

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF LANSING, MICHIGAN
TONY BENAVIDES LANSING CITY COUNCIL CHAMBERS
LANSING CITY HALL, 10TH FLOOR
124 W. MICHIGAN AVENUE



AGENDA FOR MARCH 16, 2020

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

The following items were listed on the agenda in the City Clerk's Office in accordance with Section 3-103(2) of the City Charter and will be ready for your consideration at the regular meeting of the City Council on Monday, March 16, 2020 at 7:00 p.m. at the Tony Benavides Lansing City Council Chambers, 10th Floor, City Hall.

- I. ROLL CALL
- II. MEDITATION AND PLEDGE OF ALLEGIANCE
- III. READING AND APPROVAL OF PRINTED COUNCIL PROCEEDINGS
Approval of the Printed Council Proceedings of February 24, 2020
- IV. CONSIDERATION OF LATE ITEMS (Suspension of Council Rule #9 is needed to allow consideration of late items. Late items will be considered as part of the regular portion of the meeting to which they relate.)
- V. TABLED ITEMS
- VI. SPECIAL CEREMONIES and PRESENTATIONS
 - 1. SLU-3-2019; 1315 Massachusetts Avenue, Parking Lot in the "B" Residential Zoning District
 - 2. Z-9-2019; 3440 N. East Street, Conditional Rezoning from "F" Commercial District to "G-2" Wholesale District
 - 3. Brownfield Plan #79; 700 North Washington, Michigan Realtors Redevelopment Project
 - 4. SLU-1-2020; Special Land Use Permit, between 1220 and 1306 North Homer Street, Telecommunications Tower, Metro Fibernet, LLC
 - 5. Obsolete Property Rehabilitation Act (OPRA) Certificate; 1611 East Kalamazoo Street, Allen Neighborhood Center (ANC) Holdings
 - 6. Payment in Lieu of Taxes (PILOT); Porter Senior Apartments, 505 Townsend Street
- VII. COMMENTS BY COUNCIL MEMBERS AND CITY CLERK

- VIII. COMMUNITY EVENT ANNOUNCEMENTS (Time, place, purpose, or definition of event – 1 minute limit)
- IX. SPEAKER REGISTRATION FOR PUBLIC COMMENT ON LEGISLATIVE MATTERS
- X. MAYOR'S COMMENTS
- XI. SHOW CAUSE HEARINGS
 - 1. In consideration of Orders to Make Safe or Demolish; 1522 W. Holmes Road (PEND-1407)
- XII. PUBLIC COMMENT ON LEGISLATIVE MATTERS (Legislative matters consist of the following items on the agenda: public hearings, resolutions, ordinances for introduction, and ordinances for passage. The public may comment for up to three minutes. Speakers must sign up on **blue** form.)
 - A. SCHEDULED PUBLIC HEARINGS
 - 1. Z-9-2019; 3440 N. East Street, Conditional Rezoning from "F" Commercial District to "G-2" Wholesale District (PEND-1439)
 - 2. In consideration of SLU-1-2020; Special Land Use Permit, between 1220 and 1306 North Homer Street, Telecommunications Tower, Metro Fibernet, LLC (PEND-1483)
 - 3. In consideration of Obsolete Property Rehabilitation Act (OPRA) Certificate; 1611 East Kalamazoo Street, Allen Neighborhood Center (ANC) Holdings (PEND-1489)
 - 4. In consideration of Brownfield Plan #79; 700 North Washington, Michigan Realtors Redevelopment Project (PEND-1479)
 - 5. In consideration of Payment in Lieu of Taxes (PILOT), Porter Senior Apartments, 505 Townsend Street (PEND-1487)
 - 6. In consideration of SLU-3-2019; 1315 Massachusetts Avenue, Parking Lot in the "B" Residential Zoning District (PEND-1443)
 - 7. In consideration of an Ordinance to Amend Chapter 294 Section 294.02(d); to eliminate the requirement that the City Attorney shall be the Legal Advisor to the Police and Fire Retirement System Board (PEND-1513)
 - 8. In consideration of an Ordinance to Amend Chapter 292 Section 292.09; to eliminate the requirement that the City Attorney shall be the Legal Advisor to the Employees' Retirement System Board (PEND-1515)
- XIII. COUNCIL CONSIDERATION OF LEGISLATIVE MATTERS

- A. REFERRAL OF PUBLIC HEARINGS
- B. CONSENT AGENDA
- C. RESOLUTIONS FOR ACTION
 - 1. BY THE COMMITTEE ON GENERAL SERVICES
 - a. Claim Disposition; Claim #1756, Curtis and Rosemary Renshaw for \$4,955 in trash fees at 1320 Vermont Ave. (PEND-1453)
 - b. Claim Disposition; Claim #1757, AAA Properties Inc. for \$716.80 in trash fees at 1722 W. Miller (PEND-1492)
 - c. Claim Disposition; Claim #1758, Jesus DelaTorre-Vavra for \$4,271 in trash fees at 523 Cherry Street (PEND-1475)
 - d. Claim Disposition; Claim #1769, Sue Lover for \$2,763 in trash fees at 3410 South Waverly Road (PEND-1476)
 - e. Claim Disposition; Claim #1761, Michael Hotwagner for \$440 in trash fees at 1608 Comfort Street (PEND-1519)
 - 2. BY THE COMMITTEE ON PERSONNEL
 - a. Council Staff; Fringe Benefits Amendments and Personnel Rule Updates (PEND-1555)
 - 3. BY THE COMMITTEE ON PUBLIC SERVICES
 - a. Street Decertification; Alliance Drive and a portion of Technology Boulevard (PEND-1498)
 - 4. BY THE COMMITTEE OF THE WHOLE
 - a. FY2020 Mid-Year Budget Amendment (PEND-1493)
 - b. Collective Bargaining Agreement; ratification of Teamsters Local 243 Clerical, Technical, Professional Unit for the period covering February 1, 2019 through January 31, 2021 (PEND-1561)
 - c. Collective Bargaining Agreement; ratification of Teamsters Local 243 Supervisory Unit for the period covering February 1, 2019 through January 31, 2021 (PEND-1561)
- D. REPORTS FROM COUNCIL COMMITTEES
- E. ORDINANCES FOR INTRODUCTION and Setting of Public Hearings
- F. ORDINANCES FOR PASSAGE

1. BY THE COMMITTEE OF THE WHOLE
 - a. Amend Chapter 294 Section 294.02(d); to eliminate the requirement that the City Attorney shall be the Legal Advisor to the Police and Fire Retirement System Board (PEND-1513)
 - b. Amend Chapter 292 Section 292.09; to eliminate the requirement that the City Attorney shall be the Legal Advisor to the Employees' Retirement System Board (PEND-1515)
- XIV. SPEAKER REGISTRATION FOR PUBLIC COMMENT ON CITY GOVERNMENT RELATED MATTERS
- XV. REPORTS OF CITY OFFICERS, BOARDS, AND COMMISSIONS; COMMUNICATIONS AND PETITIONS; AND OTHER CITY RELATED MATTERS
(Motion that all items be considered as being read in full and that the proper referrals be made by the President)
 - A. REPORTS FROM CITY OFFICERS, BOARDS, AND COMMISSIONS
 1. Items from the City Clerk re:
 - a. Minutes of Boards, Commissions, and Authorities placed on file in the Clerk's Office
 - b. Department of Neighborhoods and Citizen Engagement Annual Report 2018-2019
 - c. Lansing Housing Commission Financial Reports for the period ending June 30, 2019
 2. Items from the Mayor re:
 - a. Noise Special Permit; E.T. MacKenzie Company request to allow for work on Saturdays from 8:00 a.m. to 4:00 p.m. for the period of May 9, 2020, through September 19, 2020 to construct underground utility improvements in the Forest Road right-of-way (PEND-1534,1535)
 - b. Funding Application; Local Bridge Program for FY 2023 (PEND-1540)
 - c. Street Name Change; renaming City Market Drive to Riverfront Drive (PEND-1536)
 - d. Annual Consolidated Strategy and Plan Submission & Action Plan Proposed Budget for Community Development Block Grant (CDBG) Fund Resources for FY 2021 (PEND-1545,1548)

- e. Collective Bargaining Agreement; Teamsters Local 243 Clerical, Technical, Professional Unit for the period covering February 1, 2019 through January 31, 2021 (PEND-1561)
- f. Collective Bargaining Agreement; Teamsters Local 243 Supervisory Unit for the period covering February 1, 2019 through January 31, 2021 (PEND-1561)
- g. Reappointment; Cassandra L. Nelson as an At-Large Member of the Historic District Commission for a term to expire June 30, 2022 (PEND-1558)

3. Items from Council Member Betz re:

- a. Ordinance to eliminate the prohibition on street parking between 2:00am and 5:00am on any day (PEND-1542,1543)
- b. Ordinance to eliminate annual and temporary permits for overnight street parking (PEND-1544,1546)
- c. Ordinance to regulate on street parking during snow emergencies (PEND-1549,1551)

B. COMMUNICATIONS AND PETITIONS, AND OTHER CITY RELATED MATTERS

- 1. Affidavit of Disclosure; Cherice Fleming of the Lansing Police Department
- 2. Affidavit of Disclosure; Michael Van Beek of the Lansing Police Department
- 3. Claim Appeal; Claim # 1137, John E. Blummer for \$435 in grass and weeds fees at 725 N. Pine St.
- 4. Joint Appointment; Monica Jahner to the Ingham County/City of Lansing Community Corrections Advisory Board for a term ending September 17, 2020

XVI. MOTION OF EXCUSED ABSENCE

XVII. REMARKS BY COUNCIL MEMBERS

XVIII. REMARKS BY THE MAYOR OR EXECUTIVE ASSISTANT

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

XX. ADJOURNMENT

A handwritten signature in black ink that reads "Chris Swope". The signature is written in a cursive, flowing style.

CHRIS SWOPE, CITY CLERK

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



ECONOMIC PLANNING & DEVELOPMENT CODE ENFORCEMENT SECTION

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

03/13/2020

Certified Number: 7018 1130 0000 3420 6602

Larry A. Owens
1522 W. Holmes Road
Lansing, MI 48910

Dear Mr. Owens,

RE: DANGEROUS BUILDING AT 1522 W. Holmes Road . SHOW CAUSE HEARING

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at 1522 W. Holmes Road., Lansing, Michigan, is scheduled before the City Council of the City of Lansing.

HEARING TIME: March 16, 2020 @ 7:00 p.m.
HEARING PLACE: **Council Chambers 10th Floor City Hall**
124 W. Michigan Lansing, Michigan 48933

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

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

Sincerely,

Scott Sanford
Manager of Code Enforcement

SS/lmp

Attachment

RESOLUTION #2020-032

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

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure (dwelling) at 1522 W. HOLMES ROAD, Parcel #33-01-01-29-376-151 and Legal Description: LOT 13 GIDDINGS SUB, City of Lansing to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on 2/26/2019, and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on 9/26,2019, the Lansing Demolition Board held a special meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Premises Code (1460.09) to order the property owner to make safe or demolish the structure; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby schedules a show cause hearing for Monday, March 16, 2020 at 7:00 p.m. in the Lansing City Council Chambers, 10th Floor City Hall, 124 W. Michigan, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Board Officer regarding the structure at 1522 W. HOLMES ROAD to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the hearing officer to demolish or make safe the subject structure.

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

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

WHEREAS, the City's Code Official has determined that the building located at 1522 W.HOLMES ROAD., 33-01-01-29-376-151 legally described as: LOT 13 GIDDINGS SUB, City of Lansing is an unsafe or dangerous building as defined in Section 108 of the Lansing Property Maintenance Code and Section 139 of the Housing Law of Michigan and was red tagged on 2/26/2019; and

WHEREAS, a hearing was held by the Hearing Officers on 09/26/2019, at which the Hearing Officers determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by 11/26/2019; and

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 1522 W. HOLMES ROAD. are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within _____ days from the date of this resolution.

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

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

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

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

**CITY OF LANSING - DEMOLITION BOARD
CASE OVERVIEW SHEET**

ADDRESS:	1522 W. HOLMES ROAD
PARCEL NUMBER:	33.01.01.29.376.151

HEARING DATE:	9/26/2019
DEMOLITION CASE FILE #:	D2019-013

LISTED TAXPAYER:	LARRY A. OWENS
INTERESTED PARTIES:	EARNEST INC.
SEV INFORMATION:	\$31,900.00
LAND VALUE:	\$10,776.00
BUILDING VALUE:	\$52,260.00
LOT SIZE:	FRONTAGE 66' x Depth 272'

HOUSING CODE VIOLATION LTR:	2/26/2019
ORIGINAL RED TAG DATE:	2/26/2019
ZONING:	'C' RESIDENTIAL
ESTIMATE OF REPAIRS:	\$119,000.00
PICTURES:	Yes
OTHER:	

LEGAL DESCRIPTION:	LOT 13 GIDDINGS SUB
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CURRENT PERMIT ACTIVITY

BUILDING:	Required, not yet pulled
ELECTRICAL:	Required, not yet pulled
MECHANICAL:	Required, not yet pulled
PLUMBING:	Required, not yet pulled
DEMOLITION:	na

PREVIOUS ACTION BY DEMOLITION BOARD

LAST TABLED ON:	
REASON/CONDITIONS:	
HEARING OFFICER:	DAVID MUYLLE















































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**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

Z-9-2019, 3440 N. East Street

Rezoning from “F” Commercial District to “G-2” Wholesale District

The Lansing City Council will hold a public hearing on March 16, 2020 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider Z-9-2019. This is a request by Jeffrey & Sheryl Landgraf to rezone the property at 3440 N. East Street from “F” Commercial District to “G-2” Wholesale District, with a condition restricting the allowable uses. The purpose of the rezoning is to permit a medical marijuana safety compliance facility on the subject property.

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

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

GENERAL INFORMATION

APPLICANT/OWNER: Jeffrey & Sheryl Landgraf
FTZ Laboratories, LLC
110 N. Market Street
Dewitt, MI 48820

REQUESTED ACTIONS: Rezone 3440 N. East Street from "F" Commercial District to "G-2" Wholesale District, with a condition restricting the allowable uses

EXISTING LAND USE: 858 Square Foot Office Building

EXISTING ZONING: "F" Commercial District

PROPOSED ZONING: "G-2" Wholesale District

PROPERTY SIZE: 94' x 115' = 10,810 square feet - .248 acres

SURROUNDING LAND USE: N: Commercial
S: Vacant
E: Single Family Residential
W: U-Haul

SURROUNDING ZONING: N: "F" Commercial & "J" Parking Districts
S: "F" Commercial District
E: "A" Residential District
W: "G-2" Wholesale District

MASTER PLAN: The Design Lansing Comprehensive Plan designates the subject property for "Suburban commercial" land use. N. East Street is designated as a principal arterial.

DESCRIPTION:

This is a request by Jeffrey & Sheryl Landgraf to rezone the property at 3440 N. East Street from "F" Commercial District to "G-2" Wholesale District, with a condition prohibiting the property from being used for any purpose involving marijuana with the exception of a safety compliance facility, which condition would run with the land and be binding upon the successor owners of the land. The purpose of the rezoning is to permit a medical marijuana safety compliance facility on the subject property.

AGENCY RESPONSES

BWL:	See attached
Fire Marshal:	No comments
Forestry:	No Forestry concerns
Parks & Recreation:	No comments.
Public Service:	Any significant changes to the site may require a site plan for review. Any significant changes to the sanitary flow from the site, either in content and quantity will need to be reviewed by this department.

COMPATIBILITY WITH SURROUNDING LAND USE:

The applicant is requesting a rezoning of the subject property to the “G-2” Wholesale District to allow for a medical marijuana safety compliance (testing) facility. Under the City’s marijuana ordinance, safety compliance facilities are permitted only in the “G-2” Wholesale, “H” Light and “T” Heavy Industrial zoning districts. As evidenced by the attached map, the subject property is located in an area that has no consistent zoning or land use patterns. The site is surrounded by "A" residential zoning to the east, "F" Commercial zoning to the north and south and "G-2" Wholesale zoning to the west. Since the property to the west is already zoned ‘G-2’, rezoning the subject property to the “G-2” district would not be considered a “spot zone”, even though the sites are located on opposite sides of the street. In fact, the majority of the properties in the 3400 and 3500 blocks of the west side of N. East Street are currently zoned “G-2” Wholesale and thus, the proposed rezoning will be consistent with the general zoning pattern in the area.

The land uses in the area include offices, single family residential homes, various retail uses, vehicles sales/rentals, repair shops and storage facilities. Given the eclectic mix of existing land uses, it is not anticipated that the proposed medical marijuana safety compliance facility will be incompatible or disruptive to the surrounding area. Medical marijuana safety compliance facilities typically do not generate much traffic, noise, odors or other nuisances and do not involve hazardous materials that would be detrimental to the health, safety and welfare of the community. Such uses are generally in operation during normal business hours only, traffic is limited to employees or small delivery trucks and all activities are confined to the building with controls in place to prevent odors/fumes from emanating outside of the building.

COMPLIANCE WITH MASTER PLAN:

The Design Lansing Comprehensive Plan designates the subject property for “Suburban Commercial” land use. The Plan specifies the following for this land use classification:

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

The Plan lists the following as “typical uses” for the “Suburban Commercial” land use category:

“General and convenience retail uses; medium-density residential in a suburban format (see Medium-Density Residential, above); office; **and light industrial with special approval.**”

The proposed safety compliance facility would qualify as a “light industrial” use and is therefore, consistent with the future land use being advanced in the master plan for the subject property. It is also consistent with some of the existing light industrial uses in the area such as storage facilities and repair shops.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The proposed rezoning will have no negative impacts on vehicular or pedestrian traffic. Safety compliance facilities typically generate a very low volume of traffic, particularly in comparison to most highway commercial uses such as gasoline stations, convenience stores, restaurants and other uses that would be permitted by right under the current “F” Commercial zoning. Traffic for testing facilities is generally limited to employees and small delivery trucks. Furthermore, since it is not a customer oriented business, it is not anticipated to generate any pedestrian traffic.

Primary access to the site will continue to be via N. East Street which is a principal arterial designed to carry a high volume of traffic. There is a secondary access to the site on Sanford Street but given the projected low volume of traffic for the safety compliance facility, additional traffic on the side street should be negligible.

IMPACT ON PUBLIC FACILITIES:

The site is already served by all necessary public facilities. No changes are proposed for the site that would have an impact on public facilities.

ENVIRONMENTAL IMPACT:

The proposed rezoning will have no impacts on the physical environment as the site is already developed and no changes are proposed at this time. New construction would require administrative site plan review at which time the site would have to be brought into compliance with all City codes and ordinance including those regulating storm water management.

If the rezoning is approved, the applicant will be required to obtain a building permit to change the use of the building at 3440 N. East Street from an office to a medical marijuana safety compliance facility. As part of the building permit process, the applicant will be required to disclose the type of hazardous chemicals that will be used, the quantity of said chemicals that will be stored in the building, how the materials will be stored and by what method they will be disposed of. The building will then be inspected to ensure compliance with all codes relating to the use and storage of hazardous chemicals.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The applicant's request will not be disruptive to the development pattern in the area which is already characterized by a variety of land uses and zoning designations. The site is currently zoned "F" Commercial and the applicant is requesting that the site be rezoned to "G-2" Wholesale. The only significant differences between the 2 zoning districts is that the "G-2" Wholesale district permits, warehouses, storage and medical marijuana safety compliance facilities. The applicant's proposal to establish a medical marijuana safety compliance facility on the site is anticipated to be compatible with the adjoining residential land uses, particularly in comparison to many other uses that would be permitted by right under the current "F" Commercial zoning such as a fast food restaurant, gas station, car wash, or auto repair facility. Such uses would generate a high volume of traffic, activity beyond normal daytime business hours, light glare, noise, etc. that could be disruptive to the peaceful enjoyment of the adjoining houses to the east. The safety compliance facility, by contrast, will be quiet, generate very little traffic and all activity will be confined to the building. It is also not anticipated that the facility will generate fumes that can be detected outside of the building. If that were to occur, the City has an ordinance in place to take corrective action against the facility.

SUMMARY

This is a request by Jeffrey & Sheryl Landgraf to rezone the property at 3440 N. East Street from "F" Commercial District to "G-2" Wholesale District, with a condition prohibiting the property from being used for any purpose involving marijuana with the exception of a safety compliance facility, which condition would run with the land and be binding upon the successor owners of the land. The purpose of the rezoning is to permit a medical marijuana safety compliance facility on the subject property.

The findings of fact as outlined in this staff report support a positive recommendation for the requested rezoning. The proposed rezoning will be consistent with the existing zoning and land use patterns in the area and with the future land use pattern being advanced in the Design Lansing Comprehensive Plan. Additionally, the proposed rezoning will have no negative impacts on traffic patterns, the environment or future patterns of development in the area.

RECOMMENDATIONS

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

Z-9-2019 be approved to rezone the property at 3440 N. East Street from "F" Commercial District to "G-2" Wholesale District with a condition prohibiting the property from being used for any purpose involving marijuana with the exception of a safety compliance facility, which condition shall run with the land and be binding upon the successor owners of the land.

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator



BOARD OF WATER AND LIGHT MEMO

December 26, 2019

TO: City of Lansing – Planning Department, Susan Stachowiak
FROM: Andy Baumgartner, Real Property Analyst, Legal Services, 517-702-6795
RE: Z-8-2017

BWL Electric: We have no comments or concerns.

**BWL Water & Steam Distribution:
Conditionally Approved**

Please note that this approval does not constitute an agreement for service, and is subject to the following conditions:

- The proposed rezoning does not appear to impact existing BWL water facilities.
- Should the customer require changes to the water service to meet new zoning requirements, then the customer will be required to submit an application to the LBWL Utility Service Department at 517-702-6700. The customer will be required to enter a service agreement, meet LBWL requirements, and pay applicable fees prior to receiving service. Additional information can be found online at <http://www.lbwl.com/Commercial/Water-Services/Water-Service-Installation/>

Any questions about specific water service requirements may be directed to the LBWL Water Distribution Department; Jerrod Wade, via e-mail at: Jerrod.Wade@lbwl.com

BWL Water Operations: I have no comments or concerns. Randall Roost

BWL Environmental Wellhead Protection: Angie Goodman, Water Quality
We have no Wellhead Protection concerns in this area.

Note: Any site plan approval does not constitute an agreement for service. All customers must meet BWL requirements and enter a service agreement prior to receiving service.

Jeff and Sheryl Landgraf

Z-9-2019 - Conditional Zoning for
3440 N. East Street, Lansing, MI 48906

Date: November 26, 2019

The undersigned, Jeff & Sheryl Landgraf, on behalf of FTZ Laboratories, LLC, being the owners of 3440 N. East Street, Lansing, MI 48906 and the applicants for the request (Z-9-2019) to rezone said property from "F" Commercial district to "G-2" Wholesale district, represents, offers, agrees and consents to a condition prohibiting the property from being used for any purpose involving marijuana with the exception of a safety compliance facility, which condition shall run with the land and be binding upon the successor owners of the land upon approval of Z-9-2019 by the Lansing City Council.


Jeff Landgraf 11-26-19
date

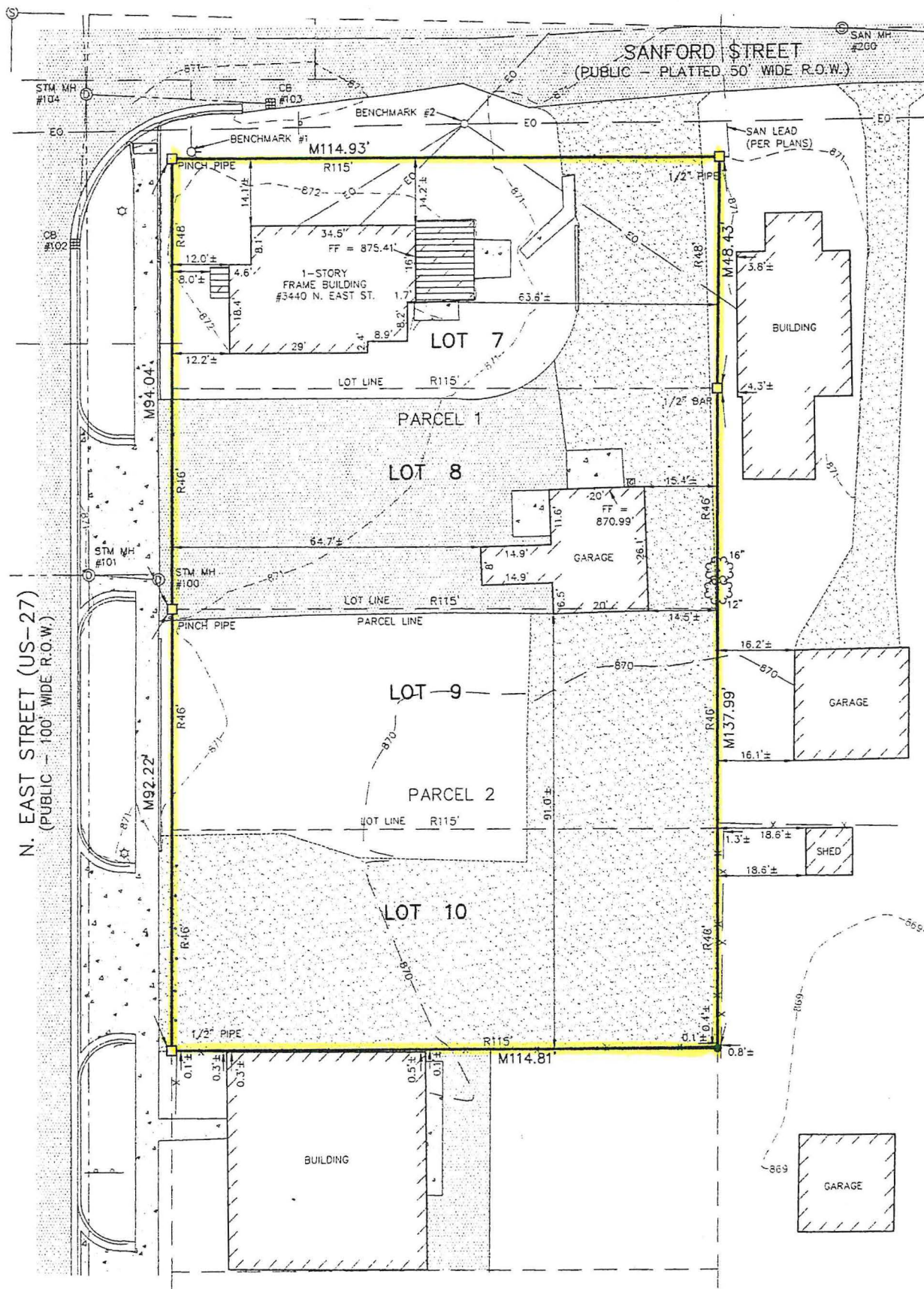

Sheryl Landgraf 11-26-19
date

SARAH A. STOLTZFUS
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF CLINTON
My Commission Expires January 19, 2022
Acting in the County of Clinton

Notary public
Sign and seal

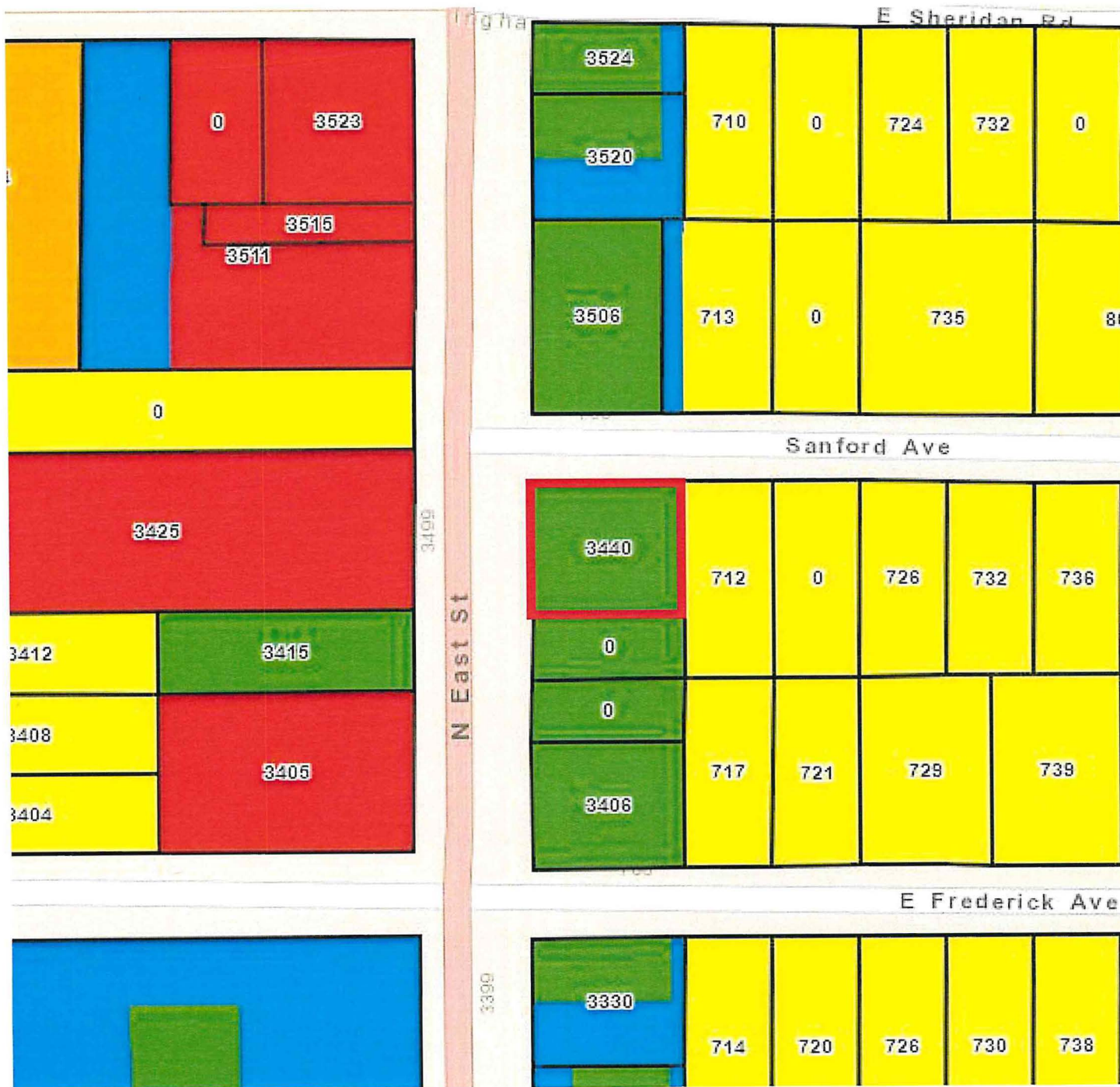

SARAH A. STOLTZFUS
01-19-2022
11-26-2019











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



ORDINANCE # _____

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

The City of Lansing ordains:

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

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

Case Number: Z-9-2019

Parcel Number's: 33-01-01-03-102-002

Address: 3440 N. East Street

Legal Descriptions: Lots 7 & 8, Woodlawn Subdivision, City of Lansing, Ingham County, MI, from "F" Commercial District to "G-2" Wholesale District, with a condition prohibiting the property from being used for any purpose involving marijuana with the exception of a safety compliance facility, which condition shall run with the land and be binding upon the successor owners of the land.

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

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2020, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

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

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

SLU-1-2020, N. Homer Street

Special Land Use Permit – Telecommunications Tower/Equipment Shelter

The Lansing City Council will hold a public hearing on Monday, March 16, 2020 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider SLU-1-2020. This is a request Metro Fibernet, LLC for a Special Land Use Permit to construct a telecommunications tower and equipment shelters at the southeast corner of the property (Parcel No. 33-01-01-11-251-281) located between 1220 and 1306 N. Homer Street. Telecommunication towers are permitted in the "A" Residential district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, , 2020 at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk

GENERAL INFORMATION

APPLICANT:	Metro Fibernet, LLC 3701 Communications Way Evansville, IN 47715
OWNER:	Lansing Board of Water & Light P. O. Box 13007 Lansing, MI 48901
STATUS OF APPLICANT:	The applicant has a license agreement with the owner
REQUESTED ACTION:	Special Land Use permit for a telecommunications tower in the “A” Residential zoning district
EXISTING LAND USE:	Board of Water & Light pump house
EXISTING ZONING:	“A” Residential District
PROPERTY SIZE & SHAPE:	Entire site: 300’ x 267.9’ = 80,370 square feet Licensed are: 75.3’ x 80’ = 6,024 square feet
SURROUNDING LAND USE:	N: Single Family Residential S: Duplex E: Freeway W: Single Family Residential
SURROUNDING ZONING:	N: “A” Residential District S: “DM-3” Residential District E: “A” Residential District W: “A” Residential District
MASTER PLAN DESIGNATION:	The Design Lansing Comprehensive Plan designates the subject property for low density residential use. N. Homer Street is designated as a local road.

APPLICANT’S PROPOSAL:

This is a request Metro Fibernet, LLC for a Special Land Use Permit to construct a telecommunications tower and equipment shelters at the southeast corner of the Board of Water & Light property (Parcel No. 33-01-01-11-251-281) located between 1220 and 1306 N. Homer Street. The purpose of the tower/shelters is to provide fiber optic internet and streaming television services to business and residential customers in the City of Lansing and surrounding communities. Telecommunication towers with related structures/equipment are permitted in the "A" Residential district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

AGENCY RESPONSES:

Assessing:	No comments.
BWL:	
Building Safety:	The BSO has no objections. Project will be subject to the requirements of the site plan and building plan reviews.
Parks & Recreation:	No comments.
Public Service/Transportation:	No issue from a Public Service or Transportation perspective. The City's non-motorized plan shows a future bridge over US-127 in this area, though an exact location has not been identified nor has funding. Any project is a minimum of 3-5 years out and any structure proposed on this parcel would not adversely affect a future non-motorized bridge, even if it connected to this parcel.

ANALYSIS

Section 1282.03(f)(1)-(9) sets forth the criteria which must be used to evaluate a Special Land Use permit request. The criteria and evaluation are as follows.

- 1. Is the proposed special land use designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area?**

The proposed tower/shelter will not generate noise, odors, vibrations, light glare, etc. that would negatively impact the surrounding residential area. Furthermore, traffic to the site will be limited to 1 or 2 vehicles trips per day and the gravel access drive will have to be maintained in a dust-free condition. The issue with regard to this request is the appearance of the tower/compound area since it will be located directly adjacent to a residential property to its south. In order for the tower/compound area to be compatible with the adjoining residential uses, it will have to be effectively screened with dense evergreen plant materials and, if necessary, a screen fence as well.

- 2. Will the proposed special land use change the essential character of the surrounding area?**

The proposed tower/compound area will not change the essential character of the surrounding area in general as it adjoins the freeway to the east and will be located more than 200 feet from the residential properties to the north and west. The mature trees on the site, which are to be preserved to the greatest extent possible, should be adequate to obscure the view of the tower and compound area from the north, east and west. A significant amount of

landscape, screening and buffering, however, will be necessary to screen the tower and compound area from the adjoining residential property to the south. The applicant is proposing a row of evergreen trees along the entire length of the south property line that will have a starting size of 6 feet in height and will be planted 8-12 feet apart to allow room for growth. If the landscaping shown on the plan does not prove to be adequate, however, staff would like to be given the authority, as a condition of approval, to require additional landscaping and possibly even a screen fence along all or part of the south property line.

3. Will the proposed special land use interfere with the enjoyment of adjacent property?

The proposed tower/shelters are not anticipated to interfere with the “enjoyment” of adjacent properties. There will be no noise, odors, vibrations, traffic, etc. associated with the use that would have a detrimental effect on the adjoining residential properties. The applicant will be required to maintain the gravel access drive in a dust-free condition. The only effect that the project should have on the adjoining property, particularly the one to the south, is the appearance of the tower and the fenced compound area which can be mitigated through substantial landscape, screening and buffering.

4. Will the proposed special land use represent an improvement to the use or character of property under consideration and the surrounding area in general, and will the use be in keeping with the natural environment of the lot?

The applicant is proposing a crushed stone/gravel surface for both the driveway (with the exception of the approach at N. Homer Street) and the fenced compound area. The permeable surface will have to be approved by the City Engineer and if approved, will need to be maintained in a dust-free condition. The proposal includes two 322 square foot shelters and a couple of very small (approximately 30 square feet) concrete pads for a propane tank and an antenna lighting arrestor cabinet. Given the very small amount of impervious surface that would be added to the site, the proposal will have virtually no impact its natural environment.

The applicant’s proposal cannot necessarily be considered an “improvement” to the use or character of the site since, with the exception of a very small BWL pump station building, it is completely vacant (green space). This particular criterion is far more applicable to a site that is currently developed where an “improvement” would, for example, involve storm-water management improvements or conversion of the use to one which is less intensive, thus making it more compatible with adjoining/surrounding land uses.

5. Will the proposed special land use be hazardous to adjacent property or involve uses, activities, materials or equipment which are detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare?

The proposed telecommunications facility will not generate any smoke, fumes, noise, odors or glare. With regard to traffic, one technician will be stationed in the shelter for a few hours daily to install new customer service and to perform testing and repairs. There will be no other traffic associated with this proposal.

6. **Will the proposed special land use be adequately served by essential public facilities and services, or is it demonstrated that the person responsible for the proposed special land use is able to continually provide adequately for the services and facilities deemed essential to the special land use under consideration?**

No negative comments have been received from any of the reviewing departments or agencies regarding the ability to provide the public services and facilities necessary to accommodate the proposed tower/shelters. The project will have to be approved through the City's administrative site plan review process prior to issuance of any permits for the project.

7. **Will the proposed special land use place demand on public services and facilities in excess of current capacity?**

The proposed tower/shelters will not place and demands on public services or facilities in excess of current capacity.

8. **Is the proposed special land use consistent with the intent and purpose of this Zoning Code and the objectives of any currently adopted Comprehensive Plan?**

The subject property is zoned "A" Single Family Residential and is designated for low density residential use in the Design Lansing Comprehensive Plan. The City's wireless communication tower ordinance allows telecommunication towers in the "A" Residential zoning district, if a special land use permit is approved by the City Council. The purpose of requiring a special land use permit is so that it can be determined, through an analysis of the criteria listed in Section 1282.03(f)(1)-(9) of the Zoning Ordinance, if the proposed location is appropriate for the requested use. The special land use permit process also allows the City to place conditions on the approval to ensure that the proposed project will not negatively impact other properties in the area. The intent of zoning and master planning in large part is to ensure compatibility of land uses in order to protect property values and preserve a quality residential living environment. In this case, the only property that is directly impacted by the proposed project is the residential duplex to the south. Through proper screening with the use of a dense row of evergreens along the south property line and by controlling the dust from the gravel access drive, the proposed project could be consistent the intent and purpose of the zoning and master plan. To further ensure that the property to the south is not negatively impacted by the proposal, as a condition of approval it is recommended that the Zoning Administrator be given the authority to require additional landscaping and/or an opaque fence along the south property line, if the landscaping shown on the site plan proves to be insufficient to create an effective buffer between the two uses.

9. **Will the proposed special land use meet the dimensional requirements of the district in which the property is located?**

The property is zoned "A" Residential which has a 35 foot height limitation. The proposed tower is approximately 85 feet in height from ground level to the top of the "spline ball

lighting terminals) as shown on the attachment labeled “Galv. Steel Utility Pole”. The applicant will need to request a variance from the Board of Zoning Appeals of approximately 50 feet to the height limitation.

In addition, the proposed project does not comply with the following provisions of the City’s Wireless Communications Tower Ordinance:

Section 1298.07 (B) (4) (I) requires that towers must be setback a distance equal to at least 75% of the height of the tower from any adjoining lot line. Based on the 85 foot tower height, the required setback is 63.75 feet. The site plan shows a setback of 3.3 feet from the tower to the east property line and approximately 40 feet to the south property line.

Section 1298.07 (B) (5) (I) (B) requires a separation distance of 122 feet (150% of the height of the tower) from the tower to the residential property to the south. The proposed setback is approximately 40 feet.

Sections 1298.07 (B) (4) & (5) authorizes the City Council, through the Special Land Use permit process, to reduce the setback and separation distance requirements “if the goals of this Chapter would be better served thereby.”.

Staff is recommending approval of the height variance and reducing the setback/separation distance requirements, only if there is a condition of approval that staff is authorized to require additional landscaping and/or screen fencing between the tower and the adjoining residential property to the south if the proposed row of evergreen trees is not sufficient to provide an effective screen.

SUMMARY

This is a request Metro Fibernet, LLC for a Special Land Use Permit to construct a telecommunications tower and equipment shelters at the southeast corner of the Board of Water & Light property (Parcel No. 33-01-01-11-251-281) located between 1220 and 1306 N. Homer Street. The purpose of the tower/shelters is to provide fiber optic internet and streaming television services to business and residential customers in the City of Lansing and surrounding communities. Telecommunication towers with related structures/equipment are permitted in the "A" Residential district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

Based on the findings contained in this staff report, the proposal complies with or could be granted the required height variance and reductions to the setback and separation distance requirements in order to comply with the criteria of Section 1282.03(f)(1)-(9) of the *Zoning Code* for evaluating Special Land Use permits.

1. The proposed Special Land Use will be harmonious with the character of adjacent properties and surrounding uses.
2. The proposed Special Land Use will not change the essential character of the surrounding properties.
3. The proposed Special Land Use will not interfere with the general enjoyment of adjacent properties.
4. The proposed Special Land Use does represent an improvement to the lot as it currently exists.
5. The proposed Special Land Use will not be hazardous to adjacent properties.
6. The proposed Special Land Use can be adequately served by public services and utilities.
7. The proposed Special Land Use will not place any demand on public services and facilities in excess of current capacities.
8. The proposed Special Land Use is consistent with the designations of the Zoning Code and the Design Lansing Comprehensive Plans.
9. The proposed Special Land Use will need to be granted a height variance by the Board of Zoning Appeals and setback/separation distance waivers by the City Council. The site plan demonstrates compliance with all other requirements of the Zoning Ordinance and the Wireless Communication Tower Ordinance which is a component thereof. .

RECOMMENDATION

Staff recommends approval of SLU-1-2020, a request Metro Fibernet, LLC for a Special Land Use Permit to construct a telecommunications tower and equipment shelters at the southeast corner of the Board of Water & Light property (Parcel No. 33-01-01-11-251-281) located between 1220 and 1306 N. Homer Street as depicted on the site plan dated 12/13/2019 with the condition that the access drive/compound area is maintained in a dust-free condition and with the condition that the City Zoning Administrator is given the authority to require additional landscaping and/or an opaque fence along the south property line, prior to issuance of a certificate of occupancy for the shelter(s), if the landscaping shown on the site plan proves to be insufficient to effectively screen the project from the adjoining residential property to the south, based upon the findings of fact as outlined in this staff report.

Respectfully Submitted,

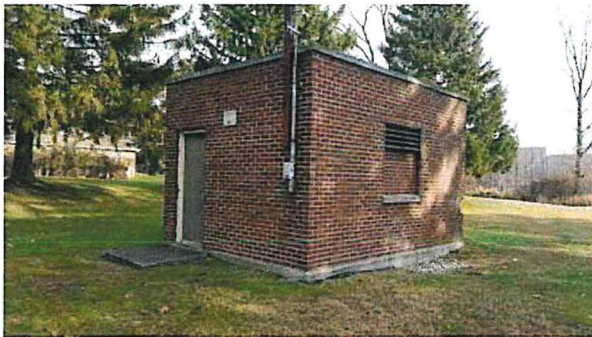
**Susan Stachowiak
Zoning Administrator**



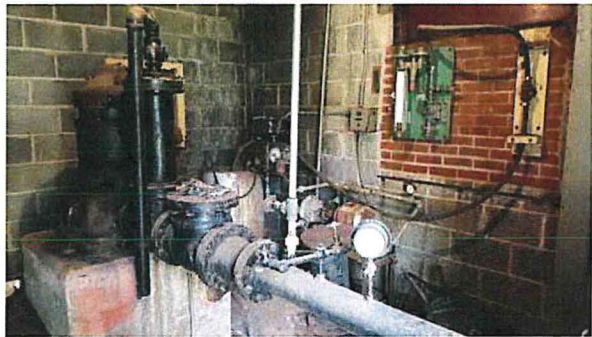
View of Site facing southeast.



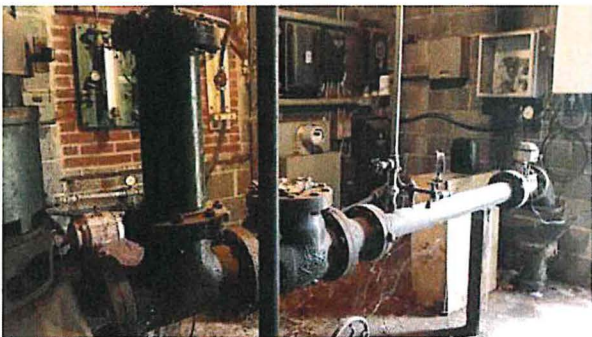
View of Site facing northwest.



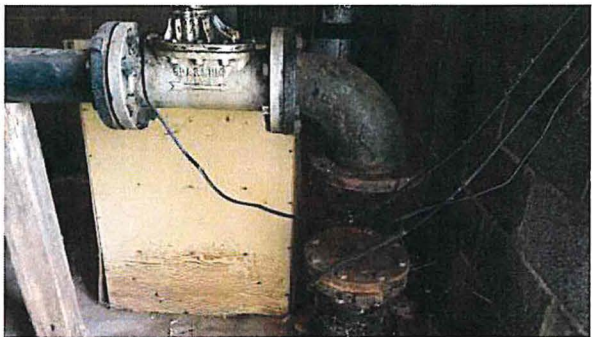
View of on Site municipal well pump house facing northeast.



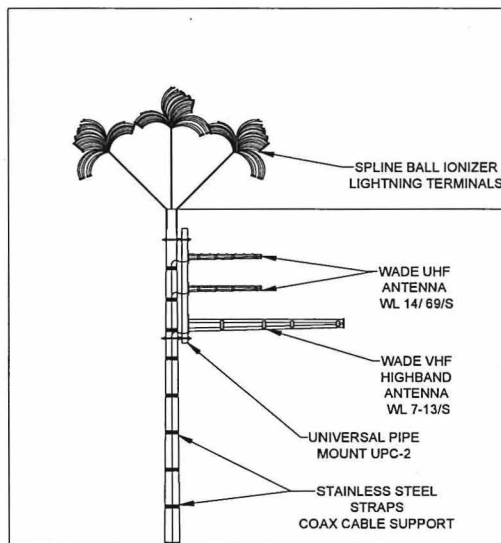
View of interior of pump house.



View of interior of pump house.



View of interior of pump house, note the pump is not in operation or currently connected.



- [illegible]

ORDER		PROJECT	FILE ID 001_90C2	SCALE NONE	DATE 11/25/19	E BY
DESCRIPTION 90' C2 Round, Slip Joint, SWR						
SECTION INFORMATION						
ITEM ID	LENGTH	BASE OD	TOP OD	THK	MATL	
1	47'- 8.00"	22.30"	13.53"	0.133"	A5 2 65 KSI	
2	45'- 0.00"	14.28"	6.00"	0.133"	A5 2 65 KSI	

SW CATALOG NUMBER:
R090-0173

DUPLICATE DRAWING DISTRIBUTION TULSA				PEQ395554		90' GAL STEEL POLE T2R		
				DWG SIZE B		CLASS CODE (1) J CLASS NO. (3)450		
				ORIGIN ENGR	DATE	SCALE		
				KOWZ	07-11-19	NONE		
				E.A. CHK	SHOP CHK			
				7/11/19 ENR	7/11/19 KAWB			
				OTHER SPECIFICATIONS				
								
				UNIT				
REV	DATE	REV	CHK	REVISION DESCRIPTION		MATERIAL	THICKNESS	WEIGHT
BY	BY	BY	BY					
ORDER NO.				CUSTOMER	DESCRIPTION			QWG NO.
395554				MEURONET	90 T2			ACQ/062

GALV. STEEL UTILITY POLE

AREA: LANCING MI

PROJECT: METRONET NETWORK SHELTER

LOCATION: 3424 W ST. JOSEPH ST

DESIGNED BY: NO

DRAWN BY: NO

SCALE: 1" = 10'

DATE: 08-18-2009 13:45:19

FILE NAME: 0817_0001

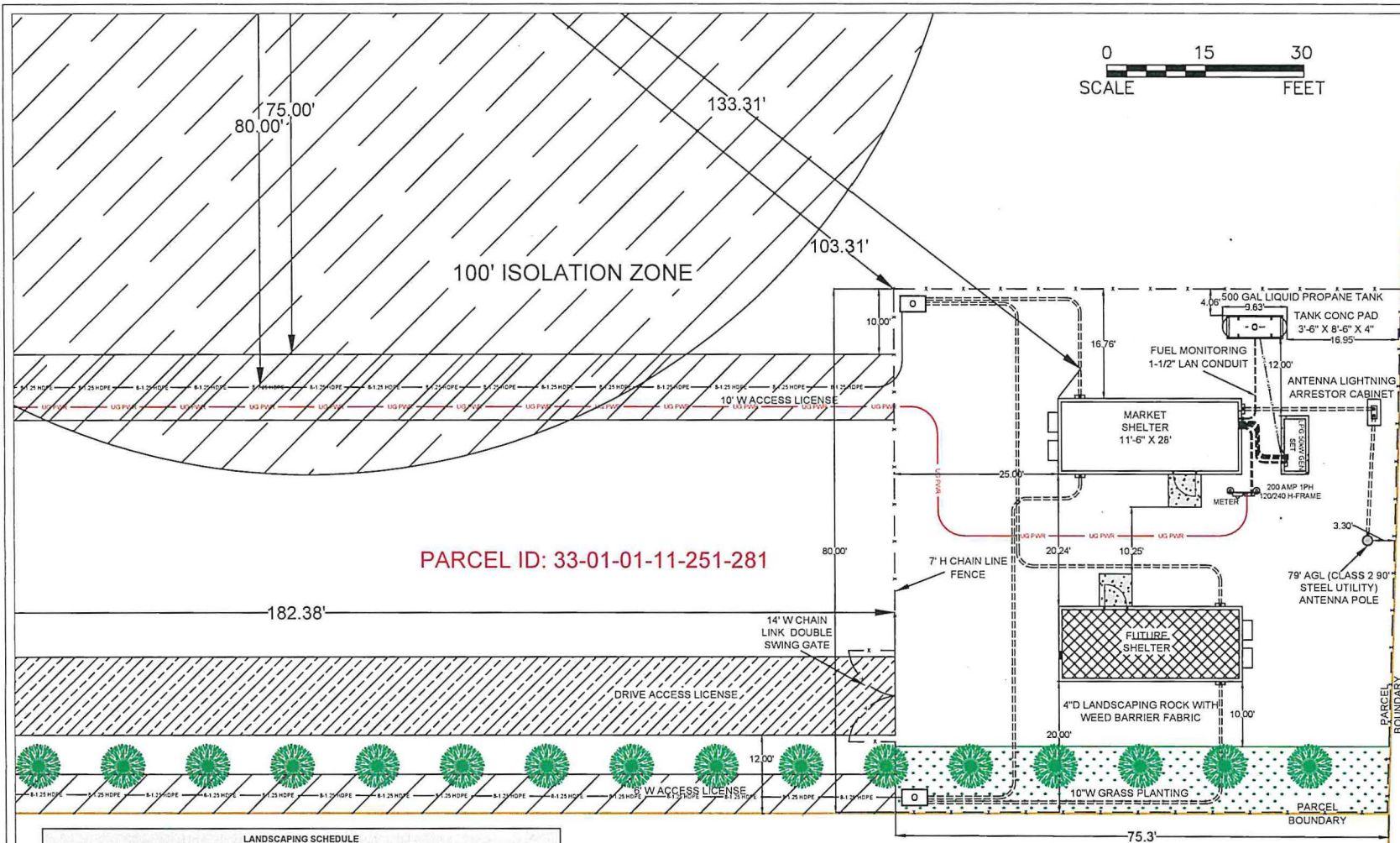
PROJECT NUMBER: 1

SHEET NO: 1 OF 1

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METRONET TECHNOLOGIES

3301 COMMUNICATIONS WAY
EVANSVILLE IN 47711



PARCEL ID: 33-01-01-11-251-281

LANDSCAPING SCHEDULE

QUANTITY	PLANT NAME - SCIENTIFIC	Common	SIZE	NOTES
TREES				
19	ARBORVITAE THUJA STANDISHII X PULICATA SPECIES	ARBORVITAE GREEN GIANT	6' HT	PLANT 8'-12" SPACING
GRASS COVER				
SEEDING RATE - 1,000 FT X 2	POA PRATENSIS / RYE GRASS	MIXTURE KENTUCKY BLUE GRASS / RYE GRASS	N/A	KENTUCKY BLUEGRASS + 10-15% PERENNIAL RYEGRASS*

0 15 30
SCALE FEET



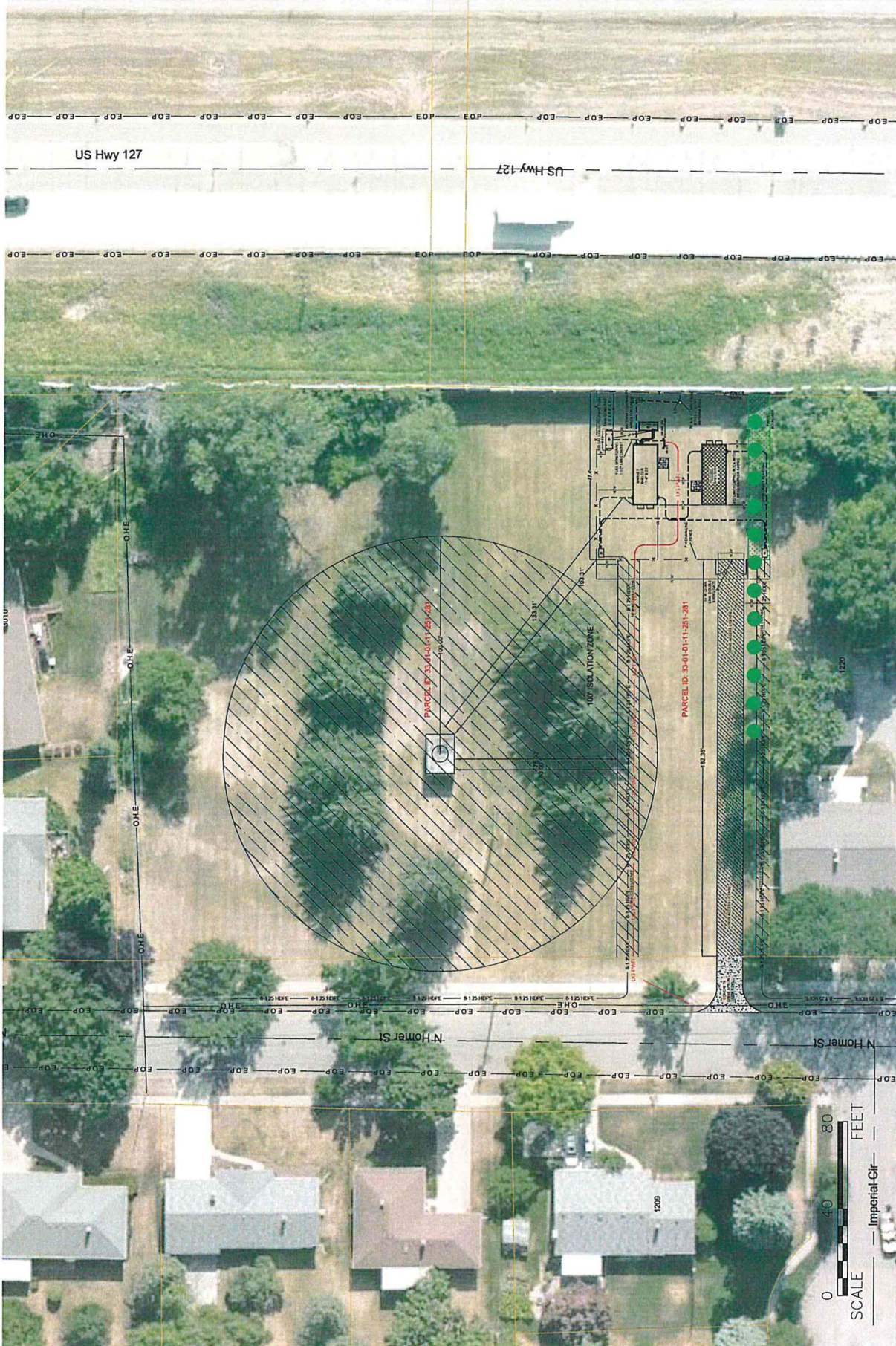
METRONET
TECHNOLOGIES
3100 COLUMBIAN AVE
EVANSVILLE, IN 47713

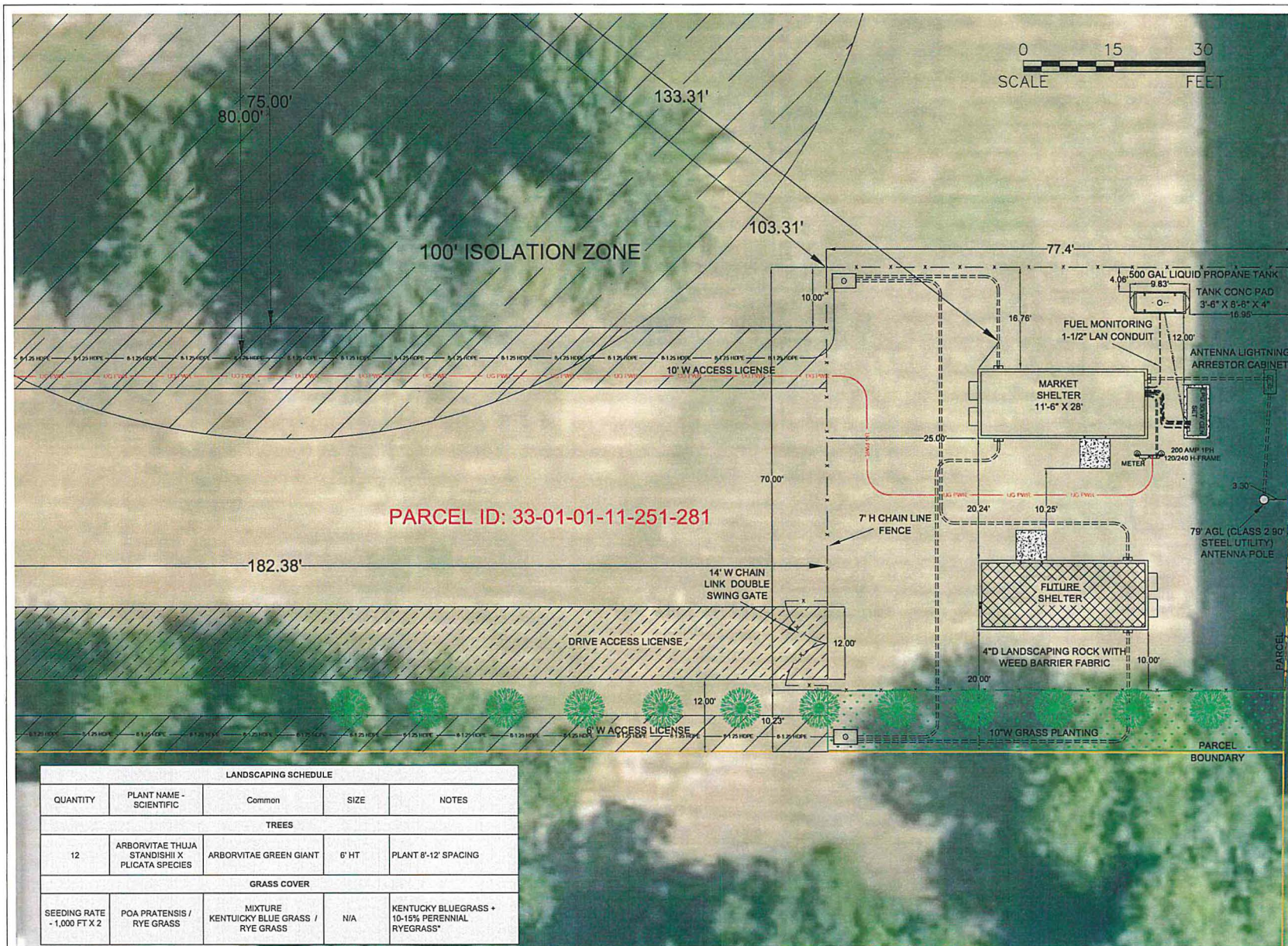
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REV	DATE	DESCRIPTION	BY	CHK	APP'D

SHELTER SITE PLAN
AREA: LANSING MI
PROJECT: LNINGMI.00984.HT
LOCATION: N PARCEL ID: 33-01-01-11-251-281
N HOMER ST LANSING MI 48912

DESIGNED BY: JH
DRAWN BY: JH
SCALE: 1"=10'
DATE: 10/15/2019
PROJECT: Lansing MI Site Plan.dwg
PROJECT: LNINGMI.00984.HT
PAGE: 1 OF 3





LANDSCAPING SCHEDULE				
QUANTITY	PLANT NAME - SCIENTIFIC	Common	SIZE	NOTES
TREES				
12	ARBORVITAE THUJA STANDISHII X Plicata SPECIES	ARBORVITAE GREEN GIANT	6' HT	PLANT 6'-12' SPACING
GRASS COVER				
SEEDING RATE - 1,000 FT X 2	POA PRATENSIS / RYE GRASS	MIXTURE KENTUCKY BLUE GRASS / RYE GRASS	N/A	KENTUCKY BLUEGRASS + 10-15% PERENNIAL RYEGRASS*



METRONET
TECHNOLOGIES

3301 COMMUNICATIONS WAY
EVANSVILLE, IN 47715

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REV	DATE	DESCRIPTION	DWG	BY	CHK

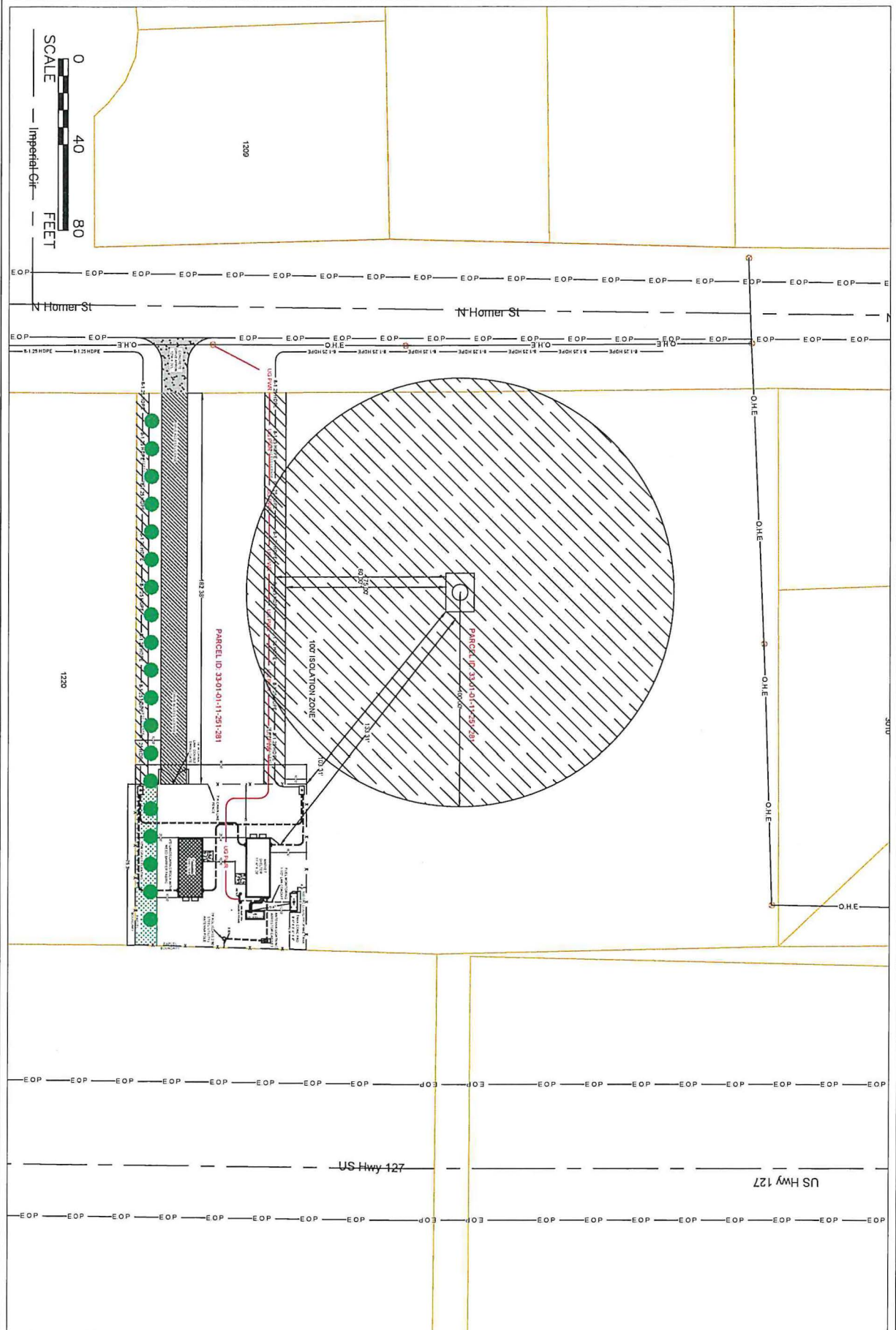
SHELTER SITE PLAN

AREA: LANSING MI

PROJECT: LKNGMI 00984.HT

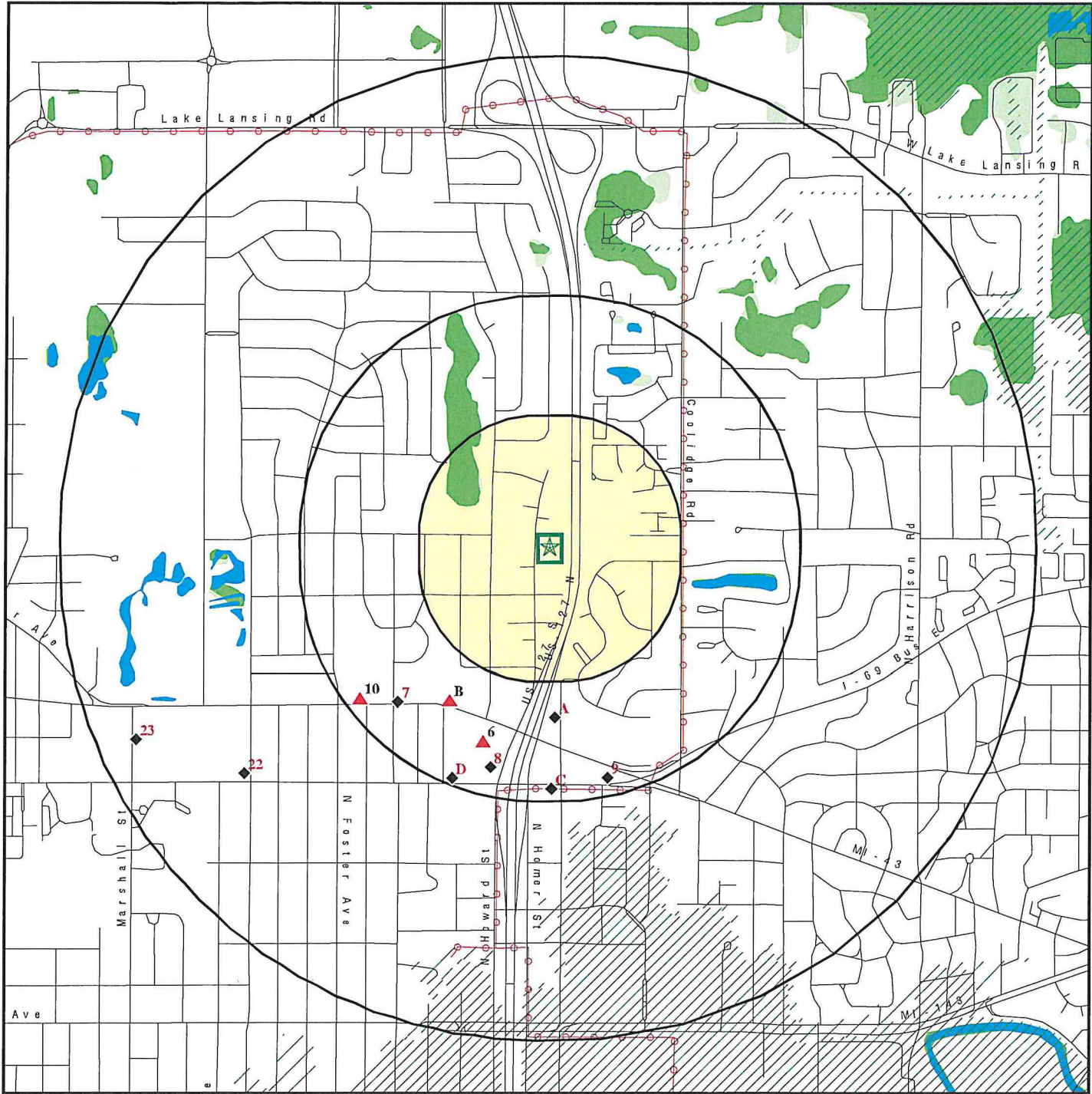
LOCATION: PARCEL ID: 33-01-01-11-251-281
N HOMER ST LANSING MI 48912

DESIGNED BY	RD
CHECKED BY	RD
SCALE	1"=10'
DATE	08/19/2020
FILE NAME	LKNGMI 00984.HT
PROJECT NUMBER	LKNGMI 00984.HT
SHEET NO	1 OF 3



3 OF 3	SHELTER SITE PLAN AREA: LANSING MI PROJECT: LNNMI.00984.HT LOCATION: PARCEL ID: 33-01-01-11-251-281 N HOMER ST LANSING MI 48912	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>END</th> <th>DRAWN</th> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>	REV	DATE	DESCRIPTION	END	DRAWN																					THIS PRINT AND DESIGN ARE THE SOLE PROPERTY OF METRONET TECHNOLOGIES LLC AND SHALL BE CONSIDERED CONFIDENTIAL. THIS PRINT MAY NOT BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF METRONET TECHNOLOGIES LLC AND SHALL BE RETURNED UPON REQUEST. METRONET TECHNOLOGIES 3701 COMMUNICATIONS WAY EVANSVILLE, IN 47715
REV	DATE	DESCRIPTION	END	DRAWN																								

OVERVIEW MAP - 5871264.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

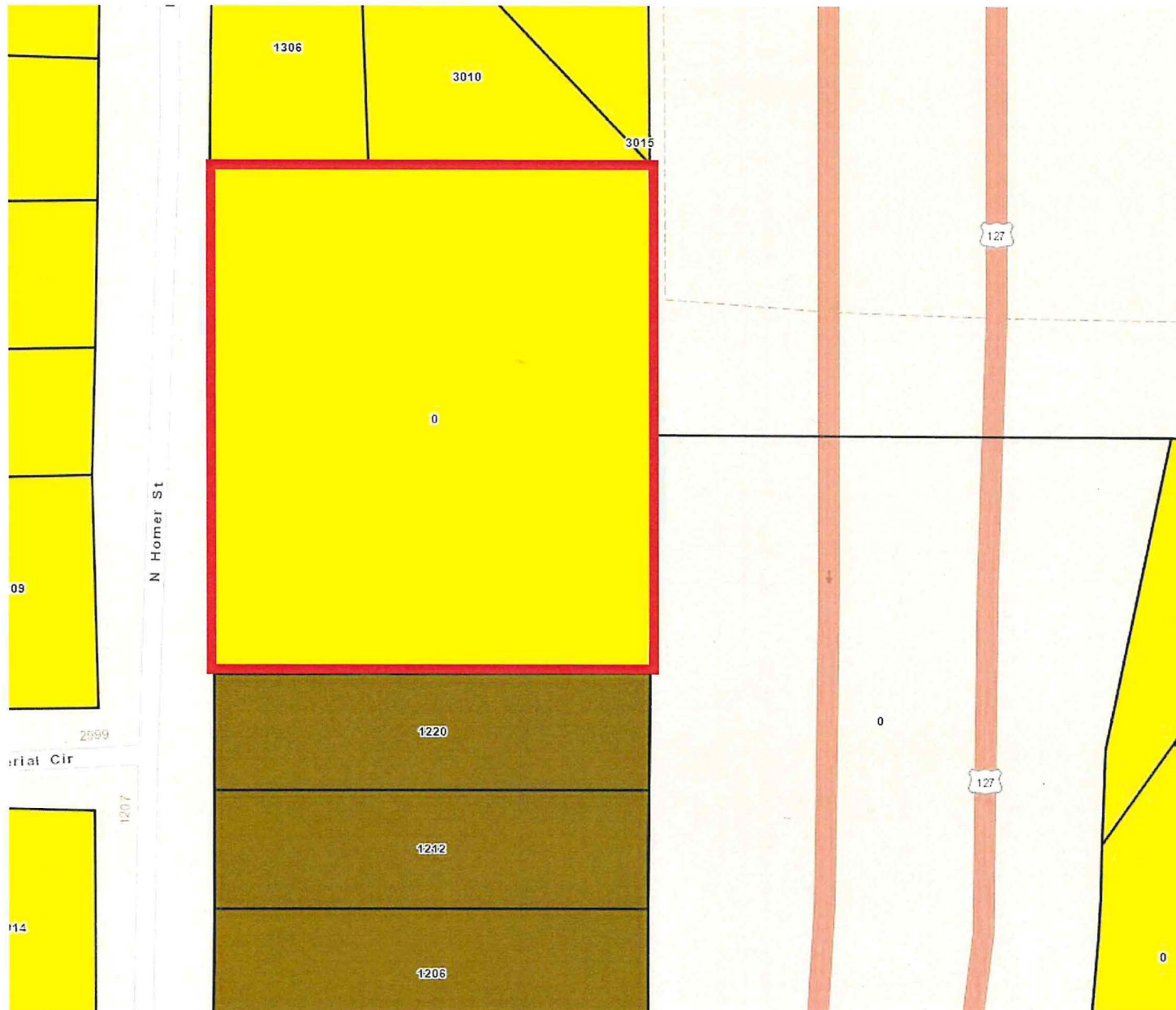
0 1/4 1/2 1 Miles

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: N HOMER ST
ADDRESS: N HOMER ST
LANSING MI 48912
LAT/LONG: 42.748003 / 84.508843

CLIENT: The Mannik & Smith Group
CONTACT: Jessica
INQUIRY #: 5871264.2s
DATE: November 15, 2019 11:01 am





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



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

SLU-1-2020

Telecommunications Tower in the “A” Residential District

N. Homer Street, Parcel #: 33-01-01-11-251-281

WHEREAS, Metro Fibernet, L.L.C. has requested a special land use permit to allow a telecommunications tower with related structures and equipment at the southeast corner of the property located between 1220 and 1306 N. Homer Street (Parcel #: 33-01-01-11-251-281); and

WHEREAS, the property is zoned “A” Residential District, where telecommunication towers are permitted subject to obtaining a Special Land Use permit; and

WHEREAS, a review was completed by staff evaluating the character, location and impact of the proposal on the surrounding area, the environment and public services as well as its consistency with the existing zoning and land use patterns in the area and with the objectives of the Design Lansing Comprehensive Plan; and

WHEREAS, the Planning Board held a public hearing on February 4, 2020 at which two individuals representing the applicant spoke in favor of the request and one area resident asked questions about the proposal; and

WHEREAS, the Planning Board, at its February 4, 2020 meeting, voted (6-0) to recommend approval of SLU-1-2020 for a special land use permit allow a telecommunications tower with related structures and equipment at the southeast corner of the property located between 1220 and 1306 N. Homer Street (Parcel #: 33-01-01-11-251-281) with the condition that the access drive/compound area is maintained in a dust-free condition and with the condition that the City Zoning Administrator is given the authority to require additional landscaping and/or an opaque fence along the south property line, prior to issuance of a certificate of occupancy for the shelter(s), if the landscaping shown on the site plan proves to be insufficient to effectively screen the project from the adjoining residential property to the south; and

WHEREAS, the City Council held a public hearing regarding SLU-1-2020 on 2020 and

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

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-1-2020 for a special land use permit allow a telecommunications tower with related structures and equipment at the southeast corner of the property located between 1220 and 1306 N. Homer Street (Parcel #: 33-01-01-11-251-281) with the condition that the access drive/compound area is maintained in a dust-free condition and with the condition that the City Zoning Administrator is given the authority to require additional landscaping and/or an opaque fence along the south property line, prior to issuance of a certificate of occupancy for the shelter(s), if the landscaping shown on the site plan proves to be insufficient to effectively screen the project from the adjoining residential property to the south.

