REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF LANSING, MICHIGAN

VIA ZOOM CONFERENCING

AGENDA FOR DECEMBER 14, 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, December 14, 2020 at 7:00 p.m.

Due to public safety concerns resulting from the COVID-19 Pandemic, this meeting will be conducted via Zoom Conferencing using **Meeting ID 850 7039 5122 or call (312) 626-6799 and enter Meeting ID 850 7039 5122**

I. ROLL CALL

II. MEDITATION AND PLEDGE OF ALLEGIANCE

III. READING AND APPROVAL OF PRINTED COUNCIL PROCEEDINGS

Approval of the Printed Council Proceedings of October 26, November 9, November 30, and December 7, 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. Presentation from Capital Area Housing Partnership regarding Payment in Lieu of Taxes (PILOT); Walter French, 1900 South Cedar (PEND-2104, 2105)

2. Presentation from Eyde Properties II LLC regarding Z-7-2020; 500 N. Cedar Street and 514 Erie Street, Rezoning from “H” Light Industrial District to “G-1” Business District (PEND-2142, 2144)

VII. COMMENTS BY COUNCIL MEMBERS AND CITY CLERK

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

IX. SPEAKER REGISTRATION FOR PUBLIC COMMENT ON LEGISLATIVE MATTERS

X. MAYOR’S COMMENTS

XI. SHOW CAUSE HEARINGS

XII. PUBLIC COMMENT ON LEGISLATIVE MATTERS (Legislative matters consist of the following items on the agenda: public hearings, resolutions, ordinances for introduction, and ordinances for passage. The public may comment for up to three minutes. Those wishing to make public comments will need to raise their hands by the end of the first speaker's comments or submit written comments to city.clerk@lansingmi.gov by the end of the public comment period:

To use the "Raise Hand" function, you can:

- Dial *9 on a phone
- Click on "Raise Hand" icon in the chat room
- Press the "Alt" and "Y" keys at the same time for a Windows computer
- Press the "Option" and "Y" keys at the same time for Apple Computer

A. SCHEDULED PUBLIC HEARINGS

1. In consideration of the Payment in Lieu of Taxes (PILOT); Walter French, 1900 South Cedar (PEND-2104, 2105)

B. SPECIAL PRESENTATION

XIII. COUNCIL CONSIDERATION OF LEGISLATIVE MATTERS

A. REFERRAL OF PUBLIC HEARINGS

B. CONSENT AGENDA

C. RESOLUTIONS FOR ACTION

1. BY COUNCIL MEMBER BETZ

a. Relief to City Residents on Utility Shut-Off Actions (PEND-2191)

2. BY THE COMMITTEE ON DEVELOPMENT AND PLANNING

a. Objecting to the transfer of all unsold tax reverted properties from the Ingham County Treasurer to the City of Lansing (PEND-2158)

3. BY THE COMMITTEE ON GENERAL SERVICES

a. Setting a Public Hearing in consideration of a Noise Special Permit; City of Lansing Public Service Department request to allow for work on Miller Road between Pennsylvania Avenue and Aurelius Road, on Saturdays and Sundays from 8:00 AM to 7:00 PM for up to 12 consecutive weeks between Mid-April and Mid-October, 2021 (PEND-2150)

b. Liquor License; Transfer of Ownership and Location, Side Car LLC, 500 East Michigan Avenue (PEND-2107)

c. Claim Disposition; Claim #1794 and Claim #1819, Bengt Johnson for $450 in Tag Monitoring fees at 1122 Platt Street (PEND-2190)

d. Claim Disposition; Claim #1815, David Shellenbarger for $7,790 in trash fees at 2321 Commonwealth (PEND-2172)

4. BY THE COMMITTEE ON PUBLIC SERVICES

a. Special Assessment; Montgomery Drainage District Improvements, Public Improvement IV (PEND-2161)

5. BY THE COMMITTEE OF THE WHOLE

a. Confirmation of Appointment; Elizabeth West as an At-Large Member of the Board of Review for a term to expire June 30, 2023 (PEND-2134)

b. Recertification; Redevelopment Ready Communities program (PEND-2113)

c. Setting a Public Hearing in consideration of the Parks and Recreation Draft Master Plan 2020-2025 (PEND-2155)

D. REPORTS FROM COUNCIL COMMITTEES

E. ORDINANCES FOR INTRODUCTION and Setting of Public Hearings

1. BY THE COMMITTEE ON DEVELOPMENT AND PLANNING

a. Z-7-2020; 500 N. Cedar Street and 514 Erie Street, Rezoning from “H” Light Industrial District to “G-1” Business District (PEND-2142, 2144)

b. Z-8-2020; 2918 N. East Street, Rezoning from “F” Commercial District to “H” Light Industrial District (PEND-2145, 2147)

2. BY THE COMMITTEE ON GENERAL SERVICES

a. Amend Chapter 240 to restructure the Grant Awarding Process for Basic Human Services (PEND-1521, 1518)

F. ORDINANCES FOR PASSAGE

1. BY THE COMMITTEE ON DEVELOPMENT AND PLANNING

a. Z-8-2019; 5400 S Cedar, Conditional Rezoning from “F” Commercial & “J” Parking Districts to “G-2” Wholesale District (PEND-1440)

b. Z-2-2020; 5528 S. Martin Luther King Jr. Blvd., Rezoning from “D-1” Professional Office District to “F” Commercial District (PEND-1931)

c. Z-3-2020; 1030 S. Holmes Street, Rezoning from “B” Residential & “D-1” Professional Office Districts to “DM-4” Residential District (PEND-1934)

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

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

A. REPORTS FROM CITY OFFICERS, BOARDS, AND COMMISSIONS

1. Letter(s) from the City Clerk re:

a. Minutes of Boards and Commissions placed on file in the Clerk’s Office

b. Elected Officers Compensation Commission; Setting the first meeting for the 2021 session (PEND-2175)

2. Letter(s) from the Mayor re:

a. Appointment; Matthew Lantzy as a City of Lansing member of the Capital Region Airport Authority Board for a term to expire September 30, 2024 (PEND-2184)

b. Appointment; Nate Scramlin as an At-Large member of the Parks Board for a term to expire June 30, 2021 (PEND-2185)

c. Appointment; Ashlee Willis as a Business Owner member of the Downtown Lansing Inc. Board for a term to expire June 30, 2024 (PEND-2186)

d. Reappointment; Molly Korn as a City of Lansing member of the Potter Park Zoo Board for a term to expire December 31, 2023 (PEND-2194)

e. Appointment; Melissa Jefferies as an At-Large member of the Next Michigan Development Corporation Board for a term to expire April 15, 2022 (PEND-2195)

f. Budget Authorization; allow Lansing Entertainment and Public Facilities Authority (LEPFA) to move funds appropriated in the Fiscal Year 2021 budget from the golf subsidy to the general fund subsidy as necessary to sustain LEPFA operations during the COVID-19 pandemic (PEND-2198)

B. COMMUNICATIONS AND PETITIONS, AND OTHER CITY RELATED MATTERS

1. Claim Appeal; Claim #1808, Kenneth Dagner on behalf of Nicholas Dagner for $490 in Trash Violation fees at 1416 Vermont St. (PEND-2200)

2. Communications demanding a vote of no confidence for Mayor Andy Schor and Police Chief Daryl Green

3. Communication in support of Invest in the People of Lansing Resolution

4. Communication regarding the Montgomery Drain Assessment

5. Communication from the Michigan Liquor Control Commission; Request ID No. 2002-02607, Licensing Appeal Order Decision for L.M. C-Store, Inc. at 2200 West Holmes Road

6. Communication from the Michigan Liquor Control Commission; Request ID No. 2012-15404, Application to Transfer Ownership of a 2020 SDD And SDM Licensed Business with Sunday Sales Permit (AM) and Sunday Sales Permit (PM) to Manraj II Corp. at 6065 South Washington Ave.

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. Those wishing to make public comments will need to raise their hands by the end of the first speaker's comments or submit written comments to city.clerk@lansingmi.gov by the end of the public comment period:

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XX. ADJOURNMENT

Chris Swope

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 (TTY 711). 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

Public Participation Notes

Just want to watch the meeting? Here are the best options:

- CityTV live station on cable TV
- CityTV live webcast http://www.ustream.tv/channel/gov-tv-city-of-lansing-s-city-tv-station

Want to make Public Comment?

Join Zoom Meeting from Computer https://us02web.zoom.us/w/85070395122 (Note: this option requires downloading Zoom software. If you have not already installed the software, this may take a few minutes.) Meeting ID: **850 7039 5122**

Dial from your phone:
(312) 626-6799
Meeting ID: **850 7039 5122**

Written public comments may be submitted to city.clerk@lansingmi.gov by the end of the public period.

Maybe want to make Public Comments?
You can watch the meeting on CityTV on cable or webcast, and then call in with the phone option during the Public Comment portion of the agenda.

Accessibility
Closed Captioning will be available on the Zoom meeting, CityTV cable broadcast, and CityTV webcast.

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Lansing City Council Meeting Schedule
Monday, December 14, 2020 – Friday, December 18, 2020

*Updated

Committee on Public Service

Monday, December 14, 2020 @ 3:00 p.m.; Via ZOOM audio/video
Access the meeting via: https://us02web.zoom.us/j/84668800606 ; ID 846 6880 0606; Dial IN 301 715 8592
email comments prior to the meeting at sherrie.boak@lansingmi.gov
All Councilmembers will participate virtually & may be contacted prior to the meeting at city.council@lansingmi.gov 483-4177

Committee of the Whole

Monday, December 14, 2020 @ 5:00 p.m.; via ZOOM audio/video
Access the meeting via: https://us02web.zoom.us/j/85070395122 ID: 850 7039 5122 Dial In: (301) 715 8592
email comments prior to the meeting at sherrie.boak@lansingmi.gov
All Councilmembers will participate virtually & may be contacted prior to the meeting at city.council@lansingmi.gov 483-4177

City Council Meeting

Monday, December 14, 2020 @ 7:00 p.m.; via ZOOM audio/video
Access the meeting via: https://us02web.zoom.us/j/85070395122 ID: 850 7039 5122 Dial In: (301) 715 8592
email comments prior to the meeting at city.clerk@lansingmi.gov
All Councilmembers will participate virtually & may be contacted prior to the meeting at city.council@lansingmi.gov 483-4177

Committee on Development & Planning

Tuesday, December 15, 2020 @ 3:30 p.m.; via ZOOM audio/video
Access the meeting via: https://us02web.zoom.us/j/86254629199 ID: 862 5462 9199 Dial In: (301) 715 8592
email comments prior to the meeting at sherrie.boak@lansingmi.gov
All Councilmembers will participate virtually & may be contacted prior to the meeting at city.council@lansingmi.gov 483-4177

Committee on Personnel

Friday, December 18, 2020 @ 3:00 p.m.; via ZOOM audio/video
Access the meeting via: https://us02web.zoom.us/j/85777560476 ID: 857 7756 0476 Dial In: (301) 715 8592
email comments prior to the meeting at sherrie.boak@lansingmi.gov
All Councilmembers will participate virtually & may be contacted prior to the meeting at city.council@lansingmi.gov 483-4177

Boards, Commissions and Advisory Meetings

Historic District Commission Board Meeting; Monday, December 14, 2020 @ 5:30pm; via ZOOM video/audio
https://us02web.zoom.us/j/83720214483; Meeting ID: 837 2021 4483

Ingham County Parks Department Meeting; Monday, December 14, 2020 @ 5:30pm; via ZOOM video/audio
https://us02web.zoom.us/j/92109462963; Meeting ID: 921 0946 2963; Passcode – 583071; Dial In: (312) 626-6799

*Board of Review Meeting; Tuesday, December 15, 2020 @ 9:00am; via ZOOM video/audio
https://us02web.zoom.us/j/85722787553; Meeting ID: 857 2278 7553 Passcode-211262; Dial In (312) 626-6799

Police & Fire Retirement System Meeting; Tuesday, December 15, 2020 @ 8:30am; via ZOOM video/audio
https://us02web.zoom.us/j/87158050604; Meeting ID: 871 5805 0604; Dial In: (312) 626-6799

Employees Retirement System Meeting; Tuesday, December 15, 2020 @ 9:30am; via ZOOM video/audio
https://us02web.zoom.us/j/89754236454; Meeting ID: 897 5423 6454; Dial In: (312) 626-6799

Capital Area District Library Board Meeting; Wednesday, December 16, 2020 @ 5:30pm; via WebEx
Click here to join the Meeting; Dial In: (517) 317-8953 Conference Code: 728 363 829#

Boards, Commissions and Advisory Meetings- CONTINUED

Board of Water & Light Executive Committee Meeting; Thursday, December 17, 2020 @ 5:00pm; via WebEx
https://lbwlevents.webex.com/lbwlevents/onstage/g.pho?MTD=e5163781865ac93f5e8568649b58191d7
Event #132 573 1544; Password – zmDV5HErx32
Dial In: (408) 418-9388 – Access Code - 1325731544

Community Mental Health-Clinton/Eaton/Ingham Board Meeting; Thursday, December 17, 2020 @ 6:00pm; see link www.ceicmh.org

Tri-County Regional Planning Commission Board Meeting; Thursday, December 17, 2020 @ 6:00pm (TENTATIVE); via ZOOM video/audio
https://us2web.zoom.us/j/94572832110

To mitigate the spread of COVID-19 and to provide essential protections to vulnerable Michiganders and this State's health care system and other critical infrastructure, it is crucial that all Michiganders take steps to-limit in-person contact, particularly in the context of large groups. Therefore, the above meetings will be conducted via audio/video conference.

The meetings are being held virtually in accordance with the Open Meetings Act, as amended in an effort to protect the health and safety of the public. Members of the public wishing to participate in the meeting may do so by logging into or calling into the meetings using the website or phone number above, and meeting ID provided. To provide input or ask questions on any item that is listed on the agenda, members of the public may contact the email address listed above under each meeting.

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

CITY OF LANSING
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Lansing will hold a public hearing at 7:00 p.m. during the City Council Meeting, via ZOOM Conferencing, Meeting ID 850 7039 5122, on Monday, December 14, 2020 at 7:00 p.m. 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 888.32 for the purposes of providing for an extension of a service charge in lieu of taxes for seventy-six (76) low income multi-family dwelling units in a project known as the Walter French Apartments, pursuant to the provisions of The State Housing Development Authority Act of 1966, As Amended.

Note: Michigan Director of Health and Human Services Robert Gordon's Order of October 9, 2020 regarding Gather Prohibition and Face Covering, as well as states of emergency declared by the Mayor and approved by City Council have led to a closure of City Hall to public at this time due to COVID-19. Public observation and participation may be facilitated electronically in accordance with the Open Meetings Act in an effort to protect the health and safety of the public.

Members of the public wishing to participate in the meeting may do so by logging into or calling into the meetings using the website https://us02web.zoom.us/j/85070395122 or phone number 312 626 6799 and Meeting ID 850 7039 5122. Michigan Public Act 228 of 2020 provides for authorization of remote participation in public meetings and hearings.

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**

DRAFT

DRAFT #1
November 6, 2020

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 888.32 FOR THE PURPOSES OF PROVIDING FOR A SERVICE CHARGE IN LIEU OF TAXES FOR SEVENTY-SIX (76) LOW INCOME MULTI-FAMILY DWELLING UNITS IN A PROJECT KNOWN AS WALTER FRENCH, PURSUANT TO THE PROVISIONS OF THE STATE HOUSING DEVELOPMENT AUTHORITY ACT OF 1966, AS AMENDED.

THE CITY OF LANSING ORDAINS:

SECTION 1. That Chapter 888 of the Code of Ordinances of the City of Lansing, Michigan be amended to add a new Section 888.32 to read as follows:

888.32 WALTER FRENCH

(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 BE PAID BUT FOR THIS ACT. IT IS FURTHER ACKNOWLEDGED THAT SUCH HOUSING FOR PERSONS OF LOW AND MODERATE INCOME IS A PUBLIC

NECESSITY, AND AS THE CITY WILL BE BENEFITED AND IMPROVED BY SUCH HOUSING, THE ENCOURAGEMENT OF THE SAME BY PROVIDING CERTAIN REAL ESTATE TAX EXEMPTION FOR SUCH HOUSING IS A VALID PUBLIC PURPOSE.

(B) *DEFINITIONS.*

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

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

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

(4) "*HOUSING DEVELOPMENT " OR " DEVELOPMENT*" MEANS A DEVELOPMENT WHICH CONTAINS A SIGNIFICANT ELEMENT OF HOUSING FOR PERSONS OF LOW AND MODERATE INCOME AND SUCH ELEMENTS OF OTHER HOUSING, COMMERCIAL, RECREATIONAL, INDUSTRIAL, COMMUNAL AND EDUCATIONAL FACILITIES AS THE AUTHORITY MAY DETERMINE WILL IMPROVE THE QUALITY OF THE DEVELOPMENT AS IT RELATES TO HOUSING FOR PERSONS OF LOW AND MODERATE INCOME. FOR THE

PURPOSE OF THIS SECTION, THE NAME OF THIS DEVELOPMENT IS WALTER FRENCH, AND CONSISTS OF SEVENTY-SIX (76) UNITS OF RENTAL HOUSING LOCATED WITHIN LANSING AT:

THAT PART OF ASSESSOR'S PLAT NO. 46, ON THE NORTHEAST ¼ OF SECTION 28, T4N, R2W, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, RECORDED IN LIBER 12 OF PLATS, PAGE 7, INGHAM COUNTY RECORDS, BEGINNING ON THE SOUTH RIGHT OF WAY LINE OF MT. HOPE AVENUE, 43.0 FEET SOUTH OF THE NORTH SECTION LINE, AT A POINT 100.0 FEET EASTERLY OF THE WEST LINE OF LOT 5 OF SAID ASSESSOR'S PLAT NO. 46, RUNNING THENCE ALONG SAID RIGHT OF WAY LINE NORTH 89º11'30" EAST 593.667 FET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 53.53 FEET ALONG THE ARC OF A 30 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 39º41'30" EAST 46.71 FEET TO THE WESTERLY RIGHT OF WAY LINE OF CEDAR STREET; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FIVE COURSES, SOUTH 11º25'30" WEST 118.66 FEET; THENCE SOUTHERLY 197.93 FEET ALONG THE ARC OF A 917.22 FOOT RADIUS CURSE TO THE LEFT WHOSE CHORD BEARS SOUTH 5º14'25" WEST 197.53 FEET TO A POINT OF TANGENCY; THENCE SOUTH 0º56'30" EAST 5.43 FEET; THENCE SOUTH 10º34'39" WEST 22.18 FEET; THENCE SOUTH 0º56'30" EAST 83.05 FEET; THENCE SOUTH 89º08' WEST 403.42 FEET; THENCE SOUTH 350.30 FEET; THENCE WEST 268.84 FEET; THENCE NORTH 648.14 FEET; THENCE NORTH 89º11'30" EAST 100.0 FEET; THENCE NORTH 0º53' WEST 162.0 FEET TO THE POINT OF BEGINNING; ALSO LOT 65 OF CHITTENDEN'S SUBDIVISION OF A

PART OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 28, T4N, R2W, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, RECORDED IN LIBER 5 OF PLATS, PAGE 7, INGHAM COUNTY RECORDS.

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

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

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

(8) "*MORTGAGE LOAN*" MEANS A LOAN TO BE MADE BY A PRIVATE ENTITY AND INSURED BY HUD, OR A LOAN FROM THE AUTHORITY FOR THE FINANCING OF THE PURCHASE AND REHABILITATION OF THE HOUSING DEVELOPMENT.

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

(10) "*SPONSOR*" MEANS A PERSON OR OTHER ENTITY WITH A HOUSING DEVELOPMENT WHICH IS FINANCED OR ASSISTED PURSUANT TO THE ACT. FOR PURPOSES OF THIS SECTION, THE SPONSOR OF CAMELOT HILLS IS MHT HOUSING, INC., OR ITS SUCCESSORS OR ASSIGNS.

(11) "*UTILITIES*" MEANS FUEL, WATER, SANITARY SEWER AND/OR ELECTRICAL SERVICE, WHICH IS PAID FOR BY THE HOUSING DEVELOPMENT.

(C) *ESTABLISHMENT OF ANNUAL SERVICE CHARGE.*

(1) THE CITY ACKNOWLEDGES THAT THE SPONSOR AND THE AUTHORITY HAVE ESTABLISHED THE ECONOMIC FEASIBILITY OF CAMELOT HILLS IN RELIANCE UPON THE ENACTMENT AND CONTINUING EFFECT OF THIS SECTION AND UPON THE QUALIFICATION OF THE ONE HUNDRED TWO (102) UNITS OF HOUSING IN THE HOUSING DEVELOPMENT FOR EXEMPTION FROM ALL PROPERTY TAXES AS ESTABLISHED IN THIS SECTION, AND PROVIDED THAT PREVAILING WAGE IS PAID FOR ALL WORK PERFORMED AT THE HOUSING DEVELOPMENT AFTER THE ENACTMENT OF THIS SECTION.

(2) SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THIS SECTION AND THE ACT, THE SEVENTY-SIX (76) UNITS IN THE HOUSING DEVELOPMENT FOR PERSONS OF LOW AND MODERATE INCOME IDENTIFIED AS WALTER FRENCH AND THE PROPERTY ON WHICH THEY ARE CONSTRUCTED SHALL BE EXEMPT FROM ALL PROPERTY TAXES FOR NOT MORE THAN TWENTY (20) YEARS, COMMENCING WITH AND INCLUDING TAX YEAR 2023.

(3) IN LIEU OF ALL SAID PROPERTY TAXES ON THE SEVENTY-SIX (76) UNITS IN THE HOUSING DEVELOPMENT, THE SPONSOR SHALL PAY, AND THE CITY WILL ACCEPT, AN ANNUAL SERVICE CHARGE FOR PUBLIC SERVICES, IN THE SUM EQUAL TO, SIX PERCENT (6%) OF THE DIFFERENCE BETWEEN THE ANNUAL SHELTER RENTS ACTUALLY COLLECTED AND UTILITIES.

(4) THE EXEMPTION PROVIDED UNDER THIS SECTION SHALL COMMENCE WHEN THE SPONSOR COMPLIES WITH SECTION 15A(1) OF 1966 PA 346, AS AMENDED, CODIFIED AS MCL 125.415A(1), WHICH PROVIDES: THE OWNER OF A HOUSING PROJECT ELIGIBLE FOR THE EXEMPTION SHALL FILE WITH THE LOCAL ASSESSING OFFICER (THE CITY ASSESSOR) A NOTIFICATION OF THE EXEMPTION, WHICH SHALL BE IN AN AFFIDAVIT FORM AS PROVIDED BY THE AUTHORITY. THE COMPLETED AFFIDAVIT FORM FIRST SHALL BE SUBMITTED TO THE AUTHORITY FOR CERTIFICATION BY THE AUTHORITY THAT THE PROJECT IS ELIGIBLE FOR THE EXEMPTION. THE OWNER THEN SHALL FILE OR CAUSE TO BE FILED THE CERTIFIED NOTIFICATION OF THE EXEMPTION WITH THE LOCAL ASSESSING OFFICER BEFORE NOVEMBER 1 OF THE YEAR PRECEDING THE TAX YEAR IN WHICH THE EXEMPTION IS TO BEGIN.

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

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

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

C. IF REQUESTED BY THE CITY, PROOF THAT THE HOUSING DEVELOPMENT UNITS HAVE NOT INCREASED, DECREASED, OR BEEN ALTERED IN ANY FORM, UNLESS THE CITY HAS OTHERWISE AMENDED THE PROVISIONS OF THIS SECTION; AND

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

(D) *LIMITATION ON THE PAYMENT OF THE ANNUAL SERVICE CHARGE.* NOTWITHSTANDING SUBSECTION (C), THE SERVICE CHARGE TO BE PAID EACH YEAR IN LIEU OF TAXES FOR THE PART OF THE HOUSING DEVELOPMENT PROJECT THAT IS TAX EXEMPT AND OCCUPIED BY OTHER THAN LOW OR MODERATE INCOME PERSONS SHALL BE EQUAL TO THE FULL AMOUNT OF THE TAXES THAT WOULD OTHERWISE BE DUE AND PAYABLE ON THAT PORTION OF THE HOUSING DEVELOPMENT PROJECT IF THE PROJECT WERE NOT TAX EXEMPT.

(E) *PAYMENT OF ANNUAL SERVICE CHARGE.* THE SERVICE CHARGE IN LIEU OF TAXES, AS ESTABLISHED UNDER THIS SECTION, SHALL BE PAYABLE IN THE

SAME MANNER AS GENERAL PROPERTY TAXES ARE PAYABLE TO THE CITY, EXCEPT THAT THE ANNUAL PAYMENT SHALL BE MADE ON OR BEFORE JULY 1 OF THE YEAR FOLLOWING THE YEAR UPON WHICH SUCH CHARGE IS CALCULATED.

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

(G) *DURATION.* THIS SECTION SHALL REMAIN IN EFFECT AND SHALL NOT TERMINATE FOR TWENTY (20) YEARS, COMMENCING WITH AND INCLUDING TAX YEAR 2023, PROVIDED THAT THE SPONSOR COMPLIES WITH THE REQUIREMENTS OF THE ACT AND THIS SECTION, AND FURTHER PROVIDED THAT THE HOUSING DEVELOPMENT CONTINUES TO BE RENTED TO LOW OR MODERATE INCOME PERSONS AT RENTS DETERMINED UNDER THE LOW INCOME HOUSING TAX CREDIT PROGRAM, AS THE SAME MAYBE FURTHER AMENDED OR SUPERSEDED, OR THERE IS AN AUTHORITY-AIDED OR FEDERALLY-AIDED MORTGAGE ON THE HOUSING DEVELOPMENT AS PROVIDED IN THE ACT, OR THE AUTHORITY OR HUD HAS AN INTEREST IN THE PROPERTY; BUT IN NO EVENT BEYOND DECEMBER 31, 2042. IF THE SPONSOR CHANGES THE SCOPE OR PURPOSE OF THE SEVENTY-SIX (76) UNITS OF HOUSING WITHIN THE DEVELOPMENT WITHOUT THE CONSENT OF THE CITY

OF LANSING, BY AND THROUGH ITS REPRESENTATIVES, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE LANSING CITY CHARTER, OR IF THE PREVAILING WAGE IS NOT PAID FOR ALL WORK PERFORMED AT THE HOUSING DEVELOPMENT AFTER ENACTMENT OF THIS SECTION AND THE SPONSOR OR OTHER RESPONSIBLE PARTY DOES NOT CURE THE VIOLATION AFTER NOTICE IS GIVEN AS PROVIDED IN THE MANNER CONSISTENT WITH THE METHOD CONTAINED IN SECTION 206.18(b) OF THESE CODIFIED ORDINANCES, THEN THIS SECTION SHALL AUTOMATICALLY EXPIRE AND BE OF NO EFFECT.

SECTION 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules inconsistent with the provisions hereof are hereby repealed as they pertain to Walter French at the time this exemption commences.

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 valid.

SECTION 4. This Ordinance shall take effect on the 30th day after enactment unless given immediate effect by the City Council.

Andy Schor, Mayor

APPLICATION FOR PAYMENT IN LIEU OF TAXES (PILOT)

PROJECT NAME:	Walter French
PILOT PERIOD REQUESTED:	2021 - 2039 Years (Should match term of qualifying mortgage)
NUMBER OF PARCELS IN PROJECT:	[redacted] Parcels
APPLICATION TYPE: (Check all that apply)	☒ NEW PROJECT ☐ RESTRUCTURE OF PROJECT FINANCING ☐ CHANGE IN OWNERSHIP

A. OWNERSHIP INFORMATION

NAME OF OWNERSHIP ENTITY:	Capital Area Housing Partnership (as funding is received this will change to: 1900 Cedar Development, LLC/ Walter French LDHA LP)

TYPE OF OWNERSHIP:	☒ LIMITED DIVIDEND HOUSING ASSOCIATION
	☐ QUALIFIED NONPROFIT HOUSING CORPORATION
	☐ CONSUMER HOUSING COOPERATIVE
	☒ OTHER: (DESCRIBE) current nonprofit – will change at funding

DEVELOPER/SPONSOR:	Capital Area Housing Partnership
DEVELOPER ADDRESS:	600 W Maple Suite D, Lansing, MI 48906

CONTACT PERSON:	Rawley Van Fossen	Mikki Droste
TELEPHONE:	517.332.4663	517.256.0286
EMAIL:	rawley@capitalareahousing.org	mikki@housinglinks.net

B. CITY APPROVALS NEEDED

PLANNING BOARD	☐ YES ☐ NO ☒ NOT APPLICABLE
	STATUS:
ZONING BOARD OF APPEALS	☐ YES ☒ NO ☐ NOT APPLICABLE
	STATUS: Was previously rezoned for mixed use/multifamily

Andy Schor, Mayor

HISTORIC DISTRICT COMMISSION	☐ YES ☒ NO ☐ NOT APPLICABLE
	STATUS:
OTHER:	STATUS:
EXPECTED PROJECT START DATE:	September 2022
EXPECTED PROJECT COMPLETION DATE:	December 2023

C. PROJECT INFORMATION

Project Address:	1900 S Cedar
General Location (e.g. cross streets)	Cedar/Mt. Hope
Is Project located in a Renaissance Zone?	☐ Yes ☒ No
Is Project located in a Neighborhood Enterprise Zone?	☐ Yes ☒ No
Is Ownership Entity able to demonstrate site control?	☒ Yes ☐ No

Note: Project is not eligible for PILOT if Ownership Entity is not able to demonstrate site control. Site control is demonstrated through ownership, purchase/option agreement, etc. Contact the Community Development Department with questions regarding sufficient documentation.

Provide a complete description of the project including the parties involved, necessary background information, number of parking spaces being provided, and any special certification (e.g. LEED) the project will target. (Provide attachment if necessary)

If project financing is being restructured, detail all physical improvements to the project completed within the last five (5) years and any planned improvements. (Provide as attachment if necessary)

D. BUILDING INFORMATION

Building Type (e.g. single/multi-family, number of floors) Old school, 3 story
Total Number of Units: 76
Number of Rent Restricted Units: 76
Number of Market Rate Units: 0
Total Number of Barrier-Free Units: 8
Target Demographic(s) seniors, families, persons with disabilities/homelessness

Transitional Housing for Homeless Project	☐ Yes ☒ No
Emergency Shelter Project	☐ Yes ☒ No
Targeted Income (% of Area Median Income)	30% - 80%
Residential Space Square Footage:	139,000 approx
Non-Residential (N/R Space):	☒ Yes ☐ No
Square Footage (of N/R Space):	30,000 approx
Use (of N/R Space):	Community, commercial
Neighborhood District:	

Describe how the project will fit into the neighborhood: As Walter French is a very visible anchor in the neighborhood, the redevelopment of this building/site is a vast improvement over the vacant, deteriorating condition of the site as has been the state it has been in for prior years. Mixed residential/commercial use of the space creates a good segway between the surrounding commercial/retail and residential uses on each side of the site.

Provide neighborhood feedback regarding any proposed new construction: No new construction, though a neighborhood meetings and tours have been held and project support was voiced from those who participated.

Andy Schor, Mayor

E. UNIT INFORMATION

Unit Type	Number of Units	Average Unit Size (sq. ft.)	Projected Monthly Rent per Unit (including utility allowances)	
Rent Restricted Units			Restricted Rate	Market Rate
0- Bedroom	0			
1- Bedroom	39	650	451-949	n/a
2- Bedroom	31	900	541-1137	n/a
3- Bedroom	6	1250	626-1311	n/a
4- Bedroom				
5- Bedroom				
Subtotal	76	estimated		

Provide a description of the units in the project:	The project will include 76 units that will follow the configuration of previous classrooms to allow for the historic renovation of the building. Large windows, high ceilings and large units will make units marketable.

Unit Type	Number of Units	Average Unit Size (sq. ft.)	Projected Monthly Rent per Unit (including utility allowances)
Market Rate Units			
0- Bedroom			
1- Bedroom			
2- Bedroom			
Subtotal			
Total	0		

Andy Schor, Mayor

F. PROJECT FINANCING

Federally-aided Mortgage, Advance, or Grant	☐ Yes	☒ No
Name of Loan/Credit Program	Term of Financing	Amount
		$

State-aided Mortgage, Advance, or Grant	☒ Yes	☐ No
Name of Loan/Credit Program	Term of Financing	Amount
Taxable Loan	40 year/4.25% Mtg	$1,816,957
HOME Gap Funding	Cash share loan	$363,028
		$

City-aided Mortgage, Advance, or Grant	☒ Yes	☐ No
Name of Loan/Credit Program	Term of Financing	Amount
CDBG	30 year	$600,000
		$

Low Income Housing Tax Credits (LIHTC)	☒ Yes	☐ No
Name of Loan/Credit Program	Term of Financing	Amount
MSHDA LIHTC/Cinnaire – 4%		$1,399,343
Historic Tax Credits/Cinnaire		$2,810,258
MSHDA LIHTC/Cinnaire – 9%		$13,048,695

LIHTC Application Date: 9% - 2/1/21; 4% Gap 12/1/2020	
LIHTC Status:	Application in process for October funding round
Initial Use Commitment in LIHTC Application:	15 Years
Extended Use Commitment in LIHTC Application:	30 Years
Total Length of Affordability Commitment in LIHTC Application:	45 Years

Contact Person for Qualifying Federal or State Financing:	MSHDA/Chad Benson
Phone Number:	517.335.9874
Email:	bensonc@michigan.gov

Description and status of other (private) financing:	Commitment In process

Description why PILOT is necessary:	Rent affordability, competitive points to bring LIHTC. PILOT request at 6% of 76 units. A 10% PILOT was approved in 2019. Since that time the project costs have increased and the committed HOME/CDBG funds from the City of Lansing were reduced, requiring a lower PILOT. The difference between a 10% and 6% PILOT is approximately $441,789 in increased hard debt to the project. As CAHP has provided the maximum commitment of funding allowed by MSHDA at $1.3 million, the project requires the additional hard debt to be feasible.
Funding to project	

G. ADDITIONAL INFORMATION

Attach the following required documents to this application.

- ☒ Ownership Entity Organizational Documents
- ☒ Description of Project
- ☒ Legal Description of property (electronic version should be available on request)
- ☒ Evidence of Site Control
- ☒ Statement of Development Team Experience (be specific)
- ☒ Sources and Uses Statement (indicate if the funding is committed or pending)
- ☒ Operating Proforma (highlighting PILOT contribution to project)
- ☐ Financing Mortgage
- ☐ Financing Note
- ☐ Financing or Development Agreement/Copy of Regulatory Agreement
- ☒ Location Map of Project Parcels
- ☒ Property Manager Portfolio (of properties)
- ☐ PILOT "Savings Worksheet" (template provided by Development Office)
- ☐ Other Attachment (Describe)

Andy Schor, Mayor

Provide explanation below if any required documents are unavailable at the time of this application.

Financing mortgage/note/regulatory agreement are not available prior to award of funding and/or closing on financing.

The applicant is responsible for providing written notification to the Development Office of any change in the information contained in this application or its attachments as soon as the applicant becomes aware of the change.

The Development Office reserves the right to request additional information and/or supporting documentation related to this application

The undersigned hereby attests that to the best of his or her knowledge the information presented herein, including the attachments, is true and correct.

Rawley Van Fossen

Date: 11-3-2020

Signature of Authorized Representative
Name: Rawley Van Fossen
Title: CAHP, Executive Director
1900 S Cedar Development, LLC, General Partner, Manager

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MICHIGAN DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES
CORPORATION, SECURITIES, AND LAND DEVELOPMENT BUREAU

Date Received			(FOR BUREAU USE ONLY)
JUN 2 0 2019			TranInfo:1 23730027-2 06/18/19 Chk#: 11329 Amt: $10.00 ID: MALLORY LAPKA SCOTT & SELIN PLLC

Name
THOMAS L. LAPKA

Address
605 S. CAPITOL AVE

City: LANSING | State: MICHIGAN | Zip Code: 48933

FILED

EFFECTIVE DATE: JUN 21 2019

ADMINISTRATOR
CORPORATIONS DIVISION

Document will be returned to the name and address you enter above

CERTIFICATE OF LIMITED PARTNERSHIP
For use by Domestic Limited Partnership
(Please read information and instructions on the last page)

Pursuant to the provisions of Act 213, Public Acts of 1982, the undersigned person(s) execute the following Certificate:

Section 1

The name of the limited partner is:
WALTER FRENCH LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP

Section 2

The general character of its business is: **The purpose of the Partnership is to acquire, construct, rehabilitate, develop, improve, maintain, own, operate, lease, dispose of and otherwise deal with the Project in accordance with the Project Documents, any applicable Regulations and provisions of the Partnership Agreement. The Partnership has been organized exclusively to provide housing facilities for families of low and moderate income, or for persons whose income does not exceed limits established in Act No, 346 of Public Acts of 1966 of the State of Michigan, as amended, (the "Housing Act") and Section 42 of the Internal Revenue Code of 1986, as amended, and for social, recreational, commercial and communal facilities as may be necessary to serve and improve a residential area in which Authority-aided or federally-aided housing is located or is planned to be located, thereby, enhancing the viability of the housing. The Partnership shall not engage in any other business or activity.**

Section 3

a. The address of the office at which the limited partnership records are kept is: **600 W. Maple, Ste D., Lansing MI 48906**

b. The name of the agent for service of process is: **Rawley Van Fossen**

c. The address of the agent for service is: **600 West Maple, Suite D, Lansing MI 48906**

Section 4

The power of a limited partner to grant the right to become a limited partner to an assignee of any part of the partnership interest, and the terms and conditions of the power, are as follows:

Upon the admission of the Investor Limited Partner to the Partnership the Initial Limited Partner shall withdraw and it shall have no further interest in the Partnership except to the extent of its ioterest as a General Partner. No Limited Partner's interest may be sold.

Section 5

a. Describe the times or events when a **general partner** may terminate membership in the limited partnership, and the

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terms and conditions of the termination.

If there is only one General Partner, it shall not have the right to retire or withdraw voluntarily from the Partnership without the prior written consent of the Limited Partners. If there is more than one General partner, it shall have the right to retire or voluntarily withdraw from the Partnership with the prior written consent of all other General Partners, provided that the Partnership has received an opinion of counsel (which counsel may be counsel to the Partnership) to the effect that the withdrawal will not affect the classification of the Partnership as a partnership by the Internal Revenue Service under the Code, Treasury Regulations thereunder or administrative guidelines or interpretations related thereto.

b. Describe the times or events when a **limited partner** may terminate membership in the limited partnership. Include the amount or method of determining any distribution the limited partner is entitled to receive upon termination of their membership.

A Limited Partner may terminate membership in the event of termination and dissolution of the Partnership pursuant to Article VII of the Partnership Agreement. A Limited Partner shall have the right to withdraw its capital account upon the termination of the Partnership as provided in the Partnership Agreement; provided, however, that no part of the capital account of any Limited partner shall withdraw unless all liabilities of the Partnership, except liabilities to Partners on account of their contributions have been paid to or unless the Partnership has the assets sufficient to pay them. Upon termination and dissolution of the Partnership, the then General Partners or General Partner shall proceed to the liquidation of the Partnership, and the proceeds of such liquidation shall be applied and distributed in accordance with the provisions of the Article VIII of the Partnership Agreement.

Section 6

The right of the limited partner to receive distributions of property, including cash, from the limited partnership, other than indicated in 5(b), is:

Distributions to the Limited Partnership(s) from cash flow shall be made in accordance with their respective capital accounts. The net cash proceeds resulting from the refinancing of any mortgage on, or sale, exchange, condemnation (or similar eminent taking), casualty or other disposition of all or any substantial part of the Partnership property or from the liquidation of the Property of the Partnership following a dissolution of the Partnership, shall be distributed and applied as set forth in the Partnership Agreement.

Section 7

The right of the limited partner to receive, or a general partner to make to a limited partner, distributions of property, which include a return of all or any part of the limited partner's contribution, other than indicated in 5(b), is:

None.

Section 8

The times or events at which the limited partnership is to be dissolved and its affairs wound up are:

The term of the Partnership shall be until December 31, 2075, unless the Partnership shall terminate upon the happening of any of the following events:

1. The bankruptcy, death, dissolution or adjudication or incompetence of a sole General Partner, subject to the Partnership Agreement;

2. The satisfaction of payment of an amount due to the Partnership pursuant to the sale of the last remaining Partnership asset;

3. The election by the General Partner pursuant to the Partnership Agreement;

4. The happening of any other event causing the dissolution of the Partnership under the laws of the State of Michigan and not otherwise addressed specifically on this Agreement.

Dissolution of the Partnership shall be effective on the day on which the event occurs giving rise to the dissolution, but the Partnership shall not terminate until the Partnership's certificate of limited partnership shall have been cancelled and the assets of the Partnership have been distributed as provided herein. Notwithstanding the dissolution of the Partnership, prior to the termination of the Partnership, the business of the Partnership and the affairs of the Partners, as such, shall continue to be governed by this Agreement.

Section 9

The right of the remaining general partner(s) to continue the business upon the event of withdrawal of a general partner is:

In the event of death, dissolution, retirement or adjudication of bankruptcy, or incompetency (hereinafter collectively referred to as "an event of termination") of any General Partner, the Partnership shall dissolve unless if at the time of the event termination, there is at least one other General Partner, then the remaining General Partner(s) shall continue the business of the partnership and shall give notification to the Limited Partners and make and file those amendments necessary to reflect the termination of the General Partner.

Section 10

Enter any other matters the partners may desire to include. If additional space is required, attach Supplement O. Attached are 0 page(s) of Supplement O.

Michigan State Housing Development Authority Provisions

1. Supervision of Authority. Notwithstanding any other provisions of this Agreement, the operations of the Partnership may be supervised by the Authority or by any other governmental body as the Authority directs and the Partnership shall enter into agreements with the Authority or with the governmental body as the Authority from time to time requires. The Agreements shall provide for regulation by the Authority or the governmental body of the planning, development and management of the housing development undertaken by the Partnership and the disposition of the property and franchises of the Partnership.

2. Right to Appoint Managing Agent. The Authority shall have the power to appoint a managing agent of the Partnership and its members, who may be an officer, employee, or agent of the Authority, and such managing agent shall have complete power to act as agent and attorney-in-fact for the Partnership and its members, in connection with any assets or liability of the Partnership, to fulfill any obligations the Partnership may have to the Authority if:

(a) The Partnership has received a loan or advance as provided in Act No. 346 of the Public Acts of 1966 of the State of Michigan, as amended (the "Housing Act") and the Authority determines that the loan or advance is in jeopardy of not being repaid.

(b) The Partnership has received a loan or advance as provided for in the Housing Act and the Authority determines that the proposed housing development for which the loan or advance was made is in jeopardy of not being constructed.

(c) The Authority determines that some part of the net income or net earnings of the Partnership, in excess of that permitted by other provisions of the Housing Act, shall inure to the benefit of any private individual, firm, corporation, partnership, trust or association.

(d) The Authority determines that the Partnership is in violation of any agreements entered into with the Authority providing for regulation by the Authority of the planning, development and management of any housing development undertaken by the Partnership or the disposition of the property and franchises of such Partnership.

(e) The Authority determines that the Partnership is in violation of its rules as promulgated under Section 22 of the Housing Act.

3. Return. By acceptance of a beneficial interest in said Partnership or by executing this Agreement, every member of the Partnership shall be deemed to have agreed that he, she or it at no time shall receive from the Partnership, any return in excess of the face value of the investment attributable to his, her or its respective interest plus cumulative dividend payments at a rate as the Authority determines to be reasonable and proper, computed from the initial date on which money was paid or property delivered in consideration for the interest, and that upon the dissolution of the Partnership, any surplus in excess of such amounts shall be paid to the Authority or to any other regulating governmental body as the Authority directs. As used in this paragraph, "surplus" shall not be deemed to include any increase in assets of the Partnership by reason of reduction of a mortgage, by amortization or similar payments or realized from the sale or disposition of any assets of the Partnership to the extent such surplus can be attributed to any increase in market value of any real property or tangible personal property occurring during the period the assets were owned and held by the Partnership. Any payment to a person having a beneficial interest in the Partnership shall not be deemed a "return" to such person if the funds with which such payment is made are funds contributed to the Partnership by persons purchasing a beneficial interest in the Partnership.

4. Authority's Reliance on Continuing Effect of Provisions. Notwithstanding any other provisions of this Agreement,

the Partners of the Partnership agree that the Authority may rely upon the continuing effect of this Agreement in form as approved by the Authority and, by the execution of this Agreement, such Partners agree not to amend, alter or change the provisions of this Agreement without the prior written consent of an Authorized Officer of the Authority.

Except as otherwise defined, all capitalized words and phrases used in this certificate of Limited Partnership (other than the full names and addresses of the Partners and governmental subdivisions and agencies) shall have the meanings set forth in the Partnership Agreement.

The responses to Section 4 through 9 above are all subject to the specific terms of the Partnership Agreement which is on file in the office of the Partnership.

Section 11

Complete one section for each partner (general and limited). General partners must be listed first followed by limited partners.

Item 1 - The type of partner must be either general or limited. The Certificate must include a definition of the title of the classification for any partner identified as other than general or limited.

Item 2 - Partner names of individuals must appear in the last name, first name, middle initial sequence. Partner names of trusts should be the trust name excluding the name of the trustee or trustees.

Item 3 - Indicate the business or residence address of the partner. The address should include the street number and name, city, state and ZIP code.

ITEMS 4 & 5 - LIMITED PARTNERS ONLY - ONE OR BOTH MUST BE COMPLETED

Item 4 - If applicable, indicate the amount of cash previously contributed. If contributions have been made in the form of property or services, indicate the agreed dollar value of the contribution in the "other $_____" space and complete Item 6.

Item 5 - If applicable, indicate the amount of cash to be contributed in the future and complete Item 7. If there are future contributions in the form of property or services, indicate the agreed dollar value of the contribution in the "other $_____" space and complete Items 6 and 7.

Item 8 - This certificate must be signed and dated by all partners (general and limited) named in the certificate. A partner may sign by attorney in fact.

Name of person or organization remitting fees:

MALLORY, LAPKA, SCOTT & SELIN, PLLC

Preparer's name and business telephone number:

Thomas L. Lapka

(517) 482-0222

SUPPLEMENT P

(This form replaces former Supplements P and L)
(Please read instructions on reverse side before completing form)

Limited Partnership Name: WALTER FRENCH LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP

Supplement to: Certificate of Limited Partnership

1. Type of Partner X General / Limited	**2. Partner Name:** 1900 Cedar Development, LLC
3. Address (No., Street, City, State, ZIP Code) 600 West Maple, Suite D, Lansing MI 48906	
4. Contributions Previously Made (Limited Partners Only) Cash $____ Other $ ____	**5. Future Contributions to be Made (Limited Partners Only)** Cash $ ____ Other $ ____
6. Description of Contributions Other than Cash: (Include all property or services contributed or to be contributed) NONE	
7. Times or Event Requiring Future Contributions: (Cash, Property or Services) NONE	
8. Signature: By: Capital Area Housing Partnership, its sole member By: Rawley Van Fossen Rawley Van Fossen, Executive Director	**9. Date:** May 1, 2019

1. Type of Partner General / X Limited	**2. Partner Name.** Capital Area Housing Partnership
3. Address (No., Street, City, State, ZIP Code) 600 West Maple, Suite D, Lansing MI 48906	
4. Contributions Previously Made (Limited Partners Only) Cash $ 10.00 Other $ ____	**5. Future Contributions to be Made (Limited Partners Only)** Cash $ ____ Other $ ____
6. Description of Contributions Other than Cash: (Include all property or services contributed or to be contributed) NONE	
7. Times or Event Requiring Future Contributions: (Cash, Property or Services) NONE	
8. Signature: Rawley Van Fossen Rawley Van Fossen, Executive Director	**9. Date:** May 1, 2019

Walter French

76 Residential Rental Units
Adaptive Re-Use of Walter French Academy
Lansing, Michigan
November 2, 2020

EXECUTIVE SUMMARY

Project Type:

The adaptive re-use of this building will include residential housing, with target clientele to include seniors, families and persons with special needs. Spaces previously used as the gym and auditorium will be renovated for non-housing use.

Owner:

Limited Partnership: Walter French LDHA LP
General Partner: 1900 Cedar Development, LLC

Location:

1900 S Cedar, Lansing, MI 48910
The development is located on the very visible corner of Mt. Hope/Cedar in Lansing.

Building Description:

The property was built as the Walter French Junior High School in 1925. In 2014 it was included in National Register of Historic Places for both its distinctive architectural characteristics and its significant contribution to the broad patterns of history. It is a three-story brick building that sustained interior fire damage in 2016 and 2019. The building currently retains much of the configuration of the school it was designed as.

The Capital Area Housing Partnership is working with the Lansing Board of Water & Light to include Walter French in a demonstration program for power generation as a part of the adaptive reuse of this building.

Rental Unit Mix:

Unit Type Bedrooms	Percent of Median	9% Units	4% Units	Rents per Month
1 Bedroom	30% - 120%	27	12	$344-$747
2 Bedroom	30% - 120%	20	11	$411-$901
3 Bedroom	30% - 80%	5	1	$665-$1,142
		52	24	

PROPOSED DEVELOPMENT TEAM

Outlined below are the team members assembled to develop, design, construct, manage and finance this mixed use development.

Owner:	Walter French LDHA LP
General Partners:	1900 Cedar Development, LLC
Developers:	Capital Area Housing Partnership Rawley Van Fossen, Executive Director Mikki Droste, Consultant
Architect:	Quinn Evans Ann Dilcher, AIA, LEED AP, Principal
General Contractor:	Rohde Construction Chad White, Vice President
Property Management:	Continental Management Gary Offenbacher, Executive Vice President
LIHTC Syndicator:	Cinnaire Tom Edmiston, Sr. Vice President
Historic Tax Credit Syndicator:	Cinnaire Tom Edmiston, Sr. Vice President
Lender:	MSHDA/TBD
FHLB Member Bank:	TBD
Legal Counsel:	Mallory, Lapka, Scott & Selin Thomas L Lapka
Title Insurance:	Cinnaire Title Services Steve Smith, Executive Director
Environmental Services:	PM Environmental & Engineering Services Jaclyn Schafer, Regional Manager
Support Service Providers:	Advent Housing Clinton, Eaton, Ingham Community Mental Health
Other Financing/Partners:	City of Lansing, Development Partner Investment/LEAP (EPA grant for Phase I) Lansing Board of Water & Light Lansing Housing Commission (Rent vouchers)

DEVELOPMENT SUMMARY

Capital Area Housing Partuership intends to redevelop the now vacant and underutilized property located at 1900 South Cedar in Lansing. The development will include the historic restoration and adaptive reuse of the existing school adding 76 affordable housing units in the space previously used as classroom/office space. The proposed unit mix includes 46 one-bedroom, 24 two-bedroom aud 6 three-bedroom units. 8 units will meet barrier free standards. Nineteen units will be reserved for persons of the highest need in the area and supportive services provided via partnerships with Advent Housing, CMH and other area providers.

Energy efficiency and green design are planned. A partnership with the Lansing Board of Water & Light will provide power generation on the site that will increase affordability of both the development and the ongoing operations of the building.

The walk-score rating for the site is 70, labeling it 'very walkable' and the site is within ¼ mile of an 80 walkscore as required to achieve maximum scoring. Shopping, entertainment. schools, parks and medical facilities are within 1 mile of the property, increasing its desirability for residential tenants.

Common/Community/Commercial use of the previous gyms, auditorium and cafeteria is in the design phase with ongoing conversations with BWL and several mid-Michigan community service agencies in need of collaboration and office space.

General Partners, 1900 Cedar Development LLC and Capital Area Housing Partnership bring a long history of affordable housing development, management and community collaboration.

1900 Cedar Development, LLC/Capital Area Housing Partnership is a nonprofit Community Housing Development Organization (CHDO) and a Community Based Development Organization (CBDO) that has been providing affordable housing opportunities for 26 years in mid-Michigan, including the LIHTC funded Deerpath Apartments, Marsh Point Apartments, Bailey Center in East Lansing and is in the process of completing the renovation of Walnut Manor, extending the life of 32 affordable/permanent supportive housing units. A strong understanding of federal funding regulations and a staff and board with development, property management and compliance experience will be valuable to the development and ongoing prosperity of this project.

Additional programs offered by the Capital Area Housing Partnership in the mid-Michigan market include home-buyer assistance (down payment and rehabilitation), home-owner rehabilitation, development of affordable single-family housing for home-owners, education and counseling for home-buyers and an employee down payment assistance program administered for progressive local employers.

ECONOMIC IMPACT – JOB CREATION

The economic impact of building new housing, according to an April 2015 report from the Housing Policy Department National Home Builders Association in the report named "The Economic Impact of Home Building in a Typical Local Area", is listed below.

Using the below computations, the estimated one-year impact, or short term job creation for Walter French will be 116 local jobs. Annually recurring impacts, or long-term job creation equals 32 local jobs.

Multifamily Construction

The estimated one-year impacts of building 100 rental apartments in a typical local area include

- *$11.7 million in local income,*
- *$2.2 million in taxes and other revenue for local governments, and*
- *161 local jobs.*

These are local impacts, representing income and jobs for residents of the typical metropolitan area or nonmetropolitan county, and revenue for all jurisdictions within the local area. They are also one-year impacts that include both the direct and indirect impact of the construction activity itself, and the impact of local residents who earn money from the construction activity spending part of it within the local area's economy.

The additional, annually recurring impacts of building 100 rental apartments in a typical local area include

- *$2.6 million in local income,*
- *$503,000 in taxes and other revenue for local governments, and*
- *44 local jobs.*

These are ongoing, annual local impacts that result from the new apartments becoming occupied, and the occupants paying taxes and otherwise participating in the local economy year after year. They also represent impacts that have been reduced to account for the natural vacancy rate that tends to prevail in multifamily properties (see page 23 of the Technical Documentation).

The full report can be found at:

https://www.nahbclassic.org/fileUpload_details.aspx?contentTypeID=3&contentID=243689&subContentID=645614&channelID=311

Issued Through:
CINNAIRE TITLE SERVICES, LLC
1118 S. Washington
Lansing, MI 48910
517-482-8555

Legal Description

Agents for: **OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

ALTA COMMITMENT **SCHEDULE A** **COMMITMENT NO. 702827a**

1. Effective Date: **February 21, 2020, AT 8:00 am**

2. Policy or policies to be issued: AMOUNT

   (a) OWNERS POLICY **$21,000,000.00**
   Proposed Insured:
   Walter French Limited Dividend Housing Association Limited Partnership

   (b) MORTGAGEE POLICY
   Proposed Insured: **(W/O STD. EXCEPTIONS)**

3. The estate or interest in the land described or referred to in this Commitment and covered herein is **Fee Simple** and title thereto is at the effective date hereof vested in:

   Capital Area Housing Partnership

4. The land referred to in this commitment is situated in the County of Ingham, State of Michigan, is described as follows:

Parcel 1:
That part of Assessor's Plat No. 46, on Northeast 1/4 of Section 28, T4N, R2W, City of Lansing, Ingham County, Michigan, recorded in Liber 12 of Plats, Page 7, Ingham County Records, beginning on the South Right of Way line of Mt. Hope Avenue, 43.0 feet South of the North Section line, at a point 100.0 feet Easterly of the West line of Lot 5 of said Assessor's Plat No. 46, running thence along said right of way line North 89°11'30" East 593.67 feet to a point of curvature; thence Southeasterly 53.53 feet along the arc of a 30 foot radius curve to the right whose chord bears South 39°41'30" East 46.71 feet to the Westerly right of way line of Cedar Street; thence along said Westerly line the following five courses, South 11°25'30" West 118.66 feet; thence Southerly 197.93 feet along the arc of a 917.22 foot radius curve to the left whose chord bears South 5°14'25" West 197.53 feet to a point of tangency; thence South 0°56'30" East 5.43 feet; thence South 10°34'39" West 22.18 feet; thence South 0°56'30" East 83.05 feet; thence South 89°08' West 403.42 feet; thence South 350.30 feet; thence West 268.84 feet; thence North 648.14 feet; thence North 89°11'30" East 100.0 feet; thence North 0°53' West 162.0 feet to the point of beginning.

Address:
1900 S. Cedar St, Lansing, MI 48910

Parcel 2:
Lot 57, Chittenden's Subdivision City of Lansing, according to the recorded plat thereof, Ingham County Records.

01/09/2018 11:02 AM
2018-000954
DERRICK QUINNEY
INGHAM COUNTY MICHIGAN
REGISTER OF DEEDS
RECORDED ON:
01/09/2018 11:32 AM
PAGES: 4

QUIT CLAIM DEED

Louis J. Eyde Family, LLC, a Michigan limited liability company, successor by conversion to Louis J. Eyde Limited Family Partnership, a Michigan limited partnership and George F. Eyde Family, LLC, a Michigan limited liability company, successor by conversion to George F. Eyde Limited Family Partnership, a Michigan limited partnership, whose address is 300 South Washington Square, Suite 400, Lansing, Michigan 48933 (collectively, "**Grantor**"), quit claims to CAPITAL AREA HOUSING PARTNERSHIP, a Michigan nonprofit corporation, whose address is 1290 Deerpath Lane, East Lansing, Michigan 48823 ("**Grantee**"), whatever right, title and interest Grantor has in and to that certain real property situated the City of Lansing, County of Ingham, State of Michigan described on Exhibit A attached hereto and made a part hereof subject to all building and use restrictions, easements and rights of way and all matters of record.

Grantor grants to Grantee the right to make 100% of remaining division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967. This property may be located within the vicinity of farmland or farm operations. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

There being no consideration for this instrument, it is exempt from transfer tax under MCL 207.505(a), MCL 207.505(k), MCL 207.505(l), MCL 207.526(a), MCL 207.526(m) and MCL 207.526(n).

[Signature pages and acknowledgements follows.]

Dated as of this 27th day of December, 2017.

LOUIS J. EYDE FAMILY, LLC, a Michigan limited liability company

By: Louis J. Eyde Manager, LLC
Its: Manager

By: _____
Print Name: Samuel C. Eyde,
Authorized Representative

STATE OF MICHIGAN)
) ss.
COUNTY OF INGHAM)

SG 2017 ~~2016~~ The foregoing instrument was acknowledged before me this 27th day of December, by Samuel C. Eyde, as Authorized* of Louis J. Eyde Manager, LLC, a Michigan limited liability company, as manager of the Louis J. Eyde Family, LLC, a Michigan limited liability company (the "Company") on behalf of the Company.

*Representative

_____
Jason Goldie

JASON GOLDIE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF CLINTON
My Commission Expires August 30, 2022
Acting in the County of Ingham

Notary Public, State of
Clinton County, Michigan
Acting in the County of Ingham
My Commission Expires: 8-30-2022

[Signature page and acknowledgement continues on next page]

GEORGE F. EYDE FAMILY, LLC, a Michigan limited liability company

By: _____
Print Name: Evemarie ~~France~~ Francis Eyde, Manager

-and-

By: _____
Print Name: George Matthew Eyde, Manager

STATE OF MICHIGAN)
) ss.
COUNTY OF INGHAM)

The foregoing instrument was acknowledged before me this 27th day of December, ~~2016~~ 2017 by Evemarie Francis Eyde and George Matthew Eyde, as managers of the George F. Eyde Family, LLC, a Michigan limited liability company (the "Company") on behalf of the Company.

_____
Jason Goldie
Notary Public, State of Clinton County, Michigan
Acting in the County of Ingham
My Commission Expires: 8-30-2022

JASON GOLDIE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF CLINTON
My Commission Expires August 30, 2022
Acting in the County of Ingham

When Recorded Return To:	Send Subsequent Tax Bills To:	Drafted By:
Capital Area Housing Partnership 1290 Deerpath East Lansing, MI 48933 Attn: Mikki Droste	Capital Area Housing Partnership 1290 Deerpath East Lansing, MI 48933 Attn: Mikki Droste	Peter J. Kulick (P61513) 215 S. Washington Square, Suite 200 Lansing, Michigan 48933 Tel: (517) 371-1730

Exhibit A

LEGAL DESCRIPTION

The real property located in the City of Lansing, Ingham County, Michigan, legally described as follows:

PARCEL 1:

That part of Assessor's Plat No. 46, on the Northeast 1/4 of Section 28, T4N, R2W, City of Lansing, Ingham County, Michigan, recorded in Liber 12 of Plats, Page 7, Ingham County Records, beginning on the South right of way line of Mt. Hope Avenue, 43.0 feet South of the North Section line, at a point 100.0 feet Easterly of the West line of Lot 5 of said Assessor's Plat No. 46, running thence along said right of way line North 89°11'30" East 593.67 feet to a point of curvature; thence Southeasterly 53.53 feet along the arc of a 30 foot radius curve to the right whose chord bears South 39°41'30" East 46.71 feet to the Westerly right of way line of Cedar Street; thence along said Westerly line the following five courses, South 11°25'30" West 118.66 feet; thence Southerly 197.93 feet along the arc of a 917.22 foot radius curve to the left whose chord bears South 5°14'25" West 197.53 feet to a point of tangency; thence South 0°56'30" East 5.43 feet; thence South 10°34'39" West 22.18 feet; thence South 0°56'30" East 83.05 feet; thence South 89°08' West 403.42 feet; thence South 89°11'30" West 268.84 feet to the West line of said Lot, thence along said West line North 0°53' West 297.42 feet; thence North 89°11'30" East 100.0 feet; thence North 0°53' West 162.0 feet to the point of beginning; ALSO Lot 65 of Chittenden's Subdivision of a part of the Northwest 1/4 of the Northeast 1/4 of Section 28, T4N, R2W, City of Lansing, Ingham County, Michigan, recorded in Liber 5 of Plats, Page 7, Ingham County Records. Contains 7.03 Acres.

PARCEL 2:

Lot 57, Chittenden's Subdivision of a part of Northwest 1/4 of Northeast 1/4 of Section 28, Town 4 North, Range 2 West, City of Lansing, Ingham County, Michigan, also commencing at a point 100.00 feet East and 469.70 feet South of Southeast corner of Teel Avenue and Mt. Hope Avenue, Lansing and running thence East 268.84 feet; thence South 350.30 feet, more or less, to the South line of Lot 5 of Assessor's Plat No. 46, Lansing; thence West 268.84 feet and thence North 350.30 feet, more or less to the place of beginning, being a part of Lot 5 of Assessor's Plat No. 46 on the Northeast 1/4 of Section 28, Town 4 North, Range 2 West, City of Lansing, Ingham County, Michigan.

Parcel ID: _____ (Parcel 1)

Parcel ID: _____ (Parcel 2)

Street Address: 1900 S. Cedar Street, Lansing, Michigan 48910 (Parcel 1)

Street Address: 8 Teel Court, Lansing, Michigan 48910 (Parcel 2)

LANSING 528830

9%

Walter French Academy Historic Rehab
52 Unit PSH Development

UNIT DESCRIPTION	Income Target (AMI)	# of Bedrooms	# of of Units	Utility Allowance	Net Rent	Gross Rent	Monthly Rent	Annual Rent	
One Bedroom LHC	30%	1	3	74	720	794	2,160	25,920	0.90
One Bedroom PSH	60%	1	12	74	720	794	8,640	103,680	7.20
One Bedroom	40%	1	3	74	720	794	2,160	25,920	1.20
One Bedroom	40%	1		74	528	602	-	-	
One Bedroom	50%	1		74	678	752	-	-	
One Bedroom	60%	1	2	74	739	813	1,478	17,736	1.20
One Bedroom	80%	1	7	74	949	1,023	6,643	79,716	5.60
Two Bedroom LHC	30%	2	6	90	892	982	5,352	64,224	1.80
Two Bedroom PSH	60%	2	7	90	892	982	6,244	74,928	4.20
Two Bedroom LHC	40%	2	1	90	892	982	892	10,704	0.40
Two Bedroom	40%	2		90	632	722	-	-	
Two Bedroom	50%	2		90	812	902	-	-	
Two Bedroom	60%	2	1	90	885	975	885	10,620	0.60
Two Bedroom	80%	2	5	90	1,137	1,227	5,685	68,220	4.00
Three Bedroom LHC	30%	3	4	108	1,176	1,284	4,704	56,448	1.20
Three Bedroom PSH	60%	3		108	1,176	1,284	-	-	
Three Bedroom	40%	3		108	726	834	-	-	
Three Bedroom	50%	3		108	935	1,043	-	-	
Three Bedroom	60%	3		108	1,018	1,126	-	-	
Three Bedroom	80%	3	1	108	1,311	1,419	1,311	15,732	0.80
			52				46,154	553,848	29.10

Bedrooms -	MAX County Rent 04/1/20 1	2	3	Voucher Rents	
30% Area Median Income	451	541	625	794	56%
40% AMI	602	722	834	982	
50% AMI	752	902	1,043	1,284	
60% AMI	903	1,083	1,251		
80% AMI	1,204	1,444	1,669		

Family Size -	Income Limits - 04/1/20 1	2	3	4	5
30% Area Median Income	16,860	19,260	21,660	24,060	26,010
40% AMI	22,480	25,680	28,880	32,080	34,680
50% AMI	28,100	32,100	36,100	40,100	43,350
60% AMI	337,250	38,520	43,320	48,120	52,020
80% AMI	44,960	51,360	57,760	64,160	69,360

Bedrooms -	Utility Allowance - MSHDA 1/1/20 0	1	2		3
Heating - Gas		20.00	23.00		27.00
Cooking - Gas		2.00	3.00		4.00
Hot Water - Gas		5.00	7.00		10.00
Electricity		26.00	36.00		46.00
Service Charge - Gas		12.00	12.00		12.00
Service Charge - Electric		9.00	9.00		9.00
Total	-	74.00	90.00		108.00

	# of Units	% of Units	AMI	Points
30% units	13	33.33%	30%	23.33
40% units	4	10.26%	40%	4.10
50% units			50%	-
60% units	3	7.69%	60%	
60% - PSH Units	19	48.72%	60%	
Market				-
	39	100%		27.44

Walter French Academy Historic Rehab
52 Unit PSH Development

		Total	Per Unit	24 units 4%	Total
Audit Fees	4,968			2,232	7,200
Accounting	276			124	400
Legal	828			372	1,200
Total Professional Fees		**6,072**	**117**		
Office Expenses	8,280			3,720	12,000
Leasing Agent Expense	37,950			17,050	55,000
Total Administrative		**46,230**	**889**		
Electricity	20,000			5,940	24,000
Water/Sewer	42,780			16,500	62,000
PSH Utiltites	39,798				39,798
Gas/Heat	12,000			-	12,000
Total Utilities		**114,578**	**2,203**		
Maintenance	27,600			12,400	40,000
Janitorial Supplies & Salaries	10,350			4,650	15,000
Maintenance supplies	8,280			3,720	12,000
Repair Contracts/Work	5,175			2,325	7,500
Exterminating	2,208			992	3,200
Rubbish Removal	5,106			2,273	7,400
Security	828			372	1,200
Grounds Maintenance	5,106			2,294	7,400
Snow Removal	6,900			3,100	10,000
		71,553	**1,376**		
MSA					
PILOT	24,577			11,533	36,110
Insurance	20,368			10,032	30,400
Replacement Reserves	19,500			9,000	28,500
Total Escrows	64,445	**64,445**	**1,239**		
Total Marketing and Leasing	1,608	**1,608**	**31**	792	2,400
Total Property Management Fee	27,768	**27,768**	**534**	12,816	40,584
Other -	-				
Other - Investor services fee	4,500			3,500	10,000
Total Other Fees		**4,500**	**87**		
Misc. Expense -					
Misc. Expense					
Total Miscellaneous Expenses		**-**			
Total Operating Expenses/Unit		**336,754**	**6,476**	125,737	465,292
				5,239	6,122

Total Rent Potential	553,848
Less Vacancy	(38,769)
Less Utilities	(114,578)
Net Collected Rents	400,501
PILOT %	6%
PILOT %	24,030

Walter French Academy Historic Rehab
52 Unit PSH Development

SOURCES OF FUNDS	Rate		Term	Proposed Amount	
1st Mortgage	4.82000%	12,470	40	2,651,372	
LP Capital Contribution	*120.0%*	9.00%	0.8700	13,048,695	
HOME MSHDA	*1,500,000*			-	
City					
Historic Credits	*1,961,627*		0.8700	1,706,615	
Owner investment					
Deferred Developer Fees				88	
TOTAL SOURCES OF FUNDS				17,406,770	
		Funding Surplus<Gap>:		(0)	0.0%

APPLICATION OF FUNDS			Per Unit	Total Residential	9.00%	Historic Basis	Non-depr
ACQUISITION COSTS							
Land Purchase - Vacant			-	-	-		-
Demo			-		-		-
Subtotal			-	-	-		-
CONSTRUCTION/REHABILITATION COSTS							
Site work		52	13,942	725,000	225,000	-	500,000
New structures			196,650	10,225,800	10,225,800	5,750,000	-
General requirements			11,969	622,386	622,386	424,999	-
Builder overhead			4,228	219,903	219,903	150,166	-
Builder profit			12,940	672,902	672,902	459,509	-
Building Permits			345	17,940	17,940	17,940	-
Bond Premium			464	24,150	24,150	24,150	-
Tap Fees			2,017	104,880	104,880	104,880	-
Gym and Auditorium			-	-	-	-	-
Cost Certification			113	5,865	5,865	4,800	-
Subtotal			242,669	12,618,806	12,118,806	6,936,444	500,000
Construction Contingency		8.00%	23,914	1,243,505	1,243,505	693,844	-
Cost increases needed		0.00%	-	-	-	-	-
Subtotal			**266,583**	**13,862,311**	**13,362,311**	**7,630,088**	**500,000**
PROFESSIONAL FEES & OTHER SOFT COSTS							
Design Architect			10,923	568,000	568,000	568,000	-
Engineering			796	41,400	41,400	41,400	-
Soil Borings/Geotechnical/Soils Engineering			106	5,520	5,520	5,520	-
Environmental Study			159	8,280	8,280	8,280	-
Survey (Boundary/Topo/As-Built)			80	4,140	4,140		-
Hazard Insurance			239	12,420	12,420		-
Property Taxes			796	41,400	41,400		-
Market Study			166	8,625	8,625		-
Accounting/Audit			152	7,925	7,925	7,925	-
Appraisal			80	4,140	4,140		-
Cost Certification			106	5,520	5,520	5,520	-
Real Estate Attorney			796	41,400	41,400	41,400	-
Furniture, Furnishings & Equipment			1,592	82,800	82,800		-
Developer Fees			28,846	1,500,000	1,500,000	1,500,000	-
Subtotal			**44,836**	**2,331,570**	**2,331,570**	**2,176,045**	**-**
FINANCING COSTS							
Construction Loan Interest			8,115	422,000	372,000		50,000
Title Insurance			332	17,250	17,250		-
Loan Fees			385	20,000	9,000		11,000
Lender Loan & Legal Fees			398	20,700	18,000		2,700
Subtotal			**9,230**	**479,950**	**416,250**	**-**	**63,700**
TAX CREDIT & SYNDICATION COSTS							
Tax Credit Fees - MSHDA - 6%			1,746	90,805	-		90,805
Tax Credit Fees - MSHDA - Application			48	2,500			2,500
Compliance Fees			694	36,100	-		36,100
Syndication Fee			385	20,000	-		20,000
Supervising Architect			154	8,000	8,000		-
Subtotal			**3,027**	**157,405**	**8,000**	**-**	**149,405**
START-UP COSTS, RESERVES & ESCROWS							
Marketing/Rent-Up Expenses			780	40,534	-		40,534
Rent Up Reserve			-	-	-		-
Operating Assurance Reserves	Months -	6.07	5,385	280,000	-		280,000
Other Reserve: Support Services			4,904	255,000	-		255,000
Subtotal			**11,068**	**575,534**	**-**	**-**	**575,534**
TOTAL APPLICATION OF FUNDS			334,746	17,406,770	16,118,131	9,808,133	1,288,639
				15,906,770	16,118,131	9,808,133	1,885,821
				Historic Basis	(1,961,627)	20%	
					14,156,505	1,961,627	356,919
				Boost	120.0%		3,462,113
					16,987,805		

Walter French Academy Historic Rehab
52 Unit PSH Development

		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15
Rent	102%	553,648	564,925	576,223	587,748	599,503	611,493	623,723	636,197	648,921	661,900	675,138	688,640	702,413	716,461	730,791
Vacancy	7%	38,769	39,545	40,336	41,142	41,965	42,805	43,661	44,534	45,424	46,333	47,260	48,205	49,169	50,152	51,155
Net Rent		515,079	525,380	535,888	546,606	557,538	568,688	580,062	591,663	603,497	615,567	627,878	640,436	653,244	666,309	679,635
Accounting & Audit	103%	5,244	5,401	5,563	5,730	5,902	6,079	6,262	6,449	6,643	6,842	7,047	7,259	7,477	7,701	7,932
Legal	103%	828	853	878	905	932	960	989	1,018	1,049	1,080	1,113	1,146	1,181	1,216	1,252
Administrative Expenses	103%	46,230	47,617	49,045	50,517	52,032	53,593	55,201	56,857	58,563	60,320	62,129	63,993	65,913	67,890	69,927
Utilities	103%	114,578	118,015	121,556	125,202	128,959	132,827	136,812	140,916	145,144	149,498	153,983	158,603	163,361	168,262	173,310
Maintenance	103%	71,553	73,700	75,911	78,188	80,534	82,950	85,438	88,001	90,641	93,360	96,161	99,046	102,017	105,078	108,230
PILOT		24,030	24,442	24,860	25,284	25,715	26,152	26,595	27,045	27,501	27,964	28,434	28,910	29,393	29,883	30,380
Insurance	103%	20,368	20,979	21,608	22,257	22,924	23,612	24,320	25,050	25,802	26,576	27,373	28,194	29,040	29,911	30,808
Replacement Reserves	100%	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500
Marketing & Leasing	103%	1,608	1,656	1,706	1,757	1,810	1,864	1,920	1,978	2,037	2,098	2,161	2,226	2,293	2,361	2,432
Property Management	103%	27,768	28,601	29,459	30,343	31,253	32,191	33,156	34,151	35,176	36,231	37,318	38,437	39,591	40,778	42,002
Investor Services Fee	103%	4,500	4,635	4,774	4,917	5,065	5,217	5,373	5,534	5,700	5,871	6,048	6,229	6,416	6,608	6,807
Total Expenses		336,207	345,399	354,861	364,600	374,625	384,945	395,567	406,501	417,756	429,341	441,267	453,543	466,180	479,189	492,580
NOI		178,872	179,981	181,027	182,005	182,912	183,744	184,496	185,163	185,741	186,225	186,611	186,892	187,064	187,120	187,056
Funding from ODR																
Total Cash Available		178,872	179,981	181,027	182,005	182,912	183,744	184,496	185,163	185,741	186,225	186,611	186,892	187,064	187,120	187,056
Loan Payment		(149,644)	(149,644)	(149,644)	(149,644)	(149,644)	(149,644)	(149,644)	(149,644)	(149,644)	(149,644)	(149,644)	(149,644)	(149,644)	(149,644)	(149,644)
Net Cash to Partnership		29,227	30,337	31,382	32,361	33,268	34,099	34,851	35,518	36,097	36,581	36,966	37,248	37,419	37,476	37,411
DCR		1.20	1.20	1.21	1.22	1.22	1.23	1.23	1.24	1.24	1.24	1.25	1.25	1.25	1.25	1.25
Loan Amount/Def Dev Fee		**88**	29,315	59,652	91,034	123,395	156,663	190,763	225,614	261,132	297,229	333,810	370,776	408,024	445,443	482,919
Interest Expense	0.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Payment Amount		29,227	30,337	31,382	32,361	33,268	34,099	34,851	35,518	36,097	36,581	36,966	37,248	37,419	37,476	37,411
Loan Balance		29,315	59,652	91,034	123,395	156,663	190,763	225,614	261,132	297,229	333,810	370,776	408,024	445,443	482,919	520,330
Operating Assurance Reserves		**280,000**	282,800	285,628	288,484	291,369	294,283	297,226	300,198	303,200	306,232	309,294	312,387	315,511	318,666	321,853
Interest Earned	1.00%	2,800	2,828	2,856	2,885	2,914	2,943	2,972	3,002	3,032	3,062	3,093	3,124	3,155	3,187	3,219
Amount Used		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance Forward		282,800	285,628	288,484	291,369	294,283	297,226	300,198	303,200	306,232	309,294	312,387	315,511	318,666	321,853	325,071
Cash Flow to LP life of Project		29,227	59,564	90,946	123,307	156,575	190,674	225,526	261,044	297,141	333,722	370,688	407,936	445,355	482,831	520,242

Development Walter French 4
Financing Tax Exempt
MSHDA No. 3956
Step Notice of Intent to Apply
Date 10/26/2020
Type Adaptive Reuse

Instructions

4%

TOTAL DEVELOPMENT COSTS				Per Unit	Total	% in Basis	Included in Tax Credit Basis	Included in Historic TC Basis
Acquisition								
Land				0	0	0%	0	0
Existing Buildings				0	0	100%	0	0
Other:				0	0	0%	0	0
			Subtotal	0	0			
Construction/Rehabilitation								
Off Site Improvements				0		100%	0	0
On-site Improvements				0		100%	0	0
Landscaping and Irrigation				0		100%	0	0
Structures				175,000	4,200,000	100%	4,200,000	4,200,000
Community Building and/or Maintenance Facility				0		100%	0	0
Construction not in Tax Credit basis (i.e.Carports and Commercial Space)				0		0%	0	0
General Requirements	% of Contract	6.02%	Within Range	10,542	253,000	100%	253,000	253,000
Builder Overhead	% of Contract	2.02%	Within Range	3,750	90,000	100%	90,000	90,000
Builder Profit	% of Contract	6.05%	Within Range	11,458	275,000	100%	275,000	275,000
Permits, Bond Premium, Tap Fees, Cost Cert.				2,861	68,665	100%	68,665	68,665
Other:				0		100%	0	0
			Subtotal	203,611	4,886,665			
			15% of acquisition and $15,000/unit test:		met			
Professional Fees								
Design Architect Fees				4,167	100,000	100%	100,000	100,000
Supervisory Architect Fees				103	2,480	100%	2,480	2,480
Engineering/Survey				1,111	26,660	100%	26,660	26,660
Legal Fees				775	18,600	100%	18,600	18,600
			Subtotal	6,156	147,740			
Interim Construction Costs								
Property & Causality Insurance				233	5,580	100%	5,580	5,580
Construction Loan Interest	Override	51,401		2,142	51,401	100%	51,401	51,401
Title Work				323	7,750	100%	7,750	0
Construction Taxes				438	10,500	100%	10,500	10,500
Other:				0		100%	0	0
			Subtotal	3,136	75,231			
Permanent Financing								
Loan Commitment Fee to MSHDA		2%		1,817	43,600	0%	0	0
Other:				0		0%	0	0
			Subtotal	1,817	43,600			
Other Costs (In Basis)								
Application Fee				0		100%	0	0
Market Study				161	3,875	100%	3,875	3,875
Environmental Studies				155	3,720	100%	3,720	3,720
Cost Certification				167	4,000	100%	4,000	4,000
Equipment and Furnishings				833	20,000	100%	20,000	0
Temporary Tenant Relocation				0	0	100%	0	0
Construction Contingency				17,500	420,000	100%	420,000	420,000
Appraisal and C.N.A.				146	3,500	100%	3,500	3,500
Other:				0		100%	0	0
			Subtotal	18,962	456,095			
Other Costs (NOT in Basis)								
Start-up and Organization				0	0	0%	0	0
Tax Credit Fees (based on 2017 QAP)	10,515		Within Range	443	10,631	0%	0	0
Compliance Monitoring Fee (based on 2017 QAP)				475	11,400	0%	0	0
Marketing Expense				0	0	0%	0	0
Syndication Legal Fees				417	10,000	0%	0	0
Rent Up Allowance	0.5	months		158	3,787	0%	0	0
Other:				0		0%	0	0
			Subtotal	1,492	35,818			

Summary of Acquisition Price		As of	
Attributed to Land	0	1st Mortgage Balance	0
Attributed to Existing Structures	0	Subordinate Mortgage(s)	0
Other:	0	Subordinate Mortgage(s)	0
Fixed Price to Seller	0	Subordinate Mortgage(s)	0
		Premium/(Deficit) vs Existing Debt	0

Construction Loan Term		Months
Construction Contract	18	
Holding Period (50% Test)	0	
Construction Loan Period	18	

Appraised Value	Value As of:
"Encumbered As-Is" value as determined by appraisal:	
Plus 5% of Appraised Value:	0
LESS Fixed Price to the Seller:	0
Surplus/(Gap)	0
Within Range	

Override

Project Reserves			Per Unit	Total	% in Basis	Included in Tax Credit Basis	Included in Historic TC Basis	OAR Funded Yr 1	4 Month OAR
Operating Assurance Reserve	5.6	months Funded in Cas	4,666	111,983	0%	0	0	111,983	79,988
Replacement Reserve		Not Required	0	0	0%	0	0		
Operating Deficit Reserve			0	0	0%	0	0		
Rent Subsidy Reserve			0	0	0%	0	0		
Syndicator Held Reserve			0	0	0%	0	0		
Rent Lag Escrow			0	0	0%	0	0		
Tax and Insurance Escrows			0	0	0%	0	0		
Other:			0		0%	0	0		
Other:			0		0%	0	0		
		Subtotal	4,666	111,983					
Miscellaneous									
Deposit to Development Operating Account (1MGRP); Not Required			0	0	0%	0	0		
Other (Not in Basis):			0	0	0%	0	0		
Other (In Basis):			0	0	100%	0	0		
Other (In Basis):			0	0	100%	0	0		
		Subtotal	0	0					
Total Acquisition Costs			0	0					
Total Construction Hard Costs			203,611	4,886,665					
Total Non-Construction ("Soft") Costs			38,226	869,467					

Developer Overhead and Fee								
Maximum	851,747		36,489	851,747	100%	851,747	851,747	
7.5%	of Acquisition/Project Reserves	Override		5% Attribution Test				
15%	of All Other Development Costs			met				

Total Development Cost	275,328	6,607,879	

TOTAL DEVELOPMENT SOURCES	% of TDC		
MSHDA Permanent Mortgage	27.50%	75,707	1,816,957
Conventional/Other Mortgage	0.00%	0	0
Equity Contribution from Tax Credit Syndication	21.18%	58,308	1,399,343
MSHDA NSP Funds	0.00%	0	
MSHDA HOME or Housing Trust Funds	5.49%	15,126	363,026
Mortgage Resource Funds	0.00%	0	
Other MSHDA:	0.00%	0	
Local HOME	9.06%	26,000	600,000
Income from Operations	0.00%	0	0
Other Equity Owner Equity	13.61%	37,480	899,034
Transferred Reserves:	0.00%	0	0
Other: Historic	16.70%	45,985	1,103,843
Other:	0.00%	0	
Deferred Developer Fee	6.44%	17,745	425,674
Total Permanent Sources			6,607,879

Sources Equal Uses?	Balanced
Surplus/(Gap)	0

MSHDA Construction Loan	0.00%	0
Construction Loan Rate	4.250%	
Repaid from equity prior to final closing		0

Eligible Basis for LIHTC/TCAP		Value of LIHTC/TCAP		
Acquisition	0	Acquisition	0	
Construction	5,138,733	Construction	157,245	Override
Acquisition Credit %		Total Yr Credit	157,245	
Rehab/New Const Credit %	3.06%	Equity Price	$0.8900	
Qualified Percentage	100.00%	Equity Effective Price	$0.8900	Override
QCT/DDA Basis Boost	100%	Equity Contribution	1,399,343	
Historic?	Yes			

Initial Owner's Equity Calculation	
Equity Contribution from Tax Credit Syndication	1,399,343
Brownfield Equity	
Historic Tax Credit Equity	1,103,643
General Partner Capital Contributions	
Other Equity Sources	
New Owner's Equity	2,502,986

	LIHTC Basis	Historic Basis	221(d)(3) Limit	Aggregate Basis
	5,416,478	5,288,728	4,573,648	5,416,478
			Elevator	

# of Units	Gap to Hard Debt Ratio	Home Subsidy Limit	HOME Unit Mix
0.00	19.98%	1,015,824	2 One Bedroom, 1 Bath, 600 Sq Ft A
5.00			2 Two Bedroom, 1.5 Bath, 850 Sq Ft
			1 Three Bedroom, 2 Bath, 1250 Sq F

Deferred Dev Fee
50.00%

Existing Reserve Analysis			
DCE Interest:		Current Owner's Reserves:	0
Insurance:		Reserves Transferred in to Project	0
Taxes:		Taxline Escrows transferred to project	0
Rep. Reserve:			
ORC:			
DCE Principal:			
Other:			

Development Walter French 4
Financing Tax Exempt
MSHDA No. 3966
Step Notice of Intent to Apply
Date ########
Type Adaptive Reuse

Instructions

Income Limits for	Ingham County					(Effective April 1,2020)
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
30% of area median	16,860	19,260	21,660	24,060	26,010	27,930
40% of area median	22,480	25,680	28,880	32,080	34,680	37,240
50% of area median	28,100	32,100	36,100	40,100	43,350	46,550
60% of area median	33,720	38,520	43,320	48,120	52,020	55,860

Rental Income

Unit	No. of Units	Unit Type	Bedrooms	Baths	Net Sq. Ft.	Contract Rent	Utilities	Total Housing Expense	Gross Rent	Current Section 8 Contract Rent	% of Gross Rent	% of Total Units	Gross Square Feet	% of Total Square Feet	TC Units Square Feet	Unit Type	Max Allowed Housing Expense
30%	Area Median Income Units																
30%	Tenant AMI Restriction (if different from rent restriction)																
	MSHDA Project Based Voucher Units																
	Occupancy																
A	2	Apartment	1	1.0	600	720	74	794	17,280	794	7.0%	8.3%	1,200	6.7%	1,200	High HOME	451
B	1	Apartment	2	1.5	850	892	90	982	10,704	982	4.3%	4.2%	850	4.8%	850	High HOME	541
C		Apartment	3	2.0	1,250	1,176	108	1,284	0	1,284	0.0%	0.0%	0	0.0%	0		N/A
D							0	0	0		0.0%	0.0%	0	0.0%	0		N/A
E							0	0	0		0.0%	0.0%	0	0.0%	0		N/A
F							0	0	0		0.0%	0.0%	0	0.0%	0		N/A
G							0	0	0		0.0%	0.0%	0	0.0%	0		N/A
H							0	0	0		0.0%	0.0%	0	0.0%	0		N/A
I							0	0	0		0.0%	0.0%	0	0.0%	0		N/A
J							0	0	0		0.0%	0.0%	0	0.0%	0		N/A
									27,984	3,060	11.3%	12.5%	2,050	11.5%	2,050		
60%	Area Median Income Units																
	Tenant AMI Restriction (if different from rent restriction)																
	MSHDA Project Based Voucher Units																
	Occupancy																
A	10	Apartment	1	1.0	800	739	74	813	88,680	794	35.8%	41.7%	6,000	33.7%	6,000		903
B	7	Apartment	2	1.5	850	885	90	975	74,340	982	30.0%	29.2%	5,950	33.4%	5,950		1,083
C	0	Apartment	3	2.0	1,250	1,018	108	1,126	0	1,284	0.0%	0.0%	0	0.0%	0		1,251
D		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
E		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
F		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
G		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
H		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
I		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
J		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
									163,020	3,060	65.8%	70.8%	11,950	67.1%	11,950		
80%	Area Median Income Units																
	Tenant AMI Restriction (if different from rent restriction)																
	MSHDA Project Based Voucher Units																
	Occupancy																
A		Apartment	1	1.0	600		74	0	0	794	0.0%	0.0%	0	0.0%	0		N/A
B	3	Apartment	2	1.5	850	1,137	90	1,227	40,932	982	16.5%	12.5%	2,550	14.3%	2,550		1,444
C	1	Apartment	3	2.0	1,250	1,311	108	1,419	15,732	1,284	6.4%	4.2%	1,250	7.0%	1,250		1,669
D		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
E		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
F		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
G		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
H		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
I		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
J		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
									56,664	3,060	22.9%	16.7%	3,800	21.3%	3,800		
	Area Median Income Units																
	Tenant AMI Restriction (if different from rent restriction)																
	MSHDA Project Based Voucher Units																
	Occupancy																
A		Apartment	1	1.0	600		74	0	0	794	0.0%	0.0%	0	0.0%	0		N/A
B		Apartment	2	1.5	850		90	0	0	982	0.0%	0.0%	0	0.0%	0		N/A
C		Apartment	3	2.0	1,250		108	0	0	1,284	0.0%	0.0%	0	0.0%	0		N/A
D		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
E		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
F		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
G		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A

D		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
E		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
F		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
G		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
H		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
I		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
J		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
									0	3,060	0.0%	0.0%	0	0.0%	0		

Area Median Income Units
Tenant AMI Restriction (if different from rent restriction)
MSHDA Project Based Voucher Units
Occupancy

A	Apartment	1	1.0	600		74	0	0	794	0.0%	0.0%	0	0.0%	0	N/A
B	Apartment	2	1.5	850		90	0	0	982	0.0%	0.0%	0	0.0%	0	N/A
C	Apartment	3	2.0	1,250		108	0	0	1,284	0.0%	0.0%	0	0.0%	0	N/A
D	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
E	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
F	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
G	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
H	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
I	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
J	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
Mgrs								0	3,060	0.0%	0.0%	0	0.0%	0	
												17,800		17,800	

Total Tenant Units	**24**
Manager Units	**0**
Income Average	59.58%
Set Aside	100.00%

Gross Rent Potential	247,668
Average Monthly Rent	860
Gross Square Footage	17,800

HOME Units SF/Total Units SF 11.5% **Within Range**

HOME Units/# Total Units 12.5% **Within Range**

Utility Allowances

	Tenant-Paid Electricity	Tenant-Paid A/C	Tenant-Paid Gas	Owner-Paid Water/ Sewer	Other	Total	Overide
A						0	74
B						0	90
C						0	108
D						0	
E						0	
F						0	
G						0	
H						0	

Annual Non-Rental Income

Misc. and Interest	250
Laundry	1,500
Carports	
Other:	
Other:	
	1,750

Total Income	**Annual**	**Monthly**
Rental Income	247,668	20,639
Non-Rental Income	1,750	146
Total Project Revenue	249,418	20,785

H		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
I		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
J		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
									0	3,080	0.0%	0.0%	0	0.0%	0	

Area Median Income Units
Tenant AMI Restriction (if different from rent restriction)
MSHDA Project Based Voucher Units
Occupancy

A	Apartment	1	1.0	600		74	0	0	794	0.0%	0.0%	0	0.0%	0	N/A
B	Apartment	2	1.5	850		90	0	0	982	0.0%	0.0%	0	0.0%	0	N/A
C	Apartment	3	2.0	1,250		108	0	0	1,284	0.0%	0.0%	0	0.0%	0	N/A
D	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
E	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
F	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
G	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
H	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
I	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
J	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
								0	3,060	0.0%	0.0%	0	0.0%	0	

Area Median Income Units
Tenant AMI Restriction (if different from rent restriction)
MSHDA Project Based Voucher Units
Occupancy

A	Apartment	1	1.0	600		74	0	0	794	0.0%	0.0%	0	0.0%	0	N/A
B	Apartment	2	1.5	850		90	0	0	982	0.0%	0.0%	0	0.0%	0	N/A
C	Apartment	3	2.0	1,250		108	0	0	1,284	0.0%	0.0%	0	0.0%	0	N/A
D	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
E	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
F	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
G	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
H	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
I	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
J	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
								0	3,060	0.0%	0.0%	0	0.0%	0	

Area Median Income Units
Tenant AMI Restriction (if different from rent restriction)
MSHDA Project Based Voucher Units
Occupancy

A	Apartment	1	1.0	600		74	0	0	794	0.0%	0.0%	0	0.0%	0	N/A
B	Apartment	2	1.5	850		90	0	0	982	0.0%	0.0%	0	0.0%	0	N/A
C	Apartment	3	2.0	1,250		108	0	0	1,284	0.0%	0.0%	0	0.0%	0	N/A
D	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
E	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
F	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
G	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
H	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
I	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
J	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
								0	3,060	0.0%	0.0%	0	0.0%	0	

Area Median Income Units
Tenant AMI Restriction (if different from rent restriction)
MSHDA Project Based Voucher Units
Occupancy

A	Apartment	1	1.0	600		74	0	0	794	0.0%	0.0%	0	0.0%	0	N/A
B	Apartment	2	1.5	850		90	0	0	982	0.0%	0.0%	0	0.0%	0	N/A
C	Apartment	3	2.0	1,250		108	0	0	1,284	0.0%	0.0%	0	0.0%	0	N/A
D	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
E	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
F	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
G	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
H	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
I	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
J	0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A
								0	3,060	0.0%	0.0%	0	0.0%	0	

Area Median Income Units
Tenant AMI Restriction (if different from rent restriction)
MSHDA Project Based Voucher Units
Occupancy

A	Apartment	1	1.0	600		74	0	0	794	0.0%	0.0%	0	0.0%	0	N/A
B	Apartment	2	1.5	850		90	0	0	982	0.0%	0.0%	0	0.0%	0	N/A
C	Apartment	3	2.0	1,250		108	0	0	1,284	0.0%	0.0%	0	0.0%	0	N/A

Development Walter French 4
Financing Tax Exempt
MSHDA No. 3966
Step Notice of Intent to Apply
Date 10/26/2020
Type Adaptive Reuse

Mortgage Assumptions:

Debt Coverage Ratio	1.1
Mortgage Interest Rate	4.250%
Pay Rate	4.250%
Mortgage Term	40 years
Income from Operations	No

Instructions

Total Development Income Potential			Per Unit	Total	Initial Inflation Factor	Beginning in Year	Future Inflation Factor
Annual Rental Income			10,320	247,668	2.0%	6	2.0%
Annual Non-Rental Income			73	1,750	2.0%	6	2.0%
Total Project Revenue			10,392	249,418			
Total Development Expenses							
						Future Vacancy	
Vacancy Loss	7.00%	of annual rent potential	722	17,337		6	7.0%
Management Fee	534	per unit per year	534	12,816	3.0%	1	3.0%
Administration			917	22,000	3.0%	1	3.0%
Project-paid Fuel			165	3,960	3.0%	6	3.0%
Common Electricity			248	5,940	3.0%	6	3.0%
Water and Sewer			688	16,500	3.0%	6	3.0%
Operating and Maintenance			1,333	32,000	3.0%	1	3.0%
Real Estate Taxes			0		5.0%	1	5.0%
Payment in Lieu of Taxes (PILOT)	5.66%	Applied to: All Units	481	11,543			
Insurance			418	10,032	3.0%	1	3.0%
Replacement Reserve	375	per unit per year	375	9,000	3.0%	1	3.0%
Other: Marketing			33	792	3.0%	1	3.0%
Other: Investor Service			146	3,500	3.0%	1	3.0%

	% of Revenue			
Total Expenses	58.30%	**6,059**	**145,419**	
Base Net Operating Income		4,333	103,999	Override
Part A Mortgage Payment	37.91%	3,939	94,544	
Part A Mortgage		**75,707**	**1,816,957**	
Non MSHDA Financing Mortgage Payment		0		
Non MSHDA Financing Type:		**0**		
Base Project Cash Flow (excludes ODR)	3.79%	394	9,454	

Cash Flow Projections

	Initial Inflator	Starting in Yr	Future Inflator	11	12	13	14	15	16	17	18	19	20
Income													
Annual Rental Income	2.0%	6	2.0%	301,906	307,944	314,103	320,385	326,793	333,329	339,995	346,795	353,731	360,806
Annual Non-Rental Income	2.0%	6	2.0%	2,133	2,176	2,219	2,264	2,309	2,355	2,402	2,450	2,499	2,549
Total Project Revenue				304,038	310,120	316,322	322,649	329,102	335,684	342,397	349,245	356,230	363,355
Expenses													
Vacancy Loss	7.0%	6	7.0%	21,133	21,556	21,987	22,427	22,875	23,333	23,800	24,276	24,761	25,256
Management Fee	3.0%	1	3.0%	17,224	17,740	18,273	18,821	19,385	19,967	20,566	21,183	21,818	22,473
Administration	3.0%	1	3.0%	29,566	30,453	31,367	32,308	33,277	34,275	35,304	36,363	37,454	38,577
Project-paid Fuel	3.0%	6	3.0%	5,322	5,482	5,646	5,815	5,990	6,170	6,355	6,545	6,742	6,944
Common Electricity	3.0%	6	3.0%	7,983	8,222	8,469	8,723	8,985	9,254	9,532	9,818	10,112	10,416
Water and Sewer	3.0%	6	3.0%	22,175	22,840	23,525	24,231	24,958	25,706	26,478	27,272	28,090	28,933
Operating and Maintenance	3.0%	1	3.0%	43,005	44,295	45,624	46,993	48,403	49,855	51,351	52,891	54,478	56,112
Real Estate Taxes	5.0%	1	5.0%	0	0	0	0	0	0	0	0	0	0
Payment in Lieu of Taxes (PILOT)				13,884	14,141	14,403	14,670	14,942	15,218	15,499	15,785	16,076	16,372
Insurance	3.0%	1	3.0%	13,482	13,887	14,303	14,732	15,174	15,630	16,098	16,581	17,079	17,591
Replacement Reserve	3.0%	1	3.0%	12,095	12,458	12,832	13,217	13,613	14,022	14,442	14,876	15,322	15,782
Other:	3.0%	1	3.0%	1,064	1,096	1,129	1,163	1,198	1,234	1,271	1,309	1,348	1,389
Other:	3.0%	1	3.0%	4,704	4,845	4,990	5,140	5,294	5,453	5,616	5,785	5,959	6,137
Subtotal: Operating Expenses				191,637	197,016	202,549	208,240	214,094	220,116	226,311	232,683	239,239	245,982
Debt Service													
Debt Service Part A				94,544	94,544	94,544	94,544	94,544	94,544	94,544	94,544	94,544	94,544
Debt Service Conventional/Other Financing				0	0	0	0	0	0	0	0	0	0
Total Expenses				286,181	291,560	297,093	302,784	308,639	314,661	320,855	327,228	333,783	340,526
Cash Flow/(Deficit)				17,858	18,560	19,229	19,865	20,463	21,023	21,542	22,018	22,447	22,829
Cash Flow Per Unit				744	773	801	828	853	876	898	917	935	951
Debt Coverage Ratio on Part A Loan				1.19	1.20	1.20	1.21	1.22	1.22	1.23	1.23	1.24	1.24
Debt Coverage Ratio on Conventional/Other Financing				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Interest Rate on Reserves	3%												
Operating Deficit Reserve (ODR) Analaysis													
Maintained Debt Coverage Ratio (Hard Debt)	1.00												
Maintained Operating Reserve (No Hard Debt)	250		Inital Deposit										
Initial Balance			0	0	0	0	0	0	0	0	0	0	0
Total Annual Draw to achieve 1.0 DCR				0	0	0	0	0	0	0	0	0	0
Total Annual Deposit to achieve Maintained DCR				0	0	0	0	0	0	0	0	0	0
Total 1.0 DCR and Maintained DCR				0	0	0	0	0	0	0	0	0	0
Interest				0	0	0	0	0	0	0	0	0	0
Ending Balance at Maintained DCR				0	0	0	0	0	0	0	0	0	0
Maintained Cash Flow Per Unit				744	773	801	828	853	876	898	917	935	951
Maintained Debt Coverage Ratio on Part A Loan				1.19	1.20	1.20	1.21	1.22	1.22	1.23	1.23	1.24	1.24
Maintained Debt Coverage Ratio on Conventional/Other				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Standard ODR			0										
Non-standard ODR			0										
Operating Assurance Reserve Analysis			111,983										
Required in Year	1		Inital Deposit										
Initial Balance			111,983	150,496	155,011	159,661	164,451	169,384	174,466	179,700	185,091	190,644	196,363
Interest Income				4,515	4,650	4,790	4,934	5,082	5,234	5,391	5,553	5,719	5,891
Ending Balance				155,011	159,661	164,451	169,384	174,466	179,700	185,091	190,644	196,363	202,254
Deferred Developer Fee Analysis													
Initial Balance				291,711	273,854	255,294	236,064	216,200	195,737	174,714	153,171	131,154	108,706
Dev Fee Paid				17,858	18,560	19,229	19,865	20,463	21,023	21,542	22,018	22,447	22,829
Ending Balance	Repaid in yr #N/A			273,854	255,294	236,064	216,200	195,737	174,714	153,171	131,154	108,706	85,877
Mortgage Resource Fund Loan													
Interest Rate on Subordinate Financing	3%		Initial Balance										
Principal Amount of all MSHDA Soft Funds			0	0	0	0	0	0	0	0	0	0	0
Current Yr Int				0	0	0	0	0	0	0	0	0	0
Accrued Int				0	0	0	0	0	0	0	0	0	0
Subtotal			% of Cash Flow	0	0	0	0	0	0	0	0	0	0
Annual Payment Due			50%	0	0	0	0	0	0	0	0	0	0
Year End Balance				0	0	0	0	0	0	0	0	0	0

Cash Flow Projections

Development Walter French 4
Financing Tax Exempt
MSHDA No. 3958
Step Notice of Intent to Apply
Date 10/26/2020
Type Adaptive Reuse

	In bal inflator	Starting in Yr	Future inflator	1	2	3	4	5	6	7	8	9	10
Income													
Annual Rental Income	2.0%	6	2.0%	247,668	252,621	257,674	262,827	268,084	273,445	278,914	284,493	290,183	295,986
Annual Non-Rental Income	2.0%	6	2.0%	1,750	1,785	1,821	1,857	1,894	1,932	1,971	2,010	2,050	2,091
Total Project Revenue				249,418	254,406	259,494	264,684	269,978	275,378	280,885	286,503	292,233	298,078
Expenses													
Vacancy Loss	7.0%	6	7.0%	17,337	17,683	18,037	18,398	18,766	19,141	19,524	19,914	20,313	20,719
Management Fee	3.0%	1	3.0%	12,816	13,200	13,596	14,004	14,425	14,857	15,303	15,762	16,235	16,722
Administration	3.0%	1	3.0%	22,000	22,660	23,340	24,040	24,761	25,504	26,269	27,057	27,869	28,705
Project-paid Fuel	3.0%	6	3.0%	3,980	4,079	4,201	4,327	4,457	4,591	4,728	4,870	5,016	5,167
Common Electricity	3.0%	6	3.0%	5,940	6,118	6,302	6,491	6,686	6,886	7,093	7,305	7,525	7,750
Water and Sewer	3.0%	6	3.0%	16,500	16,995	17,505	18,030	18,571	19,128	19,702	20,293	20,902	21,529
Operating and Maintenance	3.0%	1	3.0%	32,000	32,960	33,949	34,967	36,016	37,097	38,210	39,356	40,537	41,753
Real Estate Taxes	5.0%	1	5.0%	0	0	0	0	0	0	0	0	0	0
Payment in Lieu of Taxes (PILOT)				11,543	11,756	11,976	12,202	12,430	12,661	12,897	13,137	13,382	13,630
Insurance	3.0%	1	3.0%	10,032	10,333	10,643	10,962	11,291	11,630	11,979	12,338	12,708	13,089
Replacement Reserve	3.0%	1	3.0%	9,000	9,270	9,548	9,835	10,130	10,433	10,746	11,069	11,401	11,743
Other	3.0%	1	3.0%	792	816	840	865	891	918	946	974	1,003	1,033
Other	3.0%	1	3.0%	3,500	3,605	3,713	3,825	3,939	4,057	4,179	4,305	4,434	4,567
Subtotal: Operating Expenses				145,419	149,478	153,653	157,946	162,362	166,904	171,576	176,381	181,324	186,408
Debt Service													
Debt Service Part A				94,544	94,544	94,544	94,544	94,544	94,544	94,544	94,544	94,544	94,544
Debt Service Conventional/Other Financing				0	0	0	0	0	0	0	0	0	0
Total Expenses				239,964	244,022	248,197	252,491	256,907	261,449	266,120	270,926	275,868	280,952
Cash Flow/(Deficit)				9,454	10,384	11,298	12,194	13,071	13,929	14,765	15,577	16,365	17,126
Cash Flow Per Unit				394	433	471	508	545	580	615	649	682	714
Debt Coverage Ratio on Part A Loan				1.10	1.11	1.12	1.13	1.14	1.15	1.16	1.16	1.17	1.18
Debt Coverage Ratio on Conventional/Other Financing				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Interest Rate on Reserves: 3%

Average Cash Flow as % of Net Income

Operating Deficit Reserve (ODR) Analysis

Maintained Debt Coverage Ratio (Hard Debt): 1.00
Maintained Operating Reserve (No Hard Debt): 250
Initial Deposit: 0

Initial Balance	0	0	0	0	0	0	0	0	0	0
Total Annual Draw to achieve 1.0 DCR	0	0	0	0	0	0	0	0	0	0
Total Annual Deposit to achieve Maintained DCR	0	0	0	0	0	0	0	0	0	0
Total 1.0 DCR and Maintained DCR	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0
Ending Balance at Maintained DCR	0	0	0	0	0	0	0	0	0	0
Maintained Cash Flow Per Unit	394	433	471	508	545	580	615	649	682	714
Maintained Debt Coverage Ratio on Part A Loan	1.10	1.11	1.12	1.13	1.14	1.15	1.16	1.16	1.17	1.18
Maintained Debt Coverage Ratio on Conventional/Other	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Standard ODR: 0
Non-standard ODR: 0

Operating Assurance Reserve Analysis

Initial Deposit: 111,983
Required in Year: 1

Initial Balance	111,983	115,342	118,803	122,367	126,038	129,819	133,714	137,725	141,857	146,112
Interest Income	3,359	3,460	3,564	3,671	3,781	3,895	4,011	4,132	4,256	4,383
Ending Balance	115,342	118,803	122,367	126,038	129,819	133,714	137,725	141,857	146,112	150,496

Deferred Developer Fee Analysis

Initial Balance	425,874	416,419	406,035	394,738	382,544	369,472	355,544	340,779	325,202	308,837
Dev Fee Paid	9,454	10,384	11,298	12,194	13,071	13,929	14,765	15,577	16,365	17,126
Ending Balance	416,419	406,035	394,738	382,544	369,472	355,544	340,779	325,202	308,837	291,711

Repaid in yr #N/A

Mortgage Resource Fund Loan

Interest Rate on Subordinate Financing: 3%
Initial Balance: 0

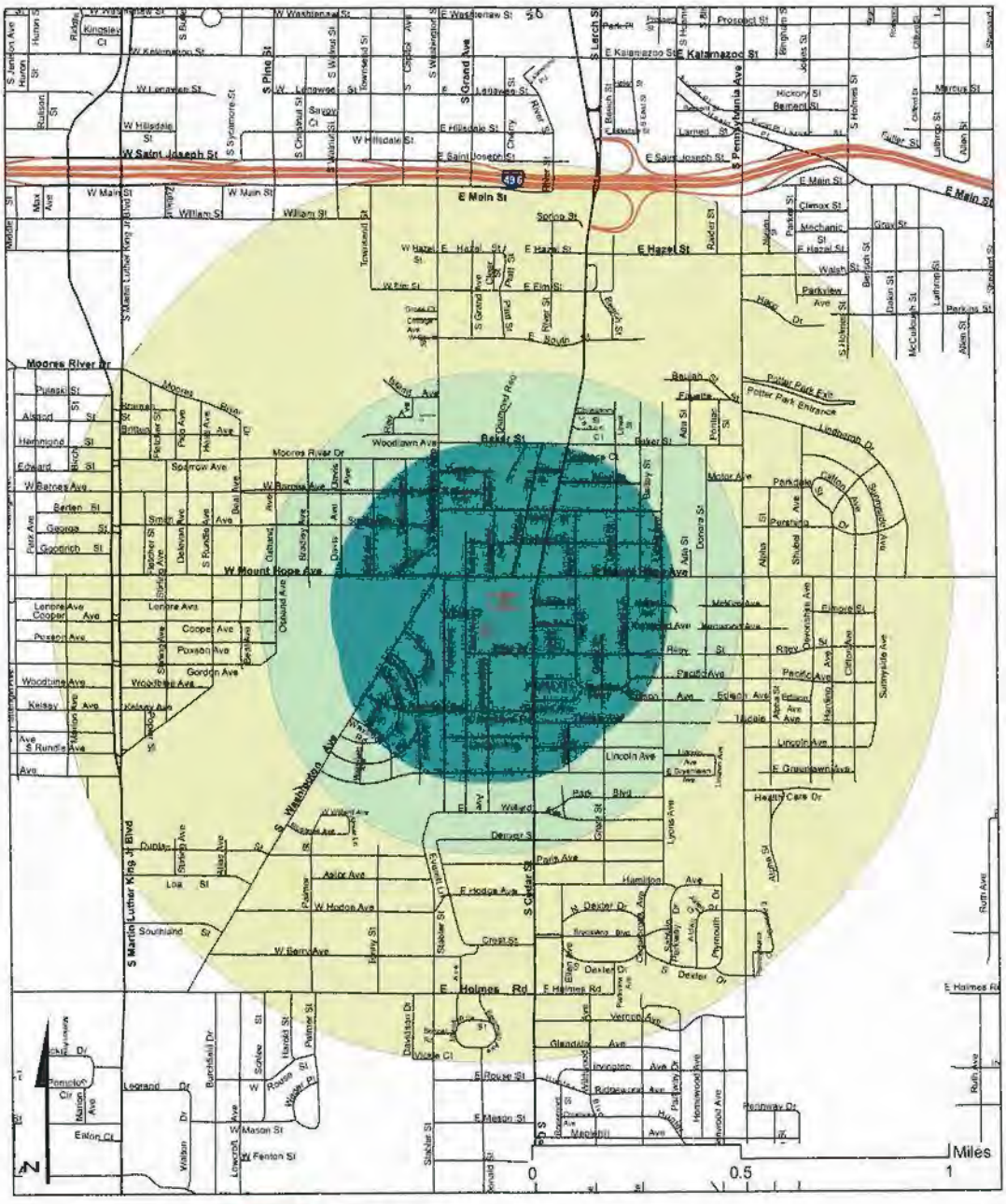
Principal Amount of all MSHDA Soft Funds	0	0	0	0	0	0	0	0	0	0
Current Yr Int	0	0	0	0	0	0	0	0	0	0
Accrued Int	0	0	0	0	0	0	0	0	0	0
Subtotal	0	0	0	0	0	0	0	0	0	0
Annual Payment Due	0	0	0	0	0	0	0	0	0	0
Year End Balance	0	0	0	0	0	0	0	0	0	0

% of Cash Flow: 50%

CAHP Site Buffer Zones

Walter French Academy

1900 S Cedar Street, Lansing, MI 48910



Freeway
Freeway Onramp
Main Arterial
Collector Road

1/3 Mile Buffer Zone
1/2 Mile Buffer Zone
One Mile Buffer Zone

Site Location

Created By: A. Skelton GIS-IT
Date Created: 18 December 2018

CONTINENTAL MANAGEMENT

Company Profile, Management

Continental Management, LLC

About Continental Management, LLC

Founded in 2003 as a fully-integrated property management company, the executive staff of Continental Management has a total of over 100 years of experience in the affordable housing industry. As a proven leader in the industry, Continental Management combines fresh, progressive management strategies with modern communications in order to provide affordable housing and maximize investment return in tandem with insuring long-term property appreciation. While maintaining an emphasis on profitability, residents are still at the heart of Continental Management's goals and business practices.

Our Vision

Our team is committed to providing quality service to our residents and clients. Continental Management's primary objective is to provide the best possible living environment for every resident, creating a sense of ownership and pride, and to continually enhance the surrounding neighborhoods where communities are located. This is done by creating new job opportunities and use of local vendors, through construction and renovation efforts, as well as extra tax revenues to the community at large. Continental Management's on-site professionals provide daily service to residents and demonstrate the company's commitment to quality through their dedicated management of the properties. Continental Management's services also include performance-based fee management, consulting, marketing, statistical research, maintenance, and energy management.

Award-Winning Management

Continental Management has been recognized by several organizations for providing quality management. Some of our awards include:

- Management Company of the Year-Detroit Metropolitan Apartment Association (DMAA)
- Excellence in Education-Property Management Association of Michigan (PMAM)
- Top Workplaces 2010, 2011, 2012, 2013, & 2014 -Detroit Free Press

Community Impact

With an emphasis on community impact and customer service, Continental Management is a key contributor to the revitalization of the communities it serves. Continental Management has provided community safety programs in conjunction with the local police departments, neighborhood clean-ups, community dinners, scholarships, paid internships for students. We also support community organizations that benefit the neighborhoods we serve. This culture of service motivates staff to not only help in their communities, but to serve one another as partners, friends, and mentors.

Commitment to Quality & Education

Continental Management can attribute much of its success to the extensive training in good business practices it provides for all of its employees. Three of the company's trainers have earned the prestigious National Apartment Association-Advanced Instructor Trainer (AIT) designation. We also encourage and support training through the NAA affiliates and other trade organizations.

What Makes Us Different?

Continental Management has a wealth of in-house expertise, which allows us to provide training programs and specialized services that other companies typically outsource. Most training and education is taught by our five National Apartment Association certified Advanced Instructor Trainers. We provide training in fair housing, customer service, risk management, leasing, outreach, compliance, inspections, legal processing, leadership, and finance. Continental Management also has several specialized departments. We offer legal services, security management, landscaping, facilities team and compliance management. This allows Continental Management to reduce operating costs by decreasing the expense of outside vendors and consultants.

16 Years of Business. A Lifetime of Impact

It is our continued duty to invest in people first and to foster a community where employees can grow personally and professionally. In 16 years, the company has grown exponentially and continues to provide exceptional service to clients and residents. Our progressive business practices will continue to drive higher occupancies, resident renewals and referrals.

Executive Profiles

Timothy Van Pelt Fox, President

Since 1995 Timothy Van Pelt Fox has been involved with the operations and growth of MHT Housing, Inc. In 2004 he became president and owner, continuing to lead the company & establishing a new property management company, Continental Management, LLC. His expert knowledge in the development process, tax credit industry, understanding of municipal approvals, construction, acquisition/rehabilitation requirements, and conceptualization of development possibilities has been the catalyst in developing new construction tax credit units and the rehabilitation of existing multifamily & senior apartments. Along with his corporate involvement, Mr. Fox is committed to community service, dedicating time & resources to neighborhood clean-up projects, coordinating dinners for those in need, & contributing to student scholarships. Mr. Fox received his Bachelor of Arts degree in Economics and Business from Olivet College in Olivet, MI.

Gary Offenbacher, Executive Vice President

Gary Offenbacher has more than 35 years experience in property management. Prior to joining Continental Management, LLC Mr. Offenbacher was VP of Demar Construction and Standard Federal Savings Bank in Maryland where he oversaw 1,200 apartment units and the construction/lease up of 700 apartment units. He then became a Senior Regional Manager for a property management company where he was responsible for a portfolio of 3,000 apartment units in Southeast Michigan. He then held the position of Executive Vice President of Lockwood Management until 2006 when he arrived at Continental Management, LLC. Today Mr. Offenbacher is responsible for all aspects of property and asset management, including, leasing, compliance, training, budgeting, human resources, and capital improvements. Mr. Offenbacher has a Bachelor of Science degree from Frostburg State University in Maryland and Master of Business Administration from Marymount University in Arlington, VA. Mr. Offenbacher is Past President of IREM Chapter 5, The DMAA and the Property Association of Michigan. He also currently serves on the Board of IREM Chapter 5.

Brian Gallaher, Chief Financial Officer

As Chief Financial Officer, Brian A. Gallaher oversees all financial matters for Continental Management's entire portfolio of properties, including financial reporting, audits and taxes. Mr. Gallaher also plays a key role as underwriter in the financial planning of new projects and acquisitions along with securing investors and negotiation of partnership agreements. Prior to coming to Continental Management in 2004, Mr. Gallaher was the Controller for a large Midwest management company, located in Milford, Michigan, where he was responsible for all aspects of accounting and finance for 92 properties. Mr. Gallaher received his Bachelor of Business Administration in Accounting from Eastern Michigan University, in Ypsilanti, Michigan. He continued on to complete his Master of Science in Corporate Finance at Walsh College, located in Troy, Michigan, graduating Cum Laude.

Tom Lydick, Controller

Tom Lydick has been employed in the development, construction, and property management industries for more than 30 years. He joined Continental Management, LLC in January of 2010 and serves as the controller. He is responsible for all aspects of financial analysis, financial reporting for the company, and oversees the accounting department staff. Mr. Lydick has a Bachelor of Science degree in accounting and a Masters in Business Administration in finance from the University of Detroit. He is a registered CPA, and also holds a real estate license and is a certified financial planner.

Property / # of Units	Address
630 Lofts/Cottage 36 39 Units/29 Units Tax Credit	630 Cottageview Drive Traverse City, MI 49684 Grand Traverse County
Adams Senior Village 120 Units Tax Credit/Senior	2001 Kaley Westland, MI 48186 Wayne County
Agnes Street Apartments 24 Units Tax Credit	9141 Agnes Detroit, MI 48124 Wayne County **MAILING ADDRESS:** Village Park
Ambrose Ridge 84 Units Senior Tax Credit	1501 Woodworth NE Grand Rapids, MI 49525 Kent County
Apple Ridge 56 Units Tax Credit	2231 Flower Street Kalamazoo, MI 49001 Kalamazoo County
Arthur Antisdel Apartments (aka Cass Communities) 41 Units PBV	1584 Elmhurst Detroit, MI 48206 Wayne County
Artworks 26 Units Tax Credit	600 W Clay Ave Muskegon MI 49440 Muskegon County
Aspen Hills Apartments 70 Units Section 8/Tax Credit	1291 Oak Terrace Dr. Traverse City, MI 49686 Grand Traverse County
The Avenue Apartments 10 Units Tax Credit / Home	1300 Madison SE Grand Rapids, MI 49507 **MAILING ADDRESS:** 1167 Madison SE Grand Rapids, MI 49507 Kent County
Baker Lofts I & II 43/44 Units Tax Credit	40 Logan St Grand Rapids, MI 49503 Kent County
Baldwin Villas 65 Units Tax Credit	122 Warwick Drive Pontiac, MI 48340 Oakland County
Beacon Square Apts **& Townhomes** 40 Units Tax Credit	101 Mechanic St & 460 Auburn Ave Pontiac, MI 48342 Oakland County **MAILING ADDRESS:** Colonial Meadows
Bellemere Senior Apartments 88 Units Tax Credit	14824 Greenfield Detroit, MI 48227 Wayne County
Benjamin Manor 81 Units Tax Credit/NSP/PBV	141 Manchester Parkway Highland Park, MI 48203 Wayne County
Benton Harbor Hope VI 70 Units Tax Credit	406 Pipestone Street Benton Harbor, MI 49022 Berrien County
Brentwood II Apartments 48 Units Section 8/Tax Credit	1180 Brentwood Street Belding, MI 48809

Brookwood 60 HOME Units Tax Credit	3622 Hess Ave. Saginaw, MI 48601 Saginaw County
Brunson Hill Homes 48 Units Tax Credit	406 Pipestone Rd. Benton Harbor, MI 49022 Berrien County
Calumet 104 Units Section 8	4387 Third Detroit, MI 48201 Wayne County
Camelot Hills 102 Units Section 8	601 Sadie Court Lansing, MI 48906 Ingham County
Campus Creek Apartments and Cottages 248 Beds (80 Units)/ 66 Units Student Housing	14135 Bull Dog Lane Big Rapids, MI 49307 Mecosta County
Centerline Park Towers 300 Units Tax Credit/Section 8	8033 E. Ten Mile Road Centerline, MI 48015 Macomb County
Chapel Hill Townhouses 12 Units Tax Credit	9368 Yosemite Street Detroit, MI 48204 Wayne County **MAILING ADDRESS** Robert Thomas
Chase Run 160 Units Tax Credit	3726 S. Isabella Rd. Mt.Pleasant, MI 48858 Isabella County
Clear Creek/Indiana Devlopment 64 units Tax Credit	1001 Clear Creek Trail N. Manchester, IN 46962 Wabash County
Colonial Meadows 82 Units Tax Credit - SENIOR	1246 E Walton Blvd Pontiac, MI 48340 Oakland County
Colony Arms **(AKA River Crest)** 161 Units Section 8	9333 E. Jefferson Ave. Detroit, MI 48214 Wayne County
Colony House 33 Units Market	313 W. Chicago St Coldwater, MI 49036
Conner Creek 48 Units Tax Credit/Senior	4661 E Outer Drive Detroit, MI 48234 Wayne County
Core City Estates I 50 Units Tax Credit	1928 W. Alexandrine Detroit, MI 48208 Wayne County **MAILING ADDRESS:** 3540 Harrisoo Detroit, MI 48208
Core City Estates II 66 Units Tax Credit	1928 W. Alexandrine Detroit, MI 48208 Wayne County **MAILING ADDRESS:** 3540 Harrison Detroit, MI 48208

Core City West Village 59 Units Tax Credit	1928 W. Alexandrine Detroit, MI 48208 Wayne County **MAILING ADDRESS:** 3540 Harrisoo Detroit, MI 48208
Dauner Haus 151 Units Section 8 **Dauner Haus II** 41 Units Tax Credit	400 Dauner Haus St (I) 500 Dauner Haus St (II) Fenton, MI 48430-1503 Genessee Couoty
Day Star Estates 48 Homes Tax Credit	13021 E. Forest Detroit, MI 48215 Wayne County **MAILING ADDRESS:** Lakewood Manor
Dearborn Town Center Senior 77 Units Tax Credit	4550 Calhoun St. Dearborn MI, 48126 Wayne County
Deerpath 126 Units Section 8	1290 Deerpath Lane East Lansing, MI 48823
Delhi Stratford Place 96 Units Senior Tax Credit/PBV	2385 Cedar Park Drive Holt, MI 48842 Ingham County
Dickerson Manor 66 Units Tax Credit Senior	722 Emerson Detroit, MI 48215 Wayne County
Elaine Apartments 33 Units Section 8	101 E Michigan Ave Jackson, MI 49201 Jackson County
Field Street I & II 21/28 Units Tax Credit	231 E. Grand Blvd. Detroit, MI 48207 Wayne County **MAILING ADDRESS:** Prince Hall
Gabrielle 336 Units Section 8 Senior/Family	14201 Second Avenue Highland Park, MI 48203 Wayne County
Genesis Villas 89 Units Tax Credit	91 Harper Detroit, MI 48202 Wayne County
9100 on Gratiot 36 Uoits Tax Credit	9100 Gratiot Detroit MI 48213 Wayne County
Glendale Buena Vista 93 Units Home	2 East Buena Vista Highland Park, MI 48203 Wayne County
Gray Street I & II 10/24 Units Tax Credit	12801 Kercheval Detroit, MI 48215 Wayne County
Green Meadows 48 Units Tax Credit	900 Northmeadow Dr Gaylord, MI 49735 Otsego County
Greenwood Village **I & II** 48/48 Units Tax Credit	300 Village Green Blvd Hillsdale, MI 49242 Hillsdale County

Harbor Bluffs 52 Units Tax Credit	406 Pipestone Street Benton Harbor, MI 49022 Berrien County
Heritage Park 66 Units Tax Credit	8550 Heritage Place Detroit, MI 48208 Wayne County **MAILING ADDRESS:** 3540 Harrison Detroit, MI 48208
Highland Manor 48 Units Tax Credit/PBV	20 Sears Ave. Highland Park, MI 48203 Wayne County
Hillside I & II 56/104 Units Tax Credit	501 Valley Ridge Petoskey, MI 49770 Emmett County
Hope Senior 50 Units Senior Tax Credit	210 W. Drahner Rd. Oxford, MI 48371 Oakland County
Jefferson Meadows 83 Units Tax Credit Senior	13101 Freud Street Detroit, MI 48215 Wayne County
Jefferson Square 180 Units Tax Credit/Section 8	541 Dickerson Detroit, MI 48215 Wayne County
Jennings Senior Living 46 Units Senior Tax Credit	7815 E Jefferson Ave Detroit, MI 48214 Wayne County
Kendall Homes 38 Units Tax Credit	19416 Charleston Detroit, MI 48203 Wayne County
Klingman Lofts I 41 units **Klingman Lofts II** 42 Units Tax Credit	400 Ionia St SW Grand Rapids, MI 49503 Kent County **MAILING ADDRESS:** Baker Lofts
Lakewood Manor 30 Units PBV	14200 Kercheval Detroit, MI 48215 Wayne County
Lighthouse Village 48 Units Tax Credit/Home	400 Duncan Ave Cheboygan, MI 49721 Cheyboygan County
Loomis 30 Units Tax Credit Senior	200 Loomis
Luddington 30 Units Tax Credit	225 Ludington
McDonald Square 180 Units Section 8	2900 East Vernor Detroit, MI 48207 Wayne County
Meetinghouse at Fidelity 30 Units Senior Tax Credit	162 Pipestone Street Benton Harbor, MI 49022 Berrien County **MAILING ADDRESS:** River Terrace

Mill Pond Manor Apartments 58 Units Section 8	614 N. 2nd Ave Brighton, MI 48116 Livingston County
Mitchell Street Condos 13 Homes Tax Credit	20 Sears Ave. Highland Park, MI 48203 Wayne County
Morningside Commons 64 Units Tax Credit/Home	14200 Kercheval Detroit, MI 48215 Wayne County **MAILING ADDRESS:** Lakewood Manor
Newman Court Apts 172 Units Section 8	630 Kettering Ave Pontiac, MI 48340 Oakland County
Norman Towers 109 Units Tax Credit	810 W. Elm Ave Monroe, MI 48162 Monroe County
Nortown I 50 Units Home Tax Credit	20017 Van Dyke Detroit, MI 48234 Wayne County
Oakhill Vlg/Townhomes 203 Units Student Housing/Market	1010 Marguette Ave Muskegon, MI 49442
Oakwood Senior Apartments 40 Units Senior Home	14825 Nehls Eastpointe, MI 48021 Macomb County
Pablo Davis 75 Units Senior/Tax Credit	9200 W Vernor Hwy Detroit, MI 48209 Wayne County
Palmer Court Townhomes 173 Units Tax Credit	5721 St. Antoine Street Detroit, MI 48202 Wayne County
Park Place 165 Units Tax Credit	2932 Marshall Ave, SE Grand Rapids, MI 49508 Kent County
Parkview Place 199 Units Tax Credit/Section 8	1401 Chene Detroit, MI 48207 Wayne County
Penrose Village I & II 36/36 Units Tax Credit	19416 Charleston Detroit, MI 48203 Wayne County
Pilgrim Meadows 30 Units Tax Credit	3843 Puritan Detroit, MI 48238 Wayne County
Pilgrim Village 22 Units Tax Credit	15949 Quincy Detroit, MI 48238 Wayne County **MAILING ADDRESS:** Pilgrim Meadows
Prince Hall 156 Units Tax Credit	2199 Prince Hall Drive Detroit, MI 48207 Wayne County
Renaissance 56 Units Tax Credit	129 South Edith St Pontiac, MI 48342 Oakland County

Reuben Daniels	50 Units	Tax Credit	1718 Sanford St Saginaw, MI 48601 Saginaw County **MAILING ADDRESS:** Vista Villa
Ridgewood Vista	150 Units	Section 8	5000 Ponderosa Drive Jackson, MI 49201-8817 Jackson County
River Terrace	270 Units 8 Senior/Family	Section	200 River Terrace Drive Benton Harbor, MI 49022 Berrien County
Riverside Apartments	67 Units Credit	Tax	1800, 1801, 1830, 1730 Magnolia Detroit, MI 48208 Wayne County **MAILING ADDRESS:** 3540 Harrison Detroit, MI 48208
Robert Thomas	49 Units	Tax Credit	5121 West Chicago Detroit, MI 48204 Wayne County
Roberts III Apartments	197 Units 236/HOME	RAP	3901 Grand River Detroit, MI 48208 Wayne County
Roosevelt Park Lofts	Tax Credit / Home	21 Units	1363 Grandville Ave SW Grand Rapids, MI 49503 Kent County **MAILING ADDRESS:** 1167 Madison SE Grand Rapids, MI 49507
Royal Oak Tower	200 Units Credit Senior	Tax	20800 Wyoming Ferndale, MI 48220 Oakland County
San Juan	11 Units Credit/Home	Tax	7418 Puritan Detroit, MI 48238 Wayne County **MAILING ADDRESS** Pilgrim Meadows
Sarah Garrett Homes	Tax Credit/PBV	35 Home Units	5148 Yemans Hamtramck, MI 48212 Wayne County **MAILING ADDRESS:** Highland Manor
Shiloh Commons	Tax Credit	125 Units	3209 Buick St Flint MI 48505 Genesee County
Silver Creek	Tax Credit	111 Units	25617 Valley Creek Drive #100 Flat Rock, MI 48134 Wayne County
South Hill	120 Units	Section 8	585 Gwendolyn Blvd. Milford, MI 48381 Oakland County

Southtown Square (aka Madison Square) Section 8 44 Units	1167 Madison Ave SE Grand Rapids, MI 49507 Kent County **MAILING ADDRESS:** 1167 Madison SE Grand Rapids, MI 49507 Kent County
Springwells Village 24 Units Tax Credit	9200 W Vernor Hwy Detroit, MI 48209 Wayne County
Thurgood Marshall Homes 72 Units Tax Credit	406 Pipestone Rd. Benton Harbor, MI 49022 Berrien County
University Club 120 Units Tax Credit/Home	4707 Anthony Wayne Dr. Detroit, MI 48201 Wayne County
Uptown Village 24 Units Tax Credit / Home	950 Wealthy Street SE Grand Rapids, MI 49506 Kent County **MAILING ADDRESS:** 1167 Madison SE Grand Rapids, MI 49507 Kent County
Van Dyke Center 200 Units Section 8 Senior	8100 Gratiot Detroit, MI 48213-2970 Wayne County
Village at Irving Park 39 Units Tax Credit	115 West Street Battle Creek, MI 49037 Calhoun County
Village of Royal Oak 147 Units Tax Credit Senior	3442 Devon Road Royal Oak, MI 48073 Oakland County
Village Park 57 Units NSP/PBV	1085 Van Dyke Detroit, MI 48214 Wayne County
Vista Villa 100 Units Tax Credit/Home	3622 Hess Ave. Saginaw, MI 48601 Saginaw County
Walnut Grove Apartments 80 Units Section 8/Tax Credit	875 Sheffield SW Grand Rapids, MI 49503 Kent County
Wellington I & II 45/46 Units Tax Credit	59 Seward St Detroit MI 48202 Wayne County
Wildwood Apartments 229 Units Tax Credit/PBV	5995 N. Wildwood Street Westland, MI 48185 Wayne County

BY COUNCIL MEMBER BETZ
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS the COVID-19 pandemic has jeopardized the health and safety of Lansing residents, with 10,000 cases in Ingham County alone; and

WHEREAS the pandemic has created an economic crisis, with many in our city out of work and facing severe financial hardship; and

WHEREAS Ingham County and the City of Lansing have issued states of emergency pertaining to the COVID-19 pandemic; and

WHEREAS the federal government has failed to provide any additional stimulus funds to assist residents in paying for their basic needs; and

WHEREAS the state of Michigan has failed to put in place a utility shut off moratorium, unlike other states including Wyoming, New York, California, and Washington, who have shut off moratoriums lasting into 2021; and

WHEREAS The Lansing Board of Water and Light (BWL) paused utility shutoffs in the spring of 2020 during the initial wave of COVID-19 to protect the health and safety of Lansing residents; and

WHEREAS BWL has since resumed utility shut offs since the summer of 2020, shutting off service to approximately 2,400 residents since the beginning of the pandemic; and

WHEREAS water and electricity are essential to the health and safety of Lansing residents, particularly while spending more time at home during the COVID-19 pandemic; and

WHEREAS the City of Lansing’s mission includes promoting a vibrant, safe, healthy, and inclusive community; and

WHEREAS the Lansing City Charter Section 5-201 states that BWL is responsible to the Mayor and the City Council for the provision of utility services in a manner consistent with the best practices; and

WHEREAS ending shut offs and restoring utility service would greatly improve the safety, health, and quality of life of Lansing residents.

THEREFORE BE IT RESOLVED THAT Lansing City Council calls upon the Lansing Board of Water and Light to take the following steps to provide relief for Lansing residents:

1. Restore utility services to all residents whose utilities have been shut off since March 15th, 2020.
2. Suspend all utility shut offs through the duration of the county and city states of emergency.

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, the City has received from the Treasurer, by letter dated November 13, 2020, a list of property that may be transferred to the City if it does not object; and

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

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

PARCEL	ADDRESS	LEGAL	PROPERTY CLASS
33-01-01-08-378-211	Comfort St	N 69.95 FT LOT 16 ASSESSORS PLAT NO 48	Residential Vac
33-01-01-10-376-141	1033 May St	S 57.4 FT LOT 13 & S 57.4 FT OF E 1/2 LOT 14 THE METLIN ADD	Residential
33-01-01-10-377-231	819 Cleveland St	LOT 8 BLOCK 4 F C TAYLORS REPLAT OF DELLS SUB REC L 5 P 13	Residential
33-01-01-14-376-091	410 S Francis Ave	LOT 160 SNYDERS SUB	Residential Vac
33-01-01-14-380-141	642 S Francis Ave	LOT 51 BROWNS SUB OF A PART OF OUTLOTS A AND B OF SNYDERS ADD	Residential
33-01-01-15-378-	1119 Bement St	LOT 35 BLOCK 6 LANSING IMPROVEMENT	Residential

191		COMPANYS ADD	
33-01-01-22-281-022	(Vac) Allen St	LOT 123 & N 29 FT LOT 122 PARKVIEW LAND CO ADD	Residential Vac
33-01-01-22-308-151	(Vac) Baker St	LOT 8 BLOCK 5 ASSESSORS PLAT NO 20	Residential Vac
33-01-01-23-103-001	(Vac) Harton St	E 5 FT LOT 20 LANSING ADDITION COMPANYS SUB REC L 5 P 20	Residential Vac
33-01-01-23-107-012	(Vac) Walsh St	COM NW COR LOT 11, TH S 36 FT, E 83.75 FT, NW'LY TO BEG; AVIS SUB	Residential Vac
33-01-05-05-151-037	(Vac) Hughes Rd	PART LOT 155 COM 125 FT S OF NE COR, TH W 100 FT, S 60 FT, E TO SE COR, N'LY ALONG E'LY LINE TO BEG; MAPLE GROVE NO 3	Residential Vac
33-01-05-09-251-231	(Vac) Gardenia Ave	COM SE COR LOT 10, GARDENDALE SUB, TH W 466.98 FT, S 94.3 FT E 301.98 FT, N 80 FT, E 165 FT, N 14.3 FT TO BEG; SEC 9 T3N R2W	Residential Vac

33-01-01-08-481-021	744 N MLK Jr Blvd	LOT 31 ENGLEWOOD PARK ADD	Residential

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 replacing the Miller Road culvert located between Pennsylvania Avenue and Aurelius Road; and

WHEREAS, this construction project requires the complete closure of Miller Road for an extended period of time to complete the work; and

WHEREAS, for the duration of the construction project estimated to be up to a consecutive 10 week period between April 19 and September 3, 2021, the Public Service Department requests a waiver of the noise ordinance on Saturdays from 8:00 AM to 7:00 PM in order to allow flexibility for the contractor to complete the work and minimize the time of the complete road closure.

NOW THEREFORE BE IT RESOLVED that a public hearing be held on Monday, January 25, 2021, 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 7:00 PM for up to 10 consecutive weeks between April 19 and September 3, 2021.

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

WHEREAS, the Licensing and Enforcement Division of the Michigan Liquor Control Commission received a request from Sidecar Lansing, LLC to transfer ownership of Escrowed 2020 Class C Licensed Business, New SDM License Issued Under MCL 436.1533(5)(A), Non-Transferable, New Sunday Sales Permit (AM & PM); and

WHEREAS, the Committee on General Services met on December 8, 2020 to review the request with affirmative action taken.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, approves the request from Sidecar Lansing, LLC to transfer ownership of Escrowed 2020 Class C Licensed Business, New SDM License Issued Under MCL 436.1533(5)(A), Non-Transferable, New Sunday Sales Permit (AM & PM);

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

WHEREAS, Bengt Jansson sought to eliminate a special assessment of $450.00 for trash removal fees, associated penalties and interest, on the property tax bill for 1122 Platt Street (ID #33-01-01-21-258-110); and

WHEREAS, upon filing a claim to the Committee on General Services, the Committee met on December 08, 2020 and denied the claim in the amount of $450.00.

THEREFORE, BE IT RESOLVED, the City Council, hereby denies the claim in the amount of $450.00 for trash removal fees, associated penalties and interest on the property tax bill for 1122 Platt Street (Tax ID #33-01-01-21-258-110).

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, David Shellenbarger sought to eliminate a special assessment of $7,790.00 for trash removal fees, associated penalties and interest, on the property tax bill for 2321 Commonwealth (ID #33-01-01-03-377-301); and

WHEREAS, upon filing a claim to the Committee on General Services, the Committee met on December 08, 2020 and denied the claim in the amount of $7,790.00.

THEREFORE, BE IT RESOLVED, the City Council, hereby denies the claim in the amount of $7,790.00 for trash removal fees, associated penalties and interest on the property tax bill for 2321 Commonwealth (Tax ID #33-01-01-03-377-301).

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

DRAFT

XIII C 4 a

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

PUBLIC IMPROVEMENT IV

WHEREAS, pursuant to the Public Improvement III adopted by this council, a public hearing was held on November 9, 2020 Assessment Roll MD-2020 for necessary storm drainage improvements within the Montgomery Drain Drainage District; and

WHEREAS, the City Assessor has completed the assessment roll for these improvements, and furnished the following information:

PROJECT TITLE: Montgomery Drain Improvements

PROPERTY BENEFITTED:

All lands in the city of Lansing, within the Montgomery Drain Drainage District, as defined by the Montgomery Drain Drainage Board and the Ingham County Drain Commissioner.

ESTIMATED COST OF IMPROVEMENTS: $23,700,614.10

Portion assessed to Property Owners in Assessment District	$11,850,307.05
Portion paid by City through Tax levied pursuant to sec 475 of Drain Code	$11,850,307.05

NOW, THEREFORE, BE IT RESOLVED the Lansing City Council hereby directs that special assessment roll MD-2020 as returned by the City Assessor, is hereby ratified and confirmed, the special assessments on such roll are hereby levied, and the Mayor is authorized to affix within ten days his warrant directing the City Treasurer to collect said special assessments. The first installment of such special assessments shall be due on the 90th day after the date of this Resolution.

Adopted by the Committee of the Whole on

_____

Approved for Placement on the City Council Agenda:

_____
James D.Smiertka
City Attorney

Date:

_____

DRAFT

XIII C 5 a

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

WHEREAS, the Mayor made the appointment of Elizabeth West, an At-Large Member of the Board of Review for a term to expire June 30, 2023; and

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

WHEREAS, the Committee on Development & Planning took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Elizabeth West, an At-Large Member of the Board of Review for a term to expire June 30, 2023.

DRAFT

XIII C 5 b

RESOLUTION

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

WHEREAS, the Michigan Economic Development Corporation (MEDC) selected the City of Lansing as one eight communities to participate in the Redevelopment Ready Communities program (RRC) in 2014; and

WHEREAS, the City of Lansing was certified as a Redevelopment Ready Community in October 2017; and

WHEREAS, the expectation of the RRC program is to complete a comprehensive review of the City of Lansing development process as established by the City of Lansing, and to make improvements in transparency and effective communication to be recertified; and

WHEREAS, the program includes evaluating the strong partnerships with city boards, commissions, and agencies related to development, including the Lansing Economic Development Corporation, Lansing Economic Area Partnership, Planning Board, Board of Zoning Appeals, Historic District Commission, and others;

NOW, THEREFORE, BE IT RESOLVED, the City of Lansing authorizes the Director of the Economic Development and Planning Department to sign all documentation related to the program as provided by the MEDC, in order to fully participate in the recertification process.

DRAFT

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, since the early 1900's the City of Lansing has developed a series of master plans serving to provide structure and direction to the development of Parks and Recreation facilities owned and operated by the City of Lansing; and

WHEREAS, in order to receive State of Michigan grants through the Department of Natural Resources and Environment for parks and recreation projects an updated Five-Year Master Plan and Capital Improvement Project Schedule must be on file with the Department of Natural Resources and Environment by February 1, 2021; and

WHEREAS, the most recent Five-Year Plan expires on April 1, 2020; and

WHEREAS, the Department of Natural Resources and Environment requires a public hearing before the local legislative body regarding the Five-Year Master Plan; and

WHEREAS, the Park Board reviewed the Parks and Recreation Draft Master Plan 2020-2025, held public meetings for input on October 14, 2020, and November 10, 2020; and

WHEREAS, the Park Board reviewed and approved the Parks and Recreation Draft Master Plan 2020-2025, at its meeting on November 10, 2020 and moved that the draft plan be forwarded to City Council.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lansing that a public hearing be set for Monday,_____, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of receiving additional public input on the Parks and Recreation Draft Master Plan 2020-2025.

BE IT FINALLY RESOLVED, due to COVID-19, the public hearing may be held electronically in accordance with the Open Meetings Act in an effort to protect the health and safety of the public. Members of the public wishing to participate in the meeting may do so by logging into or calling into the meetings using the website or phone number and Meeting ID provided on the _____, meeting agenda

INTRODUCTION OF ORDINANCES

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

Z-7-2020: 500 N. Cedar Street and 514 Erie Street, from "H" Light Industrial District to "G-1" Business District

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

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

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, January 11, 2021, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-7-2020: 500 N. Cedar Street and 514 Erie Street, from "H" Light Industrial District to "G-1" Business District

BE IT FURTHER RESOLVED, due to COVID -19, the public hearing may be held electronically in accordance with the Open Meetings Act as amended, in an effort to protect the health and safety of the public. Members of the public wishing to participate in the meeting may do so by logging into or calling into the meetings using the website or phone number and Meeting ID provided on the January 11, 2021 meeting agenda.

ORDINANCE # _____

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

The City of Lansing ordains:

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

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

Case Number:	Z-7-2020
Parcel Number's:	33-01-01-16-228-033 & 33-01-01-16-228-291
Addresses:	500 N. Cedar Street and 514 Erie Street
Legal Descriptions:	Lots 11, 12, 13, 14, 15, 16 & 17, also commencing at the Northeast corner of Lot 10, thence West 14.5 feet, South 30.5 feet, West 22.5 feet, South 19.5 feet, East 37 feet, North 50 feet to the point of beginning, Scofield Subdivision, also Lots 1, 2, 4, 5, 6, 33, 34 & Lot 3, except the North 33 feet of the East 40 feet; Assessors Plat No 33, from "H" Light Industrial to "G-1" Business

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.

INTRODUCTION OF ORDINANCES

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

Z-8-2020: 2918 N. East Street, from “F” Commercial District to “H” Light Industrial District

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

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

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, January 11, 2021, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-8-2020: 2918 N. East Street, from “F” Commercial District to “H” Light Industrial District

BE IT FURTHER RESOLVED, due to COVID -19, the public hearing may be held electronically in accordance with the Open Meetings Act as amended, in an effort to protect the health and safety of the public. Members of the public wishing to participate in the meeting may do so by logging into or calling into the meetings using the website or phone number and Meeting ID provided on the January 11, 2021 meeting agenda.

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-8-2020
Parcel Number's:	33-01-01-03-155-011
Addresses:	2918 N. East Street
Legal Descriptions:	Lots 3 & 20, also the South 20 feet of Lots 4 & 19, Elmore M. Hunt Subdivision, from "F" Commercial to "H" Light Industrial

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.

INTRODUCTION OF ORDINANCE

The Committee on General Services introduced:

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN TO AMEND CHAPTER 240, SECTIONS 240.01, 240.02, 240.03 AND 240.04, OF THE LANSING CODIFIED ORDINANCES TO RESTRUCTURE THE GRANT AWARD PROCESS FOR BASIC HUMAN SERVICES

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

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

BE IT RESOLVED that a Public Hearing be held on January 11, 2021 at 7:00 p.m. in the City Council Chambers, Tenth Floor, City Hall, 124 West Michigan Avenue, Lansing, Michigan, to receive public comment on and to consider an ordinance of the City of Lansing, Michigan to amend Chapter 240 of the Lansing Codified Ordinances in its entirety to restructure the grant award process for basic human services.

BE IT FURTHER RESOLVED, due to COVID-19, the public hearing will be held electronically in accordance with the Open Meetings Act, as amended in an effort to protect the health and safety of the public. Members of the public wishing to participate in the meeting may do so by logging into or calling into the meetings using the website or phone number and Meeting ID provided on the January 11, 2021 meeting agenda.

ORDINANCE NO _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN TO AMEND CHAPTER 240 OF THE LANSING CODIFIED ORDINANCES IN ITS ENTIRETY TO RESTRUCTURE THE GRANT AWARD PROCESS FOR BASIC HUMAN SERVICES

THE CITY OF LANSING ORDAINS:

SECTION 1. THAT CHAPTER 240 OF THE LANSING CODIFIED ORDINANCES IS HEREBY AMENDED IN ITS ENTIRETY TO READ AS FOLLOWS

240.01. - Statement of purpose.

The City of Lansing, ~~through its City Council~~, finds that there exists and will continue to exist a need among its citizens to have assistance in meeting everyday challenges. In the interest of the "public health," in its broadest sense, the City is committed to providing a locally funded revenue base which supports the needs of citizens by funding basic human services. In addition, it is recognized that the City's commitment in establishing a revenue base for basic human services provides an avenue through which federal, state, CITY OF LANSING, and/or private resources can be accessed to enhance the funding of service providers TO BENEFIT LANSING RESIDENTS.

240.02. - Definitions.

(a) "Basic ~~h~~Human ~~s~~Services," as used in this chapter, shall mean programs OR PHYSICAL IMPROVEMENTS operated, CONSTRUCTED, OR MAINTAINED by THE CITY OR agencies that SERVE CITY OF LANSING RESIDENTS; meet basic HUMAN needs OF RESIDENTS IN THE CITY; ADDRESS HOUSING AND TENANT SERVICES; ~~and/or~~

provide life skills development, employability development or health, or mental health services FOR CITY OF LANSING RESIDENTS; AND FOCUS ON IDENTIFIED AREAS OF FOCUS IN THE CITY OF LANSING.

(b) "Community ~~s~~Supported ~~a~~Agencies," as used in this chapter, shall mean organizations that receive separate City Council funding THROUGH GRANT CONTRACT AWARDS PURSUANT TO A COMPETITIVE BID PROCESS; SUCH FUNDING ~~that~~ may be allocated BY THE CITY APPROPRIATIONS ORDINANCE.

(c) "Cultural ~~a~~Arts ~~p~~Programs," as used in this chapter, shall mean organizations that facilitate community access to theater, music, museum, art and related activities.

240.03. - Funding.

(a) The City of Lansing General Fund Budget shall include, at a minimum for each fiscal period, an appropriation equal to 1.25 percent of general fund revenue as adopted in the annual budget for the purpose of funding ~~b~~Basic ~~h~~Human s~~S~~ervices.

(b) FUNDS FROM 240.03 (a) SHALL BE APPROPRIATED AS PART OF THE ANNUAL BUDGET PROCESS. THE MAYOR, AS PART OF THE BUDGET RECOMMENDATION, SHALL DESIGNATE THE PROPORTION OF DOLLARS TO THE VARIOUS DEPARTMENTS THAT PROVIDE BASIC HUMAN SERVICES.

(C) FUNDING PROVIDED TO THE HUMAN RELATIONS AND COMMUNITY SERVICES ("HRCS") DEPARTMENT FOR GRANTS SHALL BE IN ACCORDANCE WITH THE LANSING CODE OF ORDINANCES PURCHASING AND COMPETITIVE BID PROCESS (CHAPTER 206) AND OTHER RELEVANT LANSING ORDINANCES. FUNDING SHALL ALSO SATISFY THE FOLLOWING REQUIREMENTS:

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(I) BE AWARDED ON A COMPETITIVE BASIS TO SUSTAINABLE AND VIABLE COMMUNITY SUPPORTED ORGANIZATIONS THROUGH GRANT CONTRACTS WITH THE CITY. Should the City be mandated or elect to account for revenue which is credited to the general fund ~~as of the effective date of Ordinance No. 01027~~ in a separate enterprise or special revenue fund, the amount of revenue transferred to such fund from the general fund shall continue to be included in the base utilized for calculation of the 1.25 percent to be appropriated for the funding of local ~~b~~Basic ~~h~~Human ~~s~~Services.

(II) THE APPLICATION FOR A GRANT SHALL INCLUDE AT A MINIMUM THE DOLLAR REQUEST, THE HISTORY OF GRANTS TO THE APPLICANT, AND THE METRICS OF PREVIOUS AWARDS, INCLUDING SUCCESSES AND FAILURES AND WHETHER CITY-TARGETED AREAS OF FOCUS ARE ADDRESSED.

(III) ALL APPLICATIONS SHALL BE EVALUATED AND RANKED BY THE HUMAN RELATIONS AND COMMUNITY SERVICES ADVISORY BOARD ("HRCS ADVISORY BOARD") WITH A MINIMUM ACCEPTABLE LEVEL FIRST BEING ESTABLISHED. THE CITY OF LANSING INTERNAL AUDITOR MAY PARTICIPATE AS AN ADVISOR DURING THE EVALUATION AND RANKING PROCESS.

(IV) HRCS ADVISORY BOARD RANKING RECOMMENDATIONS AND SUPPLEMENTAL STAFF EVALUATIONS AND RECOMMENDATIONS SHALL BE PROVIDED TO THE MAYOR FOR REVIEW. THE MAYOR MAY INCLUDE FUNDING FOR HUMAN SERVICES BASED ON THESE RECOMMENDATIONS OR OTHER FACTORS IN THE ANNUAL CITY BUDGET.

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(V) THE HRCS DEPARTMENT shall enter into contractual agreements with community-based, non-profit, charitable organizations that provide basic human services.

(VI) These funds will be used to provide a locally funded revenue base that supports ~~b~~Basic ~~h~~Human ~~s~~Services. These funds may be used for the direct provision of ~~b~~Basic ~~h~~Human ~~s~~Services by local community-based, non-profit, charitable organizations and/or they may be used as match or leverage by these agencies to secure additional funds from federal, state and/or private sources to support human service delivery initiatives. ALL OF THE FOREGOING SHALL BE ACCOMPLISHED THROUGH A COMPETITIVE BID PROCESS PURSUANT TO THE LANSING CODE OF ORDINANCES.

(B) The 1.25 percent of the general fund revenue appropriated for basic human services shall be exclusive of any direct funding of community supported agencies by City Council THROUGH A COMPETITIVE BID PROCESS PURSUANT TO THE LANSING CODE OF ORDINANCES. The 1.25 percent of the general fund revenue appropriated for ~~b~~Basic ~~h~~Human ~~s~~Services shall also be exclusive of any funding appropriated for the purpose of supporting cultural arts programs.

240.04. – ~~Administrative unit~~ ADMINISTRATION

(A) FUNDING FOR BASIC HUMAN SERVICES WILL BE ALLOCATED TO CITY DEPARTMENTS THROUGH THE BUDGET PROCESS, OR THROUGH A CONTRACT WITH AN APPROPRIATE AGENCY TO PROVIDE SERVICES DIRECTLY.

(B) Funding through the Human Relations and Community Services Department, PURSUANT TO SECTION 240.03(C), ~~pursuant to Ordinance No. 01027~~, shall BE ISSUED TO AGENCIES AFTER CONTRACTS ARE CREATED AND APPROVED TO address

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Basic Human Services needs as identified by the ~~Human Relations and Community Services Department~~ HRCS ADVISORY BOARD AND DEPARTMENT, AND AFTER REVIEW AND APPROVAL OF THE GRANT CONTRACT BY THE MAYOR, THE FINANCE DIRECTOR, AND THE CITY ATTORNEY.

THE FOLLOWING PROCESS SHALL BE FOLLOWED IN AWARDING GRANTS UNDER THIS CHAPTER:

1. THE AVAILABILITY OF APPLICATIONS AND GRANTS SHALL BE LISTED ON THE CITY OF LANSING WEBSITE AND IN OTHER PRINTED MATERIAL AVAILABLE TO THE GENERAL PUBLIC.

2. A PUBLIC INFORMATIONAL MEETING FOR INTERESTED GRANT APPLICANTS AND THE GENERAL PUBLIC SHALL BE HELD BEFORE THE DEADLINE FOR APPLICATIONS FOR GRANTS, AND RECOMMENDED TO ALL POTENTIAL GRANT APPLICANTS.

3. AFTER THE APPLICATION DEADLINE HAS PASSED, ALL APPLICATIONS FOR GRANTS AND APPLICANT SUCCESS METRICS SHALL BE PROVIDED TO THE HRCS ADVISORY BOARD MEMBERS PRIOR TO A MEETING TO DISCUSS AND SCORE APPLICATIONS.

4. CITY STAFF SHALL PROVIDE A RECOMMENDATION TO THE MAYOR REGARDING THE DISTRIBUTION OF FUNