER/CEO, Sweet Encounter Bakery Café, LLC. ~ East Lansing, MI (6/15-present)

- Manage production and quality control of all products.
- Work with organizations and investors to generate startup capital and in-kind resources for the company.
- Generate sales leads and secure new corporate and individual accounts. Oversee wholesale distribution to area grocery store.
- Build company brand and product awareness; handle all marketing and advertising.

***Accomplishments**: won 3 out of 4 business plan and pitch competitions, totaling $22K. Featured multiple times in local media: morning news, Sunday newspaper and online publications.*

EXECUTIVE DIRECTOR, Christmas Charities Year Round, Inc. ~ Huntsville, AL (1/14 – 10/14)

- Assured organization had a short and long-range strategy to achieve its mission, making consistent and timely progress.
- Cultivated relationships with new and existing donors to strengthen their ties and support of the organization.
- Expanded revenue generating and fundraising events to support existing programs and operations; planned the organization's most successful fundraising event to date.
- Managed an annual budget of over $240,000.
- Lead, coached and developed a staff of six.
- Developed a strong working relationship with media and handled all marketing, communication and advertising.
- Deepened and refined all aspects of communications, creating a stronger brand for the organization.

***Accomplishments**: exceeded fundraising and programming goals; achieved noted increase in marketing and branding; forged mutually beneficial relationships with key community leaders and businesses supporters.*

PROGRAM MANAGER, United Way of Madison County ~ Huntsville, AL (12/12 – 4/13)

- Managed marketing and communications for CA$H program.
- Coordinated and managed volunteers who prepared taxes for site.
- Served as subject matter expert and quality reviewer.
- Oversaw daily operations of tax preparation site and e-filed all federal and state returns.

***Accomplishments**: increased marketing and public awareness of program and exceeded 2013 goals tax prep goals.*

RECENT HONORS & AWARDS

- Entrepreneur of the Year Award ~ Sparrow Foundation (2017)
- Hatched Winner ~ Grand Prize Winner & People's Choice Winner in Business Pitch Competition (2015)
- Michigan Women's Foundation Entrepreneur YOU Business Plan & Pitch 1st place Winner (2015)
- Notable Leader of the Nacogdoches Community ~ Progressive Leadership Group (2012)
- Women of Achievement, Rising Star Award ~ YWCA of Ames, IA (2009)

EDUCATION

MASTER OF SCIENCE IN INFORMATION AND COMMUNICATION SCIENCES
Ball State University, Muncie, Indiana (May 2002)

BACHELOR OF ARTS IN JOURNALISM
Indiana University, Bloomington, Indiana (June 1999)

CERTIFICATIONS: Certified Training Consultant (2002); Insights Learning & Development Trainer (2002); Accelerating Implementation Methodology Accreditation (2003)

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

WHEREAS, the Mayor has recommended the appointment of Nikki Thompson Frazier as a Business Representative member of the Downtown Lansing Inc. Board for a term to expire June 30, 2027; and

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

WHEREAS, the Committee on Development and Planning met on February 28, 2024, and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Nikki Thompson Frazier as a Business Representative member of the Downtown Lansing Inc. Board for a term to expire June 30, 2027.

Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission, or Committee.

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Appointees to every board, commission, or committee must not be in default to the City at the time of taking office (Charter Section 2-103.2) and not have been convicted, within 20 years of taking office, of a violation of the election laws of the City of Lansing, State of Michigan, or the United States; a violation of public trust; or any felony (Charter Section 2-103.1).

Lansing City Charter, Section 5-104, Ineligibility For Boards, restricts certain City employee activities on some boards: "No person holding another City office or activity employed by the City shall be eligible to be a voting member on any board."

Date	01/23/2024
First Name	Kristina
Last Name	Schmidgall
Other name(s) by which you have been known, including maiden names	none
Date of Birth	
Home Address	2006 Hyland
City	Lansing
State	Michigan
Zip Code	48915
Email	kschmidgall@laanonline.org
Gender	

If you don't know which ward you live in, visit the Lansing Neighborhoods Ward Map and type in your address to find out!

Ward	Ward 4
Best Phone Number to Contact You	
In what year did you move to Lansing?	2022
Additional Information Regarding Experience and Credentials	II worked in Detroit for 15 years both at nonprofits and the city of Detroit Health Department.
Occupational Background	Executive Director at Lansing Area AIDS Network- 913 W. Holmes, Suite 115, Lansing, MI 48910
Educational Background	Master of Social Work
Previous Appointments	none
Current Appointments	none
First Choice for Board to Serve on	South Martin Luther King Jr. Boulevard Corridor Improvement Authority
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission.	I would like to serve on this Board as my organization is within the covered area and we seek to make this area more vibrant and accessible for residents.
Qualifications and Eligibility – At this time, if you do not meet one or more of the qualifications or eligibility requirements listed at the top, please state here the requirement to be met and explain how you will be qualified or eligible before you would be sworn in to an appointed office.	I was unable to attach my resume to this document but can provide it.

This certification is not required but may impact potential consideration of the appointment being sought. I authorize the use of the information provided above to conduct a background search, including but not limited to criminal history, residency, and indebtedness to the City of Lansing. If selected to serve, I further authorize additional background checks during the term of my service to ensure the required criteria continue to be met. I also acknowledge that I have the affirmative duty to inform the City if I become aware of any change or condition in my status that fails to meet the required criteria.

Agreement to Background Check Authorization	• I agree
Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge.	Kristina Schmidgall

Date & Time	01/23/2024 8:15 AM (EST)
Receive an email copy of this form.	Yes

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

WHEREAS, the Mayor has recommended the appointment of Kristina Schmidgall as a member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board of Directors for a term to expire July 31, 2027; and

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

WHEREAS, the Committee on Development and Planning met on February 28, 2024, and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Kristina Schmidgall as a member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board of Directors for a term to expire July 31, 2027.

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Date	09/27/2023
First Name	Stephanie
Last Name	Palagyi
Date of Birth	
Home Address	1727 Abington Place
City	Lansing
State	MI
Zip Code	48910
Email	palagyis@msu.edu

If you don't know which ward you live in, visit the Lansing Neighborhoods Ward Map and type in your address to find out!

Ward	Ward 4
Best Phone Number to Contact You	

In what year did you move to Lansing?	2004
Additional Information Regarding Experience and Credentials	Please see my resume attached.
Occupational Background	Communications Manager, Michigan State University Museum
Educational Background	2020, MA Strategic Communications (Digital Media Certificate) Michigan State University 2007, MFA, Painting Michigan State University 2000, BA, Painting and Art History Montana State University-Billings
Please attach a resume if available.	*File(s) attached:* Resume_Palagyi_Stephanie_2023.docx
First Choice for Board to Serve on	Arts and Culture Commisson
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission.	I am interested in serving on an arts and culture commission because I am passionate about arts and culture, and I am interested in learning more about enhancing and promoting the arts in Lansing. Specific goals and contributions include: Supporting Local Artists: Developing programs or initiatives to support local artists, musicians, and cultural events to boost the local creative economy. Preservation and Promotion: Working to preserve and promote the community's cultural heritage, including historic sites and traditions. Arts Education: Advocating for arts education in schools and community programs to nurture the next generation of artists and cultural enthusiasts. Public Art and Beautification: Spearheading public art projects and beautification efforts to make the community more visually appealing and culturally vibrant.

This certification is not required but may impact potential consideration of the appointment being sought. I authorize the use of the information provided above to conduct a background search, including but not limited to criminal history, residency, and indebtedness to the City of Lansing. If selected to serve, I further authorize additional background checks during the term of my service to ensure the required criteria continue to be met. I also acknowledge that I have the affirmative duty to inform the City if I become aware of any change or condition in my status that fails to meet the required criteria.

Agreement to Background Check Authorization	• I agree
Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge.	Stephanie Palagyi
Date & Time	09/27/2023 2:00 PM (EDT)

Receive an email copy of this form.	Yes

Stephanie Palagyi
1727 Abington Place
Lansing, MI 48910
517-881-4741
palagyis@msu.edu

EDUCATION:

2020 **MA Strategic Communications**
Digital Media Certificate
Michigan State University

2007 **MFA, Painting**
Michigan State University

2000 **BA, Painting and Art History**
Montana State University-Billings

WORK EXPERIENCE:

2022 - **Communications Manager,** Michigan State University Museum
2009 - 2022 **Communications Coordinator,** Michigan State University Museum

- Maintain and implement the marketing and communications strategy of the MSU Museum
- Research and compose a monthly e-newsletter
- Compose and disseminate press releases
- Monitor and engage with external audiences through social media
- Measure and report on the performance of social media marketing campaigns
- Take photographs and video to be used in marketing campaigns
- Coordinate the production of printed materials
- Represent the MSU Museum at resource fairs, professional organizations, and community related events
- Update the website with current promotional content
- Research and development of news releases
- Coordinate paid advertising
- Supervise marketing and communications interns and employees

2008 – 12 Adjunct **Instructor**, *2D Design and Painting*
Mott Community College

2009 **Visiting Assistant Professor***, Drawing II*
Michigan State University

2008 **Visiting Assistant Professor***, Drawing I*
Michigan State University

2008 **Studio Assistant,** *Julie Mehretu*
Okemos, Michigan

2006 **Graduate Teaching Assistantship**,
Color & Design, Drawing, Art History
Michigan State University

Affiliations:

- Member of University Network Communicators (Media Communications and Marketing at Michigan State University)
- Member of Social at State (Social media managers group at Michigan State University)
- Attractions Committee (Choose Lansing)

SCHOLARSHIPS and AWARDS:

2013 **Commissioned Painting Awarded**
Kellogg Hotel and Convention Center
Michigan State University

2006 **Graduate School Dissertation Completion Fellowship**
Michigan State University

- college wide, competitive award; includes full tuition and stipend
- allow students in their final semester to focus on research

2005-6 **Graduate Teaching Assistantships**
Michigan State University

- teaching appointments
- full tuition and stipend

2006 **Art and Art History Travel Fellowship**
Michigan State University

- departmental funding of graduate student travels related to research

2004-6 **Art and Art History Research Fellowship**
Michigan State University

- departmental funding of graduate student's scholarly activities

Solo Exhibitions

2015 | *Degrees of Representation* | Krantz Art Gallery | Louisville, KY
2014 | *Evidence* | Paint Creek Center for the Arts | Rochester, MI
2014 | *The Seen and the Unseen* | University Gallery at Saginaw Vallery State University | University Center, MI

2010 | *Nature Continues* | Mott Community College | Flint, MI
2008 | *New Work* | Birmingham Bloomfield Art Center | Birmingham, MI

Juried Exhibitions
2017 | *Hoilday Show* | Lansing Art Gallery | Lansing, MI
2013 | *Abstract Michigan* | Paint Creek Center for the Arts | Rochester, MI
2013 | *4th Culture Studio Exhibit* | Scene Metro Space | East Lansing, MI
2012 | *Juried Exhibit* | Lansing Art Gallery | Lansing, MI
2012 - 16 | *Annual Art Auction* | Yellowstone Art Museum | Billings, MT
2010 | *Animalsque* | Basement 414 | Lansing, MI
2010 | *Oblique Strategies* | Scene Metro Space | East Lansing, MI
2009 | *Artprize* | Grand Rapids, MI
2009 | *Small is Big* | Scene Metro Space | East Lansing, MI
2009 | *Being Sentient* | Buckham Gallery | Flint, MI

Group Exhibitions
2022 | Featured Artist “Not So Silent Night” | REACH Studio Art | Lansing, MI
2019 | *Captured Stillness* | Lansing Art Gallery | Lansing, MI
2014 | *Figures and Grounds* | East Lansing Public Art Gallery | East Lansing, MI
2011 | *Mixed Pairs* | Michigan Institute for Contemporary Art | Lansing, MI
2010 | *Small Works Auction* | Yellowstone Art Museum | Billings, MT
2009 | *6 Artists, 6 Weeks* | River Gallery | Chelsea, MI
2007 | *MFA Thesis Exhibition* | Kresge Art Museum | East Lansing, MI

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

WHEREAS, the Mayor has recommended the appointment of Stephanie Palagyi as an At-Large member of the Arts and Culture Commission for a term to expire June 30, 2025; and

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

WHEREAS, the Committee on Development and Planning met on February 28, 2024, and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Stephanie Palagyi as an At-Large member of the Arts and Culture Commission for a term to expire June 30, 2025.

Lansing Brownfield Redevelopment Authority

500 Block
Redevelopment Project

501 S. Capitol Avenue, Lansing MI
110 W. Hillsdale Street, Lansing MI
520 S. Washington Avenue, Lansing MI
Tax Parcel Nos.
33-01-01-16-381-005
33-01-01-16-381-006
33-01-01-16-381-007

Brownfield Plan #77 Amendment No.1

Revised January 4, 2024

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

Triterra Environmental
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01 / 12 /2024

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____/____/2024

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   Exhibit A-1: 501 S. Capitol, LLC Lot Survey
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B. Basis of Eligibility –
   - EGLE Acknowledgement of Receipt of a Baseline Environmental Assessment Letters
     Exhibit B-1: 501 S. Capitol, LLC Letter
     Exhibit B-2: 503 S. Capitol, LLC Letter
     Exhibit B-3: City of Lansing Letter

   - Functional Obsolescence Determination letter dated August 14, 2019
     Exhibit B-4: 501 S. Capitol, LLC (formerly 501 Block LLC) Letter

C. Table 4 – Tax Increment Financing Estimates

D. Estimated Breakdown of Developer Eligible Activity Costs by Entity

PROJECT SUMMARY SHEET: BROWNFIELD PLAN #77 AMENDMENT NO.1 – 500 Block Redevelopment Project

The purpose of this Brownfield Plan Amendment No.1 (the "Plan Amendment") is to identify eligible activities and cost estimates for redevelopment of the property located at 501 S. Capitol Avenue, 110 W. Hillsdale Street and 520 S. Washington Avenue, Lansing, Michigan. Brownfield tax increment financing is necessary to support redevelopment of these properties.

Project Name: 500 Block Redevelopment Project

Applicants/Developers:

Private Developers -

Entity Name:	501 S. Capitol, LLC (formerly 501 Block, LLC) and 503 S. Capitol, LLC (formerly 502 Block, LLC) (referred to as "Owner(s)" or "Developer(s)")
Contact:	Patrick N. Smith
Mailing Address:	505 Bath Street Santa Barbara, California 93101
Phone:	(805) 965-2100
Email:	psmith@westpacinv.com

Public Developer -

Entity Name:	City of Lansing (referred to as "Owner(s)" or "Developer(s)")
Contact:	Gregory Venker
Mailing Address:	124 West Michigan Avenue, 5th Floor Lansing, Michigan 48933
Phone:	517-483-4321
Email:	gregory.venker@lansingmi.gov

Eligible Property Location: The Eligible Property ("Property") consists of three parcels located at:

- 501 S. Capitol Avenue, Lansing MI
- 110 W. Hillsdale Street, Lansing MI
- 520 S. Washington Avenue, Lansing MI

Parcel Information: Tax Parcel Nos.:

- 33-01-01-16-381-005
- 33-01-01-16-381-006
- 33-01-01-16-381-007

NOTE: At the time of the Plan Amendment preparation, current tax parcel numbers, ownership information, acreage, and legal descriptions on the City of Lansing Parcel Viewer, BS&A website and Ingham County Equalization website are incorrect and as such the above information under this Plan Amendment are subject to change. Exhibit A, Eligible Property – Legal Descriptions and Eligible Property Boundary Maps for this Plan Amendment are correct and shall govern.

Property Size: Approximately 2.98-acres

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

Project Description:

This is an amendment to the Lansing Brownfield Redevelopment Authority's (LBRA) Brownfield Plan #77, originally adopted by City Council on December 2, 2019. Additionally, a Brownfield Plan Budget Line Item Adjustment Administrative Amendment Request was approved by LBRA August 6, 2021. This is the first amendment to the Brownfield Plan. The purpose of the amendment is to: 1) document reconfiguration of the two original parcels which now contains three parcels as identified herein, outline the proposed development and add in associated eligible activities at 520 S. Washington Avenue (33-01-01-16-381-007), 2) update/realign proposed eligible activity costs based on current redevelopment plans at all three parcels within the property, and 3) adjust the proposed tax increment revenue (TIR) capture schedule based on the current project timeline.

501 S. Capitol, LLC (formerly 501 Block, LLC) and 503 S. Capitol, LLC (formerly 502 Block, LLC) are single-purpose company's formed to develop, construct, finance, and own Phase I of the 500 Block Redevelopment Project, a mixed-use multi-phase multi-building redevelopment, including office, commercial business spaces containing retail/service providers, and multifamily residential apartments. The City of Lansing is proposing to develop, construct, finance, and own Phase II of the 500 Block Redevelopment Project, a new two-story performing arts building. Collectively the two phases comprised of three buildings are herein referred to as the "Project".

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

- Phase I –
    - Building 1 – 501 S. Capitol office building renovation into a mixed-use building with approximately 18,101 square feet of finished office/commercial/commercial self storage space and five (5) floors of residential with an estimated 55 multifamily residential apartments. Start of construction beginning with asbestos abatement and demolition began in June 2021 with completion of full renovation in March 2024.

    - Building 2 – 110 W. Hillsdale Street newly constructed mixed-use building along South Capitol Avenue and West Hillsdale Street with an estimated 117 multifamily residential apartments and approximately 3,459 square feet commercial. Start of construction beginning with site demolition began in July 2021 and new construction completion was July 21, 2023.

- Phase II – A third building (Building 3) on the property will be developed to include the construction of a new two-story

performing arts building, totaling 50,852 gross square feet, including a green room, performance stage, first story bar, rooftop bar, patio seating, recording studio in the basement, and new office space for the Lansing Public Media Center on the second floor. "For decades Michigan's citizens have come downtown to visit our Capitol during business hours. Still, when it comes to attracting people after five o'clock, whether it's weekend visitors or prospective residents, Downtown Lansing lacks a cultural pull. An amenity to build up our external reputation, draw in visitors from neighboring cities and other corners of the state year-round, and inspire prospective residents to consider putting down roots here. While there are countless gems across our region, we need a major, day-to-night and year-round attraction that everyone can come to associate with Downtown Lansing. A space that will illuminate on a statewide scale what Lansing residents already know to be true: that we are a city of doers committed to cultivating arts, culture, and economic growth." (The City of Lansing Ovation Packet 2023). Building 3 includes the renovation of an existing 8,035 gross square feet building as a part of Phase II. Start of construction beginning with asbestos abatement and demolition is anticipated to begin in April 2024 with new construction completion in October 2025.

Total Capital Investment and Deployment/Completion Dates:

This Plan Amendment anticipates approximately $62.3 million in Total Capital Investments including projected costs of developer eligible activities costs but not including acquisition and cost of financing for this Project or its eligible activities.

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

- Building 1 – Investment made by the Private Developer is estimated at $9 million for 501 S. Capitol building renovation into a mixed-use building:
    - Deployment Start – June 1, 2021
    - Completion – March 1, 2024
- Building 2 – Investment made by the Private Developer is estimated at $23 million for 110 W. Hillsdale Street newly constructed mixed-use building:
    - Deployment Start – July 1, 2021
    - Completion – July 21, 2023
- Building 3 – Investment made by the Public Developer is estimated at $30,323,972 for 520 S. Washington Avenue newly constructed multi-use performing arts building:
    - Deployment Start – April 1, 2024
    - Completion – October 1, 2025

Estimated Job Creation and Employed-by Dates:

During the term of construction, the Project will create hundreds of direct and indirect spin-off jobs over the construction periods.

Upon Project completion and stabilization, a total of approximately 22 local full-time equivalent (FTE) jobs are projected to be created as are identified by each building with anticipated 100% employed-by milestone dates below:

- Building 1 – approximately 9 FTE jobs upon building stabilization at the 501 S. Capitol building renovation. Average wage rate of new estimated jobs created that are new to the City is projected at greater than $30,000 per year:
    - 100% employed-by – March 1, 2025 to allow for stabilization.

- Building 2 – approximately 5 FTE jobs upon building stabilization in the 110 West Hillsdale Street newly constructed building. Average wage rate of new estimated jobs created that are new to the City is projected at greater than $30,000 per year:
    - 100% employed-by – July 1, 2024 to allow for stabilization.

- Building 3 – approximately 8 FTE jobs upon building stabilization in the 520 S. Washington Avenue newly constructed multi-use performing arts building. Average wage rate of new estimated jobs created that are new to the City is projected at greater than $63,000 per year (NOTE: this is in addition to 6 FTE retained jobs at an average wage of $55,900 per year and does not include new FTE jobs that may be associated with the planned restaurant/bar):
    - 100% employed-by – August 1, 2025.

Estimated and Duration of Plan Amendment Capture:

30 years (2023-2052), total estimated Plan Amendment capture duration for reimbursement of Eligible Activities, Brownfield Plan & Act 381 Work Plan (including amendments) Preparation costs, Brownfield Plan & Act 381 Work Plan Implementation Fees, BRA Administration & Application Fees, and LBRF & MBRF capture.
However, this Plan Amendment's capture of tax increment revenues shall not exceed 30 years (2023-2052), unless amended.

Estimated and Duration of Plan Amendment:

33 years (2020-2052) estimated Plan Amendment duration.

Base Year of Plan Amendment:

2020

First Year of Plan Amendment Capture: 2023

Estimated Gain in Taxes:
(after Project completion)

	Actual Base Year Taxable Value	Future Taxable Value (Estimate)	Increased/ Taxable Value (Increment)
	2020	Starting in 2024 (at 100% Private Devloper Completion)	Starting in 2024 (at 100% Private Devloper Completion)
	$2,887,807	$9,962,513	$ 7,074,706
Annual Taxes Paid	$ 226,257	$786,763	$ 560,505

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

Total New Taxes Received by Taxing Units	**$ 4,179,624**
Total New Taxes Captured	**$ 21,992,790**
Total New Taxes	**$ 26,172,415**

** The impact to each individual taxing jurisdiction may be as much as their proportionate share of $21,992,790 so long as there are available revenues. Developer Brownfield costs in this Plan Amendment are extraordinary and as a result, even with the maximum number of years of tax capture allowed, the Public Developer may not be fully reimbursed. Currently, as identified in Table 4d, the resultant deficiency/shortfall to the Public Developer is estimated at $3,775,258.*

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

Total Taxes Captured During Brownfield Plan Tax Capture Period	Total/ Cumulative	Annual Average
Brownfield Redevelopment Authority (BRA) Administration	$ 611,634	$ 20,388
BRA Brownfield Plan & Work Plan Implementation (to BRA)	$ 15,000	$ 500
BRA Local Brownfield Revolving Fund (LBRF)	$ 611,634	$ 20,388
State of Michigan Brownfield Redevelopment Fund (MBRF) (Maximum of 25-Year period for tax capture)	$ 604,574	$ 20,152
Local Taxes to Developer * (to Reimburse Eligible Activities)	$ 13,566,075	$ 452,203
State School Taxes To Developer * (to Reimburse Eligible Activities)	$ 6,583,873	$ 219,462
Total New Tax Capture (See Table 1a)	**$ 21,992,790**	**$ 733,093**

** Public Developer Reimbursement Obligations may not be fully reimbursed based upon current estimates of projected Taxable Value and resultant tax capture from Local and State School Taxes. The identified Public Developer eligible costs in the Plan Amendment (not including captures for BRA Administration, BRA Implementation, BRA LBRF, or MBRF) may not be fully reimbursed if Taxable Value and/or tax capture assumptions do not increase over the balance of the 30-year capture period, because Plan Amendment estimates a deficiency/shortfall in potential capture.*

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

Estimated New/Incremental Tax Gain (not captured) Breakdown			
Total New/Incremental Tax Revenue Received by each Taxing Unit/ Entity (taxes not captured by the Brownfield Plan)	**Percentage of Pass-Through/ Sharing to Taxing Unit**	**Estimated Tax Capture Period in Number of Years =**	**30**
		New Tax Revenue Received	
		Total Amount Returned to Taxing Unit	**Annual Average**
CITY OF LANSING			
City Operating - Lansing	10%	$ 551,338	$ 18,378
Montgomery Drain	10%	$ 7,374	$ 246
Public Safety	100%	$ 992,635	$ 33,088
Subtotal to Above	-	***$ 1,551,346***	***$ 51,712***
INGHAM COUNTY			
Ingham County	10%	$ 320,805	$ 10,694
Subtotal to Above	-	***$ 320,805***	***$ 10,694***
Capital Region Airport Authority - CRAA	10%	$ 19,824	$ 661
Capital Area Transportation Authority - CATA	10%	$ 84,785	$ 2,826
LIBRARY	-		
Capital Area District Libraries - CADL	10%	$ 44,243	$ 1,475
INTERMEDIATE SCHOOL DISTRICTS (ISD)	-		
ISD Operating & Special Education	10%	$ 140,041	$ 4,668
COMMUNITY COLLEGE	-	-	
Lansing Community College - LCC	10%	$ 106,898	$ 3,563
Subtotal to Above	-	***$ 395,792***	***$ 13,193***
LOCAL SCHOOL MILLAGES: excludes State School millages			
Lansing School District Debt (District #33020)	100%	$ 1,162,801	$ 38,760
Lansing School District Sinking Fund	10%	$ 83,878	$ 2,796
Subtotal to Above	-	***$ 1,246,678***	***$ 41,556***
Subtotal of All of the Above	-	***$ 3,514,622***	***$ -***
STATE SCHOOL MILLAGES: excludes Local School millages			
State Education Tax - SET	10%	$ 170,166	$ 5,672
Local School Operating - LSO	10%	$ 494,837	$ 16,495
Subtotal to Above	-	***$ 665,003***	***$ 22,167***
GRAND TOTAL OF NEW TAX REVENUE TO THE ABOVE	-	**$ 4,179,624**	-

Eligible Activities and Eligible Costs:

Eligible activities are estimated at approximately $21,992,790 (inclusive of fees associated with BRA Administration, BRA Brownfield Plan & Work Plan Implementation, Local Brownfield Revolving Fund (LBRF) and State of Michigan Brownfield Redevelopment Fund (MBRF)) of which the projected costs of developer eligible activities are $20,149,948. Public Developer Brownfield costs in this Plan Amendment are extraordinary and as a result, even with the maximum number of years of tax capture allowed, the Public Developer Project may not be fully reimbursed. The resultant deficiency/shortfall to the Public Developer is estimated at $3,775,258 if Taxable Value and/or tax capture assumptions do not increase over the balance of the 30-year capture period.

Eligible Activities	Eligible Costs
EGLE Eligible Activities	
Department-Specific Activities	
Exempt Activities - Assessments	$ 37,675
Exempt Activities - Due Care Planning	$ 172,597
Due Care Activities	$ 794,523
MSF Non-Environmental Eligible Activities	
Demolition Activities	$ 566,683
Lead and Asbestos Abatement Activities	$ 1,959,775
Relocation of Public Buildings for Economic Development Purposes	$ 7,000,000
Infrastructure Improvements Activities	$ 472,440
Site Preparation Activities	$ 1,698,721
Contingency (15%)	$ 1,389,806
Interest (Simple Interest: 3% Private Developer, 5% Public Developer)	$ 5,812,303
Subtotal	*$ 19,904,522*
Brownfield Plan & Work Plan Preparation	$ 210,426
Brownfield Plan & Work Plan Implementation (to Developer)	$ 30,000
Local Application Fees	$ 5,000
Subtotal: To Developer *	***$ 20,149,948***
Brownfield Redevelopment Authority (BRA) Administration	$ 611,634
BRA Brownfield Plan & Work Plan Implementation (to BRA)	$ 15,000
BRA Local Brownfield Revolving Fund (LBRF)	$ 611,634
State of Michigan Brownfield Redevelopment Fund (MBRF)	$ 604,574
Subtotal: To BRA & State	***$ 1,842,842***
GRAND TOTAL	**$ 21,992,790**

** Public Developer Reimbursement Obligations may not be fully reimbursed based upon current estimates of projected Taxable Value and resultant tax capture from Local and State School Taxes. The identified Public Developer eligible costs in the Plan Amendment (not including captures for BRA Administration, BRA Implementation, BRA LBRF, or MBRF) may not be fully reimbursed if Taxable Value and/or tax capture assumptions do not increase over the balance of the 30-year capture period, because Plan Amendment estimates a $3,775,258 deficiency/shortfall in potential capture.*

The estimated breakdown of projected Eligible Activity Costs between the Developer entities (Private Developers and Public Developer) is illustrated and subject to change in Exhibit E - Estimated Breakdown of Developer Eligible Activity Costs by Entity.

INTRODUCTION

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

The purpose of this Brownfield Plan Amendment No.1 (the "Plan Amendment") is to promote the redevelopment of and investment in certain "Brownfield" properties within the City. Inclusion of Property within this Plan Amendment will facilitate financing of eligible activities at eligible properties and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as "Brownfields" that are either environmentally contaminated (a "facility"), blighted property, housing property, historic resource, or deemed functionally obsolete property. By facilitating redevelopment of Brownfield properties, this Plan Amendment, is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the Authority. The City of Lansing has determined that this Plan Amendment is necessary to reduce unemployment, promote economic growth, and increase capital investment thus creating new taxable value for the City and the State of Michigan.

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

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

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

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

The Eligible Property ("Property") consists of three parcels and is located at 501 S. Capitol Avenue, 110 W. Hillsdale Street, and 520 S. Washington Avenue, Lansing Michigan. The Property is situated to the north of Hillsdale Street, east of S. Capitol Avenue, south of Lenawee Street, and west of S. Washington Avenue as depicted on Figure 1 – Scaled Property Location Map. The Property contains approximately 2.98-acres in the City of Lansing ("City") on three parcels as depicted on Figure 2 – Eligible Property Map.

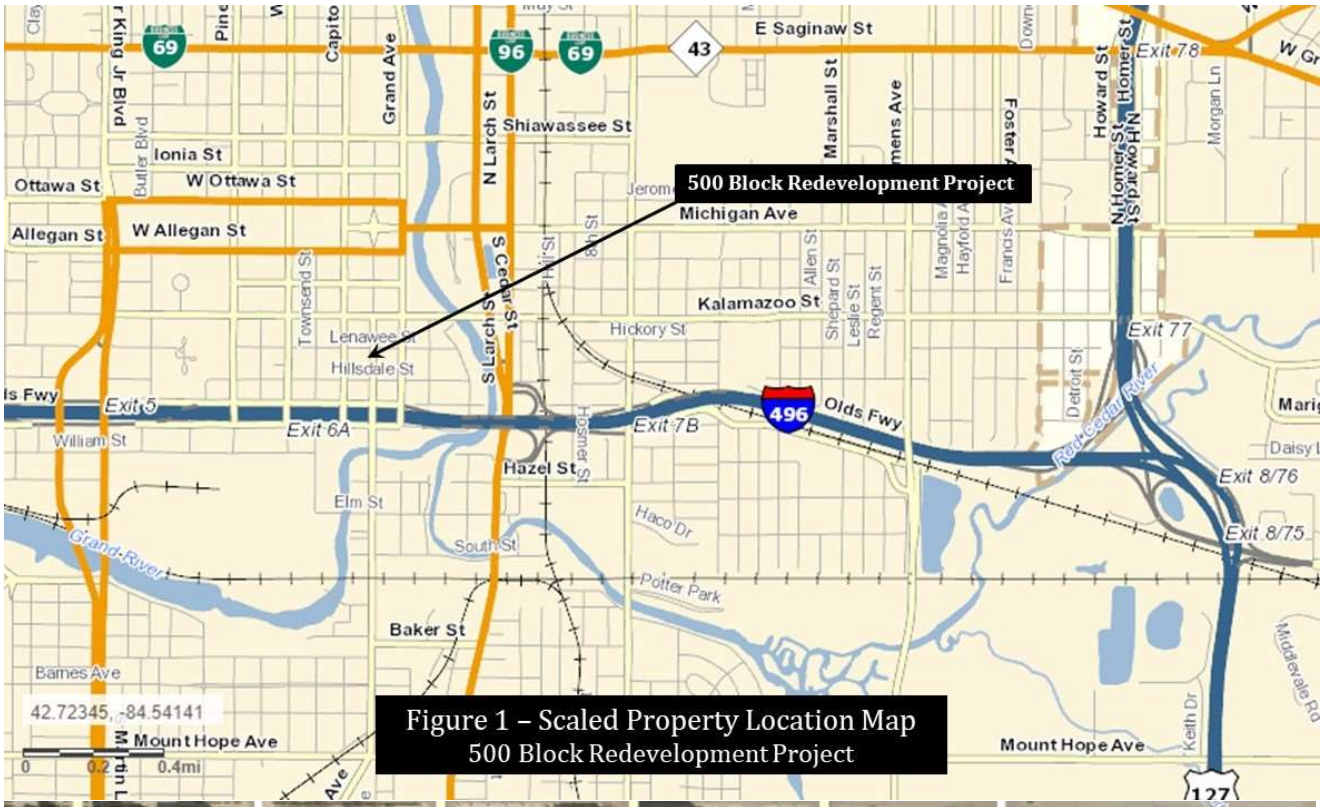


Figure 1 – Scaled Property Location Map
500 Block Redevelopment Project

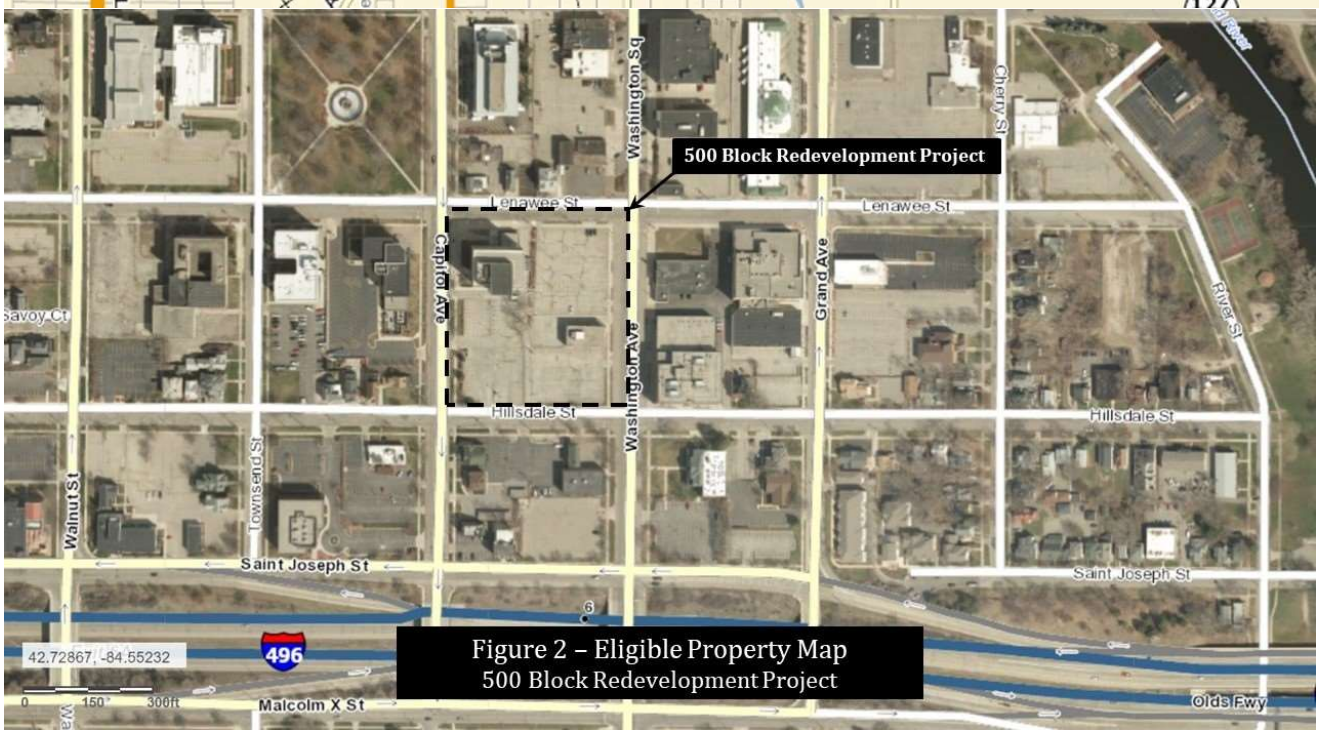


Figure 2 – Eligible Property Map
500 Block Redevelopment Project

The Eligible Property parcels are summarized in the below table. See Exhibit A, Eligible Property – Legal Descriptions and Eligible Property Boundary Maps for this Plan Amendments redescribed Property after the parcel splits.

Eligible Property				
Address	**Tax ID**	**Ownership/ Developer Entity**	**Basis of Eligibility**	**Project Phase**
Brownfield Plan #77 revised August 27, 2019, Approved by LBRA September 6, 2019 and Adopted by City Council December 2, 2019				
Underlying Brownfield Plan Parcels: 501 S. Capitol Avenue and 520 S. Washington Avenue, Lansing, MI	33-01-01-16-381-002 and 33-01-01-16-381-004	501 Block, LLC and 502 Block, LLC	Facility and Functionally Obsolete	NA
Brownfield Plan Budget Line Item Adjustment Administrative Amendment Request of LBRA dated June 29, 2021 and Approved by LBRA August 6, 2021				
Split Parcel B: 501 S. Capitol Avenue, Lansing MI	*33-01-01-16-381-005*	*501 S. Capitol, LLC*	*Facility and Functionally Obsolete*	*I*
Split Parcel A: 110 W. Hillsdale Street, Lansing MI	*33-01-01-16-381-006*	*503 S. Capitol, LLC*	*Facility*	*I*
Split Parcel C: 520 S. Washington Avenue, Lansing MI	*33-01-01-16-381-007*	*500 S. Washington, LLC*	*Facility*	*II*
Brownfield Plan Amendment No.1*				
Split Parcel B-1: 501 S. Capitol Avenue, Lansing MI	*33-01-01-16-381-005*	*501 S. Capitol, LLC*	*Facility and Functionally Obsolete*	*I*
Split Parcel B-2: 501 S. Capitol Avenue, Lansing MI	*33-01-01-16-381-005*	*501 S. Capitol, LLC*	*Facility and Functionally Obsolete*	*I*
Split Parcel C: 110 W. Hillsdale Street, Lansing MI	*33-01-01-16-381-006*	*503 S. Capitol, LLC*	*Facility*	*I*
Split Parcel A: 520 S. Washington Avenue, Lansing MI	*33-01-01-16-381-007*	*City of Lansing (formerly 500 S. Washington, LLC)*	*Facility*	*II*

NOTE:
**At the time of the Plan Amendment preparation, current tax parcel numbers, acreage, ownership information and legal descriptions on the City of Lansing Parcel Viewer, BS&A website and Ingham County Equalization website are incorrect and as such the above information under this Plan Amendment are subject to change. Exhibit A, Eligible Property – Legal Descriptions and Eligible Property Boundary Maps for this Plan Amendment are correct and shall govern.*

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

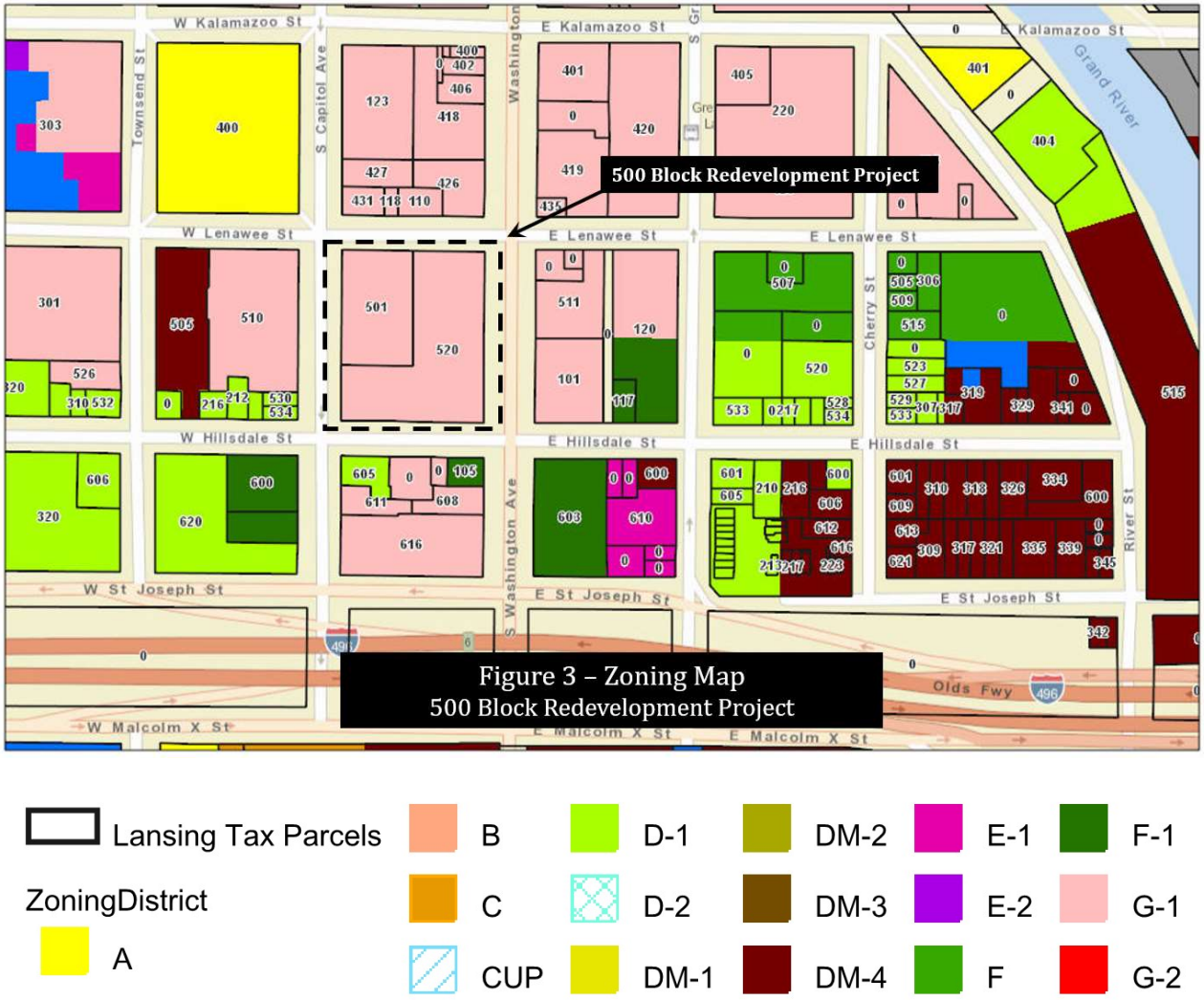


Figure 3 – Zoning Map
500 Block Redevelopment Project

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

The 520 S. Washington Avenue parcel and building is currently vacant, and the 510 S. Capitol Avenue parcel contained a large former credit union headquarters office building that was substantially vacant prior to redevelopment.

The Property is in an area close to amenities which are both walkable and bikeable. The Property's Walkscore scores well for both walkability and bikability, earning a score of 74 and 72 out of 100 respectively. A Walkscore shows how walkable any given location is, similarly, a bike score indicates the ease of bike commuting in a particular area. Necessities and amenities such as markets, transit stops, and entertainment venues are all considered when calculating these scores. These scores are good indicators of how desirable the Property will be to the target market demographic. We expect the Walkscore to improve once some of the identified amenities are completed and open for business.

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

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

For the originally adopted Brownfield Plan, 510 S. Capitol Avenue parcel had been deemed "functionally obsolete" and is also a "facility" while the 520 S. Washington Avenue parcel has been identified as a "facility" forming each parcel's basis of eligibility in accordance with Act 381. The parcel splits do not change the underlying eligibility of the Property per Act 381. The parcels are located within the boundaries of the City of Lansing, Michigan.

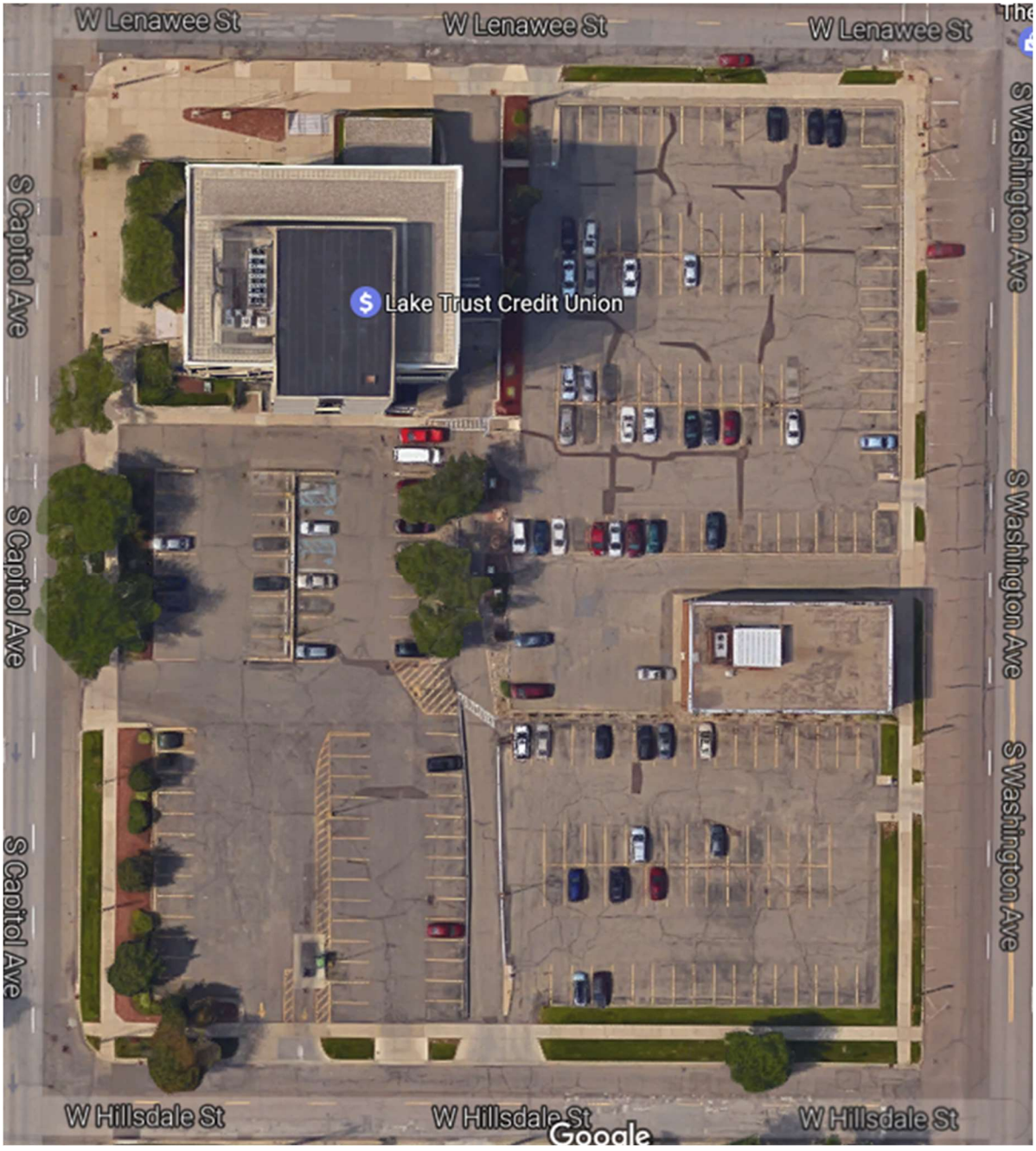
PROPERTY CONDITIONS - 2019

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

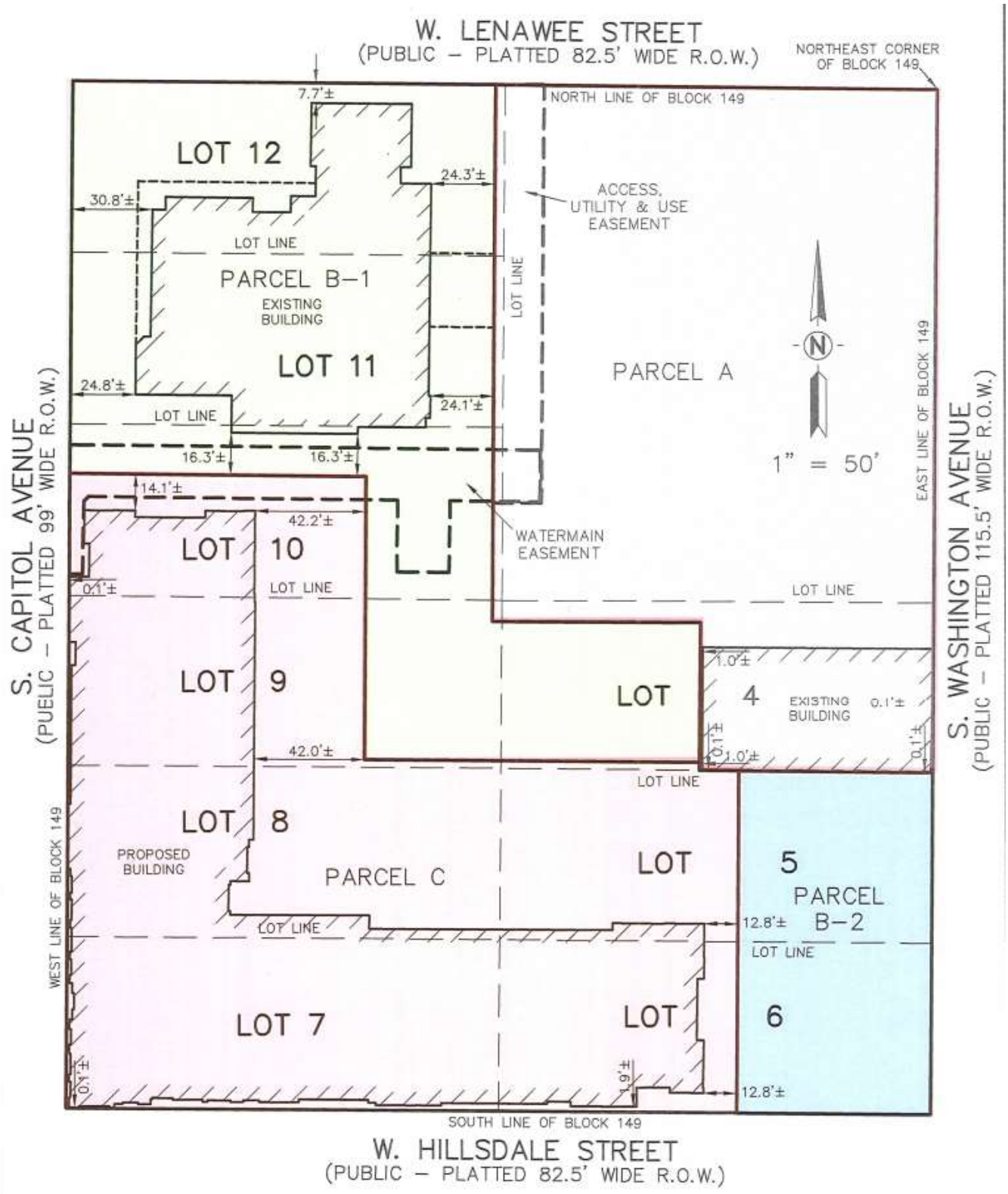
The parcel and all tangible real and personal property located thereon will comprise the Eligible Property and is referred to herein as the "Property." Incremental tax revenues resulting from new personal property will be captured. Any such funds will be used to reimburse the Authority and Developer for eligible activities, to the extent authorized by this Plan Amendment, and executed Reimbursement Agreements ("Agreements") between the Developers and the Authority.

Phase I of the Project proposes a mixed-use two-phase multi-building redevelopment, including office, commercial business spaces containing retail/service providers, and multifamily residential apartments. Phase II of the Project is a new two-story performing arts building.

SITE PLAN – 2019



PROJECT PHASE I SITE PLAN – BUILDING 1 (PARCELS B-1 and B-2) & BUILDING 2 (PARCEL C) – PRIVATE DEVELOPERS

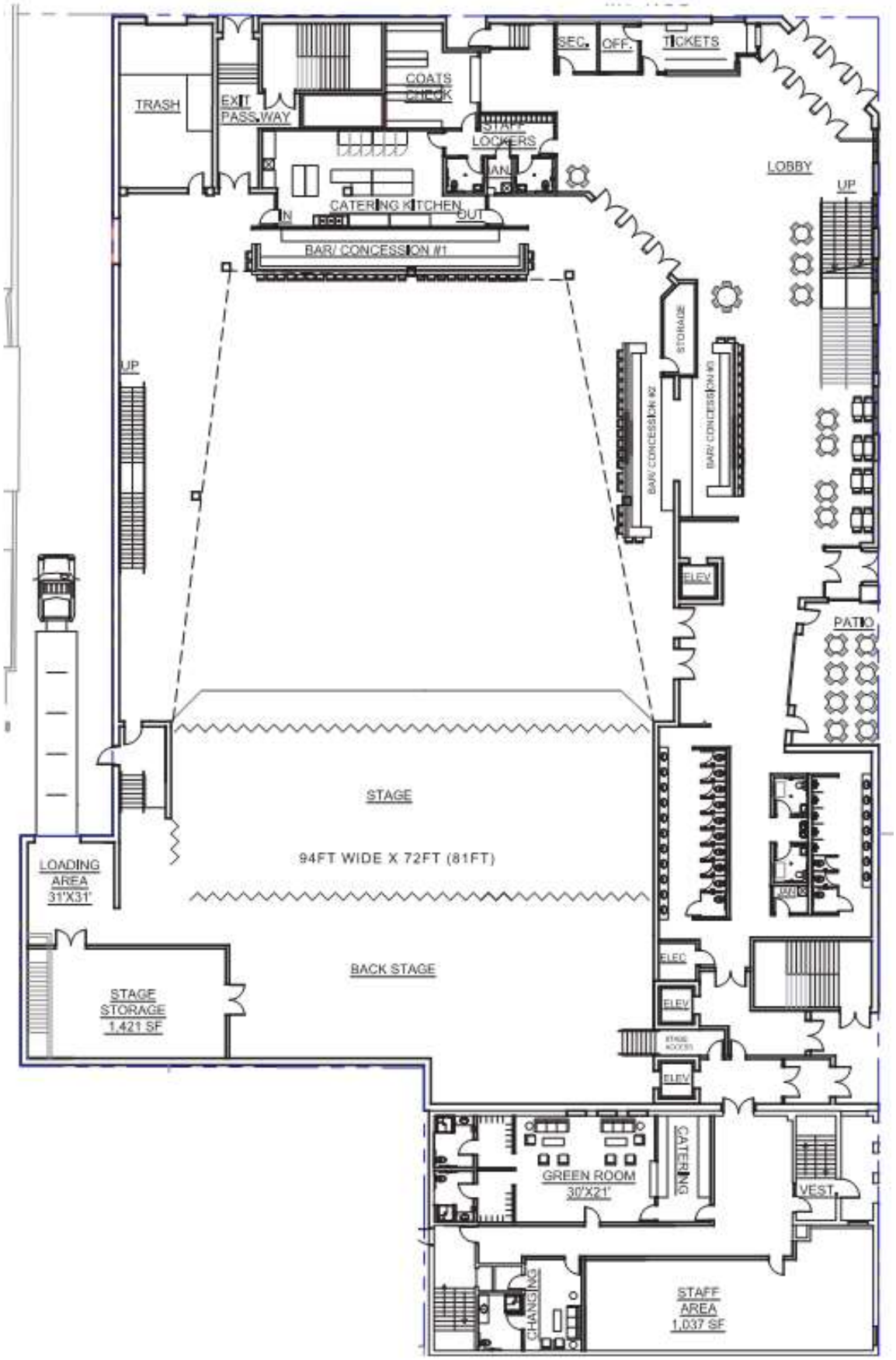


PROJECT PHASE I RENDERINGS – BUILDINGS 1 & 2 – PRIVATE DEVELOPERS

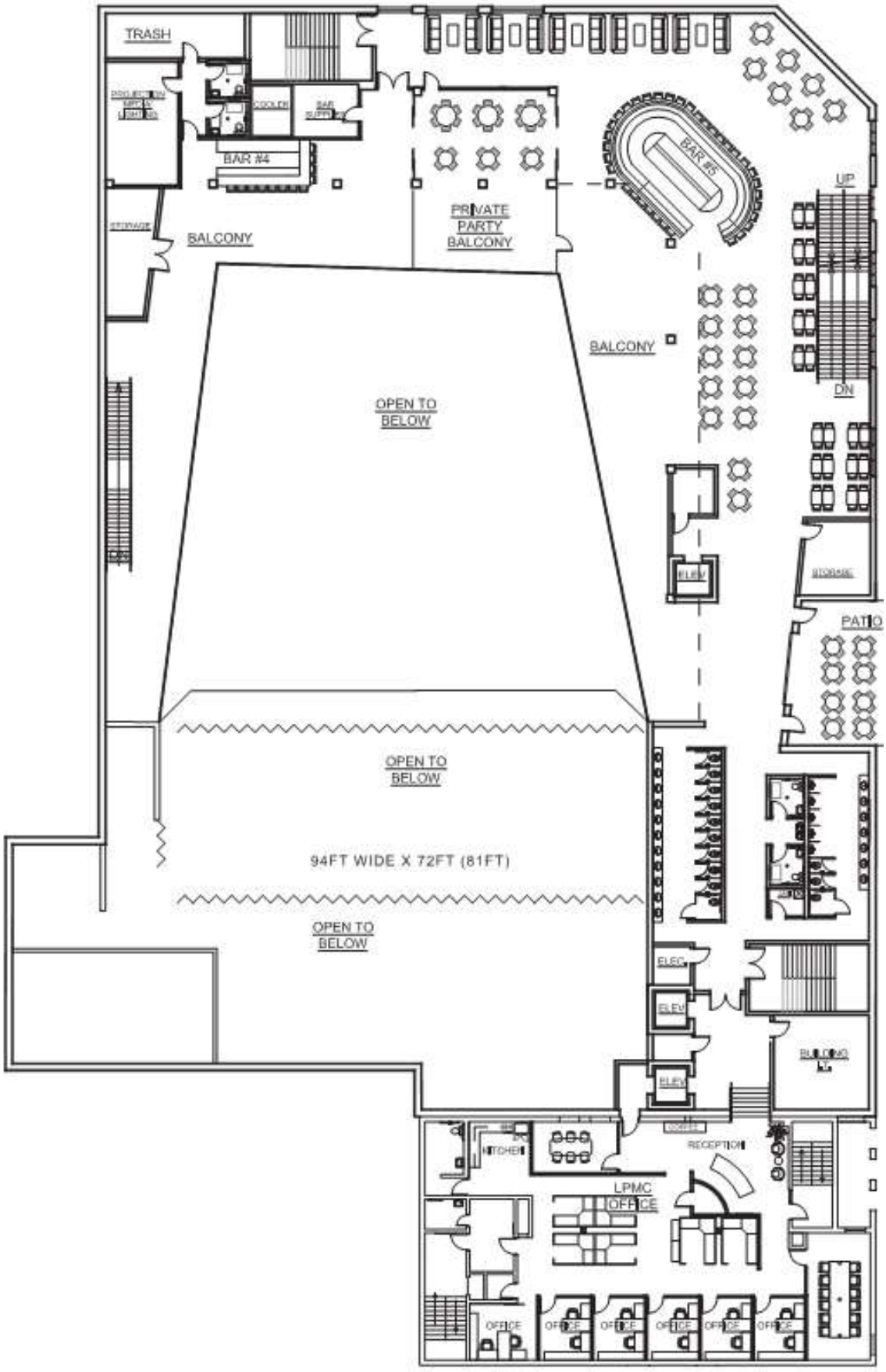
View Looking North along Capitol Avenue

View Looking Northeast from Capitol Avenue & Hillsdale Street

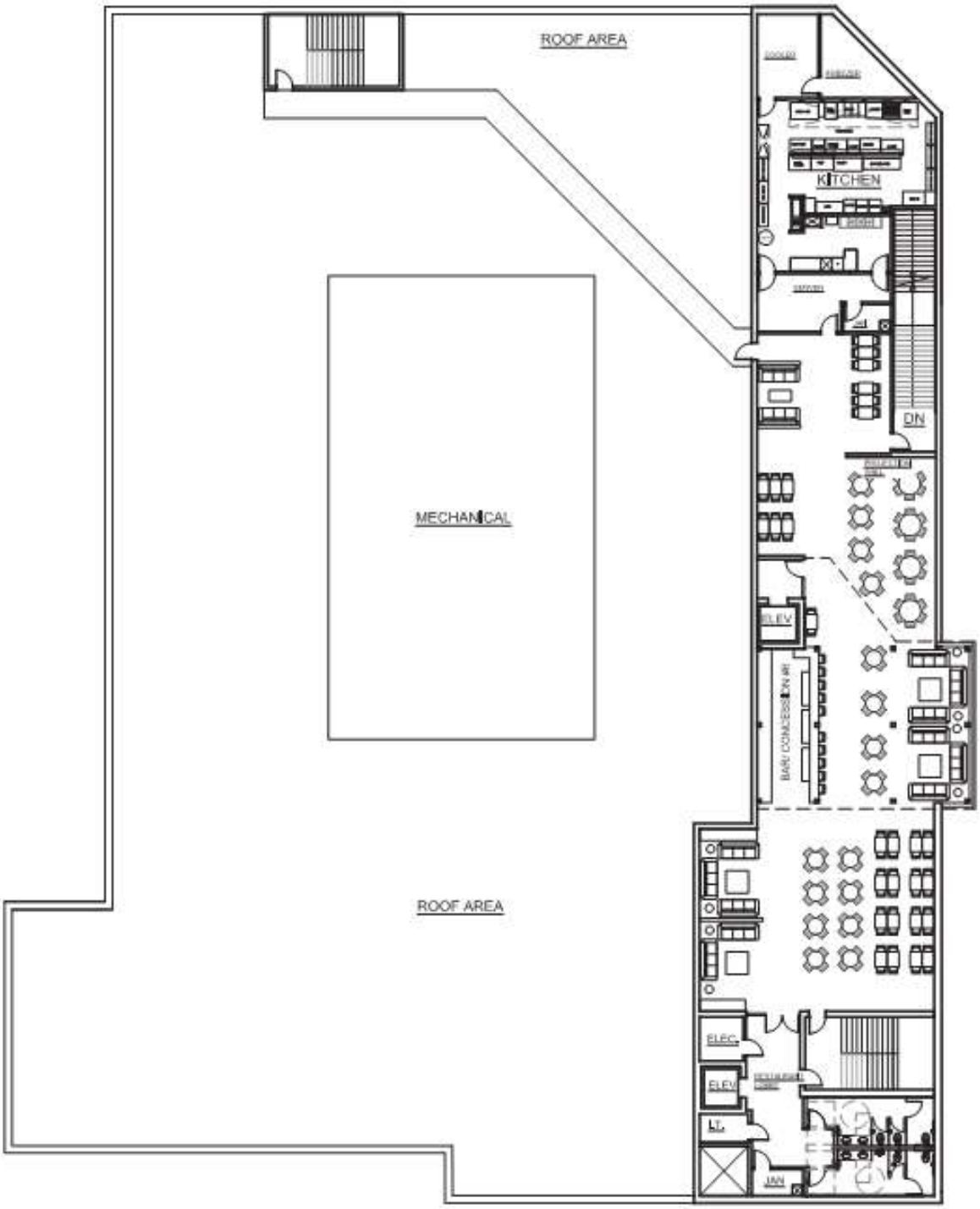
PROJECT PHASE II FIRST FLOOR – BUILDING 3 (PARCEL A) – PUBLIC DEVELOPER



PROJECT PHASE II SECOND FLOOR – BUILDING 3 (PARCEL A) – PUBLIC DEVELOPER



PROJECT PHASE II ROOFTOP – BUILDING 3 (PARCEL A) – PUBLIC DEVELOPER



PROJECT PHASE II RENDERINGS – BUILDING 3 – PUBLIC DEVELOPER

View Looking Southwest along Washington Avenue

Birdseye View Looking along Washington Avenue

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

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

Eligible Property		
Address	**Tax ID**	**Basis of Eligibility**
Split Parcel B-1: *501 S. Capitol Avenue, Lansing MI*	*33-01-01-16-381-005*	*Facility and Functionally Obsolete*
Split Parcel B-2: *501 S. Capitol Avenue, Lansing MI*	*33-01-01-16-381-005*	*Facility and Functionally Obsolete*
Split Parcel C: *110 W. Hillsdale Street, Lansing MI*	*33-01-01-16-381-006*	*Facility*
Split Parcel A: *520 S. Washington Avenue, Lansing MI*	*33-01-01-16-381-007*	*Facility*

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

Previous Property Owners completed Baseline Environmental Assessment Reports ("BEA Reports") around the time of the originally adopted Brownfield Plan. The current Property Owners, 501 S. Capitol, LLC, 503 S. Capitol, LLC, and the City of Lansing completed Reports and EGLE transmitted Acknowledgement of Receipt of a Baseline Environmental Assessment letters as follows:

BEA Reports Summary			
Parcel **Address** **Entity**	**Report Date**	**Filed Date**	**EGLE BEA Acknowledgement Letter Date**
Split Parcel B-1 and *Parcel B-2:* *501 S. Capitol Avenue, Lansing MI* *501 S. Capitol, LLC*	*5/22/2023*	*6/8/2023*	*6/14/2023*
Split Parcel C: *110 W. Hillsdale Street, Lansing MI* *503 S. Capitol, LLC*	*3/30/2020*	*8/24/2020*	*9/3/2020*
Split Parcel A: *520 S. Washington Avenue, Lansing MI* *City of Lansing*	*5/22/2023*	*10/2/2023*	*10/5/2023*

The BEA Report includes a history of the Property and an overview of the environmental conditions on the Property as it is related to its basis of eligibility and inclusion in the Plan Amendment. Exhibit B includes a copy of each current Owner entity EGLE BEA Acknowledgement Letter.

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

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

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include Baseline Environmental Assessment, due care, additional response, lead and asbestos abatement, demolition, infrastructure improvements, relocation of public buildings for economic development purposes, site preparation, preparation of a Brownfield Plan/Act 381 Work Plan (including amendments), Brownfield Plan implementation, interest, and application fees.

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

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

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

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

The Developers desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the Authority and used to reimburse the cost of the eligible activities completed. Amendments to Act 381 that were signed in to law on December 28, 2012 to allow local units of government to approve reimbursement of eligible activities with tax increment revenues attributable to local taxes on any eligible activities conducted on eligible property or prospective eligible properties prior to approval of the originally adopted Brownfield Plan, if those costs and the eligible property are subsequently included in an approved Brownfield Plan or subsequent Plan Amendments. If eligible activities are performed prior to originally adopted Brownfield Plan approval or subsequent Plan Amendments approval, approved eligible activity costs will be reimbursable

in accordance with Act 381. Furthermore, costs in this Plan Amendment are subject to approval by the Michigan Department of Environment, Great Lakes, and Energy ("EGLE") {formerly called the Michigan Department of Environmental Quality ("MDEQ")} and Michigan Strategic Fund ("MSF") Board (through the MEDC) for the use of state tax increment revenues. The MDEQ and MSF/MEDC may adjust specific eligible activities amongst environmental and non-environmental eligible activities in accordance with state policy and guidance. Changes made between environmental and non-environmental eligible activities will be reflected in the Act 381 Work Plan(s) as may be amended. These adjustments made by the state agencies are allowed and do not change the validity of this Plan Amendment, so long as the Grand Total of eligible activity costs identified are not exceeded. Any costs not authorized by the EGLE or MSF/MEDC will become reimbursable costs with captured local-only tax increment revenues from locally levied millages, if available.

In accordance with this Plan Amendment and the associated Reimbursement Agreement(s) (the "Agreements") with the Authority, the amount advanced by the Developers will be repaid by the Authority solely from the tax increment revenues realized from the Eligible Property.

Tax increment revenues will first be used to pay or reimburse State Brownfield Revolving Fund costs, Authority costs (10% for use on Administration and Authority Local Brownfield Revolving Fund from local-only tax revenues, see Table 1a) as described in the tables. Local and state school tax capture was assumed to reimburse eligible activity costs in this Plan Amendment. Further use of tax increment revenues generated by this Project will be governed by the Agreement.

The costs listed in the tables are estimated costs and may increase or decrease depending on the nature and extent of the actual conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan Amendment that will qualify for reimbursement from tax increment revenues of the Authority from the Property shall be governed by the terms of the Agreement(s). No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Agreements.

Eligible activities are estimated at approximately $21,992,790 (inclusive of fees associated with BRA Administration, BRA Brownfield Plan & Work Plan Implementation (including amendments), Local Brownfield Revolving Fund (LBRF) and State of Michigan Brownfield Redevelopment Fund (MBRF)) of which the projected costs of developer eligible activities are $20,149,948. If the actual costs of eligible activities are lower than the estimates identified in this Plan Amendment capture to Developers may be lower or if the Taxable Value is higher than estimated Developers reimbursement may be satisfied sooner.

Table 1a - Itemized Eligible Activities	Eligible Activity Amount Supported in Brownfield Plan	Local Tax Capture	State School Tax Capture	Local Tax Capture Only	State Tax Capture Only
		67.15%	32.85%	100.00%	100.00%
EGLE Eligible Activities					
Department-Specific Activities					
Exempt Activities - Assessments	$ 37,675	$ 25,298	$ 12,377	$ -	$ -
Exempt Activities - Due Care Planning	$ 172,597	$ 115,894	$ 56,703	$ -	$ -
Due Care Activities	$ 794,523	$ 533,500	$ 261,023	$ -	$ -
EGLE Environmental Eligible Activities Total	**$ 1,004,795**	**$ 674,692**	**$ 330,103**	**$ -**	**$ -**
MSF Eligible Activities					
Demolition Activities	$ 566,683	$ 380,512	$ 186,171	$ -	$ -
Lead and Asbestos Abatement Activities	$ 1,959,775	$ 1,315,934	$ 643,841	$ -	$ -
Relocation of Public Buildings for Economic Development Purposes	$ 7,000,000	$ 4,700,304	$ 2,299,696	$ -	$ -
Infrastructure Improvements Activities	$ 472,440	$ 317,230	$ 155,210	$ -	$ -
Site Preparation Activities	$ 1,698,721	$ 1,140,644	$ 558,077	$ -	$ -
MSF Non-Environmental Eligible Activities Total	**$ 11,697,619**	**$ 7,854,624**	**$ 3,842,996**	**$ -**	**$ -**
Contingency (Due Care Activities Only): EGLE Environmental (15%)	$ 108,728	$ 73,007	$ 35,720	$ -	$ -
Contingency: MSF Non-Environmental (15%)	$ 1,281,078	$ 860,208	$ 420,870	$ -	$ -
Sub Total: Contingencies	$ 1,389,806	$ 933,215	$ 456,590	$ -	$ -
Interest: EGLE Environmental (Simple Interest: 3% Private Developer, 5% Public Developer)	$ 424,712	$ 285,182	$ 139,530	$ -	$ -
Interest: MSF Non-Environmental (Simple Interest: 3% Private Developer, 5% Public Developer)	$ 5,387,590	$ 3,617,616	$ 1,769,974	$ -	$ -
Sub Total: Interest	$ 5,812,303	$ 3,902,798	$ 1,909,504	$ -	$ -
Sub Total: EAs + Contingencies + Interest	***$ 19,904,522***	***$ 13,365,329***	***$ 6,539,193***	***$ -***	***$ -***
Brownfield Plan & Work Plan Preparation	$ 210,426	$ 81,248	$ 39,752	$ 89,426	$ -
Brownfield Plan & Work Plan Implementation (to Developer)	$ 30,000	$ 10,072	$ 4,928	$ 15,000	$ -
Local Application Fees	$ 5,000	-	-	$ 5,000	-
Total Developer Administration: Brownfield Plan & Work Plan Preparation + Brownfield Plan & Work Plan Implementation (to Developer) + Application Fees	**$ 245,426**	**$ 91,320**	**$ 44,680**	**$ 109,426**	**$ -**
Sub Total: EAs + Contingencies + Interest + Developer Administration	***$ 20,149,948***	***$ 13,456,649***	***$ 6,583,873***	***$ 109,426***	***$ -***
Brownfield Redevelopment Authority (BRA) Administration	$ 611,634	$ -	$ -	$ 611,634	$ -
BRA Brownfield Plan & Work Plan Implementation (to BRA)	$ 15,000	$ 10,072	$ 4,928	$ -	$ -
BRA Local Brownfield Revolving Fund (LBRF)	$ 611,634	$ -	$ -	$ 611,634	$ -
Total BRA : BRA Administration + BRA Brownfield Plan & Work Plan Implementation + LBRF	**$ 1,238,268**	**$ 10,072**	**$ 4,928**	**$ 1,223,268**	**$ -**
Sub Total: EAs + Contingencies + Interest + Developer Administration + Total BRA	***$ 21,388,216***	***$ 13,466,721***	***$ 6,588,801***	***$ 1,332,694***	***$ -***
State of Michigan Brownfield Redevelopment Fund (MBRF)	$ 604,574	$ -	$ -	$ -	$ 604,574
GRAND TOTAL: EAs + Contingencies + Interest + Developer Administration + Total BRA + MBRF	**$ 21,992,790**	**$ 13,466,721**	**$ 6,588,801**	**$ 1,332,694**	**$ 604,574**

Table 1b - Summary of Eligible Activities	Eligible Activity Amount Supported in Brownfield Plan
Total Local Taxes to Developer for Eligible Activities, Contingency and Interest	$ 13,566,075
Total Local Tax Capture for Eligible Activities, Contingency and Interest	**$ 13,566,075**
Total Local Taxes to BRA Administration	$ 611,634
Total Local Taxes to BRA Brownfield Plan & Work Plan Implementation	$ 10,072
Total Local Taxes to BRA Local Brownfield Revolving Fund (LBRF)	$ 611,634
Total Local Tax Capture to BRA	**$ 1,233,340**
Total School Taxes to Developer for Eligible Activities, Contingency and Interest	$ 6,583,873
Total School Tax Capture for Eligible Activities, Contingency and Interest	**$ 6,583,873**
Total School Taxes to BRA Administration	$ -
Total School Taxes to BRA Brownfield Plan & Work Plan Implementation	$ 4,928
Total School Taxes to BRA Local Brownfield Revolving Fund (LBRF)	$ -
Total School Tax Capture to BRA	**$ 4,928**
Total School Taxes to State of Michigan Brownfield Redevelopment Fund (MBRF)	$ 604,574
Total School Tax Capture to BRA & MBRF	**$ 609,502**
Total Capture by Brownfield Redevelopment Authority (BRA)	**$ 1,238,268**
Total Capture by State of Michigan Brownfield Redevelopment Fund (MBRF)	**$ 604,574**
Total Capture for Developer	**$ 20,149,948**
GRAND TOTAL	**$ 21,992,790**

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

This Plan Amendment anticipates the capture of tax increment revenues to reimburse the Developers for the costs of eligible activities under this Plan Amendment in accordance with the Reimbursement Agreement(s). Initial taxable value/base year of the Eligible Property identified in and subject to this Plan Amendment shall be the next assessment roll for which equalization will be completed following the date the resolution adding the Eligible Property

in the originally adopted Brownfield Plan. Therefore, the initial taxable value of the Eligible Property shall be determined by the use of tax year 2020 tax values. Estimates project that the Authority is expected to capture the tax increment revenues from 2023 through 2052 which will be generated by the increase in taxable value. However, this Plan Amendment's capture of tax increment revenues shall not exceed 30 years (2023-2052), unless amended. The following table provides a summary of the captured incremental taxable values and tax increment revenues captured which it will provide after completion of the redevelopment Project. In addition, detailed tables of estimated tax increment revenues to be captured is attached to this Plan Amendment as Exhibit C, Table 4 - Tax Increment Financing Estimates. Prior to commencement of reimbursement to the Developer, payments to State Brownfield Revolving Fund, Authority Administration and Authority Local Brownfield Revolving Fund will occur.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements on the Property set through the property assessment process by the local unit of government and equalized by the County. 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 Amendment will be based on the actual millage levied annually by each taxing jurisdiction on the increase in taxable value resulting from the redevelopment project that is eligible and approved for capture. Eligible activities are estimated at approximately $20,149,948 so long as there are available revenues. However, based upon current estimates of Projected Taxable Value and resultant tax capture, the identified eligible activities to the Project in Table 1a may not be fully reimbursed if Taxable Value assumptions don't increase over the 30-year capture period, because the Plan Amendment only estimates $16,374,690 in potential tax capture. After tax capture payments to other obligations identified in this Plan Amendment (BRA Administration, BRA Implementation, BRA LBRF, and MBRF), the resultant deficiency/shortfall to Public Developer is estimated at $3,775,258 (see Table 4d). If the actual costs of eligible activities are lower than the estimates identified in this Plan, capture to the Project may be lower or if the Taxable Value is higher than estimated Project reimbursement may be satisfied.

Additional Revenues Captured if Taxable Values Increase	
Estimated Eligible Activity Costs	$20,149,948
Estimated Potential Tax Capture	$16,374,690
Estimated Deficiency/Shortfall*	$3,775,258

**Based upon Plan Amendment estimates of projected Taxable Value. Public Developer eligible activity deficiency/shortfall amount shown will be reimbursed in accordance with Table 1a if Taxable Values increase over the 30-year capture period. The amount of tax increment revenue capture available under this Plan Amendment will be based on the actual millage levied annually by each taxing jurisdiction on the increase in tax value resulting from the redevelopment Project that is eligible and approved for capture.*

Table 2 - Estimated Captured Incremental Taxable Values & Tax Increment Revenues Captured		
Tax Year	**Captured Incremental Taxable Values**	**Tax Increment Revenues Captured**
2020 - Base Year	$ -	$ -
2021	$ -	$ -
2022	$ -	$ -
2023 - Start of Tax Capture	$ 6,584,393	$ 422,949
2024	$ 7,074,706	$ 454,444
2025	$ 7,228,093	$ 464,297
2026	$ 7,383,793	$ 474,298
2027	$ 7,542,093	$ 484,467
2028	$ 7,702,693	$ 494,783
2029	$ 7,865,793	$ 505,260
2030	$ 8,031,493	$ 515,904
2031	$ 8,199,593	$ 526,701
2032	$ 8,370,293	$ 537,666
2033	$ 8,543,693	$ 548,805
2034	$ 8,719,793	$ 560,117
2035	$ 8,898,593	$ 571,602
2036	$ 9,080,093	$ 583,260
2037	$ 9,264,393	$ 595,099
2038	$ 9,451,593	$ 607,124
2039	$ 9,641,493	$ 619,322
2040	$ 9,834,493	$ 631,719
2041	$ 10,030,493	$ 644,309
2042	$ 10,229,393	$ 657,086
2043	$ 10,431,393	$ 670,061
2044	$ 10,636,393	$ 683,229
2045	$ 10,844,693	$ 696,610
2046	$ 11,056,093	$ 710,189
2047	$ 11,270,793	$ 723,980
2048	$ 11,488,893	$ 737,990
2049	$ 11,710,393	$ 752,218
2050	$ 11,935,293	$ 766,664
2051	$ 12,163,593	$ 781,329
2052	$ 12,395,393	$ 796,220
Total	**-**	**$ 18,217,703**
Total Estimated Tax Increment Revenues Captured		**$ 18,217,703**

** Eligible activities are estimated at approximately $21,992,790 (inclusive of fees associated with BRA Administration, BRA Implementation, BRA LBRF, and MBRF) of which the projected costs of Developers eligible activities are $20,149,948 so long as there are available revenues. However, based upon current estimates of Projected Taxable Value and resultant tax capture, the identified eligible activities in Table 1a may not be fully reimbursed if Taxable Value assumptions don't increase over the 30-year capture period, because the Plan Amendment only estimates $18,217,703 (per above table) in potential tax capture. The resultant deficiency/shortfall to the Public Developer is estimated at $3,775,258. However, if the actual costs of eligible activities are lower than the estimates identified in this Plan Amendment, capture to the Public Developer may be lower or if the Taxable Value is higher than estimated Public Developer reimbursement may be satisfied.*

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

Eligible activities in this Plan Amendment are to be financed by the Owners/Developers.

- Private Developers: The Private Developers will obtain conventional bank financing for a construction loan equal to approximately 75% loan to cost for the private Project. The Owner will fulfill the obligation for the remaining 25% balance of funds needed through a combination of cash, land equity, and other funding sources. The construction lender will require a personal guarantee from the loan sponsor and will likely require that the Owner's fund their 25% of the capital stack prior to drawing on the construction loan. As of this Plan Amendments preparation, Building 1 and Building 2 financial close are complete.

- Public Developer: The Public Developer will obtain financing for the public Project, including the costs of eligible activities included in this Plan Amendment, through sources including State and Federal appropriations, Michigan Economic Development Corporation (MEDC) grant funds, Capital Improvement Bonds (Limited Tax General Obligation) issued by the City of Lansing, potential use of Local Brownfield Revolving Fund (LBRF), fundraising and sponsorships, and Public, Education and Government (PEG) fees.

The Developers will be reimbursed for eligible costs as listed in Tables 1a and 1b above. The current estimated amount of required capture used to reimburse the Developers for costs in this Plan Amendment is $20,149,948 so long as there are available revenues.

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

Under this Plan Amendment, the Authority anticipates collecting:

- $604,574 for State Brownfield Revolving Fund (State of Michigan Brownfield Redevelopment Fund {MBRF});
- $15,000 for Brownfield Redevelopment Authority use on Brownfield Plan & Work Plan Implementation, and;
- $1,223,268 (10% from local-only tax revenues, see Table 1a) for Brownfield Redevelopment Authority use on Administration and capture into their Local Brownfield Revolving Fund (LBRF). Table 1a identifies 5% capture for Administration and 5% capture for LBRF, however, the Authority can use the captured 10% from local-only tax revenues at different percentages between Administration and LBRF so long as it's in accordance with Act 381.

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

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

For the public Project, Capital Improvement Bonds (Limited Tax General Obligation) of an amount up to $20 million were approved and issued by the City of Lansing. Tax increment revenues were not pledged towards the bonds.

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

Subject to Section 13b(16) of Act 381, the date of tax capture shall commence no earlier than 2023—as increment revenue becomes available, but the beginning date of tax increment revenues capture shall not exceed five years beyond the date of the governing body resolution approving the originally adopted Brownfield Plan. In no event shall this Plan Amendment extend beyond the maximum term allowed by Section 13(2)(f) of Act 381 for the duration of this Plan Amendment. Total estimated Plan Amendment capture duration for reimbursement of Eligible Activities, Brownfield Plan & Act 381 Work Plan (including amendments) Preparation costs, Brownfield Plan & Act 381 Work Plan Implementation Fees, BRA Administration & Application Fees, and LBRF & MBRF capture is estimated at 30 years (2023-2052). However, this Plan Amendment's capture of tax increment revenues shall not exceed 30 years (2023-2052), unless amended.

Furthermore, this Plan Amendment, or any subsequent amendment thereto, may be abolished or terminated in accordance with Section 14(8) of Act 381 or as governed by the Reimbursement Agreement(s).

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

The following table presents a summary of the impact to taxing jurisdictions (if the redevelopment Project is completed). The impact to each individual taxing jurisdiction may be as much as their proportionate share of $21,992,790. Table 1a identifies the total amount required for the Project's eligible activities so long as there are sufficient revenues available to capture. Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented Exhibit C, Table 4.

Table 3 - Estimated Impact to Taxing Jurisdictions			
Taxing Unit	**Incremental Taxes Paid**	**Taxes Returned to Taxing Unit**	**Impact to Taxing Jurisdiction**
CITY OF LANSING	-	-	-
City Operating - Lansing	$ 5,513,377	$ 551,338	$ 4,962,039
Montgomery Drain	$ 73,739	$ 7,374	$ 66,365
Public Safety	$ 992,635	$ 992,635	$ -
INGHAM COUNTY	-	-	-
Ingham County	$ 3,208,053	$ 320,805	$ 2,887,248
Capital Region Airport Authority - CRAA	$ 198,243	$ 19,824	$ 178,419
Capital Area Transportation Authority - CATA	$ 847,852	$ 84,785	$ 763,067
LIBRARY	-	-	-
Capital Area District Libraries - CADL	$ 442,431	$ 44,243	$ 398,188
INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-
ISD Operating & Special Education	$ 1,400,409	$ 140,041	$ 1,260,368
COMMUNITY COLLEGE	-	-	-
Lansing Community College - LCC	$ 1,068,982	$ 106,898	$ 962,084
LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-
Lansing School District Debt (District #33020)	$ 1,162,801	$ 1,162,801	$ -
Lansing School District Sinking Fund	$ 838,776	$ 83,878	$ 754,899
STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-
State Education Tax - SET	$ 1,701,659	$ 170,166	$ 1,531,493
Local School Operating - LSO	$ 4,948,369	$ 494,837	$ 4,453,532
Totals	**$ 22,397,326**	**$ 4,179,624**	**$ 18,217,702**
Total Tax Increment Revenues Captured			**$ 18,217,702**

Note:

The millage rates utilized are from Summer 2023 and Winter 2023, and all rates are assumed to continue for the duration of the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.

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

At the time of the adoption of the original Brownfield Plan, the Property was substantially vacant. There were no persons residing on the Property and the one tenant credit union business residing on the Property was using it as a temporary location until their new business location is built. Additionally, there were no residences or businesses that were acquired to be cleared; therefore, there was no adverse displacement or adverse relocation of persons or businesses under this Plan Amendment.

10. LOCAL BROWNFIELD REVOLVING FUND (SECTION 8)

The Authority has established a Local Brownfield Revolving Fund (LBRF). The Authority will capture incremental tax revenues during the tax capture period of this Plan Amendment and deposit those revenues into the LBRF to fund other projects within the City of Lansing. Additionally, LBRF revenues may be used to support the Public Developer's eligible activity costs on the public Project. LBRF capture is estimated at $611,634 (5% from local-only tax revenues, see Table 1a). All funds deposited in the LBRF shall be in accordance with Section 8 of Act 381.

11. STATE BROWNFIELD REDEVELOPMENT FUND (SECTION 8A)

The Authority shall pay to the Department of Treasury at least once annually an amount equal to 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan Amendment for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each eligible property included in this Plan Amendment. If the Authority pays an amount equal to 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13B(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Plan Amendment shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Plan Amendment if the 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381. State of Michigan Brownfield Redevelopment Fund (MBRF) capture is estimated at $604,574.

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

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

Exhibit A

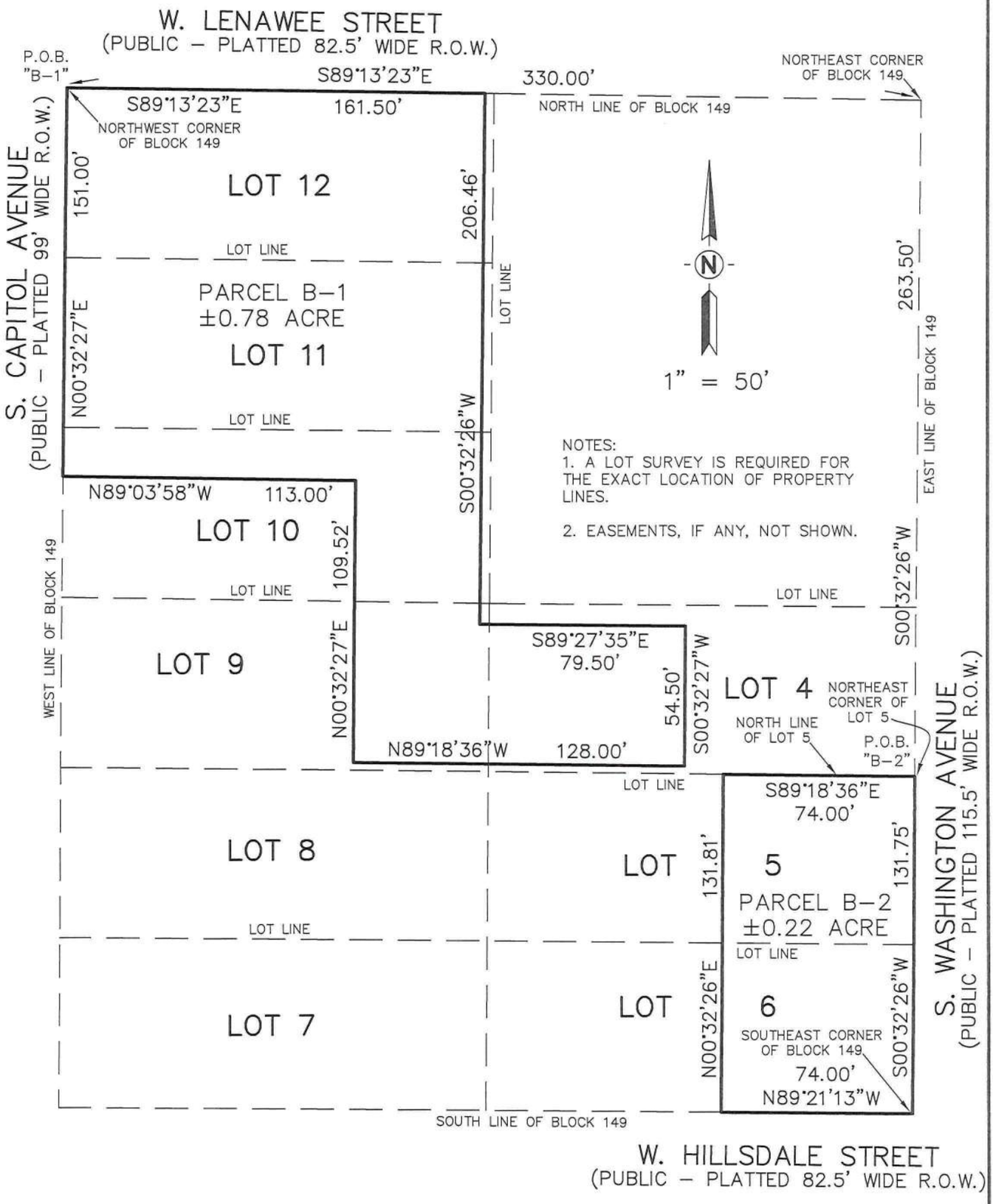
Eligible Property – Legal Descriptions
And
Eligible Property Boundary Maps

Exhibit A-1: 501 S. Capitol, LLC Lot Survey
and
Exhibit A-2: 503 S. Capitol, LLC Lot Survey
and
Exhibit A-3: City of Lansing Lot Survey

EXHIBIT A-1: LOT SURVEY

SKETCH PLAN

For:
501 S. Capitol, LLC
501 S. Capitol Avenue
Lansing, MI 48933



This plan was made at the direction of the parties hereon 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 Dimension
——— = Proposed Parcel Line
—/— = Distance Not to Scale
▭ = Deck, Porch, Sidewalk, & Patio Areas

DANE B. PASCOE
PROFESSIONAL SURVEYOR

7/18/22
DATE
No. 54434

KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY KDB	SECTION 16, T4N, R2W
FIELD WORK BY –	JOB NUMBER: 96217.ENG-B
SHEET 1 OF 2	

SKETCH PLAN

For:
501 S. Capitol, LLC
501 S. Capitol Avenue
Lansing, MI 48933

Parcel B–1 Legal Description: A parcel of land being part of Lots 4 and 9–12, Block 149, Original Plat of the City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records, the boundary of said parcel described as: Beginning at the Northwest corner of said Block 149; thence S89°13'23"E along the North line of said Block 149 a distance of 161.50 feet; thence S00°32'26"W 206.46 feet; thence S89°27'35"E 79.50 feet; thence S00°32'27"W 54.50 feet; thence N89°18'36"W 128.00 feet; thence N00°32'27"E 109.52 feet; thence N89°03'58"W 113.00 feet to the West line of said Block 149; thence N00°32'27"E along said West line 151.00 feet to the point of beginning; said parcel containing 0.78 acre, more or less; said parcel subject to all easements and restrictions, if any.

Parcel B–2 Legal Description: A parcel of land being part of Lots 5 & 6, Block 149, Original Plat of the City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records, the boundary of said parcel described as: Commencing at the Northwest corner of said Block 149; thence S89°13'23"E along the North line of said Block 149 a distance of 330.00 feet to the Northeast corner of said Block 149; thence S00°32'26"W along the East line of said Block 149 a distance of 263.50 feet to the Northeast corner of Lot 5 of said Block 149 and the point of beginning of this description; thence S00°32'26"W continuing along said East line 131.75 feet to the Southeast corner of said Block 149; thence N89°21'13"W along the South line of said Block 149 a distance of 74.00 feet; thence N00°32'26"E 131.81 feet to the North line of said Lot 5; thence S89°18'36"E along said North line 74.00 feet to the point of beginning; said parcel containing 0.22 acre, more or less; said parcel subject to all easements and restrictions, if any.

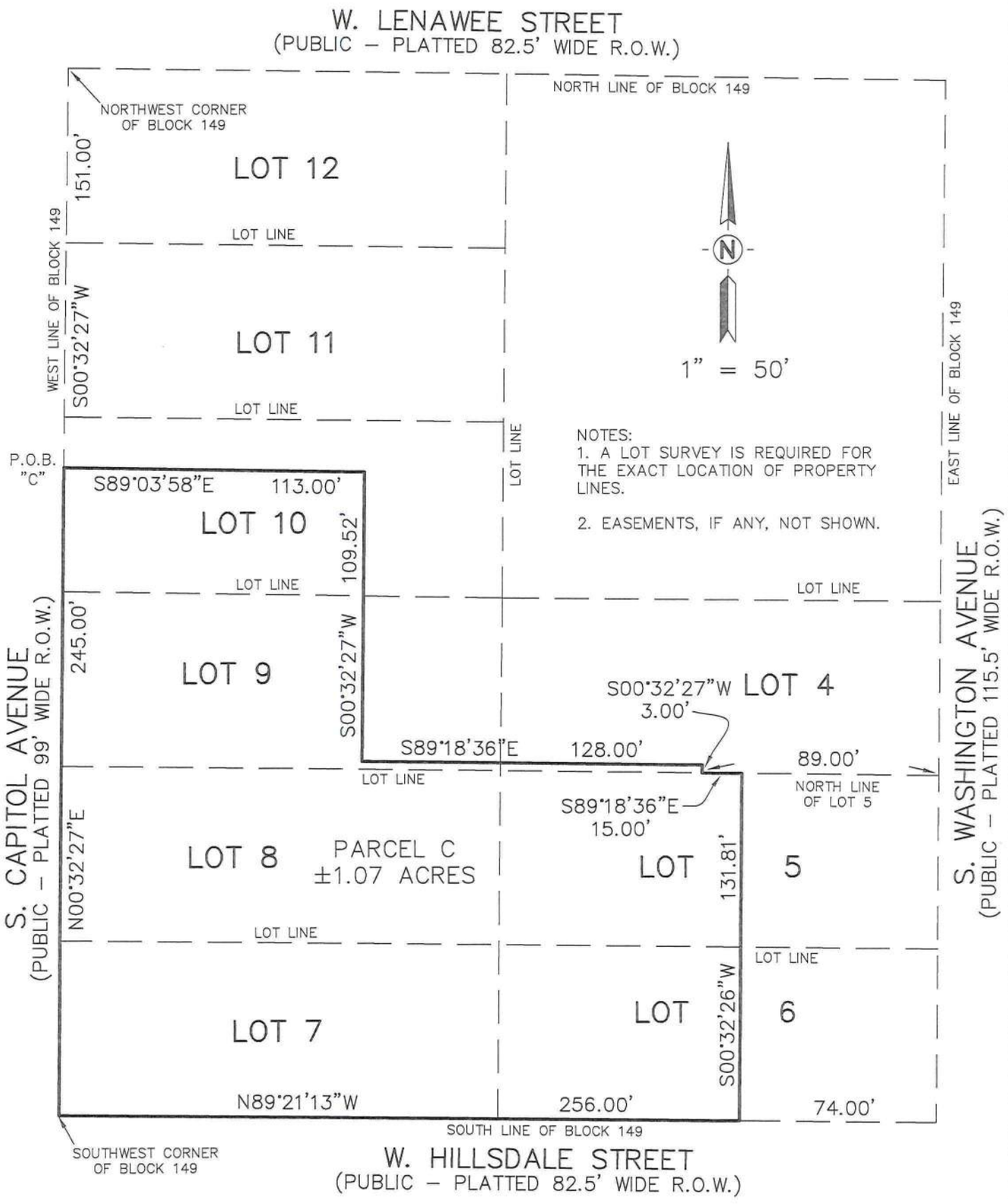
KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517–339–1014 FAX. 517–339–8047
13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269–781–9800 FAX. 269–781–9805

DRAWN BY KDB	SECTION 16, T4N, R2W
FIELD WORK BY –	JOB NUMBER: 96217.ENG–B
SHEET 2 OF 2	

EXHIBIT A-2: LOT SURVEY

SKETCH PLAN

For:
503 S. Capitol, LLC
110 W. Hillsdale Street
Lansing, MI 48933



NOTES:
1. A LOT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF PROPERTY LINES.
2. EASEMENTS, IF ANY, NOT SHOWN.

This plan was made at the direction of the parties hereon 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 Dimension
——— = Proposed Parcel Line
—/— = Distance Not to Scale
▭ = Deck, Porch, Sidewalk, & Patio Areas

KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY KDB	SECTION 16, T4N, R2W
FIELD WORK BY –	JOB NUMBER: 96217.ENG-C
SHEET 1 OF 2	

DANE B. PASCOE
PROFESSIONAL SURVEYOR
No. 54434

1/4/24
DATE

SKETCH PLAN

For:
503 S. Capitol, LLC
110 W. Hillsdale Street
Lansing, MI 48933

Parcel C Legal Description: Part of Block 149, Original Plat of the City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records, more particularly described as follows: Lots 7 & 8; also the South 3.00 feet of Lot 9; Also the West 113.00 feet of Lot 9; Also the South 47.00 feet of the West 113.00 feet of Lot 10; Also the South 3.00 feet of Lot 4 Except the East 89.00 feet thereof; Also Lots 5 & 6 Except the East 74.00 feet of said lots thereof.

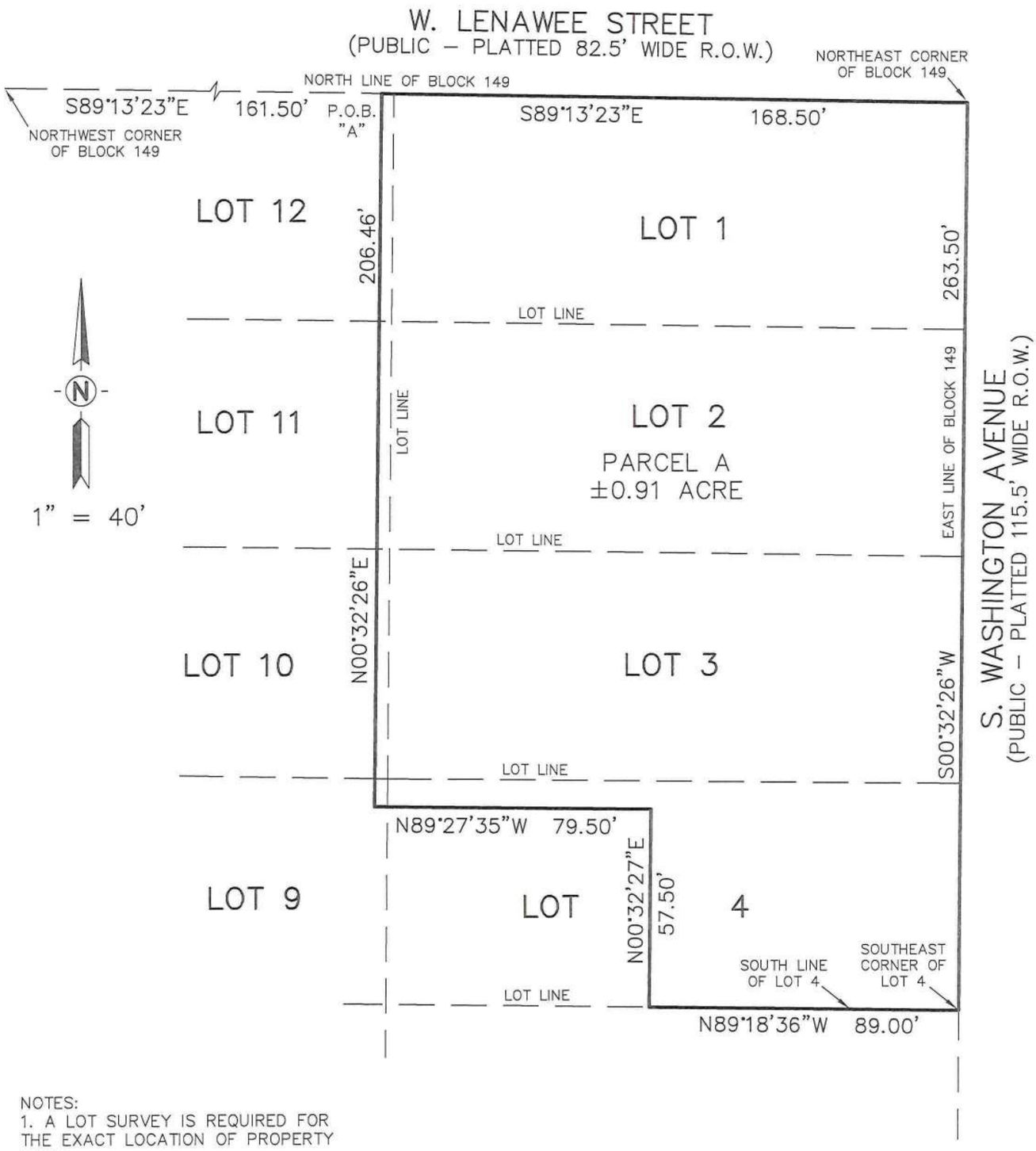
KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY KDB	SECTION 16, T4N, R2W
FIELD WORK BY —	JOB NUMBER: 96217.ENG-C
SHEET 2 OF 2	

EXHIBIT A-3: LOT SURVEY

SKETCH PLAN

For:
City of Lansing
520 S. Washington Avenue
Lansing, MI 48933



NOTES:
1. A LOT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF PROPERTY LINES.

2. EASEMENTS, IF ANY, NOT SHOWN.

This plan was made at the direction of the parties hereon 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.

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——— = Proposed Property Line
—/— = Distance Not to Scale
▨ = Deck, Porch, Sidewalk, & Patio Areas

DANE B. PASCOE
PROFESSIONAL SURVEYOR

1/4/24
DATE
No. 54434

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PH. 269–781–9800 FAX. 269–781–9805

DRAWN BY KDB	SECTION 16, T4N, R2W
FIELD WORK BY –	JOB NUMBER: 96217.ENG–A
SHEET 1 OF 2	

SKETCH PLAN

For:
City of Lansing
520 S. Washington Avenue
Lansing, MI 48933

Parcel A Legal Description: A parcel of land being part of Lots 1–4 and 9–12, Block 149, Original Plat of the City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records, the boundary of said parcel described as: Commencing at the Northwest corner of said Block 149; thence S89°13'23"E along the North line of said Block 149 a distance of 161.50 feet to the point of beginning of this description; thence S89°13'23"E continuing along said North line 168.50 feet to the Northeast corner of said Block; thence S00°32'26"W along the East line of said Block 149 a distance of 263.50 feet to the Southeast corner of Lot 4 of said Block 149; thence N89°18'36"W along the South line of said Lot 4 a distance of 89.00 feet; thence N00°32'27"E 57.50 feet; thence N89°27'35"W 79.50 feet; thence N00°32'26"E 206.46 feet to the point of beginning; said parcel containing 0.91 acre, more or less; said parcel subject to all easements and restrictions, if any.

KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517–339–1014 FAX. 517–339–8047
13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269–781–9800 FAX. 269–781–9805

DRAWN BY KDB	SECTION 16, T4N, R2W
FIELD WORK BY –	JOB NUMBER: 96217.ENG–A
SHEET 2 OF 2	

Exhibit B

Basis of Eligibility

EGLE Acknowledgement of Receipt of a Baseline Environmental Assessment Letters

Exhibit B-1: 501 S. Capitol, LLC Letter
and
Exhibit B-2: 503 S. Capitol, LLC Letter
and
Exhibit B-3: City of Lansing Letter

Functional Obsolescence Determination letter dated August 14, 2019

Exhibit B-4: 501 S. Capitol, LLC (formerly 501 Block LLC) Letter

GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
LANSING DISTRICT OFFICE

AARON B. KEATLEY
ACTING DIRECTOR

June 14, 2023

ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL ASSESSMENT

BEA ID: 33010213-BEA-4

Legal Entity: 501 S. Capitol LLC, P.O. Box 523, Grand Ledge, Michigan 48837

Property Address: 501 South Capitol Avenue, Lansing, Ingham County

On June 8, 2023, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) received a Baseline Environmental Assessment (BEA) dated May 22, 2023, for the above legal entity and property. This letter is your acknowledgement that EGLE has received and recorded the BEA. EGLE maintains an administrative record of each BEA as received.

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

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

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

EGLE does not review BEAs to determine the adequacy of the submittal. The 2020 Volatilization to Indoor Air Pathway (VIAP) Screening Levels (SLs) may be proposed as site-specific criteria when used to determine that a property is or contains a facility or site. EGLE's approval of these numeric site-specific criteria is required. Since the BEA has not been reviewed, if the BEA relied upon the 2020 VIAP SLs then their use within the BEA is approved only for the purpose of confirming the status of the property as a facility under Part 201 or a site under Part 213.

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

The legal entity may also have responsibility under applicable state and federal laws, including, but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking Underground Storage Tanks; Part 615, Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended. Please review the brochure on "due care." An owner or operator of contaminated property has an obligation to assure the property is safe for the intended use and is protective of the public health and safety.

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

Authorized signature:

David LaBrecque, District Supervisor
Lansing District Office
Remediation and Redevelopment Division
Michigan Department of Environment, Great Lakes, and Energy
525 West Allegan Street
P.O. Box 30242
Lansing, Michigan 48909
517-285-7889
LaBrecqueD@Michigan.gov

cc: PM Environmental

GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
LANSING DISTRICT OFFICE

EGLE

LIESL EICHLER CLARK
DIRECTOR

September 3, 2020

ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL ASSESSMENT

BEA ID: 33010213-BEA-3

Legal Entity: 503 S Capitol LLC, 2410 Woodlake Drive, Okemos, Michigan 48864

Property Address: 535 South Capitol Avenue, Lansing, Ingham County

On August 24, 2020, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) received a Baseline Environmental Assessment (BEA) dated March 30, 2020, for the above legal entity and property. This letter is your acknowledgement that EGLE has received and recorded the BEA. EGLE maintains an administrative record of each BEA as received.

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

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

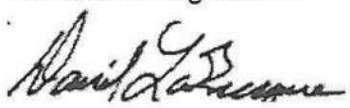
EGLE is not making any findings about the adequacy of the submittal or whether the submitter is liable or is eligible to submit. The submitted BEA does not alter liability with regard to a subsequent release, threat of release, or exacerbation of existing conditions that is the responsibility of the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

The legal entity, as the owner and/or operator of a facility or property, may have Due Care responsibilities under Section 20107a of Part 201, Environmental Remediation, and/or Section 21304c of Part 213, Leaking Underground Storage Tanks, of the NREPA. The legal entity may also have responsibility under applicable state and federal laws, including, but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking

Underground Storage Tanks; Part 615, Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended.

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

Authorized signature:



David LaBrecque, District Supervisor
Lansing District Office
Remediation and Redevelopment Division
Michigan Department of Environment, Great Lakes, and Energy
525 West Allegan Street
P.O. Box 30242
Lansing, Michigan 48909
517-285-7889
labrecqued@michigan.gov

Enclosure
cc: PM Environmental Inc.

Revision 05/28/2014

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
LANSING DISTRICT OFFICE

GRETCHEN WHITMER
GOVERNOR

PHILLIP D. ROOS
DIRECTOR

October 5, 2023

ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL ASSESSMENT

BEA ID: 33010213-BEA-6

Legal Entity: City of Lansing, 124 West Michigan Avenue, 5th Floor, Lansing, Michigan 48933

Property Address: 520 South Washington Avenue, Lansing, Ingham County

On October 2, 2023, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) received a Baseline Environmental Assessment (BEA) dated May 22, 2023, for the above legal entity and property. This letter is your acknowledgement that EGLE has received and recorded the BEA. EGLE maintains an administrative record of each BEA as received.

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

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

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

EGLE does not review BEAs to determine the adequacy of the submittal. The 2020 Volatilization to Indoor Air Pathway (VIAP) Screening Levels (SLs) may be proposed as site-specific criteria when used to determine that a property is or contains a facility or site. EGLE's approval of these numeric site-specific criteria is required. Since the BEA has not been reviewed, if the BEA relied upon the 2020 VIAP SLs then their use within the BEA is approved only for the purpose of confirming the status of the property as a facility under Part 201 or a site under Part 213.

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The legal entity may also have responsibility under applicable state and federal laws, including, but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking Underground Storage Tanks; Part 615, Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended. Please review the brochure on "due care." An owner or operator of contaminated property has an obligation to assure the property is safe for the intended use and is protective of the public health and safety.

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

Authorized signature:

David LaBrecque, District Supervisor
Lansing District Office
Remediation and Redevelopment Division
Michigan Department of Environment, Great Lakes, and Energy
525 West Allegan Street
P.O. Box 30242
Lansing, Michigan 48909
517-285-7889
LaBrecqueD@Michigan.gov

cc: PM Environmental

EXHIBIT B-4: 501 S. Capitol, LLC (formerly 501 Block, LLC) Letter

Andy Schor, Mayor

CITY ASSESSORS OFFICE

Sharon Frischman, MMAO
City Assessor
3rd Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-7624
FAX: (517) 483-4101
www.lansingmi.gov/City-Assessor

August 14, 2019

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

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

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

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

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

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

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

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

Sharon Frischman, MMAO
City Assessor

Exhibit C

Table 4 - Tax Increment Financing Estimates

500 BLOCK REDEVELOPMENT PROJECT - LANSING, MICHIGAN
BROWNFIELD PLAN NO. 77 - AMENDMENT NO. 1
Table 4a1 - ACTUAL Base Year/ Initial Taxable Value (ITV) Information

Notes	Property Identification		Base Year/ Initial Taxable Value (ITV) of All Eligible Property in the Brownfield Plan by Property Classification						Total Taxes Paid on Base Year/ ITV		Notes
	Address	Tax Parcel Number	Land	Land Improve-ments	Building	**Real Property Subtotal**	Personal Property	**Total**	Real Property	Personal Property	**BASE YEAR = 2020**
Building 1: Office Building - 61,031 sq ft; 6 stories (also a Basement & a "Penthouse [Floor #7]")	501 S. Capitol Ave	33-01-01-16-381-005	$ 219,545	$ 8,190	$ 1,781,224	**$ 2,008,958**	$ -	**$ 2,008,958**	$ 158,652	$ -	Actual Values for 2020 (as of 12/31/2019)
Vacant Land with Parking Lot Improvements	110 W. Hillsdale St.	33-01-01-16-381-006	$ 246,800	$ 18,000	$ -	**$ 264,800**	$ -	**$ 264,800**	$ 20,912	$ -	Actual Values for 2020 (as of 12/31/2019)
Building 2: Office Building - 8,035 sq ft; 2 stories	520 S. Washington Ave.	33-01-01-16-381-007	$ 153,656	$ 7,827	$ 452,566	**$ 614,049**	$ -	**$ 614,049**	$ 48,493	$ -	Actual Values for 2020 (as of 12/31/2019)
		Totals	$ 620,000	$ 34,017	$ 2,233,790	**$ 2,887,807**	$ -	**$ 2,887,807**	**$ 228,057**	**$ -**	**-**
									Real & Personal Combined =	**$228,057**	

500 BLOCK REDEVELOPMENT PROJECT - LANSING, MICHIGAN
BROWNFIELD PLAN NO. 77 - AMENDMENT NO. 1

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

	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS	Millage Rate Paid on Real Property	Millage Rate Paid on Commercial Personal Property	Base Year	2020
				BP Year Number	0
-	***CITY OF LANSING***	-	-	-	-
-	City Operating - Lansing	19.4400	19.4400		$ 56,139
-	Montgomery Drain	0.2600	0.2600		$ 626
-	Public Safety	3.5000	3.5000		$ 8,432
-	*Subtotal of Local Government Unit (LGU): Annual*	*23.2000*	*23.2000*		*$ 65,198*
-	***INGHAM COUNTY***	-	-	-	-
-	Ingham County	11.3115	11.3115		$ 32,665
-	**Capital Region Airport Authority - CRAA**	0.6990	0.6990		$ 2,019
-	**Capital Area Transportation Authority - CATA**	2.9895	2.9895		$ 8,633
-	***LIBRARY***	-	-	-	-
-	Capital Area District Libraries - CADL	1.5600	1.5600		$ 4,505
-	***INTERMEDIATE SCHOOL DISTRICTS (ISD)***	-	-	-	-
-	ISD Operating & Special Education	4.9378	4.9378		$ 14,259
-	***COMMUNITY COLLEGE***	-	-	-	-
-	Lansing Community College - LCC	3.7692	3.7692		$ 10,885
-	***LOCAL SCHOOL MILLAGES: excludes State School millages***	-	-	-	-
-	Lansing School District Debt (District #33020)	4.1000	4.1000		$ 11,840
-	Lansing School District Sinking Fund	2.9575	2.9575		$ 8,541
-	*Subtotal of Non-Local Government Unit (LGU) Local: Annual*	*32.3245*	*32.3245*		*$ 93,347*
-	**Total Local: Annual**	**55.5245**	**55.5245**		**$ 158,544**
-	***STATE SCHOOL MILLAGES: excludes Local School millages***	**-**	**-**	**-**	**-**
-	State Education Tax - SET	6.0000	6.0000		$ 17,327
-	Local School Operating - LSO	17.4478	5.4478		$ 50,386
-	**Total State & Local School: Annual**	**23.4478**	**11.4478**		**$ 67,713**
-	**TOTAL LOCAL AND STATE & LOCAL SCHOOL: ANNUAL**	**78.9723**	**66.9723**		**$ 226,257**

500 BLOCK REDEVELOPMENT PROJECT - LANSING, MICHIGAN
BROWNFIELD PLAN NO. 77 - AMENDMENT NO. 1
Table 4b - Estimated Future Taxable Value (FTV) Information

							BASE YEAR BP			FIRST YEAR OF BP TAX CAPTURE																												
		Tax Year =	Calendar/ Tax Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
			FYE	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
			BP Year Number	0	0	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
	Estimated Percentage (%) Change In Future Taxable Values (TV) of Building(s), Land Improvements & Land shown below (excluding Personal Property) - after 100% Completion			0.00%	0.00%	0.00%	0.00%	0.00%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%
	Estimated Percentage (%) Change In Future Taxable Values (TV) of Land shown below			0.00%	0.00%	0.00%	0.00%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%
			Tax Year	**2020**	**2021**	**2022**	**2023**	**2024**																													
	Future Taxable Value (FTV) of Building(s), Land Improvements & Land Upon Completion [1,2]	**Estimated FTV Upon Completion**	**Estimated True Cash Value (TCV) Upon Completion**	**FTV Assumptions**	**Notes**	% Completed by 12/31/19	% Completed by 12/31/20	% Completed by 12/31/21	% Completed by 12/31/22	% Completed by 12/31/23																												
	Multi-Family Residential Apartments & Commercial (501 S. Capitol)	$ 2,586,013	$ 5,172,026	Based on Income Approach		0%	Not Applicable	Not Applicable	*84.443%*	100%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
											1,781,224	2,355,000	1,678,300	2,183,700	2,586,013	2,625,800	2,666,200	2,707,300	2,749,000	2,791,300	2,834,300	2,877,900	2,922,200	2,967,200	3,012,900	3,059,300	3,106,400	3,154,200	3,202,800	3,252,100	3,302,200	3,353,100	3,404,700	3,457,100	3,510,300	3,564,400	3,619,300	3,675,000	3,731,600	3,789,100	3,847,500	3,906,800	3,967,000
	Subtotal	**$ 2,586,013**	**$ 5,172,026**	-	-	-	-	-			***$ 1,781,224***	***$ 2,355,000***	***$ 1,678,300***	***$ 2,183,700***	***$ 2,586,013***	***$ 2,625,800***	***$ 2,666,200***	***$ 2,707,300***	***$ 2,749,000***	***$ 2,791,300***	***$ 2,834,300***	***$ 2,877,900***	***$ 2,922,200***	***$ 2,967,200***	***$ 3,012,900***	***$ 3,059,300***	***$ 3,106,400***	***$ 3,154,200***	***$ 3,202,800***	***$ 3,252,100***	***$ 3,302,200***	***$ 3,353,100***	***$ 3,404,700***	***$ 3,457,100***	***$ 3,510,300***	***$ 3,564,400***	***$ 3,619,300***	***$ 3,675,000***	***$ 3,731,600***	***$ 3,789,100***	***$ 3,847,500***	***$ 3,906,800***	***$ 3,967,000***
	Multi-Family Residential Apartments & Commercial (110 W Hillsdale)	*$ 6,869,600*	*$ 13,739,200*	Based on Income Approach		0%	0%	0%	89.427%	100%	-	-	-	6,143,300	6,869,600	6,975,400	7,082,800	7,191,900	7,302,700	7,415,200	7,529,400	7,645,400	7,763,100	7,882,700	8,004,100	8,127,400	8,252,600	8,379,700	8,508,700	8,639,700	8,772,800	8,907,900	9,045,100	9,184,400	9,325,800	9,469,400	9,615,200	9,763,300	9,913,700	10,066,400	10,221,400	10,378,800	10,538,600
	Subtotal	**$ 6,869,600**	**$ 13,739,200**	-	-	-	-	-			***$ -***	***$ -***	***$ -***	***$ 6,143,300***	***$ 6,869,600***	***$ 6,975,400***	***$ 7,082,800***	***$ 7,191,900***	***$ 7,302,700***	***$ 7,415,200***	***$ 7,529,400***	***$ 7,645,400***	***$ 7,763,100***	***$ 7,882,700***	***$ 8,004,100***	***$ 8,127,400***	***$ 8,252,600***	***$ 8,379,700***	***$ 8,508,700***	***$ 8,639,700***	***$ 8,772,800***	***$ 8,907,900***	***$ 9,045,100***	***$ 9,184,400***	***$ 9,325,800***	***$ 9,469,400***	***$ 9,615,200***	***$ 9,763,300***	***$ 9,913,700***	***$ 10,066,400***	***$ 10,221,400***	***$ 10,378,800***	***$ 10,538,600***
	Building at 520 S Washington Ave (33-01-01-16-381-007)	$ -	$ -	For the parcel containing an existing 2-story building, the FTV is removed for 2024 because the City of Lansing purchased the property in 2023 and it will be tax exempt in 2024.		0%	0%	0%	0%	0%	460,393	561,500	561,500	496,100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	***$ -***	***$ -***	-	-	-	-	-			***$ 460,393***	***$ 561,500***	***$ 561,500***	***$ 496,100***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***
	Subtotal	**$ 9,455,613**	**$ 18,911,226**								$ 2,241,617	$ 2,916,500	$ 2,239,800	$ 8,823,100	$ 9,455,613	$ 9,601,200	$ 9,749,000	$ 9,899,200	$ 10,051,700	$ 10,206,500	$ 10,363,700	$ 10,523,300	$ 10,685,300	$ 10,849,900	$ 11,017,000	$ 11,186,700	$ 11,359,000	$ 11,533,900	$ 11,711,500	$ 11,891,800	$ 12,075,000	$ 12,261,000	$ 12,449,800	$ 12,641,500	$ 12,836,100	$ 13,033,800	$ 13,234,500	$ 13,438,300	$ 13,645,300	$ 13,855,500	$ 14,068,900	$ 14,285,600	$ 14,505,600
	Subtotal Future Taxable Value (FTV) of Building(s), Land Improvements, and Land										*2,241,617*	*$ 2,916,500*	*$ 2,239,800*	*$ 8,823,100*	*$ 9,455,613*	*$ 9,601,200*	*$ 9,749,000*	*$ 9,899,200*	*$ 10,051,700*	*$ 10,206,500*	*$ 10,363,700*	*$ 10,523,300*	*$ 10,685,300*	*$ 10,849,900*	*$ 11,017,000*	*$ 11,186,700*	*$ 11,359,000*	*$ 11,533,900*	*$ 11,711,500*	*$ 11,891,800*	*$ 12,075,000*	*$ 12,261,000*	*$ 12,449,800*	*$ 12,641,500*	*$ 12,836,100*	*$ 13,033,800*	*$ 13,234,500*	*$ 13,438,300*	*$ 13,645,300*	*$ 13,855,500*	*$ 14,068,900*	*$ 14,285,600*	*$ 14,505,600*
	Estimated Future Taxable Value (FTV) of Land	**Base Year TV**	**Notes**								-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Address & Parcel Identification Number (PIN)/ Tax Identification Number	-	-								-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	501 S. Capitol Ave (33-01-01-16-381-005): Building 1	$ 219,545	For this parcel, the FTV for Land includes any pre-existing Land Improvements.								219,545	281,600	281,600	265,100	$ 269,200	$ 273,300	$ 277,500	$ 281,800	$ 286,100	$ 290,500	$ 295,000	$ 299,500	$ 304,100	$ 308,800	$ 313,600	$ 318,400	$ 323,300	$ 328,300	$ 333,400	$ 338,500	$ 343,700	$ 349,000	$ 354,400	$ 359,900	$ 365,400	$ 371,000	$ 376,700	$ 382,500	$ 388,400	$ 394,400	$ 400,500	$ 406,700	$ 413,000
	520 S Washington Ave (33-01-01-16-381-007)	$ 153,656	For the parcel containing an existing 2-story building, the FTV is removed for 2024 because the City of Lansing purchased the property in 2023 and it will be tax exempt in 2024.								153,656	187,400	187,400	149,900	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	110 W Hillsdale (33-01-01-16-381-006)	$ 264,800	For this parcel, the FTV for Land includes any pre-existing Land Improvements.								264,800	264,800	$ 264,000	$ 234,100	$ 237,700	$ 241,400	$ 245,100	$ 248,900	$ 252,700	$ 256,600	$ 260,600	$ 264,600	$ 268,700	$ 272,800	$ 277,000	$ 281,300	$ 285,600	$ 290,000	$ 294,500	$ 299,000	$ 303,600	$ 308,300	$ 313,000	$ 317,800	$ 322,700	$ 327,700	$ 332,700	$ 337,800	$ 343,000	$ 348,300	$ 353,700	$ 359,100	$ 364,600
	Subtotal Future Taxable Value (FTV) of Land	***$ 638,000***									*$ 638,000*	*$ 733,800*	*$ 733,000*	*$ 649,100*	*$ 506,900*	*$ 514,700*	*$ 522,600*	*$ 530,700*	*$ 538,800*	*$ 547,100*	*$ 555,600*	*$ 564,100*	*$ 572,800*	*$ 581,600*	*$ 590,600*	*$ 599,700*	*$ 608,900*	*$ 618,300*	*$ 627,900*	*$ 637,500*	*$ 647,300*	*$ 657,300*	*$ 667,400*	*$ 677,700*	*$ 688,100*	*$ 698,700*	*$ 709,400*	*$ 720,300*	*$ 731,400*	*$ 742,700*	*$ 754,200*	*$ 765,800*	*$ 777,600*
-	**Total Future Taxable Value (FTV) of Building(s) and Land Improvements, Land & Personal Property** [1,2]										**$ 2,879,617**	**$ 3,650,300**	**$ 2,972,800**	**$ 9,472,200**	**$ 9,962,513**	**$ 10,115,900**	**$ 10,271,600**	**$ 10,429,900**	**$ 10,590,500**	**$ 10,753,600**	**$ 10,919,300**	**$ 11,087,400**	**$ 11,258,100**	**$ 11,431,500**	**$ 11,607,600**	**$ 11,786,400**	**$ 11,967,900**	**$ 12,152,200**	**$ 12,339,400**	**$ 12,529,300**	**$ 12,722,300**	**$ 12,918,300**	**$ 13,117,200**	**$ 13,319,200**	**$ 13,524,200**	**$ 13,732,500**	**$ 13,943,900**	**$ 14,158,600**	**$ 14,376,700**	**$ 14,598,200**	**$ 14,823,100**	**$ 15,051,400**	**$ 15,283,200**
-	**Total Captured Taxable Value (= to Total FTV of Building(s) and Land Improvements, Land & Personal Property minus Base Year / ITV)**										**$ -**	**$ -**	**$ -**	**$ 6,584,393**	**$ 7,074,706**	**$ 7,228,093**	**$ 7,383,793**	**$ 7,542,093**	**$ 7,702,693**	**$ 7,865,793**	**$ 8,031,493**	**$ 8,199,593**	**$ 8,370,293**	**$ 8,543,693**	**$ 8,719,793**	**$ 8,898,593**	**$ 9,080,093**	**$ 9,264,393**	**$ 9,451,593**	**$ 9,641,493**	**$ 9,834,493**	**$ 10,030,493**	**$ 10,229,393**	**$ 10,431,393**	**$ 10,636,393**	**$ 10,844,693**	**$ 11,056,093**	**$ 11,270,793**	**$ 11,488,893**	**$ 11,710,393**	**$ 11,935,293**	**$ 12,163,593**	**$ 12,395,393**

Notes:

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

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The Brownfield Plan will also capture all Personal Property taxes allowed for tax capture. The estimates of the Future Assessed Value (FAV) of Personal Property, if any are provided, and any associated Tax Increment Revenues, are estimates only, and the actual values of Personal Property and any associated property taxes generated are difficult to estimate due to the following: (a) uncertainty regarding the amount, value and type of Personal Property to be included in the project; (b) different depreciation rates applying to the various categories of Personal Property, such as Furniture and Fixtures, Office and Electronic Equipment, Machinery and Equipment, and Computer Equipment; and (c) Personal Property being exempt from taxes if its True Cash Value (after depreciation) is less than $180,000 and the proper forms are submitted to the local unit of government (pursuant to Michigan Public Act 153 of 2013, as amended). The estimated Assessed/Taxable Value of any existing Personal Property is included in the Plan's Base Year/Initial Taxable Value.

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Table 4c - Estimated Impact of Tax Capture on Taxing Jurisdictions
500 Block Redevelopment Project - Brownfield Plan #77
Lansing, MI
January 4, 2024

Estimated Percentage (%) Change In Taxable Values (TV) of Building(s) & Land Improvements		0.00%	0.00%	0.00%	0.00%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	
Estimated Percentage (%) Change In Taxable Values (TV) of Land		0.00%	0.00%	0.00%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	
Brownfield Plan Year		**0**	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**	**TOTAL**
Calendar Year		**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**	**2052**	
Base Year Taxable Value		$ 2,887,807	$ 2,887,807	$ 2,887,807	$ 2,887,807	$ 2,887,807	$ 2,887,807	$ 2,887,807	$ 2,887,807	$ 2,887,807	$ 2,887,807	$ 2,887,807	$ 2,887,807	$ 2,887,807	$ 2,887,807	$ 2,887,807	$ 2,887,807	$ 2,887,807	$ 2,887,807	$ 2,887,807	$ 2,887,807	$ 2,887,807	$ 2,887,807	$ 2,887,807	$ 2,887,807	$ 2,887,807	$ 2,887,807	$ 2,887,807	$ 2,887,807	$ 2,887,807	$ 2,887,807	$ 2,887,807	$ -
Estimated New TV		$ -	$ 9,472,200	$ 9,962,513	$ 10,115,900	$ 10,271,600	$ 10,429,900	$ 10,590,500	$ 10,753,600	$ 10,919,300	$ 11,087,400	$ 11,258,100	$ 11,431,500	$ 11,607,600	$ 11,786,400	$ 11,967,900	$ 12,152,200	$ 12,339,400	$ 12,529,300	$ 12,722,300	$ 12,918,300	$ 13,117,200	$ 13,319,200	$ 13,524,200	$ 13,732,500	$ 13,943,900	$ 14,158,600	$ 14,376,700	$ 14,598,200	$ 14,823,100	$ 15,051,400	$ 15,283,200	$ -
Incremental Difference (New TV - Base TV)		$ -	$6,584,393	$ 7,074,706	$ 7,228,093	$ 7,383,793	$ 7,542,093	$ 7,702,693	$ 7,865,793	$ 8,031,493	$ 8,199,593	$ 8,370,293	$ 8,543,693	$ 8,719,793	$ 8,898,593	$ 9,080,093	$ 9,264,393	$ 9,451,593	$ 9,641,493	$ 9,834,493	$10,030,493	$10,229,393	$10,431,393	$10,636,393	$10,844,693	$11,056,093	$11,270,793	$11,488,893	$11,710,393	$11,935,293	$12,163,593	$12,395,393	$ -

	Real Property	Personal Property: Commercial	Percent (%) of Millage Rate Captured																															
	Building(s), Land Improvements & Land	Furniture & Fixtures, etc.	All Years of Tax Capture																															
School Capture [1]	Millage Rate	Millage Rate	%																															
State Education Tax (SET)	6.0000	6.0000	90%	$ -	$ 35,556	$ 38,203	$ 39,032	$ 39,872	$ 40,727	$ 41,595	$ 42,475	$ 43,370	$ 44,278	$ 45,200	$ 46,136	$ 47,087	$ 48,052	$ 49,033	$ 50,028	$ 51,039	$ 52,064	$ 53,106	$ 54,165	$ 55,239	$ 56,330	$ 57,437	$ 58,561	$ 59,703	$ 60,862	$ 62,040	$ 63,236	$ 64,451	$ 65,683	$ 66,935	$ 1,531,493
School Operating Tax (Local School Operating)	17.4478	5.4478	90%	$ -	$ 103,395	$ 111,094	$ 113,503	$ 115,948	$ 118,434	$ 120,956	$ 123,517	$ 126,119	$ 128,758	$ 131,439	$ 134,162	$ 136,927	$ 139,735	$ 142,585	$ 145,479	$ 148,419	$ 151,401	$ 154,431	$ 157,509	$ 160,632	$ 163,804	$ 167,023	$ 170,294	$ 173,614	$ 176,985	$ 180,410	$ 183,889	$ 187,420	$ 191,005	$ 194,645	$ 4,453,532
School Total	**23.4478**	**11.4478**	**-**	**$ -**	**$ 138,951**	**$ 149,298**	**$ 152,535**	**$ 155,820**	**$ 159,161**	**$ 162,550**	**$ 165,992**	**$ 169,489**	**$ 173,036**	**$ 176,638**	**$ 180,298**	**$ 184,014**	**$ 187,787**	**$ 191,617**	**$ 195,507**	**$ 199,457**	**$ 203,465**	**$ 207,538**	**$ 211,674**	**$ 215,871**	**$ 220,134**	**$ 224,460**	**$ 228,856**	**$ 233,317**	**$ 237,848**	**$ 242,450**	**$ 247,125**	**$ 251,871**	**$ 256,689**	**$ 261,580**	**$ 5,985,025**
Local Capture [1]	Millage Rate	Millage Rate	%																															
City Operating - Lansing	19.4400	19.4400	90%	$ -	$ 115,201	$ 123,779	$ 126,463	$ 129,187	$ 131,956	$ 134,766	$ 137,620	$ 140,519	$ 143,460	$ 146,447	$ 149,480	$ 152,561	$ 155,690	$ 158,865	$ 162,090	$ 165,365	$ 168,688	$ 172,064	$ 175,494	$ 178,973	$ 182,508	$ 186,094	$ 189,739	$ 193,437	$ 197,194	$ 201,010	$ 204,885	$ 208,820	$ 212,814	$ 216,870	$ 4,962,039
Montgomery Drain	0.2600	0.2600	90%	$ -	$ 1,541	$ 1,655	$ 1,691	$ 1,728	$ 1,765	$ 1,802	$ 1,841	$ 1,879	$ 1,919	$ 1,959	$ 2,040	$ 2,082	$ 2,125	$ 2,168	$ 2,212	$ 2,256	$ 2,301	$ 2,347	$ 2,394	$ 2,441	$ 2,489	$ 2,538	$ 2,587	$ 2,637	$ 2,688	$ 2,740	$ 2,793	$ 2,846	$ 2,901	$ 66,365
Ingham County	11.3115	11.3115	90%	$ -	$ 67,031	$ 72,023	$ 73,585	$ 75,170	$ 76,781	$ 78,416	$ 80,077	$ 81,763	$ 83,475	$ 85,213	$ 86,978	$ 88,771	$ 90,591	$ 92,439	$ 94,315	$ 96,221	$ 98,154	$ 100,119	$ 102,114	$ 104,139	$ 106,195	$ 108,282	$ 110,403	$ 112,555	$ 114,741	$ 116,961	$ 119,216	$ 121,505	$ 123,830	$ 126,189	$ 2,887,248
Capital Region Airport Authority - CRAA	0.6990	0.6990	90%	$ -	$ 4,142	$ 4,451	$ 4,547	$ 4,645	$ 4,745	$ 4,846	$ 4,948	$ 5,053	$ 5,158	$ 5,266	$ 5,375	$ 5,486	$ 5,598	$ 5,712	$ 5,828	$ 5,946	$ 6,065	$ 6,187	$ 6,310	$ 6,435	$ 6,562	$ 6,691	$ 6,822	$ 6,955	$ 7,090	$ 7,228	$ 7,367	$ 7,508	$ 7,652	$ 7,798	$ 178,419
Capital Area Transportation Authority - CATA	2.9895	2.9895	90%	$ -	$ 17,716	$ 19,035	$ 19,448	$ 19,866	$ 20,292	$ 20,724	$ 21,163	$ 21,609	$ 22,061	$ 22,521	$ 22,987	$ 23,461	$ 23,942	$ 24,430	$ 24,926	$ 25,430	$ 25,941	$ 26,460	$ 26,988	$ 27,523	$ 28,066	$ 28,618	$ 29,178	$ 29,747	$ 30,325	$ 30,911	$ 31,507	$ 32,113	$ 32,727	$ 33,350	$ 763,067
Capital Area District Libraries - CADL	1.5600	1.5600	90%	$ -	$ 9,244	$ 9,933	$ 10,148	$ 10,367	$ 10,589	$ 10,815	$ 11,044	$ 11,276	$ 11,512	$ 11,752	$ 11,995	$ 12,243	$ 12,494	$ 12,748	$ 13,007	$ 13,270	$ 13,537	$ 13,808	$ 14,083	$ 14,362	$ 14,646	$ 14,933	$ 15,226	$ 15,523	$ 15,824	$ 16,130	$ 16,441	$ 16,757	$ 17,078	$ 17,403	$ 398,188
ISD Operating & Special Education	4.9378	4.9378	90%	$ -	$ 29,261	$ 31,440	$ 32,122	$ 32,814	$ 33,517	$ 34,231	$ 34,956	$ 35,692	$ 36,439	$ 37,198	$ 37,968	$ 38,751	$ 39,546	$ 40,352	$ 41,171	$ 42,003	$ 42,847	$ 43,705	$ 44,576	$ 45,460	$ 46,357	$ 47,268	$ 48,194	$ 49,133	$ 50,088	$ 51,057	$ 52,041	$ 53,041	$ 54,055	$ 55,085	$ 1,260,368
Lansing Community College - LCC	3.7692	3.7692	90%	$ -	$ 22,336	$ 23,999	$ 24,520	$ 25,048	$ 25,585	$ 26,130	$ 26,683	$ 27,245	$ 27,815	$ 28,394	$ 28,983	$ 29,580	$ 30,187	$ 30,802	$ 31,427	$ 32,062	$ 32,707	$ 33,361	$ 34,026	$ 34,701	$ 35,386	$ 36,082	$ 36,788	$ 37,505	$ 38,234	$ 38,974	$ 39,725	$ 40,488	$ 41,262	$ 42,049	$ 962,084
Lansing School District Sinking Fund	2.9575	2.9575	90%	$ -	$ 17,526	$ 18,831	$ 19,239	$ 19,654	$ 20,075	$ 20,503	$ 20,937	$ 21,378	$ 21,825	$ 22,280	$ 22,741	$ 23,210	$ 23,686	$ 24,169	$ 24,659	$ 25,158	$ 25,663	$ 26,177	$ 26,699	$ 27,228	$ 27,766	$ 28,311	$ 28,866	$ 29,429	$ 30,000	$ 30,581	$ 31,170	$ 31,769	$ 32,376	$ 32,993	$ 754,899
Local Total	**47.9245**	**47.9245**	**-**	**$ -**	**$ 283,998**	**$ 305,147**	**$ 311,762**	**$ 318,478**	**$ 325,306**	**$ 332,233**	**$ 339,268**	**$ 346,415**	**$ 353,665**	**$ 361,028**	**$ 368,507**	**$ 376,103**	**$ 383,815**	**$ 391,643**	**$ 399,592**	**$ 407,667**	**$ 415,857**	**$ 424,182**	**$ 432,636**	**$ 441,215**	**$ 449,927**	**$ 458,769**	**$ 467,754**	**$ 476,872**	**$ 486,132**	**$ 495,540**	**$ 505,093**	**$ 514,794**	**$ 396,947**	**$ 404,511**	**$12,232,677**
Non-Capturable Millages [1]	Millage Rate	Millage Rate	%																															
Public Safety	3.5000	3.5000	0%	$ -	$ 23,045	$ 24,761	$ 25,298	$ 25,843	$ 26,397	$ 26,959	$ 27,530	$ 28,110	$ 28,699	$ 29,296	$ 29,903	$ 30,519	$ 31,145	$ 31,780	$ 32,425	$ 33,081	$ 33,745	$ 34,421	$ 35,107	$ 35,803	$ 36,510	$ 37,227	$ 37,956	$ 38,696	$ 39,448	$ 40,211	$ 40,986	$ 41,774	$ 42,573	$ 43,384	$ 992,635
Lansing School District Debt (District #33020)	4.1000	4.1000	0%	$ -	$ 26,996	$ 29,006	$ 29,635	$ 30,274	$ 30,923	$ 31,581	$ 32,250	$ 32,929	$ 33,618	$ 34,318	$ 35,029	$ 35,751	$ 36,484	$ 37,228	$ 37,984	$ 38,752	$ 39,530	$ 40,321	$ 41,125	$ 41,941	$ 42,769	$ 43,609	$ 44,463	$ 45,330	$ 46,210	$ 47,104	$ 48,013	$ 48,935	$ 49,871	$ 50,821	$ 1,162,801
Total Non-Capturable Taxes	**7.6000**	**7.6000**	**-**	**$ -**	**$ 50,041**	**$ 53,768**	**$ 54,934**	**$ 56,117**	**$ 57,320**	**$ 58,540**	**$ 59,780**	**$ 61,039**	**$ 62,317**	**$ 63,614**	**$ 64,932**	**$ 66,270**	**$ 67,629**	**$ 69,009**	**$ 70,409**	**$ 71,832**	**$ 73,275**	**$ 74,742**	**$ 76,232**	**$ 77,743**	**$ 79,279**	**$ 80,837**	**$ 82,420**	**$ 84,026**	**$ 85,658**	**$ 87,316**	**$ 88,999**	**$ 90,708**	**$ 92,443**	**$ 94,205**	**$ 2,155,435**
Total Tax Increment Revenue (TIR) Available for Capture		**$ -**	**$ 422,949**	**$ 454,444**	**$ 464,297**	**$ 474,298**	**$ 484,467**	**$ 494,783**	**$ 505,260**	**$ 515,904**	**$ 526,701**	**$ 537,666**	**$ 548,805**	**$ 560,117**	**$ 571,602**	**$ 583,260**	**$ 595,099**	**$ 607,124**	**$ 619,322**	**$ 631,719**	**$ 644,309**	**$ 657,086**	**$ 670,061**	**$ 683,229**	**$ 696,610**	**$ 710,189**	**$ 723,980**	**$ 737,990**	**$ 752,218**	**$ 766,664**	**$ 653,635**	**$ 666,091**	**$18,217,702**

Footnotes:

1. The millage rates utilized are from Summer 2023 and Winter 2023, and all rates are assumed to continue for the duration of the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.

Table 4d - Reimbursement of Eligible Activities Disbursements
500 Block Redevelopment Project - Brownfield Plan #77, Amendment No. 1
Lansing, MI
January 4, 2024

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	**32.85%**	$6,583,873	$0	**$6,583,873**
Local	**67.15%**	$13,456,649	$109,426	**$13,566,075**
TOTAL	**100.00%**	**$20,040,522**	**$109,426**	**$20,149,948**
EGLE Activities	8.01%	$1,606,235		
MSF Activities	91.99%	$18,434,287		
	100.00%	**$20,040,522**		

Estimated Total Years of Plan:	30

Estimated Capture	
BRA Administrative Fees (5.0%)	$611,634
BRA - Brownfield & Work Plan Implementation	$15,000
Local Brownfield Revolving Fund (5.0%)	$611,634
State Brownfield Redevelopment Fund (3 mills)	$604,574
Subtotal: Non-Developer Reimbursement	*$1,842,842*
Developer Reimbursement	*$20,149,948*
Total	**$21,992,790**

Brownfield Plan Year	0	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
Calendar Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	
Total State Incremental Revenue	$0	$0	$138,951	$149,298	$152,535	$155,820	$159,161	$162,550	$165,992	$169,489	$173,036	$176,638	$180,298	$184,014	$187,787	$191,617	$195,507	$199,457	$203,465	$207,538	$211,674	$215,871	$220,134	$224,460	$228,856	$233,317	$237,848	$242,450	$247,125	$251,871	$256,689	$261,580	$5,985,025
State Brownfield Redevelopment Fund (50% of SET)	$0	$0	$17,778	$19,102	$19,516	$19,936	$20,364	$20,797	$21,238	$21,685	$22,139	$22,600	$23,068	$23,543	$24,026	$24,516	$25,014	$25,519	$26,032	$26,553	$27,082	$27,619	$28,165	$28,718	$29,281	$29,851	$30,431	$0	$0	$0	$0	$0	$604,574
BRA - Local Brownfield Revolving Fund (LBRF): State Tax Capture	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Subtotal	*$0*	*$0*	*$17,778*	*$19,102*	*$19,516*	*$19,936*	*$20,364*	*$20,797*	*$21,238*	*$21,685*	*$22,139*	*$22,600*	*$23,068*	*$23,543*	*$24,026*	*$24,516*	*$25,014*	*$25,519*	*$26,032*	*$26,553*	*$27,082*	*$27,619*	*$28,165*	*$28,718*	*$29,281*	*$29,851*	*$30,431*	*$0*	*$0*	*$0*	*$0*	*$0*	*$604,574*
BRA - Brownfield & Work Plan Implementation: State Tax Capture	$0	$0	$4,928	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,928
State TIR Available for Reimbursement	**$0**	**$0**	**$116,245**	**$130,196**	**$133,019**	**$135,884**	**$138,797**	**$141,753**	**$144,754**	**$147,804**	**$150,897**	**$154,039**	**$157,230**	**$160,470**	**$163,759**	**$167,098**	**$170,489**	**$173,933**	**$177,427**	**$180,977**	**$184,583**	**$188,243**	**$191,959**	**$195,731**	**$199,563**	**$203,453**	**$207,403**	**$242,435**	**$247,109**	**$251,854**	**$256,671**	**$261,580**	**$5,375,352**
Total Local Incremental Revenue	$0	$0	$283,998	$305,147	$311,762	$318,478	$325,306	$332,233	$339,268	$346,415	$353,665	$361,028	$368,507	$376,103	$383,815	$391,643	$399,592	$407,667	$415,857	$424,182	$432,636	$441,215	$449,927	$458,769	$467,754	$476,872	$486,132	$495,540	$505,093	$514,794	$524,641	$534,640	$12,232,678
BRA Administrative Fee	$0	$0	$14,200	$15,257	$15,588	$15,924	$16,265	$16,612	$16,963	$17,321	$17,683	$18,051	$18,425	$18,805	$19,191	$19,582	$19,980	$20,383	$20,793	$21,209	$21,632	$22,061	$22,496	$22,938	$23,388	$23,844	$24,307	$24,777	$25,255	$25,740	$26,232	$26,732	$611,634
BRA - Local Brownfield Revolving Fund (LBRF): Local Tax Capture	$0	$0	$14,200	$15,257	$15,588	$15,924	$16,265	$16,612	$16,963	$17,321	$17,683	$18,051	$18,425	$18,805	$19,191	$19,582	$19,980	$20,383	$20,793	$21,209	$21,632	$22,061	$22,496	$22,938	$23,388	$23,844	$24,307	$24,777	$25,255	$25,740	$26,232	$26,732	$611,634
Subtotal	*$0*	*$0*	*$28,400*	*$30,515*	*$31,176*	*$31,848*	*$32,531*	*$33,223*	*$33,927*	*$34,641*	*$35,367*	*$36,103*	*$36,851*	*$37,610*	*$38,381*	*$39,164*	*$39,959*	*$40,767*	*$41,586*	*$42,418*	*$43,264*	*$44,121*	*$44,993*	*$45,877*	*$46,775*	*$47,687*	*$48,613*	*$49,554*	*$50,509*	*$51,479*	*$52,464*	*$53,464*	*$1,223,268*
BRA - Brownfield & Work Plan Implementation: Local Tax Capture	$0	$0	$10,072	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,072
BRA - Brownfield & Work Plan Implementation: Local Only Tax Capture	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Local TIR Available for Reimbursement	**$0**	**$0**	**$245,526**	**$274,632**	**$280,586**	**$286,630**	**$292,775**	**$299,010**	**$305,341**	**$311,773**	**$318,299**	**$324,925**	**$331,656**	**$338,492**	**$345,433**	**$352,479**	**$359,633**	**$366,900**	**$374,272**	**$381,764**	**$389,372**	**$397,093**	**$404,935**	**$412,892**	**$420,978**	**$429,185**	**$437,519**	**$445,986**	**$454,584**	**$463,314**	**$472,177**	**$481,176**	**$10,999,338**
Total State & Local TIR Available	**$0**	**$0**	**$361,771**	**$404,828**	**$413,605**	**$422,514**	**$431,573**	**$440,762**	**$450,095**	**$459,577**	**$469,196**	**$478,964**	**$488,886**	**$498,962**	**$509,192**	**$519,577**	**$530,122**	**$540,833**	**$551,698**	**$562,741**	**$573,956**	**$585,336**	**$596,894**	**$608,623**	**$620,542**	**$632,637**	**$644,922**	**$688,421**	**$701,693**	**$715,168**	**$728,847**	**$742,756**	**$16,374,690**
DEVELOPER	**Beginning Balance**																																
DEVELOPER Reimbursement Balance	***$20,149,948***	***$20,149,948***	***$20,149,948***	***$19,788,177***	***$19,383,349***	***$18,969,744***	***$18,547,230***	***$18,115,657***	***$17,674,895***	***$17,224,799***	***$16,765,222***	***$16,296,026***	***$15,817,063***	***$15,328,177***	***$14,829,215***	***$14,320,023***	***$13,800,446***	***$13,270,324***	***$12,729,491***	***$12,177,793***	***$11,615,052***	***$11,041,096***	***$10,455,760***	***$9,858,867***	***$9,250,243***	***$8,629,702***	***$7,997,065***	***$7,352,143***	***$6,663,722***	***$5,962,029***	***$5,246,861***	***$4,518,014***	***$3,775,258***	***$3,775,258***
MSF Non-Environmental Costs	*$18,434,287*	*$18,434,287*	*$18,434,287*	*$18,072,516*	*$17,667,688*	*$17,254,083*	*$16,831,569*	*$16,399,996*	*$15,959,234*	*$15,509,138*	*$15,049,561*	*$14,580,365*	*$14,101,402*	*$13,612,516*	*$13,113,554*	*$12,604,362*	*$12,084,785*	*$11,554,663*	*$11,013,830*	*$10,462,132*	*$9,899,391*	*$9,325,436*	*$8,740,100*	*$8,143,206*	*$7,534,583*	*$6,914,041*	*$6,281,404*	*$5,636,482*	*$4,948,061*	*$4,246,368*	*$3,531,200*	*$2,802,353*	*$0*
State Tax Reimbursement	$6,056,180	$0	$0	$116,245	$130,196	$133,019	$135,884	$138,797	$141,753	$144,754	$147,804	$150,897	$154,039	$157,230	$160,470	$163,759	$167,098	$170,489	$173,933	$177,427	$180,977	$184,583	$188,243	$191,959	$195,731	$199,563	$203,453	$207,403	$242,435	$247,109	$251,854	$256,671	$261,580	
Reimbursement Balance		*$6,056,180*	*$6,056,180*	*$5,939,935*	*$5,809,739*	*$5,676,720*	*$5,540,836*	*$5,402,039*	*$5,260,286*	*$5,115,532*	*$4,967,728*	*$4,816,831*	*$4,662,792*	*$4,505,562*	*$4,345,093*	*$4,181,334*	*$4,014,236*	*$3,843,747*	*$3,669,814*	*$3,492,387*	*$3,311,410*	*$3,126,827*	*$2,938,584*	*$2,746,625*	*$2,550,894*	*$2,351,331*	*$2,147,879*	*$1,940,476*	*$1,698,041*	*$1,450,932*	*$1,199,078*	*$942,408*	*$680,827*	
Local Tax Reimbursement	$12,378,108	$0	$0	$245,526	$274,632	$280,586	$286,630	$292,775	$299,010	$305,341	$311,773	$318,299	$324,925	$331,656	$338,492	$345,433	$352,479	$359,633	$366,900	$374,272	$381,764	$389,372	$397,093	$404,935	$412,892	$420,978	$429,185	$437,519	$445,986	$454,584	$463,314	$472,177	$481,176	
Reimbursement Balance		*$12,378,108*	*$12,378,108*	*$12,132,581*	*$11,857,949*	*$11,577,363*	*$11,290,733*	*$10,997,957*	*$10,698,948*	*$10,393,607*	*$10,081,833*	*$9,763,535*	*$9,438,610*	*$9,106,953*	*$8,768,461*	*$8,423,028*	*$8,070,549*	*$7,710,916*	*$7,344,016*	*$6,969,745*	*$6,587,981*	*$6,198,609*	*$5,801,516*	*$5,396,581*	*$4,983,688*	*$4,562,710*	*$4,133,525*	*$3,696,006*	*$3,250,020*	*$2,795,437*	*$2,332,122*	*$1,859,946*	*$1,378,770*	
Total MSF Reimbursement Balance		***$18,434,287***	***$18,434,287***	***$18,072,516***	***$17,667,688***	***$17,254,083***	***$16,831,569***	***$16,399,996***	***$15,959,234***	***$15,509,138***	***$15,049,561***	***$14,580,365***	***$14,101,402***	***$13,612,516***	***$13,113,554***	***$12,604,362***	***$12,084,785***	***$11,554,663***	***$11,013,830***	***$10,462,132***	***$9,899,391***	***$9,325,436***	***$8,740,100***	***$8,143,206***	***$7,534,583***	***$6,914,041***	***$6,281,404***	***$5,636,482***	***$4,948,061***	***$4,246,368***	***$3,531,200***	***$2,802,353***	***$2,059,597***	***$2,059,597***
EGLE Environmental Costs	*$1,606,235*	*$1,606,235*	*$1,606,235*	*$1,606,235*	*$1,606,235*	*$1,606,235*	*$1,606,235*	*$1,606,235*	*$1,606,235*	*$1,606,235*	*$1,606,235*	*$1,606,235*	*$1,606,235*	*$1,606,235*	*$1,606,235*	*$1,606,235*	*$1,606,235*	*$1,606,235*	*$1,606,235*	*$1,606,235*	*$1,606,235*	*$1,606,235*	*$1,606,235*	*$1,606,235*	*$1,606,235*	*$1,606,235*	*$1,606,235*	*$1,606,235*	*$1,606,235*	*$1,606,235*	*$1,606,235*	*$1,606,235*	*$0*
State Tax Reimbursement	$527,693	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Reimbursement Balance		*$527,693*	*$527,693*	*$527,693*	*$527,693*	*$527,693*	*$527,693*	*$527,693*	*$527,693*	*$527,693*	*$527,693*	*$527,693*	*$527,693*	*$527,693*	*$527,693*	*$527,693*	*$527,693*	*$527,693*	*$527,693*	*$527,693*	*$527,693*	*$527,693*	*$527,693*	*$527,693*	*$527,693*	*$527,693*	*$527,693*	*$527,693*	*$527,693*	*$527,693*	*$527,693*	*$527,693*	*$527,693*	
Local Tax Reimbursement	$1,078,542	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Reimbursement Balance		*$1,078,542*	*$1,078,542*	*$1,078,542*	*$1,078,542*	*$1,078,542*	*$1,078,542*	*$1,078,542*	*$1,078,542*	*$1,078,542*	*$1,078,542*	*$1,078,542*	*$1,078,542*	*$1,078,542*	*$1,078,542*	*$1,078,542*	*$1,078,542*	*$1,078,542*	*$1,078,542*	*$1,078,542*	*$1,078,542*	*$1,078,542*	*$1,078,542*	*$1,078,542*	*$1,078,542*	*$1,078,542*	*$1,078,542*	*$1,078,542*	*$1,078,542*	*$1,078,542*	*$1,078,542*	*$1,078,542*	*$1,078,542*	
Total EGLE Reimbursement Balance		***$1,606,235***	***$1,606,235***	***$1,606,235***	***$1,606,235***	***$1,606,235***	***$1,606,235***	***$1,606,235***	***$1,606,235***	***$1,606,235***	***$1,606,235***	***$1,606,235***	***$1,606,235***	***$1,606,235***	***$1,606,235***	***$1,606,235***	***$1,606,235***	***$1,606,235***	***$1,606,235***	***$1,606,235***	***$1,606,235***	***$1,606,235***	***$1,606,235***	***$1,606,235***	***$1,606,235***	***$1,606,235***	***$1,606,235***	***$1,606,235***	***$1,606,235***	***$1,606,235***	***$1,606,235***	***$1,606,235***	***$1,606,235***
Local Only Costs	*$109,426*	*$109,426*	*$109,426*	*$109,426*	*$109,426*	*$109,426*	*$109,426*	*$109,426*	*$109,426*	*$109,426*	*$109,426*	*$109,426*	*$109,426*	*$109,426*	*$109,426*	*$109,426*	*$109,426*	*$109,426*	*$109,426*	*$109,426*	*$109,426*	*$109,426*	*$109,426*	*$109,426*	*$109,426*	*$109,426*	*$109,426*	*$109,426*	*$109,426*	*$109,426*	*$109,426*	*$109,426*	*$0*
Local Tax Reimbursement	$109,426	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Total Local Only Reimbursement Balance		***$109,426***	***$109,426***	***$109,426***	***$109,426***	***$109,426***	***$109,426***	***$109,426***	***$109,426***	***$109,426***	***$109,426***	***$109,426***	***$109,426***	***$109,426***	***$109,426***	***$109,426***	***$109,426***	***$109,426***	***$109,426***	***$109,426***	***$109,426***	***$109,426***	***$109,426***	***$109,426***	***$109,426***	***$109,426***	***$109,426***	***$109,426***	***$109,426***	***$109,426***	***$109,426***	***$109,426***	***$109,426***
Total Annual Developer Reimbursement		***$0***	***$0***	***$361,771***	***$404,828***	***$413,605***	***$422,514***	***$431,573***	***$440,762***	***$450,095***	***$459,577***	***$469,196***	***$478,964***	***$488,886***	***$498,962***	***$509,192***	***$519,577***	***$530,122***	***$540,833***	***$551,698***	***$562,741***	***$573,956***	***$585,336***	***$596,894***	***$608,623***	***$620,542***	***$632,637***	***$644,922***	***$688,421***	***$701,693***	***$715,168***	***$728,847***	***$742,756***	***$16,374,690***
LOCAL BROWNFIELD REVOLVING FUND (LBRF)																																	
LBRF Deposits																																	
State Tax Capture		*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*
Local Tax Capture		*$0*	*$0*	*$14,200*	*$15,257*	*$15,588*	*$15,924*	*$16,265*	*$16,612*	*$16,963*	*$17,321*	*$17,683*	*$18,051*	*$18,425*	*$18,805*	*$19,191*	*$19,582*	*$19,980*	*$20,383*	*$20,793*	*$21,209*	*$21,632*	*$22,061*	*$22,496*	*$22,938*	*$23,388*	*$23,844*	*$24,307*	*$24,777*	*$25,255*	*$25,740*	*$26,232*	*$26,732*	*$611,634*
Total LBRF Capture		***$0***	***$0***	***$14,200***	***$15,257***	***$15,588***	***$15,924***	***$16,265***	***$16,612***	***$16,963***	***$17,321***	***$17,683***	***$18,051***	***$18,425***	***$18,805***	***$19,191***	***$19,582***	***$19,980***	***$20,383***	***$20,793***	***$21,209***	***$21,632***	***$22,061***	***$22,496***	***$22,938***	***$23,388***	***$23,844***	***$24,307***	***$24,777***	***$25,255***	***$25,740***	***$26,232***	***$26,732***	***$611,634***

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

Brownfield Plan #77, Amendment No. 1 – 500 Block Redevelopment Project, Lansing MI

Revised January 4, 2024

Eligible Activities	Eligible Costs	Public Developer *	Private Developers	
		City of Lansing	501 S. Capitol, LLC	503 S. Capitol, LLC
EGLE Eligible Activities				
Department-Specific Activities				
Exempt Activities - Assessments	$ 37,675	$ 500	$ 11,013	$ 26,162
Exempt Activities - Due Care Planning	$ 172,597	$ 57,000	$ 52,644	$ 62,953
Due Care Activities	$ 794,523	$ 724,850	$ 36,997	$ 32,676
MSF Non-Environmental Eligible Activities				
Demolition Activities	$ 566,683	$ 55,000	$ 300,609	$ 211,074
Lead and Asbestos Abatement Activities	$ 1,959,775	$ 173,500	$ 1,762,062	$ 24,213
Relocation of Public Buildings for Economic Development Purposes	$ 7,000,000	$ 7,000,000	$ -	$ -
Infrastructure Improvements Activities	$ 472,440	$ 199,500	$ 45,661	$ 227,279
Site Preparation Activities	$ 1,698,721	$ 1,112,520	$ 68,771	$ 517,430
Contingency (15%)	$ 1,389,806	$ 1,389,806	$ -	$ -
Interest (Simple Interest: 3% Private Developer, 5% Public Developer)	$ 5,812,303	$ 5,301,230	$ 418,137	$ 92,936
Subtotal	*$ 19,904,522*	*$ 16,013,905*	*$ 2,695,895*	*$ 1,194,722*
Brownfield Plan & Work Plan Preparation	$ 210,426	$ 61,000	$ 41,226	$ 108,200
Brownfield Plan & Work Plan Implementation (to Developer)	$ 30,000	$ 15,000	$ 7,500	$ 7,500
Local Application Fees	$ 5,000	$ -	$ 2,500	$ 2,500
Subtotal: To Developer *	***$ 20,149,948***	***$ 16,089,905***	***$ 2,747,121***	***$ 1,312,922***

* Public Developer Reimbursement Obligations may not be fully reimbursed based upon current estimates of projected Taxable Value and resultant tax capture from Local and State School Taxes. The identified Public Developer eligible costs in the Plan Amendment (not including captures for BRA Administration, BRA Implementation, BRA LBRF, or MBRF) may not be fully reimbursed if Taxable Value and/or tax capture assumptions do not increase over the balance of the 30-year capture period, because Plan Amendment estimates a $3,775,258 deficiency/shortfall in potential capture.

THE LANSING BROWNFIELD REDEVELOPMENT AUTHORITY (LBRA)

Resolution Recommending Approval of Amendment No. 1 to Brownfield Plan #77
500 Block Redevelopment Project

At a meeting of the Board of Directors of the Lansing Brownfield Redevelopment Authority (LBRA) City of Lansing, Michigan, held on the 12th day of January 2024, at 8:30 a.m., pursuant to notice duly given:

PRESENT: Members: Chair - Calvin Jones, Vice-Chair - Shelley Davis Boyd, Secretary - Dr. Alane Laws-Barker, Sandra Lupien, Rawley Van Fossen

ABSENT: Members: Treasurer - Catherine Rathbun, Chaz Carrillo, Michael McKissic, Jordan Sutton

The following preamble and resolution was offered by;

Member: Van Fossen , and seconded by:

Member: Davis Boyd

WHEREAS, The LBRA staff has worked closely with representatives of 501 S. Capitol, LLC, 503 S. Capitol, LLC, and the City of Lansing (Developers) to draft the first amendment to Brownfield Plan #77 – 500 Block Redevelopment Project (Plan); and

WHEREAS, The LBRA staff has duly reviewed such Plan and has found it to be in compliance with the provisions of the Act and meets the following determinations and findings:

1. The Plan constitutes a public purpose under the Act;
2. The Plan meets all of the requirements for a brownfield plan set forth in Section 13 of the Act;
3. The proposed method of financing the cost of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
4. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
5. The amount of the captured taxable value estimated to result from the adoption of the Plan is reasonable; and

WHEREAS, The LBRA staff recommends approval of the Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LANSING BROWNFIELD REDEVELOPMENT AUTHORITY, AS FOLLOWS:

1. The Brownfield Plan described as Brownfield Plan #77 Amendment No. 1 – 500 Block Redevelopment Project in the form filed herewith is hereby approved by the Lansing Brownfield Redevelopment Authority and recommended for consideration by the City Council of the City of Lansing pursuant to Act 381 of Michigan Public Acts of 1996, as amended.

2. The LBRA Board hereby requests that the Lansing City Council, after required notification as specified by the Act, hold a public hearing in consideration of this matter, and subsequently approve the Plan.

YEAS: FIVE (5)

NAYS: ZERO (0)

ABSTENTIONS: ZERO (0)

ABSENT: FOUR (4)

STATE OF MICHIGAN)
) SS.
COUNTY OF INGHAM)

I hereby certify that the foregoing is a true and complete copy of a resolution adopted at a meeting of the Brownfield Redevelopment Authority held on the 12th day of January 2024, and said resolution is on file in the office of the Lansing Brownfield Redevelopment Authority and is available to the public. Public notice of the said meeting was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan 1976, including in the case of a special or re-scheduled meeting, notice by publication or posting of at least eighteen (18) hours prior to the time set for the meeting. In addition, said meeting was held in full compliance with the Board's By-Laws.

IN WITNESS WHEREOF, I have hereunto affixed my official signature.

Calvin Jones, Chair

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

RESOLUTION APPROVING BROWNFIELD PLAN #77 AMENDMENT NO. 1
500 BLOCK 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, Brownfield Plan #77 Amendment No. 1 – 500 Block Brownfield Redevelopment Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on February 26, 2024, 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 February 26, 2024, 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 total new private and public investment of approximately $62.3 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 actives they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on January 12, 2024, unanimously recommended approval of the Plan, for this Project, as amended;

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;

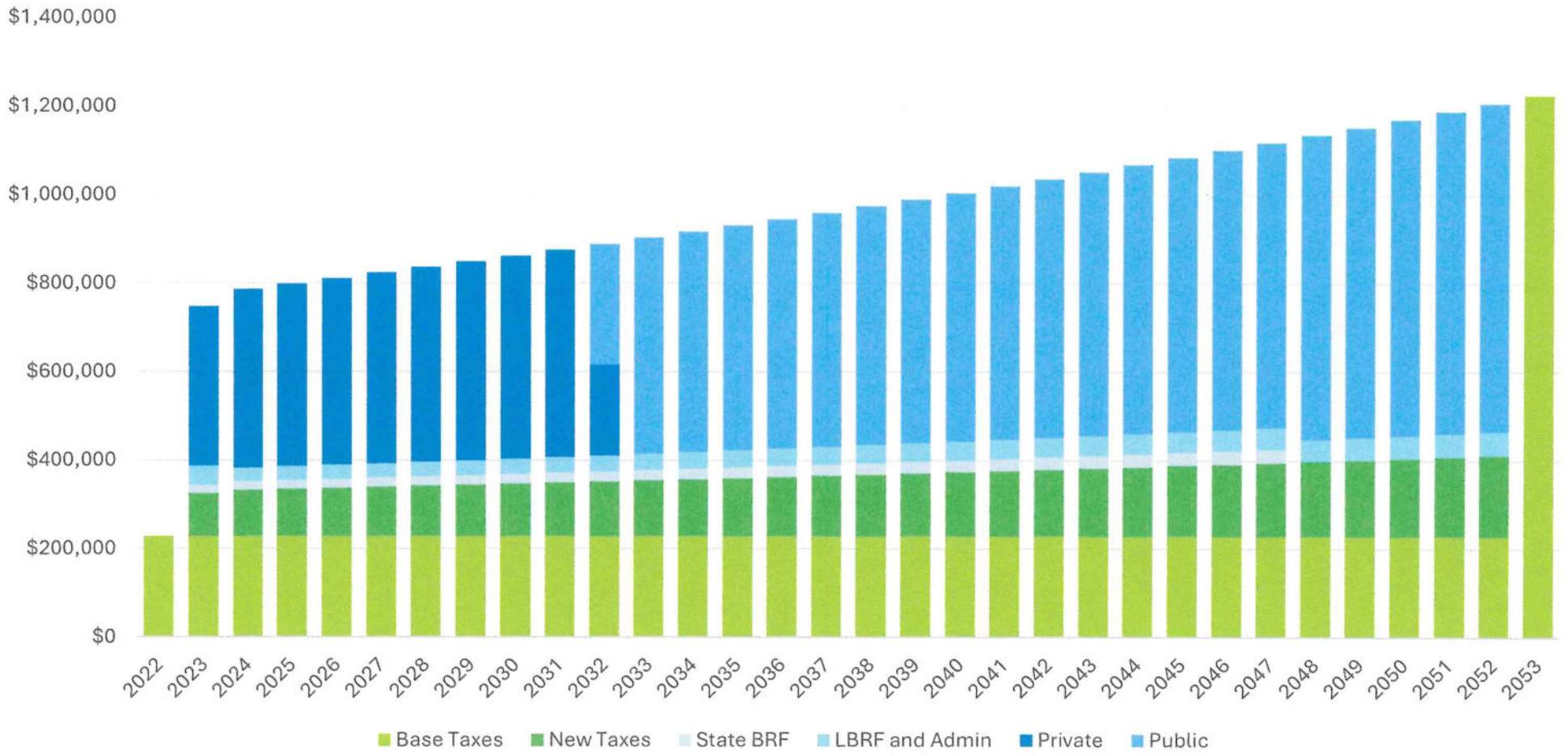
- The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;

- 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 Brownfield Plan #77 Amendment No. 1 – 500 Block Redevelopment Project.

LANSING BRA - PLAN #77 AMENDMENT NO. 1
TAX INCREMENT REVENUE CHART



Tabled @ mtg

INTRODUCTION OF ORDINANCE

Council Member Hussain introduced:

An ordinance of the City of Lansing, Michigan, to add Chapter 887 of the Lansing Codified Ordinances, Sections 887.01-887.07, to authorize a payment in lieu of taxes program in conformity with the State of Michigan property tax exemption alternative, authorized under 1966 PA 346, as amended; specifically MCL 125.1415a, which permits a city to elect to consider a payment in lieu of taxes for a housing project developed or rehabilitated for workforce housing after the passage of an enabling ordinance.

The Ordinance is read a first time by its title and referred to the Committee on Development and Planning.

By the Committee on Development & Planning
Resolved by the City Council of the City of Lansing

Resolved by the City Council of the City of Lansing that a public hearing be set for March 18, 2024, at 7 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, in consideration of An ordinance of the City of Lansing, Michigan, to add Chapter 887 of the Lansing Codified Ordinances, Sections 887.01-887.07, to authorize a payment in lieu of taxes program in conformity with the State of Michigan property tax exemption alternative, authorized under 1966 PA 346, as amended; specifically MCL 125.1415a, which permits a city to elect to consider a payment in lieu of taxes for a housing project developed or rehabilitated for workforce housing after the passage of an enabling ordinance.

CITY OF LANSING WORKFORCE PILOT ORDINANCE **DRAFT # 6**
DATE: 2/5/2024

ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan, to add Chapter 887 of the Lansing Codified Ordinances, Sections 887.01-887.07, to authorize a payment in lieu of taxes program in conformity with the State of Michigan property tax exemption alternative, authorized under 1966 PA 346, as amended; specifically MCL 125.1415a, which permits a city to elect to consider a payment in lieu of taxes for a housing project developed or rehabilitated for workforce housing after the passage of an enabling ordinance.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter **887**, Section **887.01**, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby enacted to read as follows:

887.01 - Property Tax Exemption and Payment in Lieu of Taxes for Workforce Housing Projects

Pursuant to Michigan 1966 PA 346, as amended; specifically MCL 125.1415a (the Act), the City of Lansing hereby adopts and authorizes the City's participation in the property tax exemption program under the Act for a housing project developed or rehabilitated for workforce housing in Lansing, provided that all of the conditions of this Chapter and the Act are met.

887.02 - Definitions

(A) "Additional Amount" means an amount equal to the difference between the following:

(1) the millage rate levied for operating purposes by the County multiplied by the current Taxable Value of a workforce housing project for which a PILOT Resolution has been adopted, and

(2) the amount of the annual service charge paid in lieu of ad valorem property taxes by the housing project under subsection (4)(C) that is distributed to the County pursuant to MCL 125.1415a(5).

(B) "Annual Shelter Rent" means the total payments collected during an agreed annual period paid by or on behalf of the occupants of a housing project representing rent or occupancy charges, exclusive of charges for gas, electricity, heat, or other utilities furnished to the occupants and paid for by the housing project.

(C) "Authority" means the Michigan State Housing Development Authority, also abbreviated as MSHDA.

(D) "County" means the County in which the project is located.

(E) "Housing project" means either: a residential real property developed or to be developed pursuant to or receiving benefits provided under the Act or this Ordinance; or a specific work or improvement either for rental or for subsequent sale to an individual purchaser undertaken by a nonprofit housing corporation, consumer housing cooperative, limited dividend housing corporation, pursuant to or receiving benefits under the Act or this Ordinance to provide dwelling accommodations, including the acquisition, construction, or rehabilitation of lands, buildings, and improvements.

(F) "PILOT" means a payment of annual service charge for public services in lieu of taxes under the terms of the Act or this ordinance.

(G) "PILOT Resolution" means a project-specific resolution adopted by the City Council that approves a housing project for exemption under this Ordinance.

(H) "Restrictive Covenant" means a recorded agreement between the Sponsor and the City of Lansing running with the land that restricts the use of the housing project to workforce housing, as defined in this Ordinance, for a period not to exceed 15 years, or such greater or lesser period of time as may be authorized by state law and as may be required by the PILOT Resolution.

(I) "Sponsor" means any individual or entity applying for a workforce housing exemption under this Ordinance, and includes any individual or entity who subsequently owns the housing project.

(J) "Taxable Value" means taxable value as calculated under section 27a of the General Property Tax Act, 1893 PA 206 as amended, being MCL 211.27a.

(K) "Workforce housing" means residential rental units or other housing structures or units that are reasonably affordable to, and occupied by, a household whose total household income is not greater than 120% of the area median income for any given year as most recently published by the United States Department of Housing and Urban Development.

887.03 – Authorization and Establishment of Workforce Housing Exemption

(A) The class of housing projects to which the tax exemption shall apply and for which a service charge may be paid in lieu of all ad valorem property taxes are housing projects being developed or rehabilitated for workforce housing.

(B) Workforce housing and the property on which such housing is or will be located shall be exempt from all ad valorem property taxes beginning the year following December 31 of the year in which construction or rehabilitation commences, provided that all of the following have occurred:

(1) Commencement of construction began within one year of the date of the Authority's notification of exemption or such longer period of time as may be provided by the PILOT Resolution;

(2) The Restrictive Covenant instrument required by the Act and this Ordinance has been accepted, approved, and recorded by the City in the same year as commencement of construction; and

(3) The City has received a certified notification of exemption from the Authority.

If any of these have not occurred, an otherwise approved PILOT Resolution for exemption shall automatically be null and void.

(C) Subject to subsections (B), (D), and (E), the City of Lansing will accept a PILOT payment from the owner of a housing project for which the City has received a certified notification of exemption from the Authority in accordance with the following:

(1) For a new construction project, an amount that is the greater of the tax on the property on which the project is located for the tax year preceding the date on which the construction is commenced or 10% of the Annual Shelter Rent obtained from the project.

(2) For a rehabilitation project, an amount that is the lesser of the tax on the property on which the project is located for the tax year proceeding the date on which rehabilitation is commenced or 10% of the Annual Shelter Rent obtained from the project.

(3) The PILOT shall not exceed the amount in ad valorem taxes that the Sponsor would have otherwise paid if the workforce housing project were not tax exempt.

(D) In compliance with the Act and as determined by the City, the PILOT for that part of a workforce housing project that is tax exempt under this Ordinance but not used for workforce housing shall be equal to the full amount of the taxes that would be paid on that portion of the project as if the project were not tax exempt. The owner of the project shall allocate the benefits of any tax exemption granted pursuant to this Ordinance exclusively to workforce housing and to the maintenance and preservation of the workforce housing portion of the project as a safe, decent, and sanitary workforce housing.

(E) In compliance with the Act, the annual service charge under subsection (C) for a workforce housing project for which a PILOT Resolution has been adopted must be increased by the Additional Amount if both of the following requirements are met:

(1) Not later than 45 days after the county treasurer's receipt of the certified notification of exemption, the County Board of Commissioners passes a resolution, by majority vote, that provides that the Additional Amount must be paid.

(2) The approval of the resolution described in subparagraph (1) is in accordance with an ordinance or resolution adopted by the County Board of Commissioners establishing the factors to be considered when assessing whether the Additional Amount must be paid.

887.04 – Workforce Housing Exemption Application, Review, and Approval Process

(A) The Sponsor of a workforce housing project must own the property that is the subject of the application or must be the purchaser under a purchase or option agreement or otherwise demonstrate that is has control over the property. The property that is the subject of the application must be zoned for the intended use at the time of application.

(B) Prior to applying for a workforce housing exemption, the Sponsor shall submit a written proposed workforce housing project plan to the Mayor. The plan shall include at a minimum: the legal description and survey of the proposed exempt property, proof of ownership interest or control, a site plan, a description of the Sponsor's organizational structure and development experience, a narrative describing the scope of the workforce housing project, including location, number and type of units, typical floor plans and exterior elevations, the targeted median income and proposed rent limits, a schedule with projected milestones, a development income and expense pro forma (including the estimated Annual Shelter Rents), a ten-year cash flow projection, and additional or supplemental information as the City administration may request or require.

(C) The Sponsor shall submit its request for a workforce housing exemption using the form provided by City Assessor and include the information identified in subsection (B). The fully completed form, and any supplements thereto, shall be filed with the City Clerk along with the administrative review fee for workforce housing PILOTs, as established by City Council resolution.

(D) If a complete application is received, and the Administration determines in its sole discretion to proceed, a Resolution will be advanced to the City Council for consideration. If approved by a City Council PILOT Resolution, the final completed application shall form a binding commitment and agreement by the Sponsor to perform the workforce housing project presented in the application.

(E) When reviewing an application for a workforce housing exemption, the City Council's independent decision to approve or deny the request shall be guided by the following factors:

(1) Whether the workforce housing project will increase the number of available workforce housing units in the City.

(2) Whether the workforce housing project will reduce the functional obsolescence of an existing building or housing unit(s).

(3) Whether the workforce housing project is likely to encourage expansion of the population of the City.

(4) Whether the location of the workforce housing project is consistent with the goals and objectives of the City of Lansing Master Plan.

(5) Whether the development or rehabilitation of the workforce housing project requires zoning variances or results in the continuation of a nonconforming use.

(6) Whether the workforce housing project will include a level of amenities desired by or appropriate for the community.

(7) Whether the workforce housing project will add attractive, viable housing units to the community.

(8) Whether the workforce housing project incorporates green technologies or energy-efficient components.

(9) Such additional consideration as the City Council deems appropriate or important to the workforce housing project purpose.

(F) Approval of an exemption for a workforce housing project requires passage of a PILOT Resolution by a majority vote of the City Council that includes the findings with respect to the standards of subsection (E) above.

887.05 – Authority Affidavit and Assessor Notification

(A) Following adoption of the PILOT Resolution, the Sponsor must submit an affidavit to the Authority in the form required by the Authority for certification by the Authority that the project is eligible for the workforce housing exemption.

(B) Upon receipt of notification from the Authority that the project is eligible for a workforce housing exemption, the Sponsor or the Authority must file the certified

notification of exemption with the City Assessor before November 1 of the year preceding the tax year in which the exemption is to be effective.

(C) Not later than 5 business days after receipt of the certified notification of exemption, the assessor shall provide a copy of the certified notification of exemption to the County treasurer.

887.06 – Payment of Service Charge in Lieu of Taxes

(A) No later than May 31, or such other date provided for in the PILOT Resolution, the Sponsor shall submit to the City Treasurer, the Sponsor's budget for Annual Shelter Rent for the current calendar year and a copy of the Sponsor's audited financial statements for the preceding calendar year, prepared in accordance with generally accepted auditing standards or, if the Sponsor is not subject to an audit requirement, the Sponsor's compiled financial statements for the preceding calendar year prepared in accordance with generally accepted accounting principles and certified by the Sponsor. Within 45 days of receipt of the foregoing documents, the treasurer shall issue an invoice showing the PILOT payment due for the current year, which payment shall be due no later than August 15. Failure by the City to timely issue an invoice does not relieve the Sponsor's obligation to pay any PILOT.

(B) Except as otherwise provided in this Section and Section 887.03, any PILOT payment under this Ordinance shall be distributed to the governmental units levying the general property tax in the same proportion as prevailed with the general property tax in the previous calendar year. The distribution to those governmental units shall be made as

if the number of mills levied for local school district operating purposes were equal to the number of mills levied for the purposes in 1993 minus the number of mills levied under the state education tax act, 1993 PA 331, as amended, being MCL 211.901 to 211.906, for the year for which the distribution is calculated. The amount of the PILOT to be distributed to a local school district for operating purposes under this subsection must not be distributed to the local school district but instead must be paid to the state treasury and credited to the state school aid fund established by Section 11 of Article IX of the State Constitution of 1963.

(C) Any PILOT payment or portion of PILOT payment remaining unpaid as of the due date shall bear interest at 1% per month and require payment of a 3% penalty fee. The collection of past due PILOT payments shall otherwise be in accordance with the provisions of Chapter 211 of the General Property Tax Act, Act 206 of 1893, as amended, MCL 211.44 et seq.

887.07 – Duration and Recorded Restrictive Covenant

(A) A workforce housing project approved for an exemption by a PILOT Resolution shall be encumbered by a valid and binding Restrictive Covenant recorded in the office of the register of deeds for the County, and in compliance with Section 887.03.

(B) The Restrictive Covenant shall acknowledge all of the following: (i) that the economic feasibility of the workforce housing project depends on the approval and continuing effect of the exemption and PILOT as approved by the PILOT resolution; (ii) the City's agreement to accept payment of a PILOT in consideration of the Sponsor's

binding offer to construct or rehabilitate workforce housing as detailed in its accepted application in accordance with Section 887.04; and (iii) the amount of the annual service charge to be paid for each operating year.

(3) The Restrictive Covenant shall provide for all of the following: (i) the reporting and monitoring of the Sponsor's compliance with the Restrictive Covenant, this Ordinance and the PILOT Resolution; (ii) that the Restrictive Covenant is enforceable by the City and any Tenants to be benefitted at law or in equity; (iii) any additional remedies available to the City for non-compliance, including termination of the exemption and repayment of all prior years' tax savings under the workforce housing exemption after notice and hearing; and (iv) that the Restrictive Covenant cannot be modified or terminated except in a written instrument executed by the Sponsor or then current owner and the City.

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

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

Section 4. This ordinance shall take effect on the 30th day after enactment, unless given immediate effect by City Council, and shall expire December 31, 2032.

Approved as to form:

1
2 _____
City Attorney
3
4 Dated: _____