BE IT FURTHER RESOLVED that this Special Land Use permit shall remain in effect only so long as the petitioner fully complies with this resolution, and if the petitioner fails to comply, the Special Land Use permit may be terminated by City Council Resolution.

BE IT FINALLY RESOLVED that in granting this request, the City Council determines the following:

1. Through proper landscape, screening and buffering, the proposed Special Land Use will be harmonious with the character of adjacent properties and surrounding uses.
2. The proposed Special Land Use will not change the essential character of the surrounding properties.
3. The proposed Special Land Use will not interfere with the general enjoyment of adjacent properties.
4. The proposed Special Land Use does represent an improvement to the lot as it currently exists.
5. The proposed Special Land Use will not be hazardous to adjacent properties.
6. The proposed Special Land Use can be adequately served by public services and utilities.
7. The proposed Special Land Use will not place any demand on public services and facilities in excess of current capacities.
8. The proposed Special Land Use is consistent with the intent and purpose of the Zoning Code and the Design Lansing Comprehensive Plans.
9. The proposed Special Land Use requires a height variance by the Board of Zoning Appeals and setback/separation distance waivers by the City Council. The site plan demonstrates compliance with all other requirements of the Zoning Ordinance and the Wireless Communication Tower Ordinance which is a component thereof. .

City of Lansing
Notice of Public Hearing

The Lansing City Council will hold a public hearing on Monday, March 16, 2020 at 7:00 p.m. in the City Council Chambers, 10th Floor, Lansing City Hall, Lansing, MI, for the purpose stated below:

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

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

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

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

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

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

**CITY OF LANSING OPRA CERTIFICATE
ALLEN PLACE REDEVELOPMENT PROJECT
PROPOSED APPROVAL PROCESS SCHEDULE**

DATE	BOARD/ COMMITTEE	ACTION	ATTENDANCE BY APPLICANT
By February 5, 2020	LEAP/LEDC	Ready for submission to Lansing City Council: 1) OPRA Certificate Resolution to Set Public Hearing 2) OPRA Certificate Pubic Hearing Notice 3) OPRA Certificate Resolution of Approval	
February 10, 2020 7:00PM	Lansing City Council	Council Receives Resolution to Approve Certificate and refers it to the Committee on Development and Planning	
February 18, 2020 3:30PM	Committee on Development and Planning	Applicant Presents Project to the D&P Committee to review OPRA Certificate Application. Committee approves Resolution to set Public Hearings	YES
February 24, 2020 7:00PM	Lansing City Council	Council passes resolution setting the Public Hearing for 7:00PM on <u>March 16, 2020</u> . <i>Public Hearing Notice-10 Days (Mail/Paper)</i>	YES
March 16, 2020 7:00PM	Lansing City Council	Public Hearing held at Council for OPRA Certificate. Resolution to approve Certificate referred back to the Committee on Development and Planning	YES
March 17, 2020 3:30PM	Committee on Development and Planning	D&P Committee approves resolution to approve the OPRA Certificate	YES
March 23, 2020 7:00PM	City Council Meeting	City Council Approves OPRA Certificate	YES
	LEAP/LEDC	Submit Application Package to the State Tax Commission for Review and Approval	

Application for Obsolete Property Rehabilitation Exemption Certificate

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

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

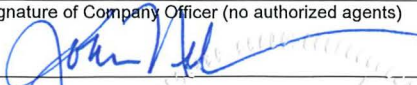
Applicant (Company) Name (applicant must be the OWNER of the facility) Allen Neighborhood Center Support Corp								
Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code) 1611 East Kalamazoo Street, Lansing, MI, 48912								
Location of obsolete facility (No. and street, City, State, ZIP Code) 1600 Block of East Kalamazoo Street, Lansing, MI, 48912								
City, Township, Village (indicate which) City of Lansing		County Ingham						
Date of Commencement of Rehabilitation (mm/dd/yyyy) 2/12/2020	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 12/31/2021	School District where facility is located (include school code) Lansing School District, 33020						
Estimated Cost of Rehabilitation \$6,815,558.00	Number of years exemption requested 12	Attach Legal description of Obsolete Property on separate sheet						
Expected project likelihood (check all that apply): <table border="0"><tr><td>☒ Increase Commercial activity</td><td>☒ Retain employment</td><td>☒ Revitalize urban areas</td></tr><tr><td>☒ Create employment</td><td>☐ Prevent a loss of employment</td><td>☒ Increase number of residents in the community in which the facility is situated</td></tr></table> Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment <u>71</u>			☒ Increase Commercial activity	☒ Retain employment	☒ Revitalize urban areas	☒ Create employment	☐ Prevent a loss of employment	☒ Increase number of residents in the community in which the facility is situated
☒ Increase Commercial activity	☒ Retain employment	☒ Revitalize urban areas						
☒ Create employment	☐ Prevent a loss of employment	☒ Increase number of residents in the community in which the facility is situated						
Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion. ☒								

APPLICANT'S CERTIFICATION

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

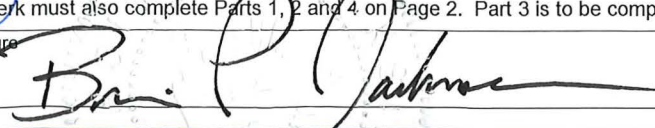
The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption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

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

Name of Company Officer (no authorized agents) Joan Nelson	Telephone Number (517) 999-3912	Fax Number (517) 367-0158
Mailing Address 1611 E. Kalamazoo Street, Lansing, MI 48912	Email Address joann@allenneighborhoodcenter.org	
Signature of Company Officer (no authorized agents) 	Title Executive Director	

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

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

Signature 	Date application received
--	---------------------------

FOR STATE TAX COMMISSION USE		
Application Number	Date Received	LUCI Code

RECEIVED
2020 FEB -5 PM 2:41
LANSING CITY CLERK

LOCAL GOVERNMENT ACTION

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

PART 1: ACTION TAKEN

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

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

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

PART 3: ASSESSOR RECOMMENDATIONS

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

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

PART 4: CLERK CERTIFICATION

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

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

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

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

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



Andy Schor, Mayor

CITY ASSESSORS OFFICE

Sharon Frischman, MMAO

City Assessor

3rd Floor City Hall

124 West Michigan Avenue

Lansing, Michigan 48933

(517) 483-7624

FAX: (517) 483-4101

www.lansingmi.gov/City-Assessor

August 19, 2019

Functional Obsolescence Determination

1611 E Kalamazoo St.

33-01-01-15-427-302

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

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

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

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

A handwritten signature in black ink, appearing to read "Sharon Frischman", is written over a horizontal line.

Sharon Frischman, MMAO

City Assessor



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

Tuesday, February 4th, 2020

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

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

Dear Clerk Swope,

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

General Description of the Obsolete Facility

The building was constructed in stages, with the first section built in 1932. The complex has served as home to many small businesses over the years including the Allen Neighborhood Center and the Allen Farmers Market. In the past several years, several of the commercial tenants have moved out, leaving only Allen Neighborhood Center and Happendance Studio in the complex. The unoccupied portions, including the entire second floor and much of the first floor, have been vacant for up to 15 years.

Proposed use of the Rehabilitated Facility

The project proposes rehabilitating the two-story complex, adding a third floor to the 2-story building along E. Kalamazoo and constructing three-story additions on the east and west ends of the building. The proposed development will provide 29 units of mixed income housing for a total of 30,000 square feet of residential space, and over 20,000 square feet of commercial space, totaling 49,164 square feet. Project amenities will include active programming from ANC, a community room, computer center, on-site exercise/dance studio, outdoor picnic areas and 'green spaces', an on-site farmers market, nutrition education and cooking classes and other events in our commercial kitchen.

Detailed Description of Rehabilitation

Construction Hard Costs – **\$5,965,558** (See attached itemized table for detail)
Brownfield Remediation (Demolition, Abatement, Due Care) - **\$850,000**
Total Hard Costs (Does not include acquisition or soft costs) - **\$6,815,558**

Time Schedule for Rehabilitation

Commencement of construction is scheduled for late spring 2020 with completion of the project expected by the fall of 2021. Environmental remediation and demolition of part of the Property will begin beforehand.

Expected Economic Advantages

We expect this project to create 70 construction jobs during the build, and 20 FTE jobs after construction is complete. The commercial aspect of the project will bring commercial enterprise and vibrancy to a formerly vacant space, and inspire comparable efforts along the E. Kalamazoo Street corridor. The project will increase density in the area and provide usable green space for residents and the broader community.

We appreciate your consideration of our request for certification by City Council of this designated OPRA District, and look forward to working with the City of Lansing to redevelop this important property.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Joan Nelson", with a stylized flourish at the end.

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

LEGAL DESCRIPTION AND PROPERTY TAXABLE VALUE

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

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

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

Taxable Value (2019): \$10,000

State Equalized Value (2019): \$10,000

Owners Name: Allen Neighborhood Center Support Corp.

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

Resolution to Approve an Obsolete Property Rehabilitation Act Certificate
1611 East Kalamazoo Street

WHEREAS, pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (PA 146 of 2000), Allen Neighborhood Center Support Corp has filed an application for an Obsolete Property Rehabilitation Exemption Certificate (OPRA Certificate) with the Lansing City Clerk, for a proposed obsolete facility at 1611 East Kalamazoo St., Lansing, Michigan (Obsolete Property); and

WHEREAS, Allen Neighborhood Center Support Corp (the Applicant) owns the proposed Obsolete Property; and

WHEREAS, the proposed Obsolete Property is located within an Obsolete Property Rehabilitation District legally established by resolution adopted October 28, 2019, after a public hearing was held on October 14, 2019, as provided by section 3 of PA 146 of 2000; and

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

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

WHEREAS, Allen Neighborhood Center Support Corp has been certified in writing by the City of Lansing Treasurer to be not delinquent in any taxes related to the facility; and

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

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

WHEREAS, the applicant Allen Neighborhood Center Support Corp has provided answers to all required questions under the application instructions to the City of Lansing; and

WHEREAS, the City of Lansing requires that rehabilitation of the facility shall be completed by December 31, 2021; and

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby grants an Obsolete Property Rehabilitation Exemption for the real property, excluding land, located in an Obsolete Property Rehabilitation District at property located at 1611 East Kalamazoo St., Lansing, Michigan, legally described as LOT 6, 7, 8, 9, 10 BLOCK 4 ASSESSORS PLAT NO 16, Parcel Number: 33-01-01-15-427-302.

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

City of Lansing
Notice of Public Hearing

The Lansing City Council will hold a public hearing on March 16, 2020 at 7:00 p.m. in the City Council Chambers, 10th Floor, Lansing City Hall, Lansing, MI, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, other interested persons and ad valorem taxing units to appear and be heard on the approval of Brownfield Plan #79 – Michigan Realtors Redevelopment Project pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for property commonly referred to as 700 N. Washington Avenue located in the City of Lansing, but more particularly described as:

700 N. Washington Avenue (Parcel No. 33-01-01-09-453-061) - S 1/2 LOT 2 BLOCK 53 ORIG PLAT

0 N. Washington Avenue (Parcel No. 33-01-01-09-453-051) – N ½ LOT 2 BLOCK 53 ORIG PLAT

724 N. Washington Avenue (Parcel No. 33-01-01-09-453-023) - LOTS 3, 4 & 5 BLOCK 53 ORIG PLAT

730 N. Washington Avenue (Parcel No. 33-01-01-09-453-011) – S 33 FT OF W 81.5 FT LOT 6 BLOCK 53 ORIG PLAT

732 N. Washington Avenue (Parcel No. 33-01-01-09-453-001) – N 33 FT OF W 81.5 FT LOT 6 BLOCK 53 ORIG PLAT

104 E. Madison Street (Parcel No. 33-01-01-453-111) – E 83.5 FT LOT 6 BLOCK 53 ORIG PLAT

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

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

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

Lansing Brownfield Redevelopment Authority



Lansing Brownfield Redevelopment Authority Michigan Realtors Redevelopment Project

Brownfield Plan #79

700 N. Washington Avenue
Lansing, Michigan 48906

PREPARED BY:

Triterra
1305 S. Washington Avenue, Suite 102
Lansing, Michigan 48910
Contact Person: JP Buckingham
jp.buckingham@triterra.us
Phone: 517-853-2151

REVIEWED BY:

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

January 28, 2020

Approved by the LBRA on _____
Adopted by the Lansing City Council on _____

Table of Contents

Section	Page
1. Project Summary Sheet	1
2. Purpose of Brownfield Plan and Past Use of the Property	3
3. Brownfield Project Description	4
4. Developer Eligible Activities	5
5. Captured Taxable Value and Tax Increment Revenues	6
6. Method of Brownfield Plan Financing	6
7. Amount of Note or Bonded Indebtedness Incurred	7
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FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Map

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

ATTACHMENTS

Attachment A: Legal Description of the Property

Attachment B: Letter of Functional Obsolescence

Attachment C: Renderings

1. Project Summary Sheet

The purpose of this Brownfield Plan (the “Plan”) is to identify eligible activities and cost estimates for redevelopment of the property located at 700 N. Washington Avenue in the City of Lansing, Michigan. Brownfield tax increment financing is necessary to support redevelopment of the property.

Project Name: Michigan Realtors Redevelopment Project (the “Project”)

Developer: Michigan Realtors® (the “Developer”)
700 N. Washington Avenue
Lansing, MI 48906

Property Location: 700 N. Washington Avenue, Lansing, Michigan 48906 (the “Property”)

Type of Eligible Property: “Functionally Obsolete”, and adjacent and contiguous

Project Description: The Project includes the demolition of the existing, functionally obsolete building at 700 N. Washington Avenue and demolition of the building (known as 720 N. Washington Avenue) at 724 N. Washington Avenue. The entire 1.46-acre Property will be redeveloped to include a three-story, 19,443-square foot commercial office building with a roof deck and 72 paved parking spaces. When the new building is complete the existing building (720 N. Washington) will be demolished and the remainder of the Project will be completed. The development will be constructed to provide space designed for the Michigan Realtors®, a Lansing based association.

Brownfield Eligible activities include asbestos and lead surveys and abatement, demolition, site preparation, infrastructure improvements, and preparation of the Brownfield Plan.

Total Capital Investment: Property and Building Improvements: Estimated at \$9,200,000 million (not including acquisition) of which there is \$536,276 in eligible activities associated with the proposed Project.

Estimated Job

Creation/Retention:

The redevelopment will create approximately 25-30 temporary construction related jobs. The completed project will retain 30 existing Michigan Realtors® staff with room for projected creation of new jobs.

Duration of Plan:

9 years (starting in 2021)

Total New Taxes Generated by Development: \$1,092,984		% of New Taxes
Uses		
Portion Passed Through to Saginaw Street Corridor Improvement Authority	\$55,115	5%
Passed Through to: (CADL, School, Debt)	\$442,007	40%
Portion Captured by LBRA to Reimburse Developer	\$536,276	49%
Portion Captured for LBRA Plan Administration / Local Brownfield Revolving Fund (LBRF)	\$59,586	6%
TOTAL NEW TAXES GENERATED	\$1,092,984	100%

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

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

The Plan will allow the LBRA to use tax increment financing to reimburse **Michigan Realtors®** (the “Developer”) for the costs of eligible activities required to redevelop the eligible property located at 700 N. Washington Avenue in the City of Lansing, Michigan, (the “Property”). Any proposed redevelopment of the Property will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein. The location of the Property is depicted on Figure 1.

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

Eligible Property		
Address	Tax ID	Basis of Eligibility
700 N. Washington Avenue	33-01-01-09-453-061	Functionally Obsolete
724 N. Washington Avenue	33-01-01-09-453-023	Adjacent and Contiguous
730 N. Washington Avenue	33-01-01-09-453-011	Adjacent and Contiguous
732 N. Washington Avenue	33-01-01-09-453-001	Adjacent and Contiguous
0 N. Washington Avenue	33-01-01-09-453-051	Adjacent and Contiguous
104 E. Madison Street	33-01-01-09-453-111	Adjacent and Contiguous

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

The Property consists of a total of 1.46-acres and comprised of six contiguous parcels. One vacant two-story commercial office building totaling approximately 5,186-square feet and built in 1969 exists on the south end of the Property; and one occupied single-story commercial office building totaling approximately 4,898-square feet exists on the west-central portion of the Property. The remainder of the Property is comprised of grass lots and paved parking. The buildings have been used for commercial purposes.

The Property is considered an “eligible property” as defined by Act 381, Section 2 because: (a) the

Property was previously utilized as a commercial property; (b) it is located within the City of Lansing, a qualified local governmental unit under MCL 125.2782(k); and (c) the parcel located at 700 N. Washington Avenue has been determined to be “functionally obsolete” as defined in Section 2(s) of Act 381, and the parcels located at 724, 730, 732, 0 N. Washington Avenue and 104 E. Madison Avenue are adjacent and contiguous to 700 N. Washington Avenue. Refer to Attachment B, Letter of Functional Obsolescence.

3. Brownfield Project Description

The Project includes the demolition of the existing, functionally obsolete building at 700 N. Washington Avenue and demolition of the building (known as 720 N. Washington Avenue) at 724 N. Washington Avenue. The entire 1.46-acre Property will be redeveloped to include a three-story, 19,443-square foot commercial office building with a roof deck and 72 paved parking spaces. When the new building is complete the existing building (720 N. Washington) will be demolished and the remainder of the Project will be completed. The development will be constructed to provide space designed for the Michigan Realtors® headquarters with over 30,000 members statewide.

The new building will provide space designed for hosting programs including workplace and conference space for Michigan Realtors® staff and training/meeting space to host dinners, continuing education seminars, committee meetings, and other events for members, stakeholders, and partners from around the State. The event space and video production facilities will also be used by other organizations, most likely groups from around the state with a need for a presence in Lansing.

The first and second floors will support Michigan Realtors® staff with a high-performance workplace that fuels efficiency, collaboration, and productivity. The third-floor engagement center and roof deck will provide diverse spaces for up to 226 people to learn socialize, network, and work together.

Improved landscaping, sidewalks, and parking will create a more inviting, clean appearance allowing for easier access to the site and to Durant Park. Enhanced lighting onsite will allow for greater safety. The Project includes streetscape improvements with expanded tree lawns and corner bump-outs with decorative paving at the southeast and southwest corners of Washington Avenue and Saginaw Street. Additional landscaping and decorative paving at the southeast corner will provide a transition to the Project site. The plan was developed in cooperation with the Public Service Department to extend streetscape improvements on both sides of Washington Avenue north to Madison Street at the time sanitary sewers are replaced. These improvements will enhance the aesthetics and curb appeal for Saginaw Street and Washington Avenue, create a better connection to Durant Park, and a safer intersection for both pedestrian and vehicles.

Total capital investment is estimated at \$9,200,000, not including acquisition. This Project will result in the retention of 30 existing Michigan Realtors® staff with room for projected creation of new jobs. The Project is also projected to create/leverage 25 to 30 temporary construction related jobs.

4. Developer Eligible Activities

The Developer will fund the improvements being made to the site including the public infrastructure improvements. Once the development project is complete a portion of the resulting increase in Property taxes will be used to reimburse the Developer for their extraordinary brownfield costs to redevelop the Property. The activities that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381 and include asbestos and lead surveys and abatement, (building and site) demolition, site preparation, infrastructure improvements, and preparation of the Brownfield Plan.

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

The total estimated eligible activity costs estimated for Developer reimbursement is \$536,276.

ELIGIBLE ACTIVITIES

NON-ENVIRONMENTAL

Asbestos and Lead Activities	\$61,252.00
Demolition.....	\$77,126.00
Site Preparation.....	\$97,357.00
Infrastructure Improvements	\$222,257.00
(Estimated cost for public way improvements is \$163,000)	
Total Non-Environmental Costs	\$457,992.00
Contingency (15%) *	\$68,284.00
Brownfield Plan Preparation	\$10,000.00
Interest (0%, simple)	\$0.00
Total Anticipated TIR Available for Reimbursement.....	\$536,276.00
State Brownfield Redevelopment Fund	\$0.00
LBRA Plan Administration / LBRF	\$59,586.00
Total <u>Local</u> TIR Capture	\$595,862.00

* Asbestos/Lead Surveys, Brownfield Plan preparation are excluded from contingency calculation.

The costs listed above are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Property.

5. Captured Taxable Value and Tax Increment Revenues

The costs of eligible activities included in, and authorized by, this Plan can be reimbursed with incremental local only tax revenues generated by the Property redevelopment and captured by the LBRA. The LBRA will not be obligated to reimburse the Developer for Eligible Activities completed after December 31, 2022.

The taxable value of the Property according to the city assessor was \$476,518 which is the initial taxable value for this Plan. The new projected taxable value for 2021 was estimated at \$2,000,000. Estimated taxable values were based on estimates determined by the Project's development team. The actual taxable value will be determined by the City's Assessor after the Project is completed.

It is estimated that the LBRA will capture tax increment revenues from 2021 through 2029 to reimburse the Developer and the LBRA for the cost of eligible activities, pay for the LBRA's administration of the Plan and make deposits into the LBRA's Local Brownfield Revolving Fund (LBRF). Ninety percent of the new local taxes will be captured by the LBRA. This Plan will pass through 10% of new local taxes captured per year for the duration of the Plan for deposit into the Saginaw Street Corridor Improvement Authority (SSCIA). After the Plan expires, the SSCIA will capture 100% of the new local taxes for the duration of the SSCIA plan.

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

6. Method of Brownfield Plan Financing

The Developer is ultimately responsible for providing financing for the costs of eligible activities included in this Plan. However, the City will be using the LBRA's LBRF to finance a portion of the infrastructure improvements (i.e. streetscape). These LBRF funds will be recovered by the LBRA from tax increment revenues.

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

Annually, the LBRA will capture 10% of the available new local taxes for LBRA Plan administration and/or deposits into the LBRF.

7. Amount of Note or Bonded Indebtedness Incurred

None.

8. Duration of the Brownfield Plan

The duration of this Plan shall not exceed 10 years total tax capture after the first year of tax capture anticipated as 2021.

9. Estimated Impact on Taxing Jurisdictions

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

Projected Impact to Taxing Jurisdictions					
Taxing Unit	Current Base Taxes	New Taxes to Saginaw Street Corridor Improvement Authority	New Taxes to Taxing Units*	New Taxes for BRA Admin/ LBRF Deposits and Developer Reimbursement	Total New Taxes
Lansing Operating	\$9,264	\$27,980		\$251,820	\$279,800
Ingham County	\$1,968	\$5,944		\$53,499	\$59,443
Ingham County Sum	\$3,240	\$9,787		\$88,085	\$97,872
Airport Authority	\$333	\$1,006		\$9,055	\$10,061
CATA	\$1,433	\$4,328		\$38,952	\$43,280
Potter Park Zoo	\$195	\$590		\$5,311	\$5,901
Lansing Community College	\$1,814	\$5,480		\$49,317	\$54,797
Ingham Inter. School District	\$2,243		\$6,774	\$60,963	\$67,736
Lansing School Sinking Fund	\$1,430		\$4,318	\$38,861	\$43,179
Lansing School District Operating	\$8,472		\$255,896		\$255,896
State Education Tax (6 mills)	\$2,859		\$86,358		\$86,358
Capital Area District Library	\$743		\$22,453		\$22,453
City Debt	\$2,192		\$66,208		\$66,208
Total	\$36,186	\$55,115	\$442,007	\$595,862	\$1,092,984

* Increased by investment, but not captured by the LBRA

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

10. Legal Description & Site Map

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

11. Personal Property

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

12. Displacement of Persons

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

13. Local Brownfield Revolving Fund

The City will be using the LBRA's accelerated reimbursement program to finance a portion of the infrastructure improvements.

The LBRA will capture all available tax increment revenues for deposit to the LBRF as permitted by Act 381.

14. Other Information

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

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Map

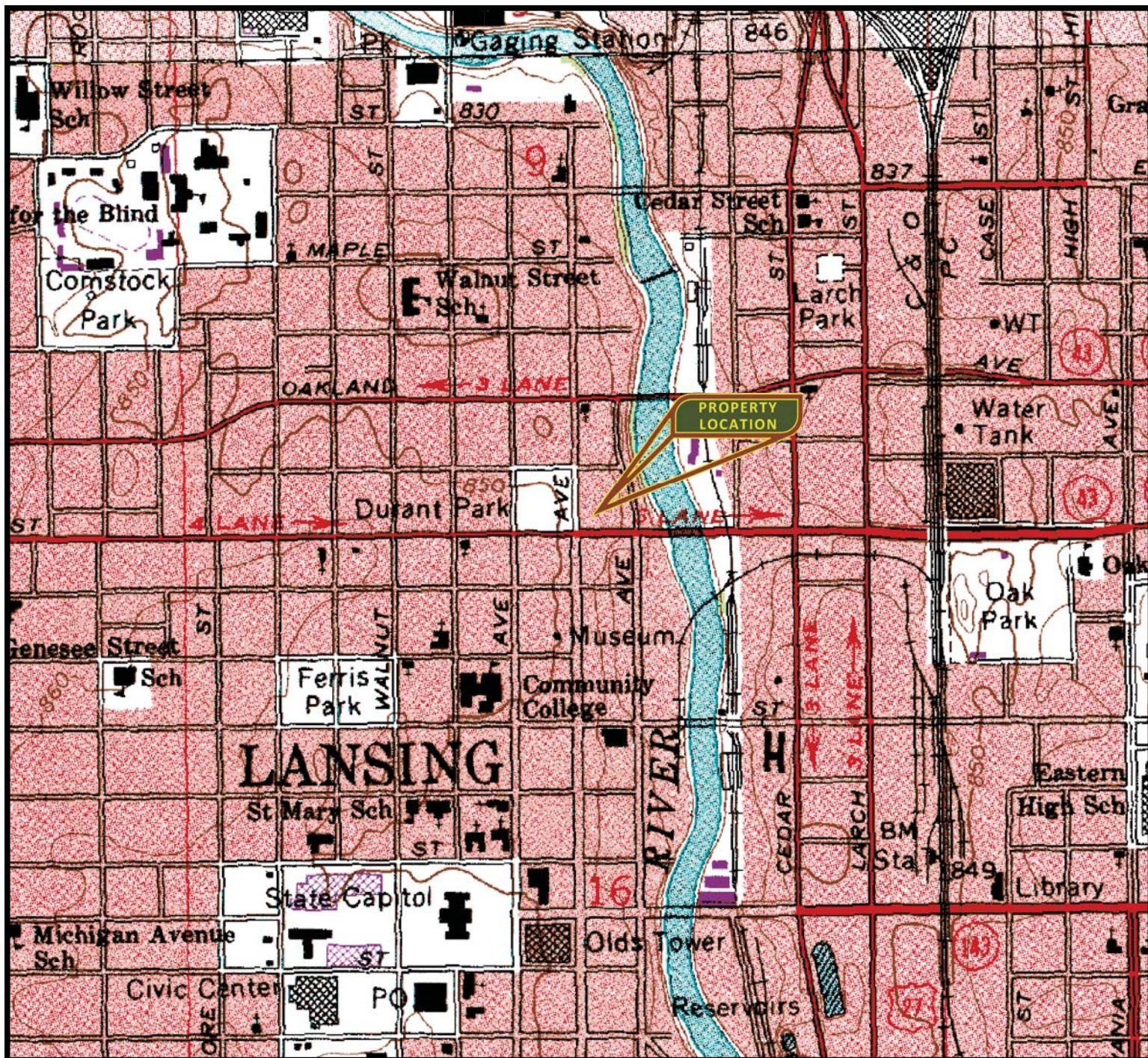


FIGURE 1 PROPERTY LOCATION

700 N. WASHINGTON AVENUE
LANSING, MICHIGAN 48906

INGHAM COUNTY
T4N, R2W, SECTION 9

PROJECT NUMBER: 19-2147

ADAPTED FROM MI GEOGRAPHIC DATA LIBRARY DRG

TRI TERRA



500 0 500 1000 1500 ft



1:12000





DIAGRAM CREATED BY: AL DATE: 11/26/2019

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

Table 1
Brownfield Eligible Activities
700 N. Washington Avenue
Lansing, MI

					REIMBURSEMENT ALLOCATION		
ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	DEQ ACTIVITIES	MSF ACTIVITIES	LOCAL-ONLY ACTIVITIES
MSF ELIGIBLE ACTIVITIES							
Asbestos and Lead Activities							
				<i>Subtotal Asbestos and Lead Activities</i>		\$ -	\$ 61,252
Demolition							
				<i>Subtotal Demolition Activities</i>	\$ -	\$ -	\$ 77,126
Site Preparation							
				<i>Subtotal Site Preparation Activities</i>	\$ -	\$ -	\$ 97,357
Infrastructure Improvements							
				<i>Subtotal Infrastructure Improvement Activities</i>			\$ 222,257
				MSF ELIGIBLE ACTIVITIES SUB-TOTAL	\$ -	\$ -	\$ 457,992
				MSF AND EGLE ELIGIBLE ACTIVITIES SUB-TOTAL	\$ -	\$ -	\$ 457,992
Contingency (15%)				\$ 68,284			\$ 68,284
Brownfield Plan	1	LS	\$ 10,000	\$ 10,000			\$ 10,000
Interest (0%, simple)			\$ -	\$ -			
TOTAL ELIGIBLE COST FOR REIMBURSEMENT				\$ 536,276	\$ -	\$ -	\$ 536,276
State Brownfield Revolving Fund				\$ -			
BRA Administrative Fees/LBRF				\$ 59,586			
GRAND TOTAL				\$ 595,862			
					0.00%	0.00%	100.00%

NOTES:

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

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

Costs for Asbestos/Lead Surveys and Brownfield Plan are excluded from contingency calculation.

Table 2
Tax Increment Revenue Capture Estimates
700 N. Washington Avenue
Lansing, MI

Estimated Taxable Value (TV) Increase Rate:			1% per year							
Plan Year	2021 1	2022 2	2023 3	2024 4	2025 5	2026 6	2027 7	2028 8	2029 9	
Base Taxable Value (TV)	\$ 476,518	\$ 476,518	\$ 476,518	\$ 476,518	\$ 476,518	\$ 476,518	\$ 476,518	\$ 476,518	\$ 476,518	
Estimated New TV	\$ 2,000,000	\$ 2,020,000	\$ 2,040,200	\$ 2,060,602	\$ 2,081,208	\$ 2,102,020	\$ 2,123,040	\$ 2,144,271	\$ 2,165,713	
Incremental Difference (New TV - Base TV)	\$ 1,523,482	\$ 1,543,482	\$ 1,563,682	\$ 1,584,084	\$ 1,604,690	\$ 1,625,502	\$ 1,646,522	\$ 1,667,753	\$ 1,689,195	
Total Incremental Difference	\$ 1,523,482	\$ 1,543,482	\$ 1,563,682	\$ 1,584,084	\$ 1,604,690	\$ 1,625,502	\$ 1,646,522	\$ 1,667,753	\$ 1,633,800	

School Capture	Millage Rate											
School Operating	17.7792	\$ 27,086	\$ 27,442	\$ 27,801	\$ 28,164	\$ 28,530	\$ 28,900	\$ 29,274	\$ 29,651	\$ 29,048		
State Education Tax (SET)	6.0000	\$ 9,141	\$ 9,261	\$ 9,382	\$ 9,505	\$ 9,628	\$ 9,753	\$ 9,879	\$ 10,007	\$ 9,803		
School Total:	23.7792	34.08%	\$ 36,227	\$ 36,703	\$ 37,183	\$ 37,668	\$ 38,158	\$ 38,653	\$ 39,153	\$ 39,658	\$ 38,850	

Local Capture	Millage Rate											
Lansing Operating	19.4400	\$ 29,616	\$ 30,005	\$ 30,398	\$ 30,795	\$ 31,195	\$ 31,600	\$ 32,008	\$ 32,421	\$ 31,761		
Ingham County	4.1300	\$ 6,292	\$ 6,375	\$ 6,458	\$ 6,542	\$ 6,627	\$ 6,713	\$ 6,800	\$ 6,888	\$ 6,748		
Ingham County Sum	6.8000	\$ 10,360	\$ 10,496	\$ 10,633	\$ 10,772	\$ 10,912	\$ 11,053	\$ 11,196	\$ 11,341	\$ 11,110		
Airport Authority	0.6990	\$ 1,065	\$ 1,079	\$ 1,093	\$ 1,107	\$ 1,122	\$ 1,136	\$ 1,151	\$ 1,166	\$ 1,142		
CATA	3.0070	\$ 4,581	\$ 4,641	\$ 4,702	\$ 4,763	\$ 4,825	\$ 4,888	\$ 4,951	\$ 5,015	\$ 4,913		
Potter Park Zoo	0.4100	\$ 625	\$ 633	\$ 641	\$ 649	\$ 658	\$ 666	\$ 675	\$ 684	\$ 670		
Lansing Community College	3.8072	\$ 5,800	\$ 5,876	\$ 5,953	\$ 6,031	\$ 6,109	\$ 6,189	\$ 6,269	\$ 6,349	\$ 6,220		
Ingham Intermediate School District	4.7062	\$ 7,170	\$ 7,264	\$ 7,359	\$ 7,455	\$ 7,552	\$ 7,650	\$ 7,749	\$ 7,849	\$ 7,689		
Lansing School Sinking	3.0000	\$ 4,570	\$ 4,630	\$ 4,691	\$ 4,752	\$ 4,814	\$ 4,877	\$ 4,940	\$ 5,003	\$ 4,901		
Local Total:	45.9994	65.92%	\$ 70,079	\$ 70,999	\$ 71,928	\$ 72,867	\$ 73,815	\$ 74,772	\$ 75,739	\$ 76,716	\$ 75,154	
Total Capturable Taxes:	69.7786	100.00%	\$ 106,306	\$ 107,702	\$ 109,112	\$ 110,535	\$ 111,973	\$ 113,425	\$ 114,892	\$ 116,373	\$ 114,004	

Non-Capturable Millages	Millage Rate											
School Debt	4.6000	\$ 7,008	\$ 7,100	\$ 7,193	\$ 7,287	\$ 7,382	\$ 7,477	\$ 7,574	\$ 7,672	\$ 7,515		
Capital Area District Library	1.5600	\$ 2,377	\$ 2,408	\$ 2,439	\$ 2,471	\$ 2,503	\$ 2,536	\$ 2,569	\$ 2,602	\$ 2,549		
Total Non-Capturable Taxes:	6.1600											

Notes:

Total	Pass-Through	Captured
\$ 255,896	\$ 255,896	\$ -
\$ 86,358	\$ 86,358	\$ -
\$ 342,254	\$ 342,254	\$ -

\$ 279,800	\$ 27,980	\$ 251,820
\$ 59,443	\$ 5,944	\$ 53,499
\$ 97,872	\$ 9,787	\$ 88,085
\$ 10,061	\$ 1,006	\$ 9,055
\$ 43,280	\$ 4,328	\$ 38,952
\$ 5,901	\$ 590	\$ 5,311
\$ 54,797	\$ 5,480	\$ 49,317
\$ 67,736	\$ 6,774	\$ 60,963
\$ 43,179	\$ 4,318	\$ 38,861
\$ 662,069	\$ 66,207	\$ 595,862
\$ 1,004,323	\$ 408,461	\$ 595,862

\$ 66,208	\$ 66,208	\$ -
\$ 22,453	\$ 22,453	\$ -
\$ 88,661	\$ 88,661	\$ -

\$ 1,092,984	\$ 497,122	\$ 595,862
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Table 3
Tax Increment Revenue Reimbursement Allocation Table
700 N. Washington Avenue
Lansing, MI

Developer/City Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	0.0%	\$ -		\$ -
Local	100.0%	\$ -	\$ 536,276	\$ 536,276
TOTAL		\$ -	\$ 536,276	\$ 536,276
EGLE	0.0%	\$ -		
MSF	0.0%	\$ -		

Estimated Total Years of Plan: 9

Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ -
BRA Administrative Fees / LBRF	\$ 59,586

* During the life of the Plan

		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTALS	
		1	2	3	4	5	6	7	8	9	10	11	12	13		
Available Tax Increment Revenue (TIR)																
Total State Tax Capture Available	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-		
State TIR Available for Reimbursement to Developer	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-		
Total Local Tax Capture Available	\$	70,079	\$	70,999	\$	71,928	\$	72,867	\$	73,815	\$	74,772	\$	75,739	\$	-
Capture for Saginaw Street Corridor Improvement Authority (10%)	\$	7,008	\$	7,100	\$	7,193	\$	7,287	\$	7,381	\$	7,477	\$	7,574	\$	-
Capture for BRA Administrative Fees and/or Local Brownfield Revolving Fund (10% of available Local TIR)	\$	6,307	\$	6,390	\$	6,474	\$	6,558	\$	6,643	\$	6,729	\$	6,817	\$	-
Local TIR Available for Reimbursement to Developer	\$	56,764	\$	57,509	\$	58,262	\$	59,022	\$	59,790	\$	60,565	\$	61,349	\$	-
Total State & Local TIR Available for Reimbursement to Developer	\$	56,764	\$	57,509	\$	58,262	\$	59,022	\$	59,790	\$	60,565	\$	61,349	\$	-
DEVELOPER	Beginning Balance															
	\$ 536,276	\$ 479,512	\$ 422,002	\$ 363,740	\$ 304,718	\$ 244,928	\$ 184,363	\$ 123,014	\$ 60,875	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)		
MSF Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
EGLE Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
LOCAL-ONLY Activities	\$ 536,276	\$ 479,512	\$ 422,002	\$ 363,740	\$ 304,718	\$ 244,928	\$ 184,363	\$ 123,014	\$ 60,875	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)		
Local-Only Tax Reimbursement	\$ 536,276	\$ 56,764	\$ 57,509	\$ 58,262	\$ 59,022	\$ 59,790	\$ 60,565	\$ 61,349	\$ 62,140	\$ 60,875	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL ANNUAL DEVELOPER REIMBURSEMENT		\$ 56,764	\$ 57,509	\$ 58,262	\$ 59,022	\$ 59,790	\$ 60,565	\$ 61,349	\$ 62,140	\$ 60,875	\$ -	\$ -	\$ -	\$ -		
\$ 662,069																

Attachment A

Legal Description of the Property

ATTACHMENT A
Legal Description
700 N. Washington Avenue
Lansing, Michigan 48906

700 N. Washington Avenue (Parcel No. 33-01-01-09-453-061) - S 1/2 LOT 2 BLOCK 53 ORIG PLAT

0 N. Washington Avenue (Parcel No. 33-01-01-09-453-051) – N ½ LOT 2 BLOCK 53 ORIG PLAT

724 N. Washington Avenue (Parcel No. 33-01-01-09-453-023) - LOTS 3, 4 & 5 BLOCK 53 ORIG PLAT

**730 N. Washington Avenue (Parcel No. 33-01-01-09-453-011) – S 33 FT OF W 81.5 FT LOT 6 BLOCK 53
ORIG PLAT**

**732 N. Washington Avenue (Parcel No. 33-01-01-09-453-001) – N 33 FT OF W 81.5 FT LOT 6 BLOCK 53
ORIG PLAT**

104 E. Madison Street (Parcel No. 33-01-01-453-111) – E 83.5 FT LOT 6 BLOCK 53 ORIG PLAT

"700, 720, 730, 732, & VACANT N. WASHINGTON AVENUE &
104 E. MADISON STREET, LANSING, MI 48906"



Item 19: There are no offsite easements or restrictions of record for this parcel. No offsite easement or servitudes that benefit the subject property were provided to this surveyor or observed in the process of conducting this survey.



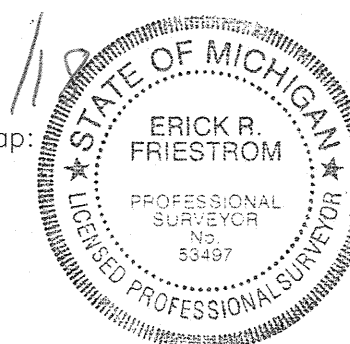
- | | | | |
|---------|------------------------------|---|-------------------------|
| ● | = SET 1/2" BAR WITH CAP | ⊕ | = SANITARY MANHOLE |
| □ | = FOUND IRON AS NOTED | ⊕ | = DRAINAGE MANHOLE |
| — | = DEED LINE | ⊕ | = CATCHBASIN |
| —/— | = DISTANCE NOT TO SCALE | ⊕ | = SANITARY CLEANOUT |
| —*—*—*— | = FENCE | ⊕ | = FIRE HYDRANT |
| —●— | = ASPHALT | ⊕ | = VALVE |
| —■— | = CONCRETE | ⊕ | = UTILITY POLE |
| —■— | = GRAVEL | ⊕ | = LIGHT POLE |
| —■— | = BRICK | ⊕ | = GUY WIRE |
| —■— | = ADA PLATE | ⊕ | = UTILITY PEDESTAL |
| —●— | = EXISTING CONTOUR ELEVATION | ⊕ | = TRANSFORMER |
| — | = BUILDING OVERHANG | ⊕ | = HANDHOLE |
| — | = SANITARY SEWER | ⊕ | = ELECTRIC METER |
| — | = STORM SEWER | ⊕ | = GAS METER |
| — | = WATER LINE | ⊕ | = WATER METER |
| —G— | = GAS LINE | ⊕ | = SOIL BORING |
| —EU— | = UNDERGROUND ELECTRIC | ⊕ | = SIGN |
| —EO— | = OVERHEAD WIRES | ⊕ | = POST |
| —●— | = DECIDUOUS TREE | ⊕ | = WATER MANHOLE |
| —●— | = CONIFEROUS TREE | ⊕ | = AIR CONDITIONING UNIT |

BENCHMARK #2 ELEV. = 850.21 (NAVD88)
NORTHEAST FLANGE BOLT, UNDER RIGHT
ARROW IN "OPEN →", FIRE HYDRANT,
NORTHEAST QUADRANT OF WASHINGTON AVE.
AND SAGINAW ST.

9. Highway Easement Release recorded in Liber 58, Page 357, crosses parcel, is plottable and shown hereon.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 6b, 8, 9, 11, 13, 16, 17, 19, and 20 of Table A thereof. The fieldwork was completed on November 13, 2018.

Erick R. Friestrom Date of Plot or Map:
Professional Surveyor No. 53497
efriestrom@kebs.com



REVISIONS	COMMENTS	 KEBS, INC. 2116 HASLETT ROAD, HASLETT, MI 48840 Ph. 517-339-1014 Fax 517-339-8047 WWW.KEBS.COM	ENGINEERING AND LAND SURVEYING
12/18/2018	ORIGINAL		
		Marshall Office -	Ph. 269-781-9800
		DRAWN BY SSF	SECTION 9, T4N, R2W
		FIELD WORK BY RR	JOB NUMBER:
		SHEET 1 OF 1	94495.ALT

Attachment B

Letter of Functional Obsolescence



Andy Schor, Mayor

CITY ASSESSORS OFFICE

**Sharon Frischman, MMAO
City Assessor**

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

September 17, 2019

Functional Obsolescence Determination
700 N. Washington St
Parcel 33-01-01-09-453-061

This building was originally constructed in 1969 as a split entry, single occupant office building. Because of the split entry, there is no access to the building that does not include stairs. There is no ground level entry. There is no elevator. The design as a split entry office building is obsolete.

The heating and cooling systems are currently obsolete. The heating and cooling system is accessed through a port in the ceiling and not easily accessible.

The restrooms are not handicap accessible because of the small size and narrow doorways.

The windows are fixed and do not open. There is no sprinkler system.

For these reasons, I have determined that the building at 700 N. Washington Ave. suffers from functional obsolescence.

A handwritten signature in black ink, appearing to read "Sharon Frischman", is written over a horizontal line.

Sharon Frischman, MMAO
City Assessor

Attachment C

Renderings

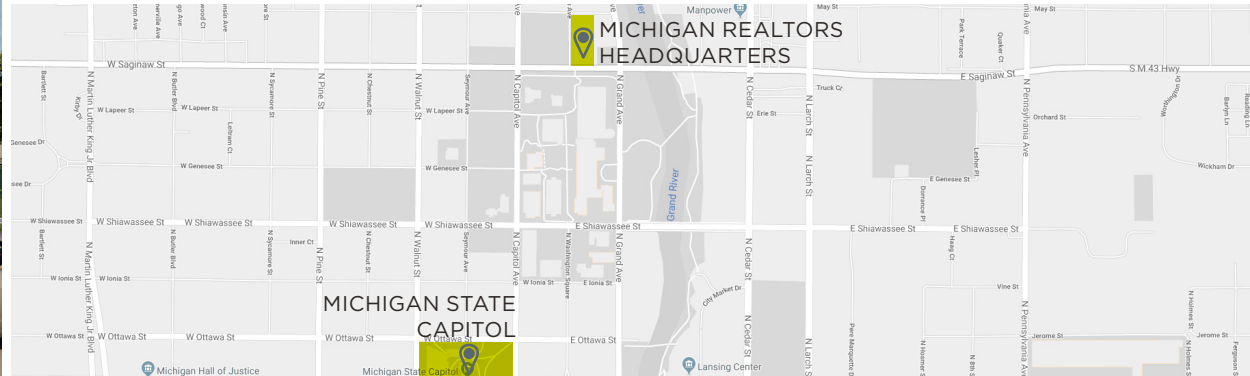
NEW HEADQUARTERS BUILDING





Project Information

PROJECT LOCATION - LANSING, MI.



PROJECT STATISTICS

BUILDING AREA:

First Floor:	4,855 SF
Second Floor:	8,778 SF
Third Floor:	5,810 SF
Total:	19,443 SF
Roof Deck:	2,840 SF

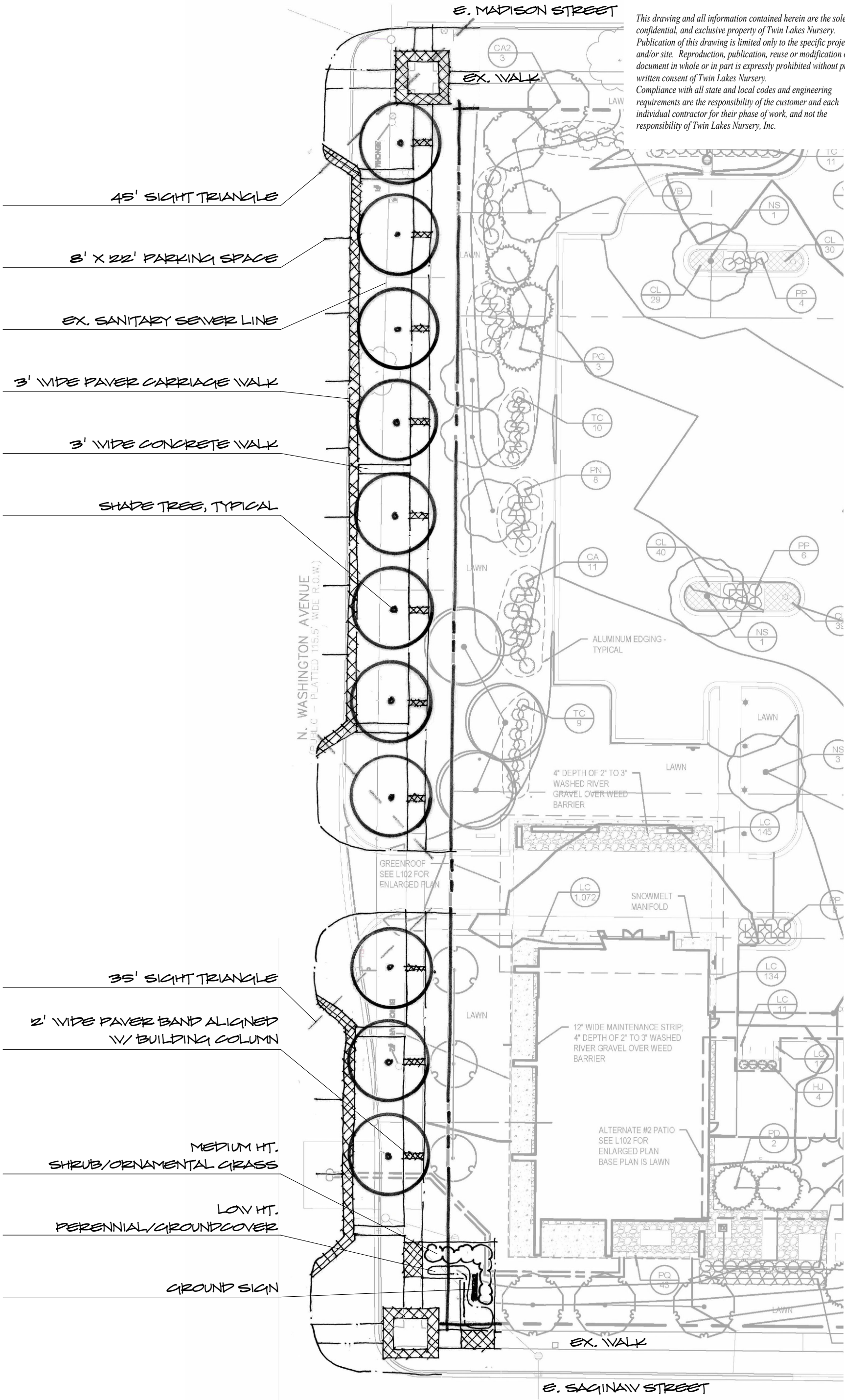
SITE AREA AND FACTS

Site Area:	1.46 acres
Parking:	72 spaces

BUILDING FACTS:

- New building on property currently owned by Michigan Realtors reaffirms the organizations commitment to Lansing.
- Programs include workplace and conference space for Michigan Realtors staff and training / meeting space to host dinners, continuing education seminars, and other events for members, stakeholders, and partners.
- The building will focus on advancing the credibility of Michigan Realtors as the top advocacy group and a leader in member service through a building that reflects the organizations brand and culture.
- The first and second floors will support Michigan Realtors staff of between 35 and 40 in a high performance workplace that fuels efficiency, collaboration, and productivity.
- The third floor engagement center and roof deck will provide diverse spaces for up to 266 people to learn, socialize, network, and work together.
- The site and roof deck design creates opportunities for staff to work and collaborate outdoors using plants and materials indigenous to Michigan while not increasing impervious surface or storm water discharge.

This drawing and all information contained herein are the sole, confidential, and exclusive property of Twin Lakes Nursery. Publication of this drawing is limited only to the specific project and/or site. Reproduction, publication, reuse or modification of this document in whole or in part is expressly prohibited without prior written consent of Twin Lakes Nursery. Compliance with all state and local codes and engineering requirements are the responsibility of the customer and each individual contractor for their phase of work, and not the responsibility of Twin Lakes Nursery, Inc.



ELEMENTS **STUDIO** inc
LANDSCAPE ARCHITECTURE

907 Britten Ave., Lansing, MI 48910
www.ElementsStudio.net | P: (517) 599-7152

3680 MICHIGAN RD. N.E.
GRAND RAPIDS, MI 49525
PH: 949-5230
FAX: 949-1751
www.twinlakesnursery.com

Twin Lakes Nursery, Inc.
LANDSCAPE DESIGN AND CONSTRUCTION

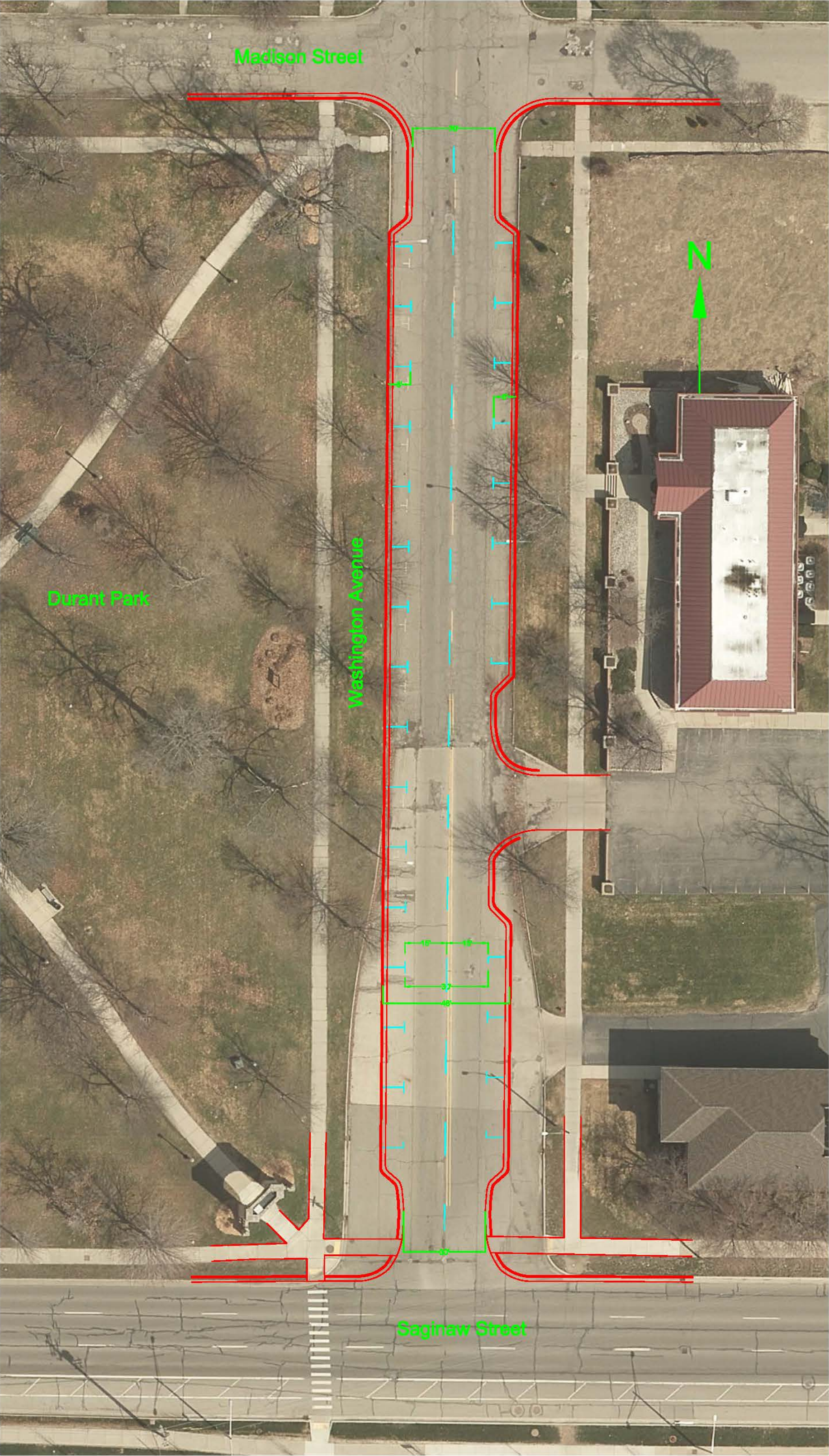
CONCEPT STREETScape PLAN FOR:
MICHIGAN REALTORS

SCALE: 1"=30' 0' 15' 30'



1
OF
1

Designer: J. Faasse
Date: 11/13/19



Madison Street

N

Durant Park

Washington Avenue

Saginaw Street

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION APPROVING BROWNFIELD PLAN #79
MICHIGAN REALTORS REDEVELOPMENT PROJECT

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, LBRA Brownfield Plan #79 – Michigan Realtors Redevelopment Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on **(INSERT DATE)** 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 **(INSERT DATE)** reviewed testimony and evidence regarding the Plan, and found that:

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,
2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,
3. the Project may result in new private investment of approximately \$9,200,000,
4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on February 7, 2020 unanimously recommended approval of the Plan, for this Project;

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

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

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

IT IS FINALLY RESOLVED that the Lansing City Council hereby approves the LBRA 'Brownfield Plan #79 – Michigan Realtors Redevelopment Project'.

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, March 16, 2020 at 7:00 p.m. in the City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

An Ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing by adding a new Section 884.13 for the purposes of providing for an extension of a service charge in lieu of taxes for ninety-eight (98) low income elderly dwelling units in a project known as the porter senior apartments, pursuant to the provisions of The State Housing Development Authority Act of 1966, As Amended.

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

Chris Swope, Lansing City Clerk

www.lansingmi.gov/Clerk

www.facebook.com/LansingClerkSwope

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND THE CODE OF ORDINANCES OF THE CITY OF LANSING BY ADDING A NEW SECTION 884.____ FOR THE PURPOSES OF PROVIDING FOR AN EXTENSION OF A SERVICE CHARGE IN LIEU OF TAXES FOR NINETY-EIGHT (98) LOW INCOME ELDERLY DWELLING UNITS IN A PROJECT KNOWN AS THE PORTER SENIOR APARTMENTS, PURSUANT TO THE PROVISIONS OF THE STATE HOUSING DEVELOPMENT AUTHORITY ACT OF 1966, AS AMENDED.

THE CITY OF LANSING ORDAINS:

SECTION 1. THAT CHAPTER 884 OF THE CODE OF ORDINANCES OF THE CITY OF LANSING, MICHIGAN BE AMENDED TO ADD A NEW SECTION 884.____ TO READ AS FOLLOWS:

884.____ THE PORTER SENIOR APARTMENTS

(A) *PURPOSE.* IT IS ACKNOWLEDGED THAT IT IS A PROPER PUBLIC PURPOSE OF THE STATE AND ITS POLITICAL SUBDIVISIONS TO PROVIDE HOUSING FOR ITS RESIDENTS OF LOW AND MODERATE INCOME AND TO ENCOURAGE THE DEVELOPMENT OF SUCH HOUSING BY PROVIDING FOR A SERVICE CHARGE IN LIEU OF PROPERTY TAXES IN ACCORDANCE WITH THE STATE HOUSING DEVELOPMENT AUTHORITY ACT OF 1966, BEING PUBLIC ACT 346 OF 1966, AS AMENDED [MCL 125.1401, ET SEQ.]. THE CITY IS AUTHORIZED BY SUCH ACT TO ESTABLISH OR CHANGE THE SERVICE CHARGE TO BE PAID IN LIEU OF TAXES BY ANY OR ALL CLASSES OF HOUSING EXEMPT FROM TAXATION UNDER SUCH ACT AT ANY AMOUNT IT CHOOSES, NOT TO EXCEED THE TAXES THAT WOULD

1 BE PAID BUT FOR THIS ACT. IT IS FURTHER ACKNOWLEDGED THAT SUCH
2 HOUSING FOR ELDERLY PERSONS OF LOW AND MODERATE INCOME IS A
3 PUBLIC NECESSITY, AND AS THE CITY WILL BE BENEFITED AND IMPROVED BY
4 SUCH HOUSING, THE ENCOURAGEMENT OF THE SAME BY PROVIDING
5 CERTAIN REAL ESTATE TAX EXEMPTION FOR SUCH HOUSING IS A VALID
6 PUBLIC PURPOSE.

7 (B) *DEFINITIONS.*

8 (1) "ACT" MEANS THE STATE HOUSING DEVELOPMENT AUTHORITY ACT,
9 BEING PUBLIC ACT 346 OF 1966, AS AMENDED.

10 (2) "ANNUAL SHELTER RENTS" MEANS THE TOTAL COLLECTIONS DURING AN
11 AGREED ANNUAL PERIOD FROM ALL ELDERLY PERSONS OF LOW OR
12 MODERATE INCOME, OCCUPYING THE HOUSING DEVELOPMENT
13 REPRESENTING RENTS FOR OCCUPANCY, WHICH RENTAL AMOUNTS
14 SHALL BE EXCLUSIVE OF CHARGES FOR GAS, ELECTRICITY, HEAT OR
15 OTHER UTILITIES FURNISHED TO THE OCCUPANTS.

16 (3) "AUTHORITY" MEANS THE MICHIGAN STATE HOUSING DEVELOPMENT
17 AUTHORITY.

18 (4) "ELDERLY PERSON(S)" MEANS (i) A SINGLE PERSON WHO IS 55 YEARS OF AGE
19 OR OLDER OR A HOUSEHOLD IN WHICH AT LEAST ONE MEMBER IS 55
20 YEARS OF AGE OR OLDER OR (ii) A PERSON WITH DISABILITIES, A
21 DISABLED FAMILY, OR DISPLACED FAMILY ALL AS DEFINED IN 24 CFR
22 5.403.

1 (5) "*HOUSING DEVELOPMENT* " OR " *DEVELOPMENT*" MEANS A DEVELOPMENT
2 WHICH CONTAINS A SIGNIFICANT ELEMENT OF HOUSING FOR ELDERLY
3 PERSONS OF LOW AND MODERATE INCOME AND SUCH ELEMENTS OF
4 OTHER HOUSING, COMMERCIAL, RECREATIONAL, INDUSTRIAL,
5 COMMUNAL AND EDUCATIONAL FACILITIES AS THE AUTHORITY MAY
6 DETERMINE WILL IMPROVE THE QUALITY OF THE DEVELOPMENT AS IT
7 RELATES TO HOUSING FOR ELDERLY PERSONS OF LOW AND MODERATE
8 INCOME. FOR THE PURPOSE OF THIS SECTION, THE NAME OF THIS
9 DEVELOPMENT IS THE PORTER SENIOR APARTMENTS, AND CONSISTS OF
10 NINETY-EIGHT (98) UNITS OF RENTAL HOUSING LOCATED WITHIN
11 LANSING AT PART OF LOTS 8, 9, 10, 11 & 12 COM NW COR BLOCK 148, E 122
12 FT, S 90 FT, SW 7.1 FT, S 72 FT, E 4 FT, S 163 FT, W 121 FT, N 330 FT TO BEG,
13 ALSO E 36 FT OF W 99 FT LOT 7 BLOCK 148 ORIG PLAT, COMMONLY KNOWN
14 AS 505 TOWNSEND STREET, LANSING (PARCEL ID: 33-01-01-16-380-073).

15 (6) "*HUD*" MEANS THE DEPARTMENT OF HOUSING AND URBAN
16 DEVELOPMENT OF THE UNITED STATES GOVERNMENT.

17 (7) "*LOW INCOME HOUSING TAX CREDIT PROGRAM*" MEANS THE PROGRAM
18 ESTABLISHED BY SECTION 42 OF THE UNITED STATES INTERNAL REVENUE
19 CODE.

20 (8) "*LOW OR MODERATE INCOME*" MEANS LOW OR MODERATE INCOME
21 ELIGIBILITY UNDER THE AUTHORITY ACT OR RULES.

22 (9) "*MORTGAGE LOAN*" MEANS A LOAN TO BE MADE BY A PRIVATE ENTITY OR
23 A LOAN INSURED BY HUD, OR A LOAN FROM THE AUTHORITY FOR THE

1 FINANCING OF THE PURCHASE OR REHABILITATION OF THE HOUSING
2 DEVELOPMENT.

3 (9) "PREVAILING WAGE" MEANS THE WAGES AND FRINGE BENEFITS
4 RECEIVED BY MECHANICS AND LABORERS THAT ARE AT LEAST THE
5 PREVAILING WAGES AND FRINGE BENEFITS FOR CORRESPONDING
6 CLASSES OF MECHANICS AND LABORERS, AS DETERMINED BY STATISTICS
7 COMPILED BY THE UNITED STATES DEPARTMENT OF LABOR AND
8 RELATED TO THE GREATER LANSING AREA, AND THAT ARE TO BE
9 DESCRIBED AND POSTED UNDER SECTIONS 206.18 AND 206.19 OF THESE
10 CODIFIED ORDINANCES FOR CITY CONTRACTS.

11 (10) "SPONSOR" MEANS A PERSON OR OTHER ENTITY WITH A HOUSING
12 DEVELOPMENT WHICH IS FINANCED OR ASSISTED PURSUANT TO THE ACT.
13 FOR PURPOSES OF THIS SECTION, THE SPONSOR OF THE PORTER SENIOR
14 APARTMENTS IS GL HOLDINGS, LLC, OR ITS SUCCESSORS OR ASSIGNS.

15 (11) "UTILITIES" MEANS FUEL, WATER, HEAT, SANITARY SEWER AND/OR
16 ELECTRICAL SERVICE, WHICH IS PAID FOR BY THE HOUSING
17 DEVELOPMENT, AS DEFINED IN THE ACT.

18 (12) OTHER TERMS. ALL TERMS REFERENCING THE ACT BUT NOT DEFINED IN
19 THIS SECTION SHALL HAVE THE SAME MEANING GIVEN IN THE ACT.

20 (C) *ESTABLISHMENT OF ANNUAL SERVICE CHARGE.*

21 (1) THE CITY ACKNOWLEDGES THAT THE SPONSOR AND THE AUTHORITY
22 HAVE ESTABLISHED THE ECONOMIC FEASIBILITY OF THE PORTER SENIOR

1 APARTMENTS IN RELIANCE UPON THE ENACTMENT AND CONTINUING
2 EFFECT OF THIS SECTION AND UPON THE QUALIFICATION OF THE NINETY-
3 EIGHT (98) UNITS OF ELDERLY HOUSING IN THE HOUSING DEVELOPMENT
4 FOR EXEMPTION FROM ALL PROPERTY TAXES AS ESTABLISHED IN THIS
5 SECTION, AND PROVIDED THAT PREVAILING WAGE IS PAID FOR ALL
6 WORK PERFORMED AT THE HOUSING DEVELOPMENT AFTER THE
7 ENACTMENT OF THIS SECTION.

8 (2) SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THIS SECTION AND
9 THE ACT, THE NINETY-EIGHT (98) UNITS IN THE ELDERLY HOUSING
10 DEVELOPMENT FOR PERSONS OF LOW AND MODERATE INCOME
11 IDENTIFIED AS THE PORTER SENIOR APARTMENTS AND THE PROPERTY ON
12 WHICH THEY ARE CONSTRUCTED SHALL BE EXEMPT FROM ALL
13 PROPERTY TAXES FOR FORTY (40) YEARS, COMMENCING WITH AND
14 INCLUDING TAX YEAR 2021.

15 (3) IN LIEU OF ALL SAID PROPERTY TAXES ON THE NINETY-EIGHT (98) UNITS
16 IN THE ELDERLY HOUSING DEVELOPMENT, THE SPONSOR SHALL PAY,
17 AND THE CITY WILL ACCEPT, AN ANNUAL SERVICE CHARGE FOR PUBLIC
18 SERVICES, IN THE SUM EQUAL TO, FIVE PERCENT (5%) OF THE DIFFERENCE
19 BETWEEN THE ANNUAL SHELTER RENTS ACTUALLY COLLECTED AND THE
20 ANNUAL AMOUNT OF UTILITIES PAID DURING THE SAME PERIOD.

21 (4) THE EXEMPTION PROVIDED UNDER THIS SECTION SHALL RESCIND AND
22 REPLACE ANY PRIOR EXEMPTIONS AND SHALL COMMENCE EFFECTIVE AS
23 OF JANUARY 1, 2021 WHEN THE SPONSOR COMPLIES WITH SECTION 15A(1)

1 OF 1966 PA 346, AS AMENDED, CODIFIED AS MCL 125.1415(a)(1), WHICH
2 PROVIDES: THE OWNER OF A HOUSING PROJECT ELIGIBLE FOR THE
3 EXEMPTION SHALL FILE WITH THE LOCAL ASSESSING OFFICER (THE CITY
4 ASSESSOR) A NOTIFICATION OF THE EXEMPTION, WHICH SHALL BE IN AN
5 AFFIDAVIT FORM AS PROVIDED BY THE AUTHORITY. THE COMPLETED
6 AFFIDAVIT FORM FIRST SHALL BE SUBMITTED TO THE AUTHORITY FOR
7 CERTIFICATION BY THE AUTHORITY THAT THE PROJECT IS ELIGIBLE FOR
8 THE EXEMPTION. THE OWNER THEN SHALL FILE, OR CAUSE TO BE FILED,
9 THE CERTIFIED NOTIFICATION OF THE EXEMPTION WITH THE LOCAL
10 ASSESSING OFFICER BEFORE NOVEMBER 1 OF THE YEAR PRECEDING THE
11 TAX YEAR IN WHICH THE EXEMPTION IS TO BEGIN.

12 (5) IN ADDITION TO THE CERTIFICATION REQUIRED PURSUANT TO
13 SUBSECTION (C)(4), THE SPONSOR SHALL PROVIDE FOR THE HOUSING
14 DEVELOPMENT ANNUALLY IN WRITING TO THE CITY ASSESSOR FOR THE
15 PRECEDING YEAR IN WHICH THE PROPERTY TAX EXEMPTION WAS IN
16 EFFECT:

17 A. THE ANNUAL AUDITED ACCOUNTING REPORT FOR THE PAYMENT IN
18 LIEU OF TAXES; AND

19 B. A CERTIFIED STATEMENT IDENTIFYING ALL THE UNITS RENTED TO
20 ELDERLY PERSONS OF LOW OF MODERATE INCOME; AND

21 C. IF REQUESTED BY THE CITY, PROOF THAT THE HOUSING
22 DEVELOPMENT UNITS HAVE NOT INCREASED, DECREASED, OR BEEN
23 ALTERED IN ANY MATERIAL FORM, WITH THE EXCEPTION OF LIKE

1 KIND REPLACEMENTS OR REPAIRS NEEDED IN THE ORDINARY COURSE
2 OF BUSINESS, UNLESS THE CITY HAS OTHERWISE AMENDED THE
3 PROVISIONS OF THIS SECTION; AND

4 D. IF REQUESTED BY THE CITY, PROOF, IN THE MANNER CONSISTENT
5 WITH SECTION 206.18(A) OF THESE CODIFIED ORDINANCES, THAT ALL
6 WORK IS CONTRACTED, AGREED OR ARRANGED TO BE PERFORMED
7 OR IS DONE AT THE HOUSING DEVELOPMENT AT PREVAILING WAGE.

8 (D) *LIMITATION ON THE PAYMENT OF THE ANNUAL SERVICE CHARGE.*

9 NOTWITHSTANDING SUBSECTION (C), THE SERVICE CHARGE TO BE PAID EACH
10 YEAR IN LIEU OF TAXES FOR THE RENTAL HOUSING UNITS OF THE HOUSING
11 DEVELOPMENT PROJECT THAT IS TAX EXEMPT AND OCCUPIED BY RESIDENTS
12 OTHER THAN LOW OR MODERATE INCOME ELDERLY PERSONS SHALL BE
13 EQUAL TO THE FULL AMOUNT OF THE TAXES THAT WOULD OTHERWISE BE
14 DUE AND PAYABLE ON THAT PORTION OF THE HOUSING DEVELOPMENT
15 PROJECT IF THE PROJECT WERE NOT TAX EXEMPT.

16 (E) *PAYMENT OF ANNUAL SERVICE CHARGE.* THE SERVICE CHARGE IN LIEU OF
17 TAXES, AS ESTABLISHED UNDER THIS SECTION, SHALL BE PAYABLE IN THE
18 SAME MANNER AS GENERAL PROPERTY TAXES ARE PAYABLE TO THE CITY,
19 AND DISTRIBUTED TO THE SEVERAL UNITS LEVYING THE GENERAL
20 PROPERTY TAX IN THE SAME PROPORTION AS PREVAILED WITH THE GENERAL
21 PROPERTY TAX IN THE PREVIOUS YEAR, EXCEPT THAT THE ANNUAL
22 PAYMENT SHALL BE MADE ON OR BEFORE JULY 1 OF THE YEAR FOLLOWING
23 THE YEAR UPON WHICH SUCH CHARGE IS CALCULATED. COLLECTION

1 PROCEDURE SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE
2 GENERAL PROPERTY TAX ACT (1893 PA 206, AS AMENDED; MCL 211.1, ET SEQ.).

3 (F) *CONTRACTUAL EFFECT*. NOTWITHSTANDING THE PROVISIONS OF SECTION
4 15(A)(5) OF THE ACT TO THE CONTRARY, A CONTRACT BETWEEN THE CITY
5 AND THE SPONSOR WITH THE AUTHORITY AS THIRD-PARTY BENEFICIARY
6 UNDER THE CONTRACT, TO PROVIDE TAX EXEMPTION AND ACCEPT PAYMENT
7 IN LIEU OF TAXES AS PREVIOUSLY DESCRIBED, IS EFFECTUATED BY THE
8 ENACTMENT OF THIS SECTION.

9 (G) *COMMENCEMENT AND DURATION*. THE PROPERTY TAX EXEMPT STATUS OF
10 THE HOUSING DEVELOPMENT PROJECT ACKNOWLEDGED BY THIS
11 AGREEMENT SHALL REMAIN IN EFFECT AND SHALL NOT TERMINATE SO LONG
12 AS THE MORTGAGE LOAN FOR THE HOUSING DEVELOPMENT PROJECT
13 REMAINS OUTSTANDING AND UNPAID, BUT NOT TO EXCEED FORTY (40)
14 YEARS, COMMENCING WITH AND INCLUDING TAX YEAR 2021, PROVIDED
15 THAT THE SPONSOR COMPLIES WITH THE REQUIREMENTS OF THE ACT AND
16 THIS SECTION, AND FURTHER PROVIDED THAT THE HOUSING DEVELOPMENT
17 CONTINUES TO BE RENTED TO LOW OR MODERATE INCOME ELDERLY
18 PERSONS AT RENTS DETERMINED UNDER THE LOW INCOME HOUSING TAX
19 CREDIT PROGRAM OR AS DETERMINED BY THE HAP CONTRACT, AS THE SAME
20 MAYBE FURTHER AMENDED OR SUPERSEDED, OR THERE IS AN AUTHORITY-
21 AIDED OR FEDERALLY-AIDED MORTGAGE ON THE HOUSING DEVELOPMENT
22 AS PROVIDED IN THE ACT, OR THE AUTHORITY OR HUD HAS AN INTEREST IN
23 THE PROPERTY. IF THE SPONSOR CHANGES THE SCOPE OR PURPOSE OF THE

1 NINETY-EIGHT (98) UNITS OF HOUSING WITHIN THE DEVELOPMENT TO
2 SOMETHING OTHER THAN PROVIDING HOUSING FOR ELDERLY RESIDENTS OF
3 LOW OR MODERATE INCOME WITHOUT THE CONSENT OF THE CITY OF
4 LANSING, BY AND THROUGH ITS REPRESENTATIVES, AND IN ACCORDANCE
5 WITH THE REQUIREMENTS OF THE LANSING CITY CHARTER, THIS SECTION
6 SHALL AUTOMATICALLY EXPIRE AND BE OF NO EFFECT. IF THE PREVAILING
7 WAGE IS NOT PAID FOR ALL WORK PERFORMED AT CONSTRUCTION OF THE
8 HOUSING DEVELOPMENT AFTER ENACTMENT OF THIS SECTION AND THE
9 SPONSOR OR OTHER RESPONSIBLE PARTY DOES NOT CURE THE VIOLATION
10 AFTER NOTICE IS GIVEN AS PROVIDED IN THE MANNER CONSISTENT WITH
11 THE METHOD CONTAINED IN THESE CODIFIED ORDINANCES, THEN, THIS
12 SECTION SHALL AUTOMATICALLY EXPIRE AND BE OF NO EFFECT. IF THE
13 CONSTRUCTION OF THE HOUSING DEVELOPMENT DOES NOT COMMENCE
14 WITHIN 2 YEARS FROM THE EFFECTIVE DATE OF THIS SECTION, THIS SECTION
15 SHALL AUTOMATICALLY EXPIRE AND BE OF NO EFFECT.

16 Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules
17 inconsistent with the provisions hereof are hereby repealed as they pertain to the Porter Senior
18 Apartments, as contemplated herein.

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

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

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Approved as to form:

James D. Smiertka, City Attorney

Dated: _____

CITY OF LANSING
NOTICE OF PUBLIC HEARING

SLU-3-2019, 1315 Massachusetts Avenue
Special Land Use Permit – Parking Lot in the “B” Residential District

The Lansing City Council will hold a public hearing on Monday, March 16, 2020 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan, to consider SLU-3-2019. This is a request by Capital Area Community Services, Inc. for a special land use permit to construct a parking lot on the south 28 feet of the vacant property located at 1315 Massachusetts Avenue. Parking lots are permitted in the "B" Residential district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

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

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

GENERAL INFORMATION

APPLICANT: Capital Area Community Services, Inc.
101 E. Willow Street
Lansing, MI 48906

OWNER: Ingham County Land Bank
3024 Turner Street
Lansing, MI 48906

REQUESTED ACTION: Special land use permit to construct a parking lot at 1315 Massachusetts Avenue to provide additional parking for Capital Area Community Services located to the south

EXISTING LAND USE: Vacant

EXISTING ZONING: "B" Residential District

PROPERTY SIZE & SHAPE: 33' x 132' = 4,356 square feet

SURROUNDING LAND USE: N: Duplex
S: Capital Area Community Services
E: Single Family Residential
W: Parking Lot

SURROUNDING ZONING: N: "C" Residential District
S: "B" Residential District
E: "B" Residential District
W: "B" Residential District

MASTER PLAN DESIGNATION: The Design Lansing Comprehensive Plan designates the subject property for low density residential use. Massachusetts Avenue is designated as a local road.

SPECIFIC INFORMATION

This is a request by Capital Area Community Services, Inc. for a special land use permit to construct a parking lot on the south 28 feet of the vacant property located at 1315 Massachusetts Avenue in order to provide additional parking for the Capital Area Community Services facilities to the south. Parking lots are permitted in the "B" Residential district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

AGENCY RESPONSES:

BWL:

Building Safety: No objections to parking lot. The project is subject to site plan review.

Parks & Recreation: No comment.

Public Service:

Transportation:

ANALYSIS

Section 1282.03(f)(1)-(2) sets forth the criteria which must be used to evaluate a Special Land Use permit request. The criteria and evaluation are as follows.

- 1. Is the proposed special land use designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area?**

The applicant, Capital Area Community Services, Inc., owns the former Grand River Elementary School to the south that houses the Head Start program. The applicant has a pending offer with the Ingham County Land bank to purchase the subject property, which is located on the north side of the 20 foot wide public alley that separates it from the applicant's property to the south. The proposal is to provide 11 additional parking spaces for the Head Start program in order to, in large part, reduce the amount of on-street parking in the area.

The proposed plan includes the installation of a 6 foot high privacy fence in the buffer area between the parking lot and the house to its north and a row of evergreen trees on the remainder of the buffer area. These improvements should mitigate any negative impacts that the parking lot may have on the house to its north. No other properties in the area that are not under the control of the applicant would be directly impacted by the proposed parking lot.

- 2. Will the proposed special land use change the essential character of the surrounding area?**

The proposed parking lot will not change the essential character of the area as it will merely provide additional and much needed parking for the Head Start facility to its south. The applicant owns the existing parking lot to its west and the property to its south which currently has a row of parking that is accessed via the alley that separates it from the subject property. The proposed parking will be located on the north side of the alley and will be accessed via it as well.

3. Will the proposed special land use interfere with the enjoyment of adjacent property?

The residential property to the north is the only property that would be directly affected by the parking lot. In order to mitigate any potential problems, particularly with regard to headlights shining into the windows, the applicant is proposing to install a 6 foot high privacy fence that would extend the length of the house to provide screening from the parking lot. The remainder of the buffer area will contain a row of evergreen trees. The overall proposal also includes deeding the north, approximately 6 feet of the subject property to the property to the north in order to accommodate its driveway/parking needs.

4. Will the proposed special land use represent an improvement to the use or character of property under consideration and the surrounding area in general, and will the use be in keeping with the natural environment of the lot?

The proposed parking lot will provide much needed off-street parking for the facility to its south and thus, it would be considered an improvement to the surrounding area. If the special land use permit is approved, the parking needs for the adjoining residential property to the north will be vastly improved by the addition of a 6+/- foot wide strip of land. The proposed landscaping and fencing will enhance the appearance of the site and mitigate any negative impacts that could result from the new parking lot.

5. Will the proposed special land use be hazardous to adjacent property or involve uses, activities, materials or equipment which are detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare?

The parking lot will not generate any nuisances or hazardous conditions. The traffic is anticipated to be relatively light and headlight glare will be mitigated by the installation of an opaque fence and a row of evergreen shrubs in the buffer area between the parking lot and the house to the north.

6. Will the proposed special land use be adequately served by essential public facilities and services, or is it demonstrated that the person responsible for the proposed special land use is able to continually provide adequately for the services and facilities deemed essential to the special land use under consideration?

No comments have been received from any of the reviewing departments with regard to the parking lot negatively impacting public facilities and services. The proposed parking lot will need to be reviewed through the City's administrative site plan review process during which a storm water management plan will be reviewed by the City engineers.

7. Will the proposed special land use place demand on public services and facilities in excess of current capacity?

The proposed special land use is not expected to increase the demand on public services and facilities in excess of current capacity. The proposed parking lot will not draw additional

traffic to the site but merely provide more off-street parking to accommodate the needs of the Capital Area Community Services Head Start facility to the south. The only other public service that will be impacted by this proposal is storm water management which will be reviewed during the site plan review process.

8. Is the proposed special land use consistent with the intent and purpose of this Zoning Code and the objectives of any currently adopted Comprehensive Plan?

The Design Lansing Comprehensive Plan designates the subject property for low density residential use. The proposed parking is intended to serve the needs of the Capital Area Community Services/Head Start property to its south, which is the former site of the Grand River Elementary School. Both the subject property and the property to its south are zoned "B" Residential which is the appropriate zoning designation for elementary schools and for the Head Start program that currently occupies the property. Adaptive reuse of vacant elementary school buildings is one of the goals of the City's Master Plan and providing adequate off-street parking to support these uses minimizes the use of on-street parking which can create issues along residential streets (blocking driveways, obstructing the free-flow of 2-way traffic, eliminating on-street parking that residents may need, etc.). Since the school sites are in residential neighborhoods, so is the parking lots that support the uses operating thereon. The reason that parking lots in residential neighborhoods require a special land use permit is so that the City can ensure that the location is appropriate and that it is will be designed to be compatible with adjoining uses and the surrounding residential area in general. With the landscape, screening and buffering plan proposed by the applicant, it is not anticipated that the parking lot will negatively impact the area in which it is located.

9. Will the proposed special land use meet the dimensional requirements of the district in which the property is located?

The proposed parking plan demonstrates compliance with the dimensional requirements for parking spaces (9' x 18.5'). The subject property is zoned "B" Residential, which district does not permit parking within the required 20 foot front yard setback. The proposed parking lot will need to be shifted slightly further to the west to accommodate this requirement. The area between the parking lot and the front property line along Massachusetts Avenue must be landscaped in accordance with Section 1290.08 of the Zoning Ordinance which requires 5 shrubs for each 20 linear feet of landscape buffer area and 1 tree for each 30 linear feet of landscape buffer area. Shrubs must have a minimum starting size of 24 inches in height and spread and trees must have a minimum starting size of 2 caliper inches.

The plan demonstrates compliance with the 8-foot wide landscape buffer that is required between the parking lot and the north property line. The applicant is proposing to construct a 6 foot high privacy fence in the buffer area that would extend the length of the house and provide screening from headlights so that they do not shine into its windows. The plan shows a row of arborvitae for the remainder of the buffer area to be planted approximately 4 feet on center. Staff supports the proposed buffering plan as it is designed to protect the property to the north from any negative impacts of the proposed parking lot.

OTHER

The applicant has submitted an application to split off the north, approximately 6 feet of the subject property and to combine it with the adjoining residential property to its north. While a "purchase offer" is sufficient interest in a property to apply for a special land use permit, a lot split application can only be made by the owner of the property. The subject property is still owned by the Ingham County Land Bank. It is assumed that the applicant's purchase agreement is conditioned upon receiving the necessary zoning approvals to allow the parking lot so that the applicant is not locked into the sale in the event that it is not permitted to use it for that purpose.

If the special land use permit is denied, the subject property could only be used for the construction of a single family dwelling. The property is 33 feet wide which is the minimum width necessary to construct a single family home and therefore, if the property is not used for a parking lot, no portion of it can be split off as it would render the property completely unbuildable. To that end, the lot split application, even if it were to be made by the Land Bank, cannot be approved until such time as the parking lot is constructed.

SUMMARY

This is a request by Capital Area Community Services, Inc. for a special land use permit to construct a parking lot on the south 28 feet of the vacant property located at 1315 Massachusetts Avenue in order to provide additional parking for the Capital Area Community Services facilities to the south. Parking lots are permitted in the "B" Residential district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

Based on the findings described in this staff report, the proposal complies with all of the criteria of Section 1282.03(f)(1)-(9) of the *Zoning Code* for evaluating Special Land Use permits.

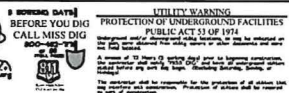
1. The proposed Special Land Use will be harmonious with the character of adjacent properties and surrounding uses.
2. The proposed Special Land Use will not change the essential character of the surrounding properties.
3. The proposed Special Land Use will not interfere with the general enjoyment of adjacent properties.
4. The proposed Special Land Use does represent an improvement to the lot as it currently exists.
5. The proposed Special Land Use will not be hazardous to adjacent properties.
6. The proposed Special Land Use can be adequately served by public services and utilities.
7. The proposed Special Land Use will not place any demand on public services and facilities in excess of current capacities.
8. The proposed Special Land Use is consistent with the goals of the Zoning Code and the Design Lansing Comprehensive Plans.
9. The proposed Special Land Use will comply with the dimensional requirements of the Zoning Ordinance.

RECOMMENDATION

Staff recommends approval of SLU-3-2019, to permit a parking lot on the property at 1315 Massachusetts Avenue, based on the findings of fact as described in this staff report.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

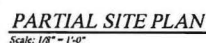


Seal/Signature

ROGER L. DONALDSON, AIA, P.L.C.
ARCHITECT

4204-005
1001 Peachtree Street, N.E.
Atlanta, Georgia 30309-3401

404-525-1200
404-525-1201



Parcel Number: 33-01-01-10-180-150
Owner: Capital Area Community Services, Inc.

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**CACS - Head Start
Parking Lot Expansion**
1107 E. Cesar E. Chavez Ave.
City of Lansing, Ingham County
Lansing, Michigan 48906

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	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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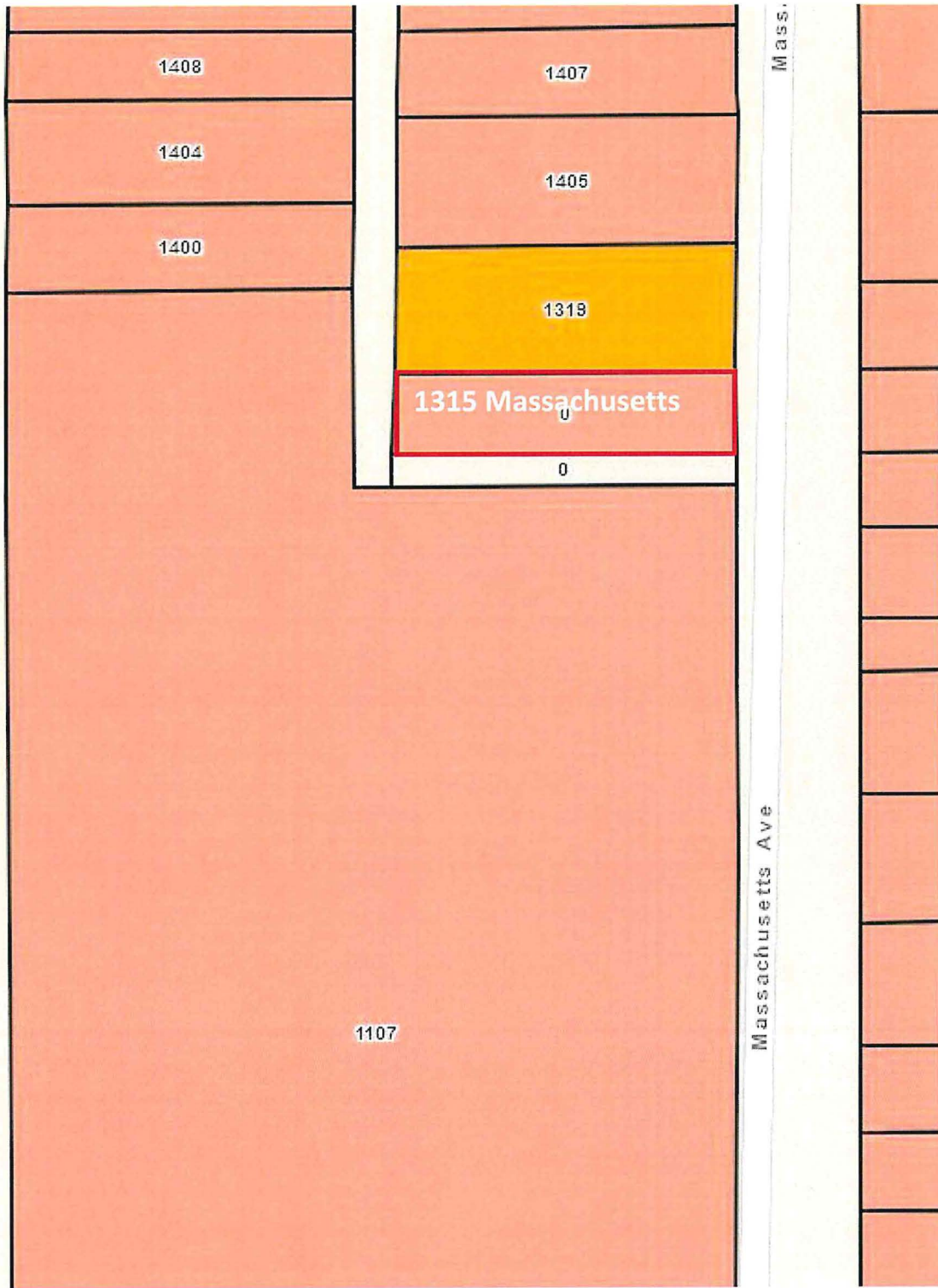
WHITE PLAN

C1.1
SHEET NUMBER
FILE NO.
19- CACS CIO

Owner Review
Thursday, October 24, 2019







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



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

SLU-3-2019

Parking Lot in the "B" Residential District
1315 Massachusetts Avenue

WHEREAS, Capital Area Community Services, Inc. has requested a special land use permit to allow the construction of a parking lot on the property at 1315 Massachusetts Avenue; and

WHEREAS, the property is zoned "B" Residential District, where parking lots are permitted subject to obtaining a Special Land Use permit; and

WHEREAS, a review was completed by staff evaluating the character, location and impact of the proposal on the surrounding area, the environment and public services as well as its consistency with the existing zoning and land use patterns in the area and with the objectives of the Design Lansing Comprehensive Plan; and

WHEREAS, the Planning Board held a public hearing on January 7, 2020 at which three individuals representing the applicant spoke in favor of the request and the owner of the adjoining property to the north spoke in opposition to the request; and

WHEREAS, the Planning Board, at its January 7, 2020 meeting, voted (5-0) to recommend approval of SLU-3-2019 for a Special Land Use to allow a parking lot on the property at 1315 Massachusetts Avenue.; and

WHEREAS, the City Council held a public hearing regarding SLU-3-2019 on 2020 and

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

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-3-2019, a Special Land Use permit to allow a parking lot on the property at 1315 Massachusetts Avenue.

BE IT FURTHER RESOLVED that this Special Land Use permit shall remain in effect only so long as the petitioner fully complies with this resolution, and if the petitioner fails to comply, the Special Land Use permit may be terminated by City Council Resolution.

BE IT FINALLY RESOLVED that in granting this request, the City Council determines the following:

1. The proposed parking lot will be designed to be compatible with the essential character of the surrounding area, as designed.
2. The proposed parking lot will not change the essential character of the surrounding area.
3. The proposed parking lot will be designed so that it will not interfere with the general enjoyment of adjacent properties.
4. The proposed parking lot will be designed to not impact adjacent properties and will not be detrimental to the use or character of the property under consideration.
5. The proposed parking lot will not impact the health, safety and welfare of persons or property in the surrounding area.
6. The proposed parking lot can be adequately served by essential public facilities and services.
7. The proposed parking lot will not place any demands on public services and facilities in excess of current capacities.
8. The proposed parking lot is consistent with the intent and purposes of the Zoning Code and the Design Lansing Master Plan.
9. The proposed parking lot will comply with the requirements of the "B" Residential District.

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, March 16, 2020 at 7:00 p.m. in the City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

An Ordinance of the City of Lansing, Michigan, for the purpose of an amendment to Chapter 294 Section 294.02(D), to eliminate the requirement that the City Attorney shall be the legal advisor to the Police and Fire Retirement System Board.

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

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



Andy Schor, Mayor
Linda Sanchez-Gazella,
HR Director

CITY OF LANSING DEPARTMENT OF HUMAN RESOURCES

8th Floor, City Hall
124 W. Michigan Avenue
Lansing, Michigan 48933

Benefits/Classifications
Labor Relations/Recruitment
Safety/Selection/Training
Worker's Compensation

(517) 483-4004 (Voice/TDD)
(517) 483-6064 (General Fax)
www.lansingmi.gov (Website)

February 20, 2020

Mr. Peter Spadafore, City Council President
And City Council Members
124 W. Michigan Avenue
10th Floor, City Hall
Lansing, Michigan

Dear Council members:

The Trustee Board of the City of Lansing Police and Fire Retirement System supports an amendment that would eliminate Retirement Ordinance 294.02 (d) (3) that designates the City Attorney as legal advisor to the Board. At its February 18, 2020 meeting, the Trustee Board voted to recommend this change to the Retirement Ordinance.

This amendment would allow the Retirement Board to hire its own legal counsel and the Board would be responsible for its fees. Many public pension boards throughout Michigan have legal counsel outside of its municipality. State law, PA 314, permits public pension trustees to hire their own legal counsel. As fiduciaries of the Retirement System, trustees have the responsibility for prudent maintenance of the system.

The Police and Fire Retirement Board believes hiring its own legal counsel that specialize in representing retirement systems will support increased accountability for pension board trustee members, improve training, education and ethics.

The Police and Fire Retirement Board of Trustees recommends this actions and respectfully requests City Council support. Thank you for your consideration.

Sincerely,

Eric P. Wohlfert, Chairperson
Police and Fire Retirement System Board of Trustees

"Equal Opportunity Employer"



ORDINANCE NO. 294.02(d)

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND THE
LANSING CODIFIED ORDINANCES BY AMENDING CHAPTER 294 SECTION 294.02(d),
TO ELIMINATE THE REQUIREMENT THAT THE CITY ATTORNEY SHALL BE THE
LEGAL ADVISOR TO THE POLICE AND FIRE RETIREMENT SYSTEM BOARD.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 294, Section 294.02(d), of the Code of Ordinances of the City of
Lansing, Michigan be and is hereby amended to read as follows:

(d) *Officers.* The officers of the retirement system shall be as follows:

(1) The Director of Finance shall be the secretary to the Board of Trustees, and he or she
shall serve as the administrative officer of the retirement system.

(2) The City Treasurer shall be treasurer of the retirement system, and he or she shall be
the custodian of its funds.

(3) The City Attorney ~~shall~~ MAY be the legal advisor to the Board.

(4) The Board shall appoint an actuary who shall be the technical advisor to the Board on
matters regarding the operation of the retirement system, and such actuary shall perform
such other duties as are required of him or her under this chapter.

(5) The Board shall appoint as Medical Director to a physician who is not eligible to
participate in the retirement system as a member, retiree or beneficiary. The Medical
Director shall be directly responsible to and shall hold office at the pleasure of the Board.
He or she shall arrange for and pass upon all medical examinations required under this
chapter, investigate all essential statements of a medical nature made by or on behalf of a

1 member or retiree in connection with a claim for benefits and report in writing to the
2 Board his or her conclusions and recommendations on medical matter referred to him or
3 her by the Board.

4 (6) Nothing in this subsection shall prohibit the Board of Trustees from hiring
5 professional services deemed necessary to fulfill its fiduciary responsibilities.
6

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

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

12 Section 4. This ordinance shall take effect on the 30th day after enactment, unless given
13 immediate effect by City Council, and shall expire May 21, 2029.
14

15 Approved as to form:
16
17

18 _____
19 City Attorney
20

Dated: _____

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, March 16, 2020 at 7:00 p.m. in the City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

An Ordinance of the City of Lansing, Michigan, for the purpose of an amendment to Chapter 292 Section 292.09, To eliminate the requirement that the City Attorney shall be the legal advisor to the Employees' Retirement System Board.

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

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



Andy Schor, Mayor
Linda Sanchez-Gazella, HR Director

CITY OF LANSING DEPARTMENT OF HUMAN RESOURCES

8th Floor, City Hall
124 W. Michigan Avenue
Lansing, Michigan 48933

Benefits/Classifications
Labor Relations/Recruitment
Safety/Selection/Training
Worker's Compensation

(517) 483-4004 (Voice/TDD)
(517) 483-6064 (General Fax)
www.lansingmi.gov (Website)

February 20, 2020

Mr. Peter Spadafore, City Council President
And City Council Members
124 W. Michigan Avenue
10th Floor, City Hall
Lansing, Michigan

Dear Council members:

The Trustee Board of the City of Lansing Employees' Retirement System supports an amendment that would eliminate Retirement Ordinance 292.09 (d) that designates the City Attorney as legal advisor to the Board. At its February 18, 2020 meeting, the Trustee Board voted to recommend this change to the Retirement Ordinance.

This amendment would allow the Retirement Board to hire its own legal counsel and the Board would be responsible for its fees. Many public pension boards throughout Michigan have legal counsel outside of its municipality. State law, PA 314, permits public pension trustees to hire their own legal counsel. As fiduciaries of the Retirement System, trustees have the responsibility for prudent maintenance of the system.

The Employees' Retirement System Board believes hiring its own legal counsel that specialize in representing retirement systems will support increased accountability for pension board trustee members, improve training, education and ethics.

The Employees' Retirement System Board of Trustees recommends this action and respectfully requests City Council support. Thank you for your consideration.

Sincerely,

Dennis R. Parker, Chairperson
Employees' Retirement System Board of Trustee

"Equal Opportunity Employer"



ORDINANCE 2020-____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND THE
LANSING CODIFIED ORDINANCES BY AMENDING CHAPTER 292 SECTION 292.09,
TO ELIMINATE THE REQUIREMENT THAT THE CITY ATTORNEY SHALL BE THE
LEGAL ADVISOR TO THE EMPLOYEES' RETIREMENT SYSTEM BOARD.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 292, Section 292.09, of the Code of Ordinances of the City of
Lansing, Michigan be and is hereby amended to read as follows:

292.09. Compensation; secretary; employees; legal advisor.

(a) The Trustees shall serve without additional compensation for their services as
Trustees.

(b) The Director of Finance shall be ex-officio Secretary of the Board of Trustees.

(c) The Board may employ such professional and other services as shall be required.

The compensation for such services shall be fixed by the Board.

(d) The City Attorney ~~shall~~ MAY be legal advisor to the Board.

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 May 21, 2029.

Approved as to form:

City Attorney

Dated: _____



Andy Schor, Mayor
Linda Sanchez-Gazella, HR Director

CITY OF LANSING DEPARTMENT OF HUMAN RESOURCES

8th Floor, City Hall
124 W. Michigan Avenue
Lansing, Michigan 48933

Benefits/Classifications
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February 20, 2020

Mr. Peter Spadafore, City Council President
And City Council Members
124 W. Michigan Avenue
10th Floor, City Hall
Lansing, Michigan

Dear Council members:

The Trustee Board of the City of Lansing Employees' Retirement System supports an amendment that would eliminate Retirement Ordinance 292.09 (d) that designates the City Attorney as legal advisor to the Board. At its February 18, 2020 meeting, the Trustee Board voted to recommend this change to the Retirement Ordinance.

This amendment would allow the Retirement Board to hire its own legal counsel and the Board would be responsible for its fees. Many public pension boards throughout Michigan have legal counsel outside of its municipality. State law, PA 314, permits public pension trustees to hire their own legal counsel. As fiduciaries of the Retirement System, trustees have the responsibility for prudent maintenance of the system.

The Employees' Retirement System Board believes hiring its own legal counsel that specialize in representing retirement systems will support increased accountability for pension board trustee members, improve training, education and ethics.

The Employees' Retirement System Board of Trustees recommends this action and respectfully requests City Council support. Thank you for your consideration.

Sincerely,

Dennis R. Parker, Chairperson
Employees' Retirement System Board of Trustee

"Equal Opportunity Employer"



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

WHEREAS, Curtis and Rosemary Renshaw, via representative David Vincent, sought to eliminate a special assessment of \$4,955 for trash removal and all associated penalties and interest, on the property tax bill for 1320 Vermont Avenue (ID #33-01-01-10-182-071); and

WHEREAS, upon filing a claim to the Committee on General Services, the Committee met on February 25, 2020 and March 10, 2020 with David Vincent and granted the claim in the amount of \$1,255.00, denying the balance of \$3,700.00.

THEREFORE, BE IT RESOLVED, the City Council, hereby, grants the claim in the amount of \$1,255.00, denying the balance of \$3,700.00 for the trash removal violations and all associated penalties and interest on the property tax bill for 1320 Vermont Avenue (Tax ID #33-01-01-10-182-071).

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

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

WHEREAS, AAA Properties Inc. sought to eliminate a special assessment of \$716.80 for board up fees, associated penalties and interest, on the property tax bill for 1722 W Miller (ID #33-01-05-05-377-096); and

WHEREAS, upon filing a claim to the Committee on General Services, the Committee met on February 25, 2020 and denied the claim in the amount of \$716.80.

THEREFORE, BE IT RESOLVED, the City Council, hereby, denies the claim in the amount of \$716.80 for the board up fees, associated penalties and interest on the property tax bill for 1722 W Miller (Tax ID #33-01-05-05-377-096).

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

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

WHEREAS, Jesus DelaTorre-Vavra sought to eliminate a special assessment of \$4,271.00 for trash removal fees, associated penalties and interest, on the property tax bill for 523 Cherry Street (ID #33-01-01-16-457-051); and

WHEREAS, upon filing a claim to the Committee on General Services, the Committee met on February 25, 2020 and denied the claim in the amount of \$4,271.00.

THEREFORE, BE IT RESOLVED, the City Council, hereby, denies the claim in the amount of \$4,271.00 for trash removal fees, associated penalties and interest on the property tax bill for 523 Cherry Street (Tax ID #33-01-01-16-457-051).

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

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

WHEREAS, Waverly LLC, (Sue Lover) sought to eliminate a special assessment of \$2,763.00 for trash removal fees, associated penalties and interest, on the property tax bill for 3410 S Waverly (ID #23-50-40-36-226-138); and

WHEREAS, upon filing a claim to the Committee on General Services, the Committee met on February 25, 2020 and granted the claim in the amount of \$2,303.00, denying the balance of \$460.00.

THEREFORE, BE IT RESOLVED, the City Council, hereby, grants the claim in the amount of \$2,303.00, denying the balance of \$460.00 for the trash removal fees, associated penalties and interest on the property tax bill for 3410 S Waverly (Tax ID #23-50-40-36-226-138).

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

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

WHEREAS, Michael Hotwagner sought to eliminate a special assessment of \$440.00 for trash removal fees, associated penalties and interest, on the property tax bill for 1608 Comfort Street (ID #33-01-01-08-129-031); and

WHEREAS, upon filing a claim to the Committee on General Services, the Committee met on March 10, 2020 and granted the claim in the amount of \$265.00, denying the balance of \$175.00.

THEREFORE, BE IT RESOLVED, the City Council, hereby grants the claim in the amount of \$265.00, denying the balance of \$175.00 for trash removal fees, associated penalties and interest on the property tax bill for 1608 Comfort Street (Tax ID #33-01-01-08-129-031).

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

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

WHEREAS, in the interest of taking action to contain City pension and retirement costs, the Committee on Personnel has extensively reviewed such benefits and their changes in both bargaining and nonbargaining units of the City; and

WHEREAS, in the light of the review, the Committee on Personnel deems this to be an appropriate time to recommend certain changes and adjustments to Council staff benefits and Council Staff Personnel Rules;

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby approves the changes to the Council staff Personnel Rules and fringe benefits plan and summary as follows and as attached and each dated March 11, 2020:

1. Time Bank: The Council staff compensatory Time Bank program described in Article 4, Section B of the Council Staff Personnel Rules is eliminated and the time bank balance that accrued prior to 2009 will no longer be available for use.
2. Retirement Healthcare: There shall be no retiree health insurance plan or retirement healthcare for newly hired employees into Council staff positions on or after February 15, 2020 (New Employees).
3. Pension Plans: The New Employees (hired on or after February 15, 2020 shall not be eligible for membership in or benefits under the Employees' Retirement System (ERS).
4. The New Employees, who are eligible, shall become participants in the City's Defined Contribution Plan, which shall include the following Defined Contribution Plan features:
 - Mandatory employer pick-up contributions of 5%;
 - Employee one-time pretax irrevocable pick-up election of 0% - 6%;
 - A new provision that employer (City) will match the employee's voluntary one-time pick-up election dollar-for-dollar, up to a maximum of 6% compensation;
 - The vesting schedule for New Employees will be 33% of the employer contribution account upon completion of one Defined Contribution Plan year of service; 66% of employer contribution account with completion of two Defined Contribution Plan years of service; and 100% of employer contribution account with completion of three Defined Contribution Plan years of service.

BE IT FURTHER RESOLVED that the Council hereby approves that the Mayor may take all steps and actions deemed necessary and appropriate to amend the Defined Contribution Plan to effectuate the plan changes described in this resolution for the New Employees who are hired into Council staff positions on or after February 15, 2020, subject to prior document approval of the City Attorney.

BE IT FURTHER RESOLVED that the Council approves the change to the Council staff group summary of benefits and Personnel Rules consistent with the benefits described in this resolution and in the documents titled Council Staff Fringe Benefits, dated March 11, 2020 and Council Staff Personnel Rules dated March 11, 2020 accompanying the resolution.

BE IT FURTHER RESOLVED that the chairperson of the Defined Contribution Governing Committee is hereby authorized to execute all necessary and appropriate Defined Contribution Plan amendments and documents to effectuate the plan amendments described in this resolution, subject to prior approval of the City Attorney.

BE IT FINALLY RESOLVED that the City Attorney shall prepare and submit to Council for enactment the necessary and appropriate ERS ordinance amendments to effectuate the benefit changes described in this resolution.

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

Decertify Alliance Drive and a portion of Technology Boulevard

WHEREAS, the McLaren Health Care Corporation, 3373 Regency Park Dr., Grand Blanc, MI 48439 requested the vacation of Alliance Drive and the northern portion of Technology Blvd., in the University Corporate Research Park located between U.S. 127 and Collins Road; and

WHEREAS, City Council passed Resolution #2018-253 on October 8, 2018 approving the vacation contingent upon McLaren taking title to the property adjoining the to-be-vacated rights-of-way, and providing proof of the same to the City Clerk, on or before August 15, 2019; and

WHEREAS, McLaren has successfully completed taking title to the property adjoining the rights-of-way, and provided proof to the City Clerk; and

WHEREAS, the Public Service Department updates the Public Street System in accordance with Public Act 51 of 1951, which requires that vacated streets be decertified and removed from the Act 51 Street System; and

WHEREAS, the City of Lansing does wish to decertify the following street segments; and

WHEREAS, the street segments to be decertified are:

Alliance Drive in its entirety – 1,735 feet

Technology Boulevard, Collins Road to Biotechnology Boulevard – 1,712 feet

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby authorizes the decertification of a total of 3,447 feet, as identified in the recitals of this resolution, from the Act 51 Street System.

BE IT FINALLY RESOLVED that the Act 51 Street System be updated to reflect these changes.

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

WHEREAS, adjustments are needed in the fiscal year 2019/2020 budget to reflect current year revenue estimates; and

WHEREAS, adjustments to appropriations are required to reflect anticipated changes in General Fund operations; and

WHEREAS, the most recent Actuarial Funding Valuation recommends an increased contribution to the Police and Fire Retirement System than was previously budgeted; and

WHEREAS, adjustments are required to account for additional cart and bag demand in the Refuse Fund including the purchase of additional carts; and

WHEREAS, the delayed opening of the Emterra Material Recovery Facility requires continued contractual expenditures for Recycling Fund services through the end of the fiscal year;

THEREFORE, BE IT RESOLVED that the attached FY 2019/2020 mid-year budget amendment be approved:

FY 2019/2020 Budget Amendment

February 10, 2020/February 24, 2020

Revenues	<u>FY 2019</u> <u>Actuals</u>	<u>FY 2020</u> <u>Adopted</u> <u>Budget</u>	<u>FY 2020</u> <u>Dec. 31</u> <u>Actuals</u>	<u>Proposed</u> <u>Adjustment</u>	<u>FY 2020</u> <u>Proposed</u> <u>Amendment</u>
Property Taxes	40,594,677	42,875,000	43,422,167	485,000	43,360,000
Income Taxes	37,021,436	39,400,000	13,684,696	(2,400,000)	37,000,000
Return on Equity	21,110,884	23,100,000	11,769,291	-	23,100,000
State Revenues	18,330,556	19,817,000	9,399,517	(70,000)	19,747,000
Charges for Services	9,089,169	9,351,800	3,226,098	-	9,351,800
Fines & Forfeitures	2,050,717	2,149,200	776,470	-	2,149,200
Licenses & Permits	1,407,477	1,889,000	772,169	-	1,889,000
Interest & Rent	226,344	415,000	53,783	-	415,000
Other Revenue	531,597	403,000	72,742	-	403,000
Total Revenues	130,362,856	139,400,000	83,176,932	(1,985,000)	137,415,000
Expenditures	<u>FY 2019</u> <u>Actuals</u>	<u>FY 2020</u> <u>Adopted</u> <u>Budget</u>	<u>FY 2020</u> <u>Dec. 31</u> <u>Actuals</u>	<u>Proposed</u> <u>Adjustment</u>	<u>FY 2020</u> <u>Proposed</u> <u>Amendment</u>
Council					
Personnel	501,914	498,516	229,449	-	498,516
Operating	194,071	228,461	75,841	-	228,461
Total	695,985	726,977	305,289	-	726,977
Internal Audit					
Personnel	183,170	182,115	84,581	-	182,115
Operating	9,485	13,885	5,505	-	13,885
Total	192,654	196,000	90,085	-	196,000
Courts					
Personnel	4,886,798	5,121,945	2,298,069	-	5,121,945
Operating	1,388,609	1,395,007	422,117	-	1,395,007
Total	6,275,406	6,516,952	2,720,186	-	6,516,952
Mayor's Office					
Personnel	1,079,301	1,059,636	536,281	-	1,059,636
Operating	176,813	361,399	98,222	(134,700)	226,699
Total	1,256,114	1,421,035	634,503	(134,700)	1,286,335
Media Center					
Personnel	384,827	438,347	210,588	-	438,347
Operating	37,752	39,653	8,988	-	39,653
Total	422,578	478,000	219,576	-	478,000
Clerk's Office					
Personnel	992,581	990,367	510,557	-	990,367
Operating	363,572	411,819	155,248	-	411,819
Total	1,356,153	1,402,186	665,805	-	1,402,186
Neighborhood & Citizen Engagement					
Personnel	463,609	832,604	332,781	(61,000)	771,604
Operating	351,562	333,396	81,753	61,000	394,396
Total	815,171	1,166,000	414,534	-	1,166,000
Economic Development & Planning					
Personnel	2,614,263	3,278,728	1,405,825	-	3,278,728
Operating	2,289,507	2,455,591	1,377,213	(250,000)	2,205,591
Total	4,903,770	5,734,319	2,783,038	(250,000)	5,484,319
Finance/Operations					
Personnel	1,474,294	1,046,216	644,111	134,700	1,180,916
Operating	712,221	548,881	185,452	-	548,881
Total	2,186,515	1,595,097	829,563	134,700	1,729,797
Assessing					
Personnel	1,336,820	1,559,864	620,831	-	1,559,864
Operating	207,331	240,838	88,092	-	240,838
Total	1,544,151	1,800,702	708,922	-	1,800,702

Expenditures	<u>FY 2019</u> <u>Actuals</u>	<u>FY 2020</u> <u>Adopted</u> <u>Budget</u>	<u>FY 2020</u> <u>Dec. 31</u> <u>Actuals</u>	<u>Proposed</u> <u>Adjustment</u>	<u>FY 2020</u> <u>Proposed</u> <u>Amendment</u>
Treasury					
Personnel	1,397,830	1,848,306	718,264	-	1,848,306
Operating	457,585	429,698	94,180	-	429,698
Total	1,855,415	2,278,004	812,444	-	2,278,004
Human Resources					
Personnel	1,205,246	1,333,106	601,168	-	1,333,106
Operating	915,856	892,521	334,069	66,000	958,521
Total	2,121,101	2,225,627	935,238	66,000	2,291,627
Attorney's Office					
Personnel	1,643,584	1,941,252	813,586	-	1,941,252
Operating	232,280	239,631	102,332	-	239,631
Total	1,875,864	2,180,883	915,919	-	2,180,883
Police					
Personnel	36,465,408	37,802,547	18,434,385	310,269	38,112,816
Operating	6,367,172	7,057,235	3,078,120	-	7,057,235
Total	42,832,579	44,859,782	21,512,506	310,269	45,170,051
Fire					
Personnel	28,897,214	30,772,490	14,469,493	249,731	31,022,221
Operating	5,045,972	5,278,088	2,566,968	-	5,278,088
Total	33,943,186	36,050,578	17,036,461	249,731	36,300,309
Public Service					
Personnel	1,874,600	2,855,553	1,231,294	(300,000)	2,555,553
Operating	9,741,013	9,307,133	3,102,846	300,000	9,607,133
Total	11,615,613	12,162,686	4,334,140	-	12,162,686
Human Relations & Community Service					
Personnel	1,297,133	1,460,296	655,906	80,000	1,540,296
Operating	196,422	196,615	65,454	-	196,615
Total	1,493,555	1,656,911	721,361	80,000	1,736,911
Parks & Recreation					
Personnel	4,851,422	5,246,923	2,010,683	-	5,246,923
Operating	3,286,949	3,354,838	1,328,733	-	3,354,838
Total	8,138,371	8,601,761	3,339,416	-	8,601,761
Human Services					
Operating	1,638,162	1,725,000	704,371	-	1,725,000
Total	1,638,162	1,725,000	704,371	-	1,725,000
City Supported Agencies					
Operating	324,392	316,500	109,100	-	316,500
Total	324,392	316,500	109,100	-	316,500
Non-Departmental					
Vacancy Factor	-	(700,000)	-	500,000	(200,000)
Library Lease	151,845	150,000	46,812	-	150,000
Debt Service	2,595,828	1,265,000	300	-	1,265,000
Net Transfers	5,617,466	5,590,000	-	268,145	5,858,145
Penalties & Claims	3,806,000	-	-	-	-
Total	12,171,139	6,305,000	47,112	768,145	7,073,145
Total Expenditures	137,657,877	139,400,000	59,839,568	1,224,145	140,624,145
Beginning Fund Balance	17,326,512	10,031,491			10,031,491
Ending Fund Balance	10,031,491	10,031,491			6,822,346
	7.3%	7.2%			4.9%

	<u>FY 2019</u> <u>Actuals</u>	<u>FY 2020</u> <u>Adopted</u> <u>Budget</u>	<u>FY 2020</u> <u>Dec. 31</u> <u>Actuals</u>	<u>Proposed</u> <u>Adjustment</u>	<u>FY 2020</u> <u>Proposed</u> <u>Amendment</u>
Special Revenue Funds					
STADIUM FUND					
Revenues					
Operating Revenues	373,268	400,000	67,973	-	400,000
Stadium Naming Rights	125,000	125,000	125,000	-	125,000
Reimbursements	117,209	120,000	-	-	120,000
Transfers In	512,000	697,000	-	168,145	865,145
Use of/(Contribution to) Fund Balance	168,145	-	-	(168,145)	(168,145)
Total	1,295,622	1,342,000	192,973	-	1,342,000
Expenditures					
Debt Service	1,295,622	1,342,000	1,341,873	-	1,342,000
Total	1,295,622	1,342,000	1,341,873	-	1,342,000
CDBG FUND					
Revenues					
Federal Grants	2,410,092	2,204,648	485,628	778,215	2,982,863
General Fund Transfer	-	-	-	100,000	100,000
Total	2,410,092	2,204,648	485,628	878,215	3,082,863
Expenditures					
Personnel	805,577	1,015,744	259,320	-	1,015,744
Operating	1,604,515	1,188,904	962,669	878,215	1,967,119
Total	2,410,092	2,204,648	1,221,990	878,215	2,982,863
REFUSE FUND					
Revenues					
Operating Income	2,254,910	2,225,000	65,483	128,000	2,353,000
Interest Income	2,503	7,000	620	-	7,000
Use of/(Contribution to) Fund Balance	(1,222,150)	(7,000)	-	52,000	45,000
Total	1,035,263	2,225,000	66,103	180,000	2,405,000
Expenditures					
Personnel	168,869	1,365,848	548,909	-	1,365,848
Operating	851,304	859,152	335,723	180,000	1,039,152
Capital	15,090	-	-	-	-
Total	1,035,263	2,225,000	884,633	180,000	2,405,000
RECYCLING FUND					
Revenues					
Operating Income	4,082,075	4,423,950	4,214,899	-	4,423,950
Sale of Recycled Materials	-	-	-	-	-
Interest Income	36,805	-	-	-	-
Use of/(Contribution to) Fund Balance	(262,116)	428,050	-	250,000	678,050
Total	3,856,764	4,852,000	4,214,899	250,000	5,102,000
Expenditures					
Personnel	1,711,631	2,591,962	1,036,477	-	2,591,962
Operating	1,901,772	1,804,452	558,937	250,000	2,054,452
Debt Service	228,127	455,586	120,163	-	455,586
Capital	15,234	-	-	-	-
Total	3,856,764	4,852,000	1,715,577	250,000	5,102,000

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

WHEREAS, the City of Lansing and the Teamsters Local 243 Clerical, Technical, Professional Unit have negotiated a collective bargaining agreement (the "CBA") for the period covering February 1, 2019 through January 31, 2021, which is summarized in the Tentative Agreement Document approved by the parties effective February 27, 2020 ("Tentative Agreement") and which contains the changes to the prior CBA; and

WHEREAS, the Union membership ratified this agreement on March 9, 2020; and

WHEREAS, the Mayor recommends the CBA, as summarized in the Tentative Agreement, be approved;

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby ratifies the Tentative Agreement of the parties for the CBA between the City of Lansing and the Union, Teamsters Local 243 Clerical, Technical, Professional Unit for the period covering February 1, 2019 through January 31, 2021.

Approved for placement on the City Council
Agenda:

Jim Smiertka, City Attorney

Date

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

WHEREAS, the City of Lansing and the Teamsters Local 243 Supervisory Unit have negotiated a collective bargaining agreement (the "CBA") for the period covering February 1, 2019 through January 31, 2021, which is summarized in the Tentative Agreement Document approved by the parties effective February 27, 2020 ("Tentative Agreement") and which contains the changes to the prior CBA; and

WHEREAS, the Union membership ratified this agreement on March 9, 2020; and

WHEREAS, the Mayor recommends the CBA, as summarized in the Tentative Agreement, be approved;

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby ratifies the Tentative Agreement of the parties for the CBA between the City of Lansing and the Union, Teamsters Local 243 Supervisory Unit for the period covering February 1, 2019 through January 31, 2021.

Approved for placement on the City Council
Agenda:

Jim Smiertka, City Attorney

Date

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PASSAGE OF ORDINANCE

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND THE LANSING CODIFIED ORDINANCES BY AMENDING CHAPTER 294 SECTION 294.02(d), TO ELIMINATE THE REQUIREMENT THAT THE CITY ATTORNEY SHALL BE THE LEGAL ADVISOR TO THE POLICE AND FIRE RETIREMENT SYSTEM BOARD.

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

COUNCIL MEMBER	YEAS	NAYS
DUNBAR	☐	☐
BETZ	☐	☐
GARZA	☐	☐
HUSSAIN	☐	☐
JACKSON	☐	☐
SPADAFORE	☐	☐
SPITZLEY	☐	☐
WOOD	☐	☐
	☐	☐
☐ ADOPTED	☐ FAILED	

ORDINANCE NO. 294.02(d)

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND THE
LANSING CODIFIED ORDINANCES BY AMENDING CHAPTER 294 SECTION 294.02(d),
TO ELIMINATE THE REQUIREMENT THAT THE CITY ATTORNEY SHALL BE THE
LEGAL ADVISOR TO THE POLICE AND FIRE RETIREMENT SYSTEM BOARD.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 294, Section 294.02(d), of the Code of Ordinances of the City of
Lansing, Michigan be and is hereby amended to read as follows:

(d) *Officers.* The officers of the retirement system shall be as follows:

(1) The Director of Finance shall be the secretary to the Board of Trustees, and he or she
shall serve as the administrative officer of the retirement system.

(2) The City Treasurer shall be treasurer of the retirement system, and he or she shall be
the custodian of its funds.

(3) The City Attorney ~~shall~~ MAY be the legal advisor to the Board.

(4) The Board shall appoint an actuary who shall be the technical advisor to the Board on
matters regarding the operation of the retirement system, and such actuary shall perform
such other duties as are required of him or her under this chapter.

(5) The Board shall appoint as Medical Director to a physician who is not eligible to
participate in the retirement system as a member, retiree or beneficiary. The Medical
Director shall be directly responsible to and shall hold office at the pleasure of the Board.
He or she shall arrange for and pass upon all medical examinations required under this
chapter, investigate all essential statements of a medical nature made by or on behalf of a

1 member or retiree in connection with a claim for benefits and report in writing to the
2 Board his or her conclusions and recommendations on medical matter referred to him or
3 her by the Board.

4 (6) Nothing in this subsection shall prohibit the Board of Trustees from hiring
5 professional services deemed necessary to fulfill its fiduciary responsibilities.
6

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

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

12 Section 4. This ordinance shall take effect on the 30th day after enactment, unless given
13 immediate effect by City Council, and shall expire May 21, 2029.
14

15 Approved as to form:
16
17

18 _____
19 City Attorney
20

Dated: _____

PASSAGE OF ORDINANCE

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND THE LANSING CODIFIED ORDINANCES BY AMENDING CHAPTER 292 SECTION 292.09, TO ELIMINATE THE REQUIREMENT THAT THE CITY ATTORNEY SHALL BE THE LEGAL ADVISOR TO THE EMPLOYEES' RETIREMENT SYSTEM BOARD.

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

COUNCIL MEMBER	YEAS	NAYS
DUNBAR	☐	☐
BETZ	☐	☐
GARZA	☐	☐
HUSSAIN	☐	☐
JACKSON	☐	☐
SPADAFORE	☐	☐
SPITZLEY	☐	☐
WOOD	☐	☐
	☐	☐
☐ ADOPTED	☐ FAILED	

ORDINANCE 2020-____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND THE
LANSING CODIFIED ORDINANCES BY AMENDING CHAPTER 292 SECTION 292.09,
TO ELIMINATE THE REQUIREMENT THAT THE CITY ATTORNEY SHALL BE THE
LEGAL ADVISOR TO THE EMPLOYEES' RETIREMENT SYSTEM BOARD.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 292, Section 292.09, of the Code of Ordinances of the City of
Lansing, Michigan be and is hereby amended to read as follows:

292.09. Compensation; secretary; employees; legal advisor.

(a) The Trustees shall serve without additional compensation for their services as
Trustees.

(b) The Director of Finance shall be ex-officio Secretary of the Board of Trustees.

(c) The Board may employ such professional and other services as shall be required.

The compensation for such services shall be fixed by the Board.

(d) The City Attorney ~~shall~~ MAY be legal advisor to the Board.

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 May 21, 2029.

Approved as to form:

City Attorney

Dated: _____

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Chris Swope
Lansing City Clerk

March 13, 2020

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

Dear President and Council Members:

My office has received and placed on file:

[Department of Neighborhoods and Citizen Engagement Annual Report 2018-2019](#)

This document is available for review at the office of the City Clerk or at <http://www.lansingmi.gov/clerk> under the heading of Documents Placed on File.

Sincerely,

A handwritten signature in black ink that reads "Chris Swope".

Chris Swope, CMC
Lansing City Clerk



Chris Swope
Lansing City Clerk

March 13, 2020

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

Dear President and Council Members:

My office has received and placed on file:

[Lansing Housing Commission Financial Reports for the period ending June 30, 2019](#)

This document is available for review at the office of the City Clerk or at <http://www.lansingmi.gov/clerk> under the heading of Documents Placed on File.

Sincerely,

Chris Swope, CMC
Lansing City Clerk

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

WHEREAS, a public hearing was held on Monday, April 27, 2020, in consideration of the request by E.T. MacKenzie Company, the construction contractor for the McLaren Greater Lansing Offsite Infrastructure Improvements Project, for issuance of a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:00 PM for the period May 9, 2020, through September 19, 2020; and

WHEREAS, the associated utility improvements, including new potable watermain and new sanitary sewer, are necessary to support and serve the forthcoming, new McLaren Greater Lansing Hospital Development; and

WHEREAS, this sanitary sewer work is atypically deep (i.e., an average of approximately 18 feet deep) resulting in complete removal of the roadway and the full closure to vehicular traffic of this City major street, Forest Road; and

WHEREAS, in accordance with the construction contract, the contractor, E.T. MacKenzie Company, is required to complete a large amount of work in a short timeframe prior to the mid-September completion date; and

WHEREAS, the City of Lansing Public Service Department recommends that the contractor be granted the requested noise waiver in order to:

- limit the amount of time local access for property owners is impacted;
- limit the amount of time that vehicular traffic will be detoured; and
- keep the project on-schedule; and

WHEREAS, no substantive written or verbal comments in opposition to this noise waiver were received from anyone within the project area at the public hearing or during the public comment period.

NOW THEREFORE BE IT RESOLVED that the City Council grant a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:00 PM for the period May 9, 2020, through September 19, 2020.

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

WHEREAS, the City of Lansing Department of Public Service will be partnering with McLaren Greater Lansing and the Lansing Board of Water & Light to construct underground utility improvements in the Forest Road right-of-way; and

WHEREAS, these utility improvements, including new potable watermain and new sanitary sewer, are necessary to support and serve the forthcoming, new McLaren Greater Lansing Hospital Development; and

WHEREAS, this sanitary sewer work is atypically deep (i.e., an average of approximately 18 feet deep) resulting in complete removal of the roadway and the full closure to vehicular traffic of this City major street, Forest Road; and

WHEREAS, in accordance with the construction contract, the contractor, E.T. MacKenzie Company, is required to complete a large amount of work in a short timeframe prior to the mid-September completion date; and

WHEREAS, for the period May 9, 2020, through September 19, 2020, E.T. MacKenzie Company has requested a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:00 PM; and

WHEREAS, the City of Lansing Public Service Department recommends that the contractor be granted the requested noise waiver in order to:

- limit the amount of time local access for property owners is impacted;
- limit the amount of time that vehicular traffic will be detoured; and
- keep the project on-schedule.

NOW THEREFORE BE IT RESOLVED that a public hearing be held on Monday, April 27, 2020, at 7:00 PM in the City of Lansing Council Chambers, 124 W. Michigan, in consideration of the request for granting a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:00 PM for the period May 9, 2020, through September 19, 2020.

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

RESOLUTION APPROVING APPLICATION TO MICHIGAN DEPARTMENT OF
TRANSPORTATION FOR LOCAL BRIDGE PROGRAM FUNDING

WHEREAS the Michigan Department of Transportation (MDOT) is currently soliciting applications for candidate projects for the Local Bridge Program to be funded in the 2023 fiscal year; and

WHEREAS May 1, 2020 is the anticipated deadline for submitting the applications; and

WHEREAS up to five funding applications per agency for bridge projects can be submitted in accordance with the MDOT Call for Projects; and

WHEREAS multiple preventative maintenance projects can be bundle together as one application; and

WHEREAS the City of Lansing, Public Service Department, intends to submit Local Bridge Program funding applications to MDOT for the following five projects listed in the order of priority and funding category:

Priority	<u>Project</u>	<u>Funding Category</u>
1.	Aurelius Road over Pawlowski Creek	Replacement
2.	E Elm Street over Red Cedar River	Replacement
3.	Enterprise Drive over Pawlowski Creek	Preventative Maintenance
4.	Pennsylvania Avenue over Jackson and Lansing RR (bundle)	Preventative Maintenance
4.	E Cesar Chavez Avenue over Grand River (bundle)	Preventative Maintenance
5.	Beech Street over Red Cedar River	Preventative Maintenance

WHEREAS, if successful, the City would receive state or federal funding to finance 95% of construction cost, and the City would fund 5% of the construction and 100% of the engineering costs for any bridge project selected; and

WHEREAS, in order to demonstrate the need to replace the Aurelius Road Bridge over Pawlowski Creek, the City would fund 10% of the construction and 100% of the engineering if the bridge is selected; and

WHEREAS the estimated construction cost of the above listed projects and City's share of construction and engineering costs are tabulated below; and

#	Project	Estimated Construction Cost	City's Share		
			Match 5% (10% for Aurelius over Pawlowski)	Engineering 25%	TOTAL
1	Aurelius Rd over Pawlowski Creek	\$1,379,000	\$137,900	\$344,750	\$482,650
2	E Elm St over Red Cedar River	\$2,554,000	\$127,700	\$638,500	\$766,200
3	Enterprise Dr over Pawlowski Creek	\$411,000	\$20,550	\$102,750	\$123,300
4	Pennsylvania over J&L Railroad E Cesar Chavez over Grand River	\$140,000	\$7,000	\$35,000	\$67,800
		\$86,000	\$4,300	\$21,500	
5	Beech Street over Red Cedar River	\$46,000	\$2,300	\$11,500	\$13,800

WHEREAS, any one or any combination of the above five projects could be approved for 2023 funding; and

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council approves the submittal of the FY 2023 funding applications for the MDOT's Local Bridge Program as listed in the priority above.

BE IT FURTHER RESOLVED that upon grant award, the Mayor is authorized through the Public Service Director to administratively appropriate the necessary accounts for City costs associated with any bridge project selected, which will be budgeted with Act 51 funds.

2020

LAP - BRIDGE COST ESTIMATE WORKSHEET

REV. 2/1/2020

- CPM, REHAB, REPLACE -

DATE:

2/27/2020

OWNER: LANSING
REGION: University
TSC: Lansing

FISCAL YEAR: 2022

PR: 359401 MP: 14.92

LENGTH 26.8
Out to Out WIDTH 66.0
Curb to Curb WIDTH 39.0

ENGINEER: Tetra Tech

STRUCTURE ID: 13398
BRIDGE ID: N/A

LOCATION: AURELIUS ROAD over PAWLOWSKI CREEK DRAIN

PRIMARY WORK ACTIVITY: Bridge Replacement

OTHER WORK:

DECK AREA: 1,769 SFT
CLEAR ROADWAY: 1,045 SFTSTR. TYPE: Steel
Culvert

WORK ACTIVITY	Michigan Bridge Design Manual	QUANTITY	UNIT	UNIT COST	TOTAL
NEW BRIDGE (increase deck area based on design standards and hydraulic requirements)					
Single or Multiple Spans, Grade Separation	(add demo, approach, MOT)		SFT	\$220.00 /SFT	
Single Span, Over Water	Length < 100ft (add demo, approach, MOT)		SFT	\$350.00 /SFT	
Multiple Spans, Over Water	Length > 100ft (add demo, approach, MOT)		SFT	\$220.00 /SFT	
Precast Culvert	Length < 40ft (add demo, approach, MOT)	1,980.0	SFT	\$350.00 /SFT	\$693,000
NEW SUPERSTRUCTURE					
New Superstructure, Grade Separation	(incl. remove exist deck/super; add MOT & approach)		SFT	\$170.00 /SFT	
New Superstructure, Over Water	(incl. remove exist deck/super; add MOT & approach)		SFT	\$200.00 /SFT	
WIDENING					
Structure Widening, _____ ft	(incl. deck/super/sub widening, add approach transition)		SFT	\$270.00 /SFT	
NEW DECK					
New Bridge Deck & Barrier	(incl. remove exist deck/railing, add approach, MOT)		SFT	\$75.00 /SFT	
DEMOLITION					
Entire Structure, Grade Separation			SFT	\$33.00 /SFT	
Entire Structure, Over Water		1,782.0	SFT	\$46.00 /SFT	\$81,972
DECK REPAIR / TREATMENTS					
Bridge Railing Replacement	(incl. removal and replacement)		FT	\$400.00 /FT	
Concrete Brush Block / Curb Patch	(incl. hand chipping and formwork)		FT	\$24.00 /FT	
Concrete Barrier Patch	(incl. hand chipping and formwork)		SFT	\$45.00 /SFT	
Concrete Deck Patch	(incl. hand chipping)		SFT	\$30.00 /SFT	
Deep Overlay	(incl. joint repl & hydro)		SFT	\$33.00 /SFT	
Epoxy Overlay	(incl. warranty)		SYD	\$30.00 /SYD	
Expansion Joint Gland Replacement	(remove and replace elastomeric gland)		FT	\$85.00 /FT	
Expansion Joint Replacement	(incl. removal)		FT	\$600.00 /FT	
Full Depth Patch			SFT	\$76.00 /SFT	
Healer / Sealer	(penetrates cracks in bridge deck)		SYD	\$15.00 /SYD	
HMA Overlay with WP membrane			SYD	\$53.00 /SYD	
Overlay Removal	(Epoxy: \$8/syd Latex: \$16/syd HMA: \$7/syd)		SYD	\$16.00 /SYD	
Reseal Bridge Joints			FT	\$16.00 /FT	
Shallow Overlay	(incl. joint repl & hydro)		SFT	\$22.00 /SFT	
SUPERSTRUCTURE REPAIR					
Bearing Realignment / Replacement	(incl. temporary supports)		EA	\$5,000.00 EA	
Heat Straightening	(incl. clean and coat)		EA	\$50,000.00 EA	
Pack Rust Repair	(greater than 3/8" separation)		FT	\$500.00 /FT	
Paint - Complete	(incl. clean & coat)		SFT	\$20.00 /SFT	
Paint - Partial / Spot / Zone	(incl. clean & coat - \$20k minimum)		SFT	\$40.00 /SFT	
PCI Beam End Blockout	(incl. temporary supports)		EA	\$7,200.00 EA	
Pin & Hanger Replacement	(incl. temporary supports)		EA	\$8,000.00 EA	
Structural Steel Repair	(based on 6ft length; for stiffeners use \$1,200 ea)		EA	\$3,000.00 EA	
SUBSTRUCTURE REPAIR					
Substructure Patching	(measured x 2) replace if repair area > 30%		CFT	\$300.00 /CFT	
Substructure Replacement	(incl. temporary supports, excavation)		CFT	\$180.00 /CFT	
Substructure Horizontal Surface Sealer			SYD	\$40.00 /SYD	
Temporary Supports	(add \$1,200 for ea steel beam - stiffeners)		EA	\$2,500.00 EA	
MISCELLANEOUS					
Articulating Concrete Block System (ACB)			SYD	\$150.00 /SYD	
Concrete Surface Coating			SYD	\$28.00 /SYD	
Culvert Cleanout			FT	\$30.00 /FT	
Epoxy Crack Injection	(structural crack repair)		FT	\$50.00 /FT	
Metal Mesh Panels	(48" width, max 6'-6" length)		SFT	\$20.00 /SFT	
Pressure Relief Joint	(use when approach concrete roadway exceeds 1,000ft)		FT	\$100.00 /FT	
Riprap	(assume 10ft distance around perimeter of substructure)		SYD	\$175.00 /SYD	
Silane Treatment	(penetrating sealer for concrete surfaces)		SFT	\$4.50 /SFT	
Slope Protection Repairs			SYD	\$100.00 /SYD	
Other					

STRUCTURE CONSTRUCTION BUDGET \$774,972

ROAD WORK					
Approach Pavement, 12" RC	(incl. removal; add curb, gutter, guardrail) 20' ea. end	320.0	SYD	\$175.00 /SYD	\$56,000
Approach Curb & Gutter	(incl. removal) 20' ea. quadrant	160.0	FT	\$56.00 /FT	\$8,960
Guardrail Anchorage to Bridge	(each quadrant)		EA	\$1,600.00 /EA	
Guardrail	(incl. removal) < 200ft beyond reference line	300.0	FT	\$28.00 /FT	\$8,400
Guardrail Terminal	(each quadrant)	4.0	EA	\$2,300.00 /EA	\$9,200
Roadway Approach Work	(beyond approach pavement)		LSUM		
Utilities		1.0	LSUM	\$50,000.00 LSUM	\$50,000
TRAFFIC CONTROL Unit Cost to be determined by Region or TSC Traffic & Safety					
Part Width Construction			LSUM		
Crossovers			EA	\$300,000.00 /EA	
Temporary Traffic Signals			set	\$25,000.00 /set	
RR Flagging			LSUM		
Detour		1.0	LSUM	\$50,000.00 LSUM	\$50,000

RELATED ROAD/TRAFFIC CONSTRUCTION BUDGET \$182,560

CONTINGENCY	(10% - 20%) (use higher contingency for small projects)	20	%	\$958,000.00	\$192,000
MOBILIZATION	(estimate at 10%)	10	%	\$1,150,000.00	\$115,000
INFLATION	(assume 3% per year, beginning in 2021)	9	%	\$1,265,000.00	\$114,000

(Does not include PE or CE)

TOTAL CONSTRUCTION BUDGET \$1,379,000

2020

LAP - BRIDGE COST ESTIMATE WORKSHEET

REV. 2/1/2020

- CPM, REHAB, REPLACE -

DATE:

2/27/2020

OWNER: LANSING
REGION: University
TSC: Lansing

FISCAL YEAR: 2023

PR: #N/A MP: #N/A

LENGTH 159.0
Out to Out WIDTH 37.7
Curb to Curb WIDTH 28.1

ENGINEER: Tetra Tech

STRUCTURE ID: 3958
BRIDGE ID: N/A

LOCATION: BEECH STREET over RED CEDAR RIVER

PRIMARY WORK ACTIVITY Miscellaneous Bridge CSM

OTHER WORK:

DECK AREA: 5,994
CLEAR ROADWAY: 4,468SFT
SFTSTR. TYPE: Prestressed Concrete
Box Beam or Girders - Mul

WORK ACTIVITY	Michigan Bridge Design Manual	QUANTITY	UNIT	UNIT COST	TOTAL
NEW BRIDGE (increase deck area based on design standards and hydraulic requirements)					
Single or Multiple Spans, Grade Separation	(add demo, approach, MOT)		SFT	\$220.00 /SFT	
Single Span, Over Water	Length < 100ft (add demo, approach, MOT)		SFT	\$350.00 /SFT	
Multiple Spans, Over Water	Length > 100ft (add demo, approach, MOT)		SFT	\$220.00 /SFT	
Precast Culvert	Length < 40ft (add demo, approach, MOT)		SFT	\$350.00 /SFT	
NEW SUPERSTRUCTURE					
New Superstructure, Grade Separation	(incl. remove exist deck/super; add MOT & approach)		SFT	\$170.00 /SFT	
New Superstructure, Over Water	(incl. remove exist deck/super; add MOT & approach)		SFT	\$200.00 /SFT	
WIDENING					
Structure Widening, _____ ft	(incl. deck/super/sub widening, add approach transition)		SFT	\$270.00 /SFT	
NEW DECK					
New Bridge Deck & Barrier	(incl. remove exist deck/railing, add approach, MOT)		SFT	\$75.00 /SFT	
DEMOLITION					
Entire Structure, Grade Separation			SFT	\$33.00 /SFT	
Entire Structure, Over Water			SFT	\$46.00 /SFT	
DECK REPAIR / TREATMENTS					
Bridge Railing Replacement	(incl. removal and replacement)		FT	\$400.00 /FT	
Concrete Brush Block / Curb Patch	(incl. hand chipping and formwork)		FT	\$24.00 /FT	
Concrete Barrier Patch	(incl. hand chipping and formwork)		SFT	\$45.00 /SFT	
Concrete Deck Patch	(incl. hand chipping)		SFT	\$30.00 /SFT	
Deep Overlay	(incl. joint repl & hydro)		SFT	\$33.00 /SFT	
Epoxy Overlay	(incl. warranty)		SYD	\$30.00 /SYD	
Expansion Joint Gland Replacement	(remove and replace elastomeric gland)		FT	\$85.00 /FT	
Expansion Joint Replacement	(incl. removal)		FT	\$600.00 /FT	
Full Depth Patch			SFT	\$76.00 /SFT	
Healer / Sealer	(penetrates cracks in bridge deck)	497.0	SYD	\$15.00 /SYD	\$7,455
HMA Overlay with WP membrane			SYD	\$53.00 /SYD	
Overlay Removal	(Epoxy: \$8/syd Latex: \$16/syd HMA: \$7/syd)		SYD	\$16.00 /SYD	
Reseal Bridge Joints			FT	\$16.00 /FT	
Shallow Overlay	(incl. joint repl & hydro)		SFT	\$22.00 /SFT	
SUPERSTRUCTURE REPAIR					
Bearing Realignment / Replacement	(incl. temporary supports)		EA	\$5,000.00 EA	
Heat Straightening	(incl. clean and coat)		EA	\$50,000.00 EA	
Pack Rust Repair	(greater than 3/8" separation)		FT	\$500.00 /FT	
Paint - Complete	(incl. clean & coat)		SFT	\$20.00 /SFT	
Paint - Partial / Spot / Zone	(incl. clean & coat - \$20k minimum)		SFT	\$40.00 /SFT	
PCI Beam End Blockout	(incl. temporary supports)		EA	\$7,200.00 EA	
Pin & Hanger Replacement	(incl. temporary supports)		EA	\$8,000.00 EA	
Structural Steel Repair	(based on 6ft length; for stiffeners use \$1,200 ea)		EA	\$3,000.00 EA	
SUBSTRUCTURE REPAIR					
Substructure Patching	(measured x 2) replace if repair area > 30%		CFT	\$300.00 /CFT	
Substructure Replacement	(incl. temporary supports, excavation)		CFT	\$180.00 /CFT	
Substructure Horizontal Surface Sealer			SYD	\$40.00 /SYD	
Temporary Supports	(add \$1,200 for ea steel beam - stiffeners)		EA	\$2,500.00 EA	
MISCELLANEOUS					
Articulating Concrete Block System (ACB)			SYD	\$150.00 /SYD	
Concrete Surface Coating			SYD	\$28.00 /SYD	
Culvert Cleanout			FT	\$30.00 /FT	
Epoxy Crack Injection	(structural crack repair)		FT	\$50.00 /FT	
Metal Mesh Panels	(48" width, max 6'-6" length)		SFT	\$20.00 /SFT	
Pressure Relief Joint	(use when approach concrete roadway exceeds 1,000ft)		FT	\$100.00 /FT	
Riprap	(assume 10ft distance around perimeter of substructure)		SYD	\$175.00 /SYD	
Silane Treatment	(penetrating sealer for concrete surfaces)		SFT	\$4.50 /SFT	
Slope Protection Repairs			SYD	\$100.00 /SYD	
Other					

STRUCTURE CONSTRUCTION BUDGET \$7,455

ROAD WORK

Approach Pavement, 12" RC	(incl. removal; add curb, gutter, guardrail) 20' ea. end		SYD	\$175.00 /SYD	
Approach Curb & Gutter	(incl. removal) 20' ea. quadrant		FT	\$56.00 /FT	
Guardrail Anchorage to Bridge	(each quadrant)		EA	\$1,600.00 /EA	
Guardrail	(incl. removal) < 200ft beyond reference line		FT	\$28.00 /FT	
Guardrail Terminal	(each quadrant)		EA	\$2,300.00 /EA	
Roadway Approach Work	(beyond approach pavement)		LSUM	LSUM	
Utilities			LSUM	LSUM	

TRAFFIC CONTROL

Unit Cost to be determined by Region or TSC Traffic & Safety

Part Width Construction			LSUM	LSUM	
Crossovers			EA	\$300,000.00 /EA	
Temporary Traffic Signals			set	\$25,000.00 /set	
RR Flagging			LSUM	LSUM	
Detour		1.0	LSUM	\$25,000.00	\$25,000

RELATED ROAD/TRAFFIC CONSTRUCTION BUDGET \$25,000

CONTINGENCY	(10% - 20%) (use higher contingency for small projects)	20	%	\$32,000.00	\$6,000
MOBILIZATION	(estimate at 10%)	10	%	\$38,000.00	\$4,000
INFLATION	(assume 3% per year, beginning in 2021)	9	%	\$42,000.00	\$4,000

(Does not include PE or CE)

TOTAL CONSTRUCTION BUDGET \$46,000

2020

LAP - BRIDGE COST ESTIMATE WORKSHEET

REV. 2/1/2020

- CPM, REHAB, REPLACE -

DATE:

2/27/2020

OWNER: LANSING
REGION: University
TSC: Lansing

FISCAL YEAR: 2023

PR: 335601 MP: 0.486

LENGTH 179.8
Out to Out WIDTH 83.0
Curb to Curb WIDTH 52.2

ENGINEER: Tetra Tech

STRUCTURE ID: 3940

BRIDGE ID: N/A

LOCATION: E GRAND RIVER AVE over GRAND RIVER

PRIMARY WORK ACTIVITY Miscellaneous Bridge CPM

OTHER WORK:

DECK AREA: 14,923
CLEAR ROADWAY: 9,386SFT
SFTSTR. TYPE: Prestressed Concrete
Multi-Stringer, W or I-Bear

WORK ACTIVITY	Michigan Bridge Design Manual	QUANTITY	UNIT	UNIT COST	TOTAL
NEW BRIDGE (increase deck area based on design standards and hydraulic requirements)					
Single or Multiple Spans, Grade Separation	(add demo, approach, MOT)		SFT	\$220.00 /SFT	
Single Span, Over Water	Length < 100ft (add demo, approach, MOT)		SFT	\$350.00 /SFT	
Multiple Spans, Over Water	Length > 100ft (add demo, approach, MOT)		SFT	\$220.00 /SFT	
Precast Culvert	Length < 40ft (add demo, approach, MOT)		SFT	\$350.00 /SFT	
NEW SUPERSTRUCTURE					
New Superstructure, Grade Separation	(incl. remove exist deck/super; add MOT & approach)		SFT	\$170.00 /SFT	
New Superstructure, Over Water	(incl. remove exist deck/super; add MOT & approach)		SFT	\$200.00 /SFT	
WIDENING					
Structure Widening, _____ ft	(incl. deck/super/sub widening, add approach transition)		SFT	\$270.00 /SFT	
NEW DECK					
New Bridge Deck & Barrier	(incl. remove exist deck/railing, add approach, MOT)		SFT	\$75.00 /SFT	
DEMOLITION					
Entire Structure, Grade Separation			SFT	\$33.00 /SFT	
Entire Structure, Over Water			SFT	\$46.00 /SFT	
DECK REPAIR / TREATMENTS					
Bridge Railing Replacement	(incl. removal and replacement)		FT	\$400.00 /FT	
Concrete Brush Block / Curb Patch	(incl. hand chipping and formwork)	10.0	FT	\$24.00 /FT	\$240
Concrete Barrier Patch	(incl. hand chipping and formwork)		SFT	\$45.00 /SFT	
Concrete Deck Patch	(incl. hand chipping)		SFT	\$30.00 /SFT	
Deep Overlay	(incl. joint repl & hydro)		SFT	\$33.00 /SFT	
Epoxy Overlay	(incl. warranty)	1,043.0	SYD	\$30.00 /SYD	\$31,290
Expansion Joint Gland Replacement	(remove and replace elastomeric gland)		FT	\$85.00 /FT	
Expansion Joint Replacement	(incl. removal)		FT	\$600.00 /FT	
Full Depth Patch			SFT	\$76.00 /SFT	
Healer / Sealer	(penetrates cracks in bridge deck)		SYD	\$15.00 /SYD	
HMA Overlay with WP membrane			SYD	\$53.00 /SYD	
Overlay Removal	(Epoxy: \$8/syd Latex: \$16/syd HMA: \$7/syd)		SYD	\$16.00 /SYD	
Reseal Bridge Joints			FT	\$16.00 /FT	
Shallow Overlay	(incl. joint repl & hydro)		SFT	\$22.00 /SFT	
SUPERSTRUCTURE REPAIR					
Bearing Realignment / Replacement	(incl. temporary supports)		EA	\$5,000.00 EA	
Heat Straightening	(incl. clean and coat)		EA	\$50,000.00 EA	
Pack Rust Repair	(greater than 3/8" separation)		FT	\$500.00 /FT	
Paint - Complete	(incl. clean & coat)		SFT	\$20.00 /SFT	
Paint - Partial / Spot / Zone	(incl. clean & coat - \$20k minimum)		SFT	\$40.00 /SFT	
PCI Beam End Blockout	(incl. temporary supports)		EA	\$7,200.00 EA	
Pin & Hanger Replacement	(incl. temporary supports)		EA	\$8,000.00 EA	
Structural Steel Repair	(based on 6ft length; for stiffeners use \$1,200 ea)		EA	\$3,000.00 EA	
SUBSTRUCTURE REPAIR					
Substructure Patching	(measured x 2) replace if repair area > 30%	5.0	CFT	\$300.00 /CFT	\$1,500
Substructure Replacement	(incl. temporary supports, excavation)		CFT	\$180.00 /CFT	
Substructure Horizontal Surface Sealer			SYD	\$40.00 /SYD	
Temporary Supports	(add \$1,200 for ea steel beam - stiffeners)		EA	\$2,500.00 EA	
MISCELLANEOUS					
Articulating Concrete Block System (ACB)			SYD	\$150.00 /SYD	
Concrete Surface Coating			SYD	\$28.00 /SYD	
Culvert Cleanout			FT	\$30.00 /FT	
Epoxy Crack Injection	(structural crack repair)	30.0	FT	\$50.00 /FT	\$1,500
Metal Mesh Panels	(48" width, max 6'-6" length)		SFT	\$20.00 /SFT	
Pressure Relief Joint	(use when approach concrete roadway exceeds 1,000ft)		FT	\$100.00 /FT	
Riprap	(assume 10ft distance around perimeter of substructure)		SYD	\$175.00 /SYD	
Silane Treatment	(penetrating sealer for concrete surfaces)		SFT	\$4.50 /SFT	
Slope Protection Repairs			SYD	\$100.00 /SYD	
Other					

STRUCTURE CONSTRUCTION BUDGET \$34,530

ROAD WORK

Approach Pavement, 12" RC	(incl. removal; add curb, gutter, guardrail) 20' ea. end		SYD	\$175.00 /SYD	
Approach Curb & Gutter	(incl. removal) 20' ea. quadrant		FT	\$56.00 /FT	
Guardrail Anchorage to Bridge	(each quadrant)		EA	\$1,600.00 /EA	
Guardrail	(incl. removal) < 200ft beyond reference line		FT	\$28.00 /FT	
Guardrail Terminal	(each quadrant)		EA	\$2,300.00 /EA	
Roadway Approach Work	(beyond approach pavement)		LSUM	LSUM	
Utilities			LSUM	LSUM	

TRAFFIC CONTROL

Unit Cost to be determined by Region or TSC Traffic & Safety

Part Width Construction		LSUM	LSUM	
Crossovers		EA	\$300,000.00 /EA	
Temporary Traffic Signals		set	\$25,000.00 /set	
RR Flagging		LSUM	LSUM	
Detour	1.0	LSUM	\$25,000.00	\$25,000

RELATED ROAD/TRAFFIC CONSTRUCTION BUDGET \$25,000

CONTINGENCY	(10% - 20%) (use higher contingency for small projects)	20	%	\$60,000.00	\$12,000
MOBILIZATION	(estimate at 10%)	10	%	\$72,000.00	\$7,000
INFLATION	(assume 3% per year, beginning in 2021)	9	%	\$79,000.00	\$7,000

(Does not include PE or CE)

TOTAL CONSTRUCTION BUDGET \$86,000

2020

LAP - BRIDGE COST ESTIMATE WORKSHEET

REV. 2/1/2020

- CPM, REHAB, REPLACE -

DATE: 2/27/2020

OWNER: LANSING
REGION: University
TSC: Lansing

FISCAL YEAR: 2023

PR: #N/A MP: #N/A

LENGTH 128.6
Out to Out WIDTH 42.4
Curb to Curb WIDTH 30.0

ENGINEER: Tetra Tech

STRUCTURE ID: 3936
BRIDGE ID: N/A

LOCATION: E ELM STREET over RED CEDAR RIVER

PRIMARY WORK ACTIVITY: Bridge Replacement

OTHER WORK:

DECK AREA: 5,453
CLEAR ROADWAY: 3,858SFT
SFTSTR. TYPE: Prestressed Concrete
Box Beam or Girders - Mul

WORK ACTIVITY	Michigan Bridge Design Manual	QUANTITY	UNIT	UNIT COST	TOTAL
NEW BRIDGE (increase deck area based on design standards and hydraulic requirements)					
Single or Multiple Spans, Grade Separation	(add demo, approach, MOT)		SFT	\$220.00 /SFT	
Single Span, Over Water	Length < 100ft (add demo, approach, MOT)		SFT	\$350.00 /SFT	
Multiple Spans, Over Water	Length > 100ft (add demo, approach, MOT)	5,940.0	SFT	\$220.00 /SFT	\$1,306,800
Precast Culvert	Length < 40ft (add demo, approach, MOT)		SFT	\$350.00 /SFT	
NEW SUPERSTRUCTURE					
New Superstructure, Grade Separation	(incl. remove exist deck/super; add MOT & approach)		SFT	\$170.00 /SFT	
New Superstructure, Over Water	(incl. remove exist deck/super; add MOT & approach)		SFT	\$200.00 /SFT	
WIDENING					
Structure Widening, _____ ft	(incl. deck/super/sub widening, add approach transition)		SFT	\$270.00 /SFT	
NEW DECK					
New Bridge Deck & Barrier	(incl. remove exist deck/railing, add approach, MOT)		SFT	\$75.00 /SFT	
DEMOLITION					
Entire Structure, Grade Separation			SFT	\$33.00 /SFT	
Entire Structure, Over Water		5,538.0	SFT	\$46.00 /SFT	\$254,748
DECK REPAIR / TREATMENTS					
Bridge Railing Replacement	(incl. removal and replacement)		FT	\$400.00 /FT	
Concrete Brush Block / Curb Patch	(incl. hand chipping and formwork)		FT	\$24.00 /FT	
Concrete Barrier Patch	(incl. hand chipping and formwork)		SFT	\$45.00 /SFT	
Concrete Deck Patch	(incl. hand chipping)		SFT	\$30.00 /SFT	
Deep Overlay	(incl. joint repl & hydro)		SFT	\$33.00 /SFT	
Epoxy Overlay	(incl. warranty)		SYD	\$30.00 /SYD	
Expansion Joint Gland Replacement	(remove and replace elastomeric gland)		FT	\$85.00 /FT	
Expansion Joint Replacement	(incl. removal)		FT	\$600.00 /FT	
Full Depth Patch			SFT	\$76.00 /SFT	
Healer / Sealer	(penetrates cracks in bridge deck)		SYD	\$15.00 /SYD	
HMA Overlay with WP membrane			SYD	\$53.00 /SYD	
Overlay Removal	(Epoxy: \$8/syd Latex: \$16/syd HMA: \$7/syd)		SYD	\$16.00 /SYD	
Reseal Bridge Joints			FT	\$16.00 /FT	
Shallow Overlay	(incl. joint repl & hydro)		SFT	\$22.00 /SFT	
SUPERSTRUCTURE REPAIR					
Bearing Realignment / Replacement	(incl. temporary supports)		EA	\$5,000.00 EA	
Heat Straightening	(incl. clean and coat)		EA	\$50,000.00 EA	
Pack Rust Repair	(greater than 3/8" separation)		FT	\$500.00 /FT	
Paint - Complete	(incl. clean & coat)		SFT	\$20.00 /SFT	
Paint - Partial / Spot / Zone	(incl. clean & coat - \$20k minimum)		SFT	\$40.00 /SFT	
PCI Beam End Blockout	(incl. temporary supports)		EA	\$7,200.00 EA	
Pin & Hanger Replacement	(incl. temporary supports)		EA	\$8,000.00 EA	
Structural Steel Repair	(based on 6ft length; for stiffeners use \$1,200 ea)		EA	\$3,000.00 EA	
SUBSTRUCTURE REPAIR					
Substructure Patching	(measured x 2) replace if repair area > 30%		CFT	\$300.00 /CFT	
Substructure Replacement	(incl. temporary supports, excavation)		CFT	\$180.00 /CFT	
Substructure Horizontal Surface Sealer			SYD	\$40.00 /SYD	
Temporary Supports	(add \$1,200 for ea steel beam - stiffeners)		EA	\$2,500.00 EA	
MISCELLANEOUS					
Articulating Concrete Block System (ACB)			SYD	\$150.00 /SYD	
Concrete Surface Coating			SYD	\$28.00 /SYD	
Culvert Cleanout			FT	\$30.00 /FT	
Epoxy Crack Injection	(structural crack repair)		FT	\$50.00 /FT	
Metal Mesh Panels	(48" width, max 6'-6" length)		SFT	\$20.00 /SFT	
Pressure Relief Joint	(use when approach concrete roadway exceeds 1,000ft)		FT	\$100.00 /FT	
Riprap	(assume 10ft distance around perimeter of substructure)	260.0	SYD	\$175.00 /SYD	\$45,500
Silane Treatment	(penetrating sealer for concrete surfaces)		SFT	\$4.50 /SFT	
Slope Protection Repairs			SYD	\$100.00 /SYD	
Other					

STRUCTURE CONSTRUCTION BUDGET \$1,607,048

ROAD WORK					
Approach Pavement, 12" RC	(incl. removal; add curb, gutter, guardrail) 20' ea. end	374.0	SYD	\$175.00 /SYD	\$65,450
Approach Curb & Gutter	(incl. removal) 20' ea. quadrant	160.0	FT	\$56.00 /FT	\$8,960
Guardrail Anchorage to Bridge	(each quadrant)	4.0	EA	\$1,600.00 /EA	\$6,400
Guardrail	(incl. removal) < 200ft beyond reference line	170.0	FT	\$28.00 /FT	\$4,760
Guardrail Terminal	(each quadrant)	4.0	EA	\$2,300.00 /EA	\$9,200
Roadway Approach Work	(beyond approach pavement)	1.0	LSUM	\$50,000.00 /LSUM	\$50,000
Utilities		1.0	LSUM	\$50,000.00 /LSUM	\$50,000

TRAFFIC CONTROL Unit Cost to be determined by Region or TSC Traffic & Safety

Part Width Construction		LSUM		LSUM
Crossovers		EA	\$300,000.00 /EA	
Temporary Traffic Signals		set	\$25,000.00 /set	
RR Flagging		LSUM		LSUM
Detour		1.0	LSUM	\$50,000.00 /LSUM

RELATED ROAD/TRAFFIC CONSTRUCTION BUDGET \$244,770

CONTINGENCY	(10% - 20%) (use higher contingency for small projects)	15	%	\$1,852,000.00	\$278,000
MOBILIZATION	(estimate at 10%)	10	%	\$2,130,000.00	\$213,000
INFLATION	(assume 3% per year, beginning in 2021)	9	%	\$2,343,000.00	\$211,000

(Does not include PE or CE)

TOTAL CONSTRUCTION BUDGET \$2,554,000

2020

LAP - BRIDGE COST ESTIMATE WORKSHEET

REV. 2/1/2020

- CPM, REHAB, REPLACE -

DATE: 2/27/2020

OWNER: LANSING
REGION: University
TSC: LansingFISCAL YEAR: 2023
PR: 345715 MP: 0.309LENGTH 23.3
Out to Out WIDTH 62.5
Curb to Curb WIDTH 36.0ENGINEER: Tetra Tech
STRUCTURE ID: 13685
BRIDGE ID: N/ALOCATION: ENTERPRISE DRIVE over PAWLOWSKI CREEK DRAIN
PRIMARY WORK ACTIVITY: Miscellaneous Bridge CPM
OTHER WORK:DECK AREA: 1,456
CLEAR ROADWAY: 839SFT
SFTSTR. TYPE: Steel
Culvert

WORK ACTIVITY	Michigan Bridge Design Manual	QUANTITY	UNIT	UNIT COST	TOTAL
NEW BRIDGE (increase deck area based on design standards and hydraulic requirements)					
Single or Multiple Spans, Grade Separation	(add demo, approach, MOT)		SFT	\$220.00 /SFT	
Single Span, Over Water	Length < 100ft (add demo, approach, MOT)		SFT	\$350.00 /SFT	
Multiple Spans, Over Water	Length > 100ft (add demo, approach, MOT)		SFT	\$220.00 /SFT	
Precast Culvert	Length < 40ft (add demo, approach, MOT)		SFT	\$350.00 /SFT	
NEW SUPERSTRUCTURE					
New Superstructure, Grade Separation	(incl. remove exist deck/super; add MOT & approach)		SFT	\$170.00 /SFT	
New Superstructure, Over Water	(incl. remove exist deck/super; add MOT & approach)		SFT	\$200.00 /SFT	
WIDENING					
Structure Widening, _____ ft	(incl. deck/super/sub widening, add approach transition)		SFT	\$270.00 /SFT	
NEW DECK					
New Bridge Deck & Barrier	(incl. remove exist deck/railing, add approach, MOT)		SFT	\$75.00 /SFT	
DEMOLITION					
Entire Structure, Grade Separation			SFT	\$33.00 /SFT	
Entire Structure, Over Water			SFT	\$46.00 /SFT	
DECK REPAIR / TREATMENTS					
Bridge Railing Replacement	(incl. removal and replacement)		FT	\$400.00 /FT	
Concrete Brush Block / Curb Patch	(incl. hand chipping and formwork)		FT	\$24.00 /FT	
Concrete Barrier Patch	(incl. hand chipping and formwork)		SFT	\$45.00 /SFT	
Concrete Deck Patch	(incl. hand chipping)		SFT	\$30.00 /SFT	
Deep Overlay	(incl. joint repl & hydro)		SFT	\$33.00 /SFT	
Epoxy Overlay	(incl. warranty)		SYD	\$30.00 /SYD	
Expansion Joint Gland Replacement	(remove and replace elastomeric gland)		FT	\$85.00 /FT	
Expansion Joint Replacement	(incl. removal)		FT	\$600.00 /FT	
Full Depth Patch			SFT	\$76.00 /SFT	
Healer / Sealer	(penetrates cracks in bridge deck)		SYD	\$15.00 /SYD	
HMA Overlay with WP membrane			SYD	\$53.00 /SYD	
Overlay Removal	(Epoxy: \$8/syd Latex: \$16/syd HMA: \$7/syd)		SYD	\$16.00 /SYD	
Reseal Bridge Joints			FT	\$16.00 /FT	
Shallow Overlay	(incl. joint repl & hydro)		SFT	\$22.00 /SFT	
SUPERSTRUCTURE REPAIR					
Bearing Realignment / Replacement	(incl. temporary supports)		EA	\$5,000.00 EA	
Heat Straightening	(incl. clean and coat)		EA	\$50,000.00 EA	
Pack Rust Repair	(greater than 3/8" separation)		FT	\$500.00 /FT	
Paint - Complete	(incl. clean & coat)		SFT	\$20.00 /SFT	
Paint - Partial / Spot / Zone	(incl. clean & coat - \$20k minimum)		SFT	\$40.00 /SFT	
PCI Beam End Blockout	(incl. temporary supports)		EA	\$7,200.00 EA	
Pin & Hanger Replacement	(incl. temporary supports)		EA	\$8,000.00 EA	
Structural Steel Repair	(based on 6ft length; for stiffeners use \$1,200 ea)		EA	\$3,000.00 EA	
SUBSTRUCTURE REPAIR					
Substructure Patching	(measured x 2) replace if repair area > 30%	5.0	CFT	\$300.00 /CFT	\$1,500
Substructure Replacement	(incl. temporary supports, excavation)		CFT	\$180.00 /CFT	
Substructure Horizontal Surface Sealer			SYD	\$40.00 /SYD	
Temporary Supports	(add \$1,200 for ea steel beam - stiffeners)		EA	\$2,500.00 EA	
MISCELLANEOUS					
Articulating Concrete Block System (ACB)			SYD	\$150.00 /SYD	
Concrete Surface Coating			SYD	\$28.00 /SYD	
Culvert Cleanout			FT	\$30.00 /FT	
Epoxy Crack Injection	(structural crack repair)		FT	\$50.00 /FT	
Metal Mesh Panels	(48" width, max 6'-6" length)		SFT	\$20.00 /SFT	
Pressure Relief Joint	(use when approach concrete roadway exceeds 1,000ft)		FT	\$100.00 /FT	
Riprap	(assume 10ft distance around perimeter of substructure)		SYD	\$175.00 /SYD	
Silane Treatment	(penetrating sealer for concrete surfaces)		SFT	\$4.50 /SFT	
Slope Protection Repairs			SYD	\$100.00 /SYD	
Other Culvert Liner		126.0	FT	\$1,750.00 /FT	\$220,500

STRUCTURE CONSTRUCTION BUDGET \$222,000

ROAD WORK					
Approach Pavement, 12" RC	(incl. removal; add curb, gutter, guardrail) 20' ea. end	180.0	SYD	\$175.00 /SYD	\$31,500
Approach Curb & Gutter	(incl. removal) 20' ea. quadrant	130.0	FT	\$56.00 /FT	\$7,280
Guardrail Anchorage to Bridge	(each quadrant)		EA	\$1,600.00 /EA	
Guardrail	(incl. removal) < 200ft beyond reference line		FT	\$28.00 /FT	
Guardrail Terminal	(each quadrant)		EA	\$2,300.00 /EA	
Roadway Approach Work	(beyond approach pavement)		LSUM		LSUM
Utilities			LSUM		LSUM

TRAFFIC CONTROL Unit Cost to be determined by Region or TSC Traffic & Safety					
Part Width Construction			LSUM		LSUM
Crossovers			EA	\$300,000.00 /EA	
Temporary Traffic Signals			set	\$25,000.00 /set	
RR Flagging			LSUM		LSUM
Detour		1.0	LSUM	\$25,000.00	\$25,000

RELATED ROAD/TRAFFIC CONSTRUCTION BUDGET \$63,780

CONTINGENCY	(10% - 20%) (use higher contingency for small projects)	20	%	\$286,000.00	\$57,000
MOBILIZATION	(estimate at 10%)	10	%	\$343,000.00	\$34,000
INFLATION	(assume 3% per year, beginning in 2021)	9	%	\$377,000.00	\$34,000

(Does not include PE or CE)

TOTAL CONSTRUCTION BUDGET \$411,000

2020

LAP - BRIDGE COST ESTIMATE WORKSHEET

REV. 2/1/2020

- CPM, REHAB, REPLACE -

DATE: 2/27/2020

OWNER: LANSING
REGION: University
TSC: LansingFISCAL YEAR: 2023
PR: 335905 MP: 2.947LENGTH 213.3
Out to Out WIDTH 60.4
Curb to Curb WIDTH 47.9

ENGINEER: Tetra Tech

STRUCTURE ID: 3951
BRIDGE ID: N/ALOCATION: PENNSYLVANIA AVE over NORFOLK SOUTHERN RR
PRIMARY WORK ACTIVITY Miscellaneous Bridge CPM
OTHER WORK: Patching ApproachDECK AREA: 12,883
CLEAR ROADWAY: 10,217SFT
SFTSTR. TYPE: Steel
Multi-Stringer, Plate Girder

WORK ACTIVITY	Michigan Bridge Design Manual	QUANTITY	UNIT	UNIT COST	TOTAL
NEW BRIDGE (increase deck area based on design standards and hydraulic requirements)					
Single or Multiple Spans, Grade Separation	(add demo, approach, MOT)		SFT	\$220.00 /SFT	
Single Span, Over Water	Length < 100ft (add demo, approach, MOT)		SFT	\$350.00 /SFT	
Multiple Spans, Over Water	Length > 100ft (add demo, approach, MOT)		SFT	\$220.00 /SFT	
Precast Culvert	Length < 40ft (add demo, approach, MOT)		SFT	\$350.00 /SFT	
NEW SUPERSTRUCTURE					
New Superstructure, Grade Separation	(incl. remove exist deck/super; add MOT & approach)		SFT	\$170.00 /SFT	
New Superstructure, Over Water	(incl. remove exist deck/super; add MOT & approach)		SFT	\$200.00 /SFT	
WIDENING					
Structure Widening, _____ ft	(incl. deck/super/sub widening, add approach transition)		SFT	\$270.00 /SFT	
NEW DECK					
New Bridge Deck & Barrier	(incl. remove exist deck/railing, add approach, MOT)		SFT	\$75.00 /SFT	
DEMOLITION					
Entire Structure, Grade Separation			SFT	\$33.00 /SFT	
Entire Structure, Over Water			SFT	\$46.00 /SFT	
DECK REPAIR / TREATMENTS					
Bridge Railing Replacement	(incl. removal and replacement)		FT	\$400.00 /FT	
Concrete Brush Block / Curb Patch	(incl. hand chipping and formwork)		FT	\$24.00 /FT	
Concrete Barrier Patch	(incl. hand chipping and formwork)		SFT	\$45.00 /SFT	
Concrete Deck Patch	(incl. hand chipping)	10.0	SFT	\$30.00 /SFT	\$300
Deep Overlay	(incl. joint repl & hydro)		SFT	\$33.00 /SFT	
Epoxy Overlay	(incl. warranty)	1,432.0	SYD	\$30.00 /SYD	\$42,960
Expansion Joint Gland Replacement	(remove and replace elastomeric gland)		FT	\$85.00 /FT	
Expansion Joint Replacement	(incl. removal)		FT	\$600.00 /FT	
Full Depth Patch			SFT	\$76.00 /SFT	
Healer / Sealer	(penetrates cracks in bridge deck)		SYD	\$15.00 /SYD	
HMA Overlay with WP membrane			SYD	\$53.00 /SYD	
Overlay Removal	(Epoxy: \$8/syd Latex: \$16/syd HMA: \$7/syd)		SYD	\$16.00 /SYD	
Reseal Bridge Joints			FT	\$16.00 /FT	
Shallow Overlay	(incl. joint repl & hydro)		SFT	\$22.00 /SFT	
SUPERSTRUCTURE REPAIR					
Bearing Realignment / Replacement	(incl. temporary supports)		EA	\$5,000.00 EA	
Heat Straightening	(incl. clean and coat)		EA	\$50,000.00 EA	
Pack Rust Repair	(greater than 3/8" separation)		FT	\$500.00 /FT	
Paint - Complete	(incl. clean & coat)		SFT	\$20.00 /SFT	
Paint - Partial / Spot / Zone	(incl. clean & coat - \$20k minimum)		SFT	\$40.00 /SFT	
PCI Beam End Blockout	(incl. temporary supports)		EA	\$7,200.00 EA	
Pin & Hanger Replacement	(incl. temporary supports)		EA	\$8,000.00 EA	
Structural Steel Repair	(based on 6ft length; for stiffeners use \$1,200 ea)		EA	\$3,000.00 EA	
SUBSTRUCTURE REPAIR					
Substructure Patching	(measured x 2) replace if repair area > 30%	10.0	CFT	\$300.00 /CFT	\$3,000
Substructure Replacement	(incl. temporary supports, excavation)		CFT	\$180.00 /CFT	
Substructure Horizontal Surface Sealer			SYD	\$40.00 /SYD	
Temporary Supports	(add \$1,200 for ea steel beam - stiffeners)		EA	\$2,500.00 EA	
MISCELLANEOUS					
Articulating Concrete Block System (ACB)			SYD	\$150.00 /SYD	
Concrete Surface Coating			SYD	\$28.00 /SYD	
Culvert Cleanout			FT	\$30.00 /FT	
Epoxy Crack Injection	(structural crack repair)	10.0	FT	\$50.00 /FT	\$500
Metal Mesh Panels	(48" width, max 6'-6" length)		SFT	\$20.00 /SFT	
Pressure Relief Joint	(use when approach concrete roadway exceeds 1,000ft)		FT	\$100.00 /FT	
Riprap	(assume 10ft distance around perimeter of substructure)		SYD	\$175.00 /SYD	
Silane Treatment	(penetrating sealer for concrete surfaces)		SFT	\$4.50 /SFT	
Slope Protection Repairs			SYD	\$100.00 /SYD	
Other					

STRUCTURE CONSTRUCTION BUDGET \$46,760

ROAD WORK

Approach Pavement, 12" RC	(incl. removal; add curb, gutter, guardrail) 20' ea. end		SYD	\$175.00 /SYD	
Approach Curb & Gutter	(incl. removal) 20' ea. quadrant		FT	\$56.00 /FT	
Guardrail Anchorage to Bridge	(each quadrant)		EA	\$1,600.00 /EA	
Guardrail	(incl. removal) < 200ft beyond reference line		FT	\$28.00 /FT	
Guardrail Terminal	(each quadrant)		EA	\$2,300.00 /EA	
Roadway Approach Work	(beyond approach pavement)	1.0	LSUM	\$25,000.00 LSUM	\$25,000
Utilities			LSUM		

TRAFFIC CONTROL

Unit Cost to be determined by Region or TSC Traffic & Safety

Part Width Construction			LSUM		LSUM
Crossovers			EA	\$300,000.00 /EA	
Temporary Traffic Signals			set	\$25,000.00 /set	
RR Flagging			LSUM		LSUM
Detour		1.0	LSUM	\$25,000.00 LSUM	\$25,000

RELATED ROAD/TRAFFIC CONSTRUCTION BUDGET \$50,000

CONTINGENCY	(10% - 20%) (use higher contingency for small projects)	20	%	\$97,000.00	\$19,000
MOBILIZATION	(estimate at 10%)	10	%	\$116,000.00	\$12,000
INFLATION	(assume 3% per year, beginning in 2021)	9	%	\$128,000.00	\$12,000

(Does not include PE or CE)

TOTAL CONSTRUCTION BUDGET \$140,000

RESOLUTION 2020-XXX

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

WHEREAS, the Public Service Department received a request from the Capital Region Community Foundation requesting authorization for the establishment of a permanent street name change from City Market Drive to Riverfront Drive; and

WHEREAS, the Tri County Regional Planning Commission was contacted to request a review of regional road names in search of duplications and none were found; and

WHEREAS, the Public Service Board reviewed the request and recommended the change at the February 13, 2020 meeting; and

WHEREAS, the Mayor agrees with the Public Service Board's recommendation; and

WHEREAS, according to City Ordinance 1034.03 (a), the City Council is designated with the responsibility for the naming or renaming of public streets and public rights-of-way.

NOW, THEREFORE BE IT RESOLVED that the Lansing City Council approves the establishment of a permanent street name change from City Market Drive to Riverfront Drive.



COMMUNITY
FOUNDATION

PUBLIC SERVICE DEPT

JAN 02 2020

7TH FLOOR

December 27, 2019

Mayor Andy Schor
Lansing City Hall
124 W. Michigan Avenue
Lansing, MI 48933

Dear Mayor Schor,

Please accept this letter as the Community Foundation's formal request to consider changing "City Market Drive" to "Riverfront Drive." With the dissolution of the Lansing City Market and the need to promote access to the newly redeveloped riverfront, we believe this renaming is ideal.

Thank you for your consideration.

Sincerely,

Laurie Strauss Baumer
Executive Vice President

cc: Andy Kilpatrick

CAPITAL REGION COMMUNITY FOUNDATION

330 Marshall Street, Suite 300

Lansing, MI 48912

517-272-2870 | info@ourcommunity.org | ourcommunity.org



TRI-COUNTY
regional planning commission

PUBLIC SERVICE DEPT

JAN 21 2020

7TH FLOOR

January 17, 2020

Andrew Kilpatrick
Public Service Director
City of Lansing
124 W Michigan Avenue, 7th Floor City Hall
Lansing, MI 48933

Dear Mr. Kilpatrick:

Tri-County Regional Planning Commission (TCRPC) received your request of street names to review for potential conflicts in the Lansing area. We have reviewed the regional road inventory for the requested street names and **have found no duplications for Riverfront Drive.**

The TCRPC's role in road naming is advisory to the local governmental jurisdictions that have the authority to grant or deny street name requests. TCRPC has no authority and so does not notify the U.S. Postal Service, 911 services, or other agencies concerning your request.

We have copied the Ingham County Road Department to this message for your convenience and recording purposes. Please let us know if you have any further questions.

Sincerely,

Laura Tschirhart
Senior Transportation Planner - GIS Coordinator

Enclosures

Cc: City of Lansing; Ingham County Road Department

WWW.MITCRPC.ORG

3135 PINE TREE RD | SUITE 2C | LANSING, MI 48911

P: (517) 393-0342 | F: (517) 393-4424

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

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires that the City of Lansing submits the Annual Action Plan in order to receive Community Development fund resources, including Community Development Block Grant (CDBG), HOME and Emergency Solutions Grant (ESG) program funds, for the upcoming fiscal year 2020-2021; and

WHEREAS, the CDBG, HOME and ESG entitlement amount allocated to Lansing for the upcoming fiscal year is Two Million Nine Hundred Seventy Three Thousand Nine Hundred Two and 00/100 (\$2,973,902) Dollars; and

WHEREAS, the City estimates the amount of program income and previous year's annual funding available to be Two Hundred Eighty Nine Thousand and 00/100 (\$289,000) Dollars; and

WHEREAS, pursuant to program requirements, the City has conducted a citizen participation and open review process which has included meetings and public hearings; and

WHEREAS, the City has further promoted participation, input and review in the process by conducting two (2) separate advertised public hearings before the Lansing Planning Board, one on December 3, 2019 regarding housing and community development needs and one on February 4, 2020 regarding proposed Annual Action Plan program objectives and projected use of Federal entitlement and formula program funds; and

WHEREAS, the City did also initiate and carry out the required thirty (30) day public comment period on the proposed 2020-21 Annual Action Plan by publishing a notice of the availability of the plan in the Lansing City Pulse on March 11, 2020; and

WHEREAS, a public hearing was held by the Lansing City Council on April 27, 2020 to again receive citizen comments and recommendations and to give final review to the Annual Action Plan; and

WHEREAS, Federal regulations require the City to make certain certifications and assurances to HUD as a part of the City's application and Annual Action Plan;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lansing adopts the Annual Action Plan for the City of Lansing that includes housing and community development goals, objectives, strategies, and budget for the use of community development fund resources for fiscal year 2020-2021 as proposed by the Committee; and

BE IT FURTHER RESOLVED that the Mayor, as the City's Chief Executive Officer, or his designee is hereby authorized to sign the Annual Action Plan and application for FY

2020-2021, including all understandings, assurances and certifications contained therein, and to submit the grant application to the Department of Housing and Urban Development; and

BE IT FINALLY RESOLVED that the Mayor or his designee is authorized, as the official representative of the City of Lansing, to set-up budget line items, provide any and all information, to act in connection with the Annual Action Plan application and to execute all agreements, contracts and legal documents, including the agreement between the City and the Department of Housing and Urban Development, to secure CDBG, HOME and ESG funding and implement the Annual Action Plan programs.

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

RESOLUTION TO SET PUBLIC HEARING FOR ACTION PLAN FY 2020-2021

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, April 27, 2020 at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of receiving comments on the proposed CDBG resources for the Annual Action Plan submission to HUD for FY 2020-2021.

**PROPOSED FUNDING ALLOCATIONS
PROGRAM ACTIVITIES AND USE OF FUNDS
ANNUAL ACTION PLAN 2019 (7/1/20 – 6/30/21)
CITY OF LANSING COMMUNITY DEVELOPMENT OBJECTIVES**

The primary objective of Lansing's Housing and Community Development Program is the development of a viable community which will provide standard housing in a suitable living environment, principally to benefit low and moderate income persons, preserve and expand existing businesses and industries, and create an atmosphere conducive to stability in neighborhoods.

- a. Provide standard housing in a suitable living environment through rehabilitation, new construction and improvement of the housing stock primarily in CDBG eligible neighborhoods and in specifically designated housing target areas.
- b. Provide housing counseling and assistance that will benefit low and moderate-income households.
- c. Promote home ownership for low and moderate-income households and promote deconcentration of poverty.
- d. Maintain at current levels the number of public and assisted housing units available to low and moderate-income households.
- e. Provide homeless prevention assistance, emergency shelter, street outreach and supportive human services for people with special needs, people who are homeless and those at risk of becoming homeless.
- f. Provide assistance for permanent supportive housing and human services for low and moderate income households with a history of chronic homelessness, including those with special needs.
- g. Promote economic opportunity for low and moderate-income individuals by facilitating economic development, providing employment opportunity, sponsoring job training, supporting business development, micro-enterprise lending and business or financial educational programs and initiatives.
- h. Promote economic development to provide jobs, business services and shopping opportunities for residents located in CDBG eligible areas.
- i. Provide community and neighborhood services, recreational opportunities and public facilities and promote neighborhood social cohesion to improve the quality of life in CDBG eligible neighborhoods.
- j. Increase security and safety in neighborhoods by supporting public safety and crime prevention initiatives, public educational programs and citizens' awareness in CDBG eligible areas.
- k. Improve the city's transportation, public facilities and infrastructure systems in CDBG eligible areas.

- l. Protect and improve the city's physical environment, including preventing or eliminating blight, removing lead or other safety hazards, preserving historic resources, mitigating flood hazards, promoting healthy housing and improving energy fitness in housing occupied by low and moderate-income households.
- m. Promote fair housing objectives.
- n. Provide affordable housing and economic development that benefits low and moderate income people in the context of mixed use development along transit corridors.

COMMUNITY DEVELOPMENT BLOCK GRANT

CDBG Single-family, Owner-Occupied Rehab Program/Public Improvements

Includes loans and grants for rehabilitation of owner-occupied housing units through city sponsored programs, and in conjunction with affordable housing efforts sponsored by nonprofit housing corporations, public and private developers, and other state and federal agencies. Includes funds to meet lead hazard reduction regulations in rehabilitated structures, funds to assist in emergency housing rehabilitation, market analysis activities and technical assistance to nonprofit housing corporations, contractors, and low- and moderate-income households. Includes loans and grants for owner-occupied single-family units through city sponsored programs, loans to rehabilitate historic homes in conjunction with rehabilitation of the unit, and loans or grants for ramps, hazard remediation or weatherization, housing development carried out by community based development organizations. Includes staff, office space, technical assistance, training and other direct project costs associated with delivery of Community Development Block Grant, HOME, Emergency Solutions Grant and other State and Federal Programs.

General street, sidewalk, water/sewer improvements, including assistance to income eligible owner-occupants or those in CDBG-eligible areas for special assessments related to new improvements. Includes improvements to neighborhood parks, recreational facilities; public neighborhood, medical and community facilities in CDBG priority areas.

Proposed funding amount: \$1,293,549

CDBG Rental Rehab Program

Includes loans and grants for rehabilitation of rental housing units through city sponsored programs. Includes funds to meet healthy housing standards and/or lead hazard reduction regulations in rehabilitated structures.

Proposed funding amount: \$1,000

Acquisition

Includes acquisition, maintenance and security of properties acquired through programs, and activities related to acquisition, disposition, relocation and clearance of dilapidated and blighted structures. Funds may also be used to acquire and clear properties in the flood plain. Includes staff time associated with this activity.

Proposed funding amount: \$100,000

Public Services (limited to 15%)

Includes services for low- and moderate-income individuals such as: homeownership counseling, education, neighborhood counseling, youth and senior programs, neighborhood clean-ups, community gardens, home repair classes. Services are for low- and moderate-income individuals and/or those in CDBG-eligible areas located within the Lansing city limits.

Proposed funding amount: \$ 306,819 (15% of CDBG)

Economic Development

Loans, technical assistance and training to low- and moderate-income owners of and persons developing micro-enterprises within or planning to locate within the Lansing city limits. Technical assistance to individuals and for-profit businesses including workshops, technology assistance, and façade improvement loans/grants. Creation of jobs to benefit low and moderate-income city of Lansing residents.

Technical assistance to individuals and for-profit businesses including workshops, technology assistance, façade improvement loans/grants, market analysis, business promotion, referrals for the attraction of new business and expansion of existing business within CDBG-eligible areas of Lansing.

Proposed funding amount: \$ 50,000

CDBG General Administration (limited to 20%)

Includes staff and other costs associated with preparation of required Consolidated Planning documents, environmental clearances, fair housing activities and citizen participation activities associated with the delivery of CDBG, HOME and other state and federal programs.

Includes planning and general administration costs associated with delivery of CDBG and other state and federal programs. Includes indirect administrative costs and building rent paid to the city.

Proposed funding amount: \$409,092

**TOTAL CDBG, CDBG PI, and CDBG Previous Years Funds = \$2,160,460
(\$2,045,4602 + \$75,000 PI + \$40,000 previous years funds)**

HOME**Down Payment Assistance**

Funds provided to homebuyers for down payment and closing costs for purchase of a single-family home located within the Lansing city limits. Up to \$40,000 will be available as a 0% interest second mortgage for homebuyers with income at or below 80% of median income. Assistance not limited to first-time homebuyers. May include staff time and/or homeownership counseling fees associated with this activity.

Proposed funding amount: \$100,000

New Construction/HOME Rehab/Development Program

Includes funds for loans and grants for housing construction and rehabilitation with non-profit and for-profit developers, including CHDOs.

HOME funds allocated for housing developed in partnership with the city, including Supportive Housing Program (SHP) and Acquisition, Development and Resale (ADR) activities. Projects may include new construction and rehabilitation activities with non-profit and for-profit developers, including CHDOs. Funds may be used for staff time associated with these activities.

Proposed funding amount: \$600,393

CHDO Set-aside (15% minimum required)

Reserved for housing developed, sponsored or owned by CHDOs in partnership with the City.

Proposed funding amount: \$ 112,799

Community Housing Development Organization (CHDO) Operating (limited to 5%)

Funds reserved at option of the City to provide operating funds to CHDO's utilizing the City's HOME funds to produce affordable housing in the community.

Proposed funding amount: \$37,599

HOME General Administration (limited to 10%)

Includes staff and general administration costs to deliver the HOME program.

Proposed funding amount: \$75,199

**TOTAL HOME, Program Income, and HOME previous years available funds: \$925,990
(\$751,990 + \$124,000 Previous year+ \$50,000 PI)**

EMERGENCY SOLUTIONS GRANT (ESG)**Street Outreach**

Street Outreach activities.

Proposed funding amount: \$ 5,294

Homeless Prevention

Homeless Prevention activities.

Proposed funding amount: \$61,758

Administrative Activities (limited to 7.5%)

Funds provided to offset the cost of administering emergency solutions program.

Proposed funding amount: \$ 12,351

Homeless Management Information System (HMIS)

Funds will be provided for HMIS and comparable database costs.

Proposed funding amount: \$ 5,294

Shelter Operation

Funds provided to shelter providers to cover cost of maintenance, operations, insurance, utilities and furnishings in shelter facilities.

Proposed funding amount: \$ 91,755

TOTAL ESG: \$176,452

SUMMARY

Forty –Fifth Year Community Development Resources

Program	Annual Action Plan
CDBG Entitlement Grant:	\$2,045,460
CDBG Program Income (est.)	\$75,000
CDBG Previous Years Annual Funding	\$40,000
HOME Program Funds	\$751,990
HOME Previous Years Annual Funding	\$124,000
HOME Program Income (est.)	\$50,000
ESG Program Funds:	\$176,452
TOTAL	\$3,262,902

Administrative, management and operation costs for the above programs include the administration, management and operations of the eligible activities, **as well as other federal and state community development programs in which the city is now or may be participating.**

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

WHEREAS, the City of Lansing and the Teamsters Local 243 Clerical, Technical, Professional Unit have negotiated a collective bargaining agreement (the "CBA") for the period covering February 1, 2019 through January 31, 2021, which is summarized in the Tentative Agreement Document approved by the parties effective February 27, 2020 ("Tentative Agreement") and which contains the changes to the prior CBA; and

WHEREAS, the Union membership ratified this agreement on March 9, 2020; and

WHEREAS, the Mayor recommends the CBA, as summarized in the Tentative Agreement, be approved;

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby ratifies the Tentative Agreement of the parties for the CBA between the City of Lansing and the Union, Teamsters Local 243 Clerical, Technical, Professional Unit for the period covering February 1, 2019 through January 31, 2021.

Approved for placement on the City Council
Agenda:

Jim Smiertka, City Attorney

Date

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

WHEREAS, the City of Lansing and the Teamsters Local 243 Supervisory Unit have negotiated a collective bargaining agreement (the "CBA") for the period covering February 1, 2019 through January 31, 2021, which is summarized in the Tentative Agreement Document approved by the parties effective February 27, 2020 ("Tentative Agreement") and which contains the changes to the prior CBA; and

WHEREAS, the Union membership ratified this agreement on March 9, 2020; and

WHEREAS, the Mayor recommends the CBA, as summarized in the Tentative Agreement, be approved;

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby ratifies the Tentative Agreement of the parties for the CBA between the City of Lansing and the Union, Teamsters Local 243 Supervisory Unit for the period covering February 1, 2019 through January 31, 2021.

Approved for placement on the City Council
Agenda:

Jim Smiertka, City Attorney

Date

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

WHEREAS, the Mayor made the reappointment as stated below:

Historic District Commission:

Cassandra L. Nelson as an At-Large Member for a term to expire June 30, 2022; and

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

WHEREAS, the Committee _____ took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment as stated below:

Historic District Commission:

Cassandra L. Nelson as an At-Large Member for a term to expire June 30, 2022; and

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO REPEAL
CHAPTER 404, SECTION 404.01(j), TO ELIMINATE THE PROHIBITION ON STREET
PARKING BETWEEN 2:00AM AND 5:00AM ON ANY DAY.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 404, Section 404.01(j), of the Codified Ordinances of the City of
Lansing, Michigan, be and is hereby repealed in its entirety and shall be null and void and of no
effect.

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

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

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

Approved as to form:

City Attorney

Dated: _____

INTRODUCTION OF ORDINANCE

Council Member Betz introduced:

An ordinance of the City of Lansing, Michigan, for the purpose of repealing Chapter 404, Section 404.01(j), to eliminate the prohibition on street parking between 2:00 am and 5:00 a.m. on any day.

The Ordinance is referred to the Committee on Public Service

RESOLUTION SETTING PUBLIC HEARING BY CITY COUNCIL

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, _____ at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of repealing Chapter 404, Section 404.01(j), to eliminate the prohibition on street parking between 2:00 am and 5:00 a.m. on any day.

Interested Persons are invited to attend this Public Hearing

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO REPEAL
CHAPTER 404, SECTION 404.13, TO ELIMINATE ANNUAL AND TEMPORARY
PERMITS FOR OVERNIGHT STREET PARKING.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 404, Section 404.13, of the Codified Ordinances of the City of
Lansing, Michigan, be and is hereby repealed in its entirety and shall be null and void and of no
effect.

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

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

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

Approved as to form:

City Attorney

Dated: _____

INTRODUCTION OF ORDINANCE

Council Member Betz introduced:

An ordinance of the City of Lansing, Michigan, for the purpose of repealing Chapter 404, Section 404.13, to eliminate annual and temporary permits for overnight street parking.

The Ordinance is referred to the Committee on Public Service

RESOLUTION SETTING PUBLIC HEARING BY CITY COUNCIL

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, _____ at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of repealing Chapter 404, Section 404.13, to eliminate annual and temporary permits for overnight street parking.

Interested Persons are invited to attend this Public Hearing

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND CHAPTER 404 OF THE LANSING CODIFIED ORDINANCES BY ADDING SECTION 404.12 TO PROVIDE FOR THE DECLARATION OF SNOW EMERGENCIES DURING AND AFTER WEATHER EVENTS THAT WILL REQUIRE PLOWING OF ROADWAYS; TO PROVIDE FOR HOW NOTICE SHALL BE GIVEN FOR SNOW EMERGENCIES; TO PROHIBIT PARKING IN ROADWAYS DURING DECLARED SNOW EMERGENCIES; AND TO PROVIDE FOR PENALTIES FOR PERSONS PARKING ON THE ROADWAYS DURING DECLARED SNOW EMERGENCIES.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 404 of the Lansing Code of Ordinances of the City of Lansing is hereby amended to add Section 404.12 as follows:

404.12 – PARKING PROHIBITED DURING SNOW EMERGENCIES

WHEN WEATHER EVENTS REQUIRE PLOWING OF SNOW AND ICE FROM THE ROADWAYS TO ENSURE SAFE TRAVEL, SNOW EMERGENCIES WILL BE DECLARED IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION. DURING DECLARED SNOW EMERGENCIES, NO PERSON MAY PARK ANY VEHICLE, OR LEAVE ANY VEHICLE PARKED, UPON ANY ROADWAY WITHIN THE CITY OF LANSING.

(A) DECLARATION AND PUBLIC ANNOUNCEMENT OF SNOW EMERGENCY.

THE DIRECTOR OF PUBLIC SERVICE WILL DECLARE A SNOW EMERGENCY WHENEVER A WEATHER EVENT, OR ANTICIPATED WEATHER EVENT, WILL REQUIRE PLOWING OF SNOW AND ICE FROM THE ROADWAYS IN THE CITY. THE

1 CHIEF OF POLICE SHALL CAUSE EACH DECLARATION OF A SNOW EMERGENCY TO
2 BE PUBLICLY ANNOUNCED BY MEANS OF TELEVISION AND RADIO BROADCASTS
3 AND/OR TELECASTS FROM STATIONS WITH A NORMAL OPERATING RANGE
4 COVERING THE CITY, INCLUDING CABLE TELEVISION FRANCHISEES OPERATING
5 WITHIN THE CITY. THE CHIEF OF POLICE MAY CAUSE SUCH DECLARATION TO BE
6 FURTHER MADE IN A NEWSPAPER OF GENERAL CIRCULATION IF NECESSARY AND
7 FEASIBLE.

8 (B) TERMINATION OF SNOW EMERGENCY AND PARKING PROHIBITION

9 ONCE IN EFFECT, THE PROHIBITION ON PARKING IN ROADWAYS SHALL REMAIN
10 IN EFFECT UNTIL TERMINATED BY ANNOUNCEMENT OF THE CHIEF OF POLICE, IN
11 COORDINATION WITH THE DIRECTOR OF PUBLIC SERVICE, BY THE SAME MEANS
12 SET FORTH IN SUBSECTION (A). ADDITIONALLY, A ROADWAY THAT HAS BEEN
13 PLOWED OF SNOW AND ICE, FOR THE ENTIRETY OF THE BLOCK ON BOTH SIDES,
14 AFTER DECLARATION AND ANNOUNCEMENT OF A SNOW EMERGENCY, SHALL
15 BECOME EXCLUDED FROM THE PROHIBITION ON PARKING:

16 (C) VIOLATIONS AND PENALTIES.

17 ANY PERSON WHO VIOLATES THIS SECTION WILL BE TICKETED FOR A PARKING
18 VIOLATION AND FINED CONSISTENT WITH THIS CHAPTER. IN ANY PROCEEDING
19 FOR A VIOLATION OF THIS SECTION, PROOF THAT A PARTICULAR INDIVIDUAL
20 WAS THE REGISTERED OWNER OF A PARTICULAR VEHICLE AT THE TIME OF THE
21 VIOLATION SHALL CREATE THE PRESUMPTION THAT THE REGISTERED OWNER
22 WAS THE PERSON WHO PARKED THE VEHICLE IN VIOLATION.

(D) TOWING AND IMPOUNDMENT OF VEHICLES PARKED IN ROADWAY DURING
SNOW EMERGENCY.

ANY VEHICLE PARKED OR LEFT ON ANY CITY ROADWAY IN VIOLATION OF THIS
SECTION CONSTITUTES A PUBLIC HAZARD AND AN OBSTRUCTION OF TRAFFIC
AND MAY BE TOWED AND IMPOUNDED IMMEDIATELY. NO PERSON MAY
RECOVER ANY IMPOUNDED VEHICLE WITHOUT FIRST PAYING THE COST OF
REMOVAL AND STORAGE, NOTWITHSTANDING, AND APART FROM, ANY FINE
WHICH MAY ALSO BE IMPOSED FOR VIOLATION OF THIS CHAPTER.

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

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

Section 4. This ordinance shall take effect on March 1, 2020, unless given immediate effect
by City Council, and pursuant to Section 3-307 of the City Charter, this Chapter shall expire
December 31, 2028.

INTRODUCTION OF ORDINANCE

Council Member Betz introduced:

An ordinance of the City of Lansing, Michigan, for the purpose of amending Chapter 404 of the Lansing Codified Ordinances by adding Section 404.12 to provide for the declaration of snow emergencies during and after weather events that will require plowing of roadways; to provide for how notice shall be given for snow emergencies; to prohibit parking in roadways during declared snow emergencies; and to provide for penalties for persons parking on the roadways during declared snow emergencies.

The Ordinance is referred to the Committee on Public Service

RESOLUTION SETTING PUBLIC HEARING BY CITY COUNCIL

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, _____ at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of amending Chapter 404 of the Lansing Codified Ordinances by adding Section 404.12 to provide for the declaration of snow emergencies during and after weather events that will require plowing of roadways; to provide for how notice shall be given for snow emergencies; to prohibit parking in roadways during declared snow emergencies; and to provide for penalties for persons parking on the roadways during declared snow emergencies.

Interested Persons are invited to attend this Public Hearing

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CITY OF LANSING
 AFFIDAVIT OF DISCLOSURE
 LANSING CITY CLERK

TO: CITY CLERK

DATE: February 19, 2020

I Cherice Fleming make the following disclosure under oath:
 (Name)

PLEASE CHECK THE BOX AND FILL IN THE APPROPRIATE BLANKS FOR EACH OF THE FOLLOWING ITEMS

- | | Yes | No | |
|----|-------------------------------------|-------------------------------------|---|
| 1. | ☒ | ☐ | I am an ☐ elected or ☐ appointed ☐ officer or ☒ employee of the City of Lansing holding the position of Training Secretary in the <u>Police</u> Department |
| | ☐ | ☒ | I am an immediate family member related to an elected or appointed officer or employee of the City of Lansing named _____, holding the position of _____ in the _____ Department |
| | ☐ | ☒ | I am a Business Associate of an elected or appointed officer or employee of the City of Lansing named _____ holding the position of _____ in the _____ Department. |
| 2. | ☐ | ☒ | I may derive income or benefit directly or indirectly from the bidding of, negotiation of, solicitation of or entry into a contract with the City or from and City action detailed below. (Charter 5-505.1) |
| | ☐ | ☒ | I may have a conflict between a personal interest and the public interest, the nature of which is disclosed below. (Charter 5-505.2) [Chapter 290.04(l) of the Code of Ordinances] |
| | ☐ | ☒ | I may have a financial interest in a matter proposed to be acted upon by the City of Lansing as described below. [Chapter 290.04(l) of the Code of Ordinances] |
| | ☐ | ☒ | I make this disclosure because of a possible appearance that I may be in violation of or in conflict with the City of Lansing Ethics Ordinance as provided for in the Code of Ordinances and in the City Charter. |

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 2020 FEB 24 AM 11:56
 LANSING CITY CLERK

3. My City of Lansing position is:



Full-time



Part-time (less than 25 hours/wk)



Unpaid

4. **PLEASE DESCRIBE IN DETAIL YOUR REASON(S) FOR SUBMITTING THIS DISCLOSURE AND EXPLAIN WHY YOU THINK A CONFLICT MAY/MAY NOT EXIST.**

I do not think a conflict exists as I am not representing myself as an employee of the City of Lansing. The goal of the group is to provide safe places of entertainment to civilians within and from outside cities.

I hereby certify that this disclosure is complete and accurate to the best of my knowledge, information and belief.

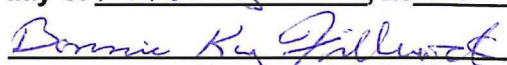
The foregoing Affidavit of Disclosure was executed on this 19 day of February, 2020.


Signed

State of Michigan, County of Ingham

Subscribed and sworn to before me this 19 day of FEBRUARY, 2020

BONNIE KAY FILLWOOK
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF INGHAM
My Commission Expires September 8, 2022
Acting in the County of Ingham


Notary Public/or Deputy Clerk

Ingham County, Michigan
My Commission Expires: 9-8-2022

ATTACHMENT TO AFFIDAVIT OF DISCLOSURE

Please provide additional information about your outside business or employment. Of special interest to the Board is how the activities of the business or employment may directly or indirectly affect the City. This disclosure is about information and is not an indication of any anticipated conflict of interest or suspected wrongdoing. Therefore, please describe for the Board what it is you actually do and be detailed and specific. You are not required to limit your disclosure only to the following questions. For each business, include in your answer such things as:

- What is the form of your business entity and what percentage do you own? _____
The business will be an LLC and I will own 25% of the business. _____;
_____%
- Are you self-employed? If approved.
- Who is your employer, if applicable? Next Up Entertainment & Tomorrow's Kidz
- What are the things you actually do in the business? We facilitate & host safe places
for folks to party and we bring in blues entertainers to provide concerts.
- Who are your clients and who receives your goods or services? _____
Our clients are people who like to dance and enjoy Southern Soul Blues.
- How and where are your services performed? _____
We will work with various venues such as the Michigan Princess, The Elks
Lodge, Gregory's etc.

- How often do you do outside work? 4 hours per week and some weekends.

- Does your business or employer contract with the City? No

- In performing your business or outside employment, do you use any City facilities or equipment?
No If so, describe: _____

- Is any of your business or employment conducted in the City? Yes If so, describe:
We will be partnering various venues within the city to bring safe and fun
parties and entertainment to the city.

- Does your business advertisement or circulars, if any, contain any reference to the City or your
City employment? No.

- Is there any additional information that you believe would assist the Board of Ethics in its review
of your business or personal activities for potential conflicts of interest? Yes If so, please
describe: Please see the included article that will be in the Michigan Bulletin in March.

In providing this additional information, the Board of Ethics asks that you give special attention to the Conflicts of Interest section of the Charter found at 5-505.1 – 5-505.3. A copy is enclosed for your convenience.

What's NEXT UP in Lansing?

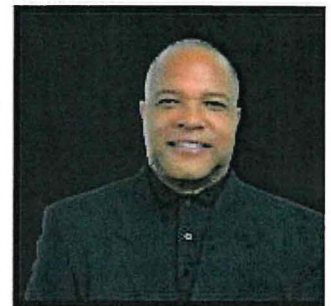


Enters the Year 2020, bringing with it - new wishes, new hopes and new vitality! The energy of this year and indeed this entire decade has many of us wondering what's next?

It is perhaps this exciting wind of change that has brought four of Lansing's finest to the table to develop NEXT UP ENTERTAINMENT. If they are successful, Lansing will become a hub for positive & safe places to party and be entertained. This will be engaging, enlightening and accepting to all people of good will from all walks of life.

Marcus is a proud father of three children. He is Michigan Bulletin's president and general manager and has been in the Lansing area for more than 40 years. Marcus has a great love for Tomorrow's Kidz which is the charitable arm of Next up Entertainment. It will assist children and families in emergencies. Marcus recently overcame difficult health challenges which has reinforced his resolve to help others and to make his positive mark on the world. For him Next Up Entertainment will be a fun way to raise money while helping others.

Marcus Jefferson



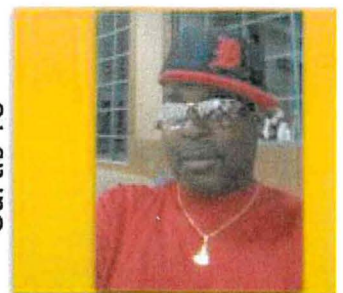
LoAlice has lived in Lansing since she was two years old. She is a mother of two handsome young men who have provided her with five beautiful grandchildren whom she loves dearly. She retired from GM 12 years ago and decided to become a DJ due to her great love for all kinds of music. Her challenge is that she is very shy - so talking into the mic while she is Deejaying is not easy for her! She admits that she is getting better as she works at it. DJ LoLo is very excited to bring Next Up Entertainment to her friends and family in Lansing!

LoAlice Jackson



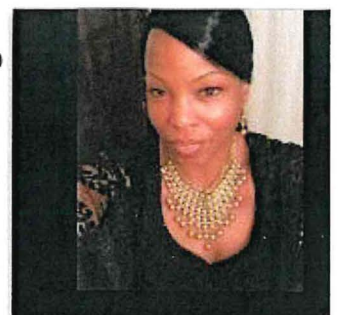
DJ Jazz has an extensive history being a Deejay. He has 35 years in the business. He was a resident Deejay in Bronx, NY; Atlanta, GA; Rochester, NY; Macon, GA and finally in Lansing, MI. He's been Deejaying in Lansing for 20 years! As a child, he was always around music due to the house parties his mother hosted when they lived in Harlem. His mom would always urge him and his sister to dance for the adults during these parties. This experience shaped his life significantly! DJ Jazz is not happy until he makes you Dance!

Curtis Yo



Cherice has lived in Lansing for five years. She was born in Detroit and left at age 28 to attend college in California. From there, she married and traveled extensively within the states. She has always been a little hesitant to tell people along her travels that she was from Detroit due to all the pain she experienced growing up there. Today, however, she believes Detroit gave her a love for fashion & dancing. Cherice loves entertaining others and has a deep passion for enterprise. Next Up Entertainment is a "healing" opportunity for her!

Cherice Fleming





RECEIVED

2020 FEB 25 PM 1:24

CITY OF LANSING
AFFIDAVIT OF DISCLOSURE

TO: CITY CLERK

DATE: 02/10/2020

I Michael Van Beek make the following disclosure under oath:
 (Name)

PLEASE CHECK THE BOX AND FILL IN THE APPROPRIATE BLANKS FOR EACH OF THE FOLLOWING ITEMS

- | | Yes | No | |
|----|-------------------------------------|-------------------------------------|--|
| 1. | ☒ | ☐ | I am an ☐ elected or ☐ appointed ☒ officer or ☒ employee of the City of Lansing holding the position of Police Officer in the <u>Lansing Police</u> Department |
| | ☐ | ☒ | I am an immediate family member related to an elected or appointed officer or employee of the City of Lansing named _____, holding the position of _____ in the _____ Department |
| | ☐ | ☒ | I am a Business Associate of an elected or appointed officer or employee of the City of Lansing named _____ holding the position of _____ in the _____ Department. |
| 2. | ☐ | ☒ | I may derive income or benefit directly or indirectly from the bidding of, negotiation of, solicitation of or entry into a contract with the City or from and City action detailed below. (Charter 5-505.1) |
| | ☐ | ☒ | I may have a conflict between a personal interest and the public interest, the nature of which is disclosed below. (Charter 5-505.2) [Chapter 290.04(I) of the Code of Ordinances] |
| | ☐ | ☒ | I may have a financial interest in a matter proposed to be acted upon by the City of Lansing as described below. [Chapter 290.04(I) of the Code of Ordinances] |
| | ☐ | ☒ | I make this disclosure because of a possible appearance that I may be in violation of or in conflict with the City of Lansing Ethics Ordinance as provided for in the Code of Ordinances and in the City Charter. |

3. My City of Lansing position is:



Full-time



Part-time (less than 25 hours/wk)



Unpaid

4. **PLEASE DESCRIBE IN DETAIL YOUR REASON(S) FOR SUBMITTING THIS DISCLOSURE AND EXPLAIN WHY YOU THINK A CONFLICT MAY/MAY NOT EXIST.**

I am submitting this disclosure due to requesting supplemental employment with the the Lansing Community College. I do not believe a conflict exists, due to my limited instructor/ teaching role at the College.

I hereby certify that this disclosure is complete and accurate to the best of my knowledge, information and belief.

The foregoing Affidavit of Disclosure was executed on this 15th day of February, 2020.



Signed

State of Michigan, County of Clinton

Subscribed and sworn to before me this 15th day of February, 2020



Notary Public/or Deputy Clerk

MERCIE FUNKE
NOTARY PUBLIC, STATE OF MI
COUNTY OF INGHAM
MY COMMISSION EXPIRES Sep 25, 2024
ACTING IN COUNTY OF Clinton

Clinton

County, Michigan

My Commission Expires: 09/25/2025

ATTACHMENT TO AFFIDAVIT OF DISCLOSURE

Please provide additional information about your outside business or employment. Of special interest to the Board is how the activities of the business or employment may directly or indirectly affect the City. This disclosure is about information and is not an indication of any anticipated conflict of interest or suspected wrongdoing. Therefore, please describe for the Board what it is you actually do and be detailed and specific. You are not required to limit your disclosure only to the following questions. For each business, include in your answer such things as:

- What is the form of your business entity and what percentage do you own? _____
The business is a Community College. _____;
0 _____ %
- Are you self-employed? No _____
- Who is your employer, if applicable? _____
Lansing Community College.

- What are the things you actually do in the business? _____
Emergency Vehicle Operations Instructor.

Mid-Michigan Police Academy Cadre.

- Who are your clients and who receives your goods or services? _____
College students.

- How and where are your services performed? _____
Teaching at the LCC West Campus 5708 Cornerstone Dr, Lansing, MI 48917

- How often do you do outside work? 3 days a Week, for 4 weeks a year.
I will teach Emergency Vehicle Operations for each Academy class.

- Does your business or employer contract with the City? No.

- In performing your business or outside employment, do you use any City facilities or equipment?
NO If so, describe: _____

- Is any of your business or employment conducted in the City? No If so, describe:

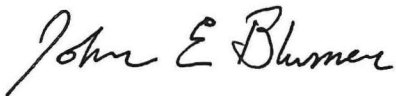
- Does your business advertisement or circulars, if any, contain any reference to the City or your City employment? No.

- Is there any additional information that you believe would assist the Board of Ethics in its review of your business or personal activities for potential conflicts of interest? No. If so, please describe: _____

In providing this additional information, the Board of Ethics asks that you give special attention to the Conflicts of Interest section of the Charter found at 5-505.1 – 5-505.3. A copy is enclosed for your convenience.

To Whom It My Concern,

My name is John E. Blumer and I am writing this letter to appeal the grass violation claim for the property-- 725 N. Pine St. I did not receive prior notice of the violation. I believe that it is unjust for me to be fined \$435.00 for this situation. If the noticed had been received, the situation would have been handle prior to this step. The \$435.00 fee would cause a huge financial hardship on me, as well.



-John E. Blumer
725 N Pine St
Lansing, Mi,48906
(517)455-6635
JohnBlumer@comcast.net

RECEIVED
2020 FEB 38 AM 10: 59
LANSING CITY CLERK

RECEIVED NOV 06 REC'D



City of Lansing

OFFICE OF THE CITY ATTORNEY

1137

Claims Review Committee Form

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

NAME: John E. Blumer DATE: 11/4/19
 MAILING ADDRESS: 725 N. Pine St EMAIL: John Blumer@Comcast.net
 CITY: Lansing STATE: MI ZIP CODE: 48906
 TELEPHONE: Home 734 455 4635 Work ()

Please provide the following information on the incident(s) for which you are filing a claim. WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW.

ADDRESS: 725 N. Pine St Lansing MI 48906 PARCEL NO. 00142314
 DATE OF INCIDENT: 10/9/19 AMOUNT YOU WERE BILLED: 435
 TOTAL AMOUNT YOU ARE CONTESTING: 43500
 TYPE OF ASSESMENT: Grass and Weed Code

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should

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Fifth Floor, City Hall • Lansing, Michigan 48933 • (517) 483-4320 • Fax (517) 483-4081 • cityatty@lansingmi.gov

CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

DUE DATE: 11/08/2019

INVOICE

10/14/2019

BLUMER JOHN E

725 N PINE ST

LANSING, MI 48906

TOTAL AMOUNT DUE
\$435.00



Invoice Number	Received At	Address	Amount Due
00142314	E19-20109	725 N PINE ST	\$435.00

10/09/2019

Grass and Weeds - Admin Fee

Grass and Weeds - Contractor C

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

Payment Information:

- Make checks payable to: City of Lansing
- Mail payments or notes to:

Payable to: City of Lansing

- Mail payments or pay in person at:
City of Lansing Treasurers Office
124 W Michigan Ave 1st Fl
Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment.
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Appeals Process:

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

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

Handwritten: 01/13/19 483 4379



City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

January 29, 2020

John Blumer
725 N. Pine Street
Lansing, MI 48906

Re: Claim – 725 N. Pine St.

Dear Mr. Blumer:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$435.00 for a grass violation for property located at 725 N. Pine St., Lansing, Michigan, and denied the claim you filed with the City of Lansing.

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

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

Sincerely,

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

Venus Kumar
Paralegal

Claim: 1137

RECEIVED DEC 20 REC'D

DATE: 12/18/2019

PPN: 33-01-01-09-362-171
DATE SUBMITTED: 11/06/2019
ADDRESS OF VIOLATION: 725 N. Pine Street
LISTED TAXPAYER OF RECORD: Blumer, John E
OTHER TAXPAYER OF RECORD:
CLAIMANT: Blumer, John E
CLAIMANT'S ADDRESS: 725 N. Pine Street
Lansing, MI 48906

1137

TYPE OF ACTIONS CONTESTED: Grass Violation
VIOLATION DATE: 9/05/2019
NOTIFICATION DATE: 9/05/2019
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$435.00
CONTRACTOR NAME - INVOICE NO. - DATE: Tomlinson 19-G0019
9/17/2019
AMOUNT OF CLAIM: \$435.00

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

HISTORY: Grass
Violation
9/05/2019

CITATIONS IN PREVIOUS YEAR: Trash
Violation
3/02/2018

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: The above property was cited for a grass violation on 9/06/2019 with a compliance due date of 9/12/2019. The Premise Officer rechecked the property on 9/13/2019 the grass was still in violation as noted in the pictures therefore the property was submitted to the grass contractor to be mowed. The contractor arrived on 9/17/2019 and as noted in the pictures this property was clearly in violation of the grass ordinance therefore the property was mowed. This office recommends denial of the claim based on the condition of the property as seen in the photos and proper notification was sent to the claim which is the same address the bill was mailed to.

RECEIVED NOV 06 REC'D



CITY OF LANSING
OFFICE OF THE CITY ATTORNEY

1137

Claims Review Committee Form

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

NAME: John E. Blumer DATE: 11/4/19
MAILING ADDRESS: 725 N. Pine St EMAIL: John Blumer@Comcast.net
CITY: Lansing STATE: MI ZIP CODE: 48906
TELEPHONE: Home 517 455 6635 Work ()

Please provide the following information on the incident(s) for which you are filing a claim. WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW.

ADDRESS: 725 N. Pine St Lansing MI 48906 PARCEL NO. 00142314
DATE OF INCIDENT: 10/9/19 AMOUNT YOU WERE BILLED: 435
TOTAL AMOUNT YOU ARE CONTESTING: 43500
TYPE OF ASSESSMENT: Grass and Weed Code

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should

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

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CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

DUE DATE: 11/08/2019

INVOICE

10/14/2019

BLUMER JOHN E

725 N PINE ST

LANSING, MI 48906



00141314

E19-20109

725 N PINE ST

\$435.00

10/09/2019

Grass and Weeds - Admin Fee

Grass and Weeds - Contractor C

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

Payment Information:

- Make checks payable to: City of Lansing
- Mail payments or no in

Payable to: City of Lansing

- Mail payments or pay in person at:
City of Lansing Treasurers Office
124 W Michigan Ave 1st Fl
Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment.
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Appeals Process:

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

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

Handwritten: 01/13/11 4:37 PM



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

Nuisance Fee Billing Statement

Date Created: 10/09/2019
 Due Date: 11/08/2019
 Pay Invoice In Full



BLUMER JOHN E
 725 N PINE ST
 LANSING MI 48906

Inv Number: 00142314
 Parcel: 33-01-01-09-362-171
 Address: 725 N PINE ST

Parcel: 33-01-01-09-362-171

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00142314		E19-20109	725 N PINE ST	\$435.00
Fee Details:		Quantity	Description	Balance
		1.000	Grass and Weeds - Admin Fee	\$ 265.00
		2.000	Grass and Weeds - Contractor Cha	\$ 170.00
Total Amount Due				\$ 435.00

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

Payment Information:

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 City of Lansing Treasurers Office
 124 W Michigan Ave 1st Fl
 Lansing MI 48933
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Appeals Process:

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

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Date work completed: 09-17-19

From:
David Tomlinson
2500 Pinch Hwy.
Charlotte, MI 48813

Bill To:
City Of Lansing
Office of Code Compliance
316 North Capitol Avenue
Lansing, MI 48933-1238

Vendor Number: V001476

Purchase Order No: 86123

Violation Type:	Grass and Weeds
Invoice Number:	19-G0019
Work Authorized:	Entire Lot
Location:	725 N PINE ST
Location Description:	
Parcel Number:	33-01-01-09-362-171

Mowing Done by Tomlinson

TOTAL INVOICE \$170.00 (OVER ONE HOUR)



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

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

GRASS AND WEEDS CORRECTION NOTICE

BLUMER JOHN E or Current Occupant
725 N PINE ST
LANSING, MI 48906

Violation date: 09/05/2019

Violation Location: 725 N PINE ST

Parcel No: 33-01-01-09-362-171

Compliance Due Date: 09/12/2019

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

Description

Grass & Weeds: Entire Yard *Grass and weeds must be below the 8" maximum allowed length.*

Any Premises or portion thereof on which there exists growth of grass and/or weeds exceeding eight inches in height located anywhere on the premises - which includes but not limited to front, side, rear, back yard, driveway, next to fences, between curb and sidewalk or next to vehicles - shall be deemed , and hereby declared to be a substandard premises and is subject to abatement pursuant to Section 302.4 of the Lansing Housing Code.

Failure to comply by the compliance due date will leave no alternative but to have the work completed by our contractor. All costs incurred, which consist of the contractors fees plus \$265.00 City service charge, shall be charged to you as an assessment against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess you an extra \$75.00 fee for each time there is an additional premise violation at the violation address above during this calendar year.**

If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 - AM or 12-1 - PM

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

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

Taxpayer's Copy



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

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

Weeds Authorization Form

Submitted to: David B Tomlinson on 09/13/2019

TAXPAYER: BLUMER JOHN E, 725 N PINE ST LANSING, MI 48906

Location of Work:

Enf Num: E19-20109

Address: 725 N PINE ST
Lot No:
Description:
Parcel No: 33-01-01-09-362-171

Violation:

Grass & Weeds: Entire Yard *Grass and weeds must be below the 8" maximum allowed length.*

Estimated Time required to complete work: 1

Warning Comment:
entire yard.

Submitted By: Chris Breiter (517) 483 4379

This action is authorized by the Manager of Code Compliance





17 10:17 AM

09 17 2019



17 10:18 AM

09 17 2019



17 10:18 AM

09 17 2019



17 11:35 AM

09 17 2019



17 11:36 AM

09 17 2019



17 11:36 AM

09 17 2019

11/6/19
Sent to
Lynne.

RECEIVED NOV 06 REC'D



CITY OF LANSING
OFFICE OF THE CITY ATTORNEY

1137

Claims Review Committee Form

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

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MAILING ADDRESS: 725 N. Pine St EMAIL: John Blumer@Comcast.net
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Ph: (517) 483-4361

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DUE DATE: 11/08/2019

INVOICE

10/14/2019

BLUMER JOHN E

725 N PINE ST

LANSING, MI 48906

INVOICE AMOUNT DUE
\$435.00



Invoice Number	Invoice Date	Address	Amount Due
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10/09/2019

Grass and Weeds - Admin Fee

Grass and Weeds - Contractor C

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Lansing MI 48933

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01/13/11
483 4379

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

WHEREAS, the Ingham County Board of Commissioners made the reappointment Monica Jahner as the Community Alternative Program to the Ingham County/City of Lansing Community Corrections Advisory Board for a term to expire of September 17, 2020;

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

BE IT RESOLVED, that the Lansing City Council hereby affirms the reappointment of Monica Jahner as the Community Alternative Program Representative to the Ingham County/City of Lansing Community Corrections Advisory Board for a term to expire of Sept 17, 2020

JULY 25, 2017 REGULAR MEETING

SPECIAL ORDERS OF THE DAY

Commissioner Crenshaw moved to appoint Monica Jahner to the Community Corrections Board and waive the term limit requirement. Commissioner McGrain supported the motion.

The motion carried unanimously. Absent: Commissioners Anthony and Schafer.

Commissioner Crenshaw moved to reappoint Mark Eagle, Bristol Day and Alexander Rusek, and to appoint Christopher Jackson and Sara Bijani to the Equal Opportunity Committee. Commissioner Sebolt supported the motion.

The motion carried unanimously. Absent: Commissioners Anthony and Schafer.

PUBLIC COMMENT

Treasurer Schertzing stated for clarification on the CBDG program, there was no checking account activity in 2015 or 2016. He further stated that since April of 2017 his office wrote 9 checks to the third party administrator or for construction services and no money was missing from the account. Treasurer Schertzing that as painful as the audit process and CDBG problem had been for him and his office staff, for him the hardest day of each year was March 31, because that was the day where despite his best efforts, the hammer of the Circuit Court judgement comes down and people lose their properties under a program that the County Treasurer administers. He further stated that the focus on foreclosure prevention was his passion, and he appreciated being the County Treasurer.

Jill Rabidoux addressed the commissioners regarding the Safe Routes to Schools walking path or bike path which would affect her and other neighbors who own property in the neighborhood. She further stated they were not notified until July 4, 2017 and they were not thrilled that there would be this path cut through their properties which would remove trees and destroy the scenery. Ms. Rabidoux stated it did not seem there was any opportunity for property owners in the area to voice their opinions regarding what they did and did not want. She further stated there were sidewalks on many roads in the area, which students were already using when they walked to school. Ms. Rabidoux stated that many students are bussed or driven in by parents, and not many students actually walked to school, which made a bike path seem like a waste. She further stated her property value would go down and her property taxes would go up and she would have to maintain that path. Ms. Rabidoux stated that she was affected on both sides because she was on the corner, and would have no yard because she would have a six foot path on one side and a five foot path on the other side.

Vice Chairperson Koenig stated that she was going to refer this issue to the Controller on Ms. Rabidoux's behalf to make sure that there was the proper notice and public input as required by law.

Jim Hoffman addressed the commissioners regarding the Safe Routes to Schools bike path. He further stated that there were sidewalks already, and a six foot path would not be a good fit for connecting to a three foot sidewalk. Mr. Hoffman stated it would not look good, and would take away from the neighborhood. He further stated there was a sidewalk on the other side of the road that the kids already used and he did not think it was necessary to have a sidewalk on both sides of the road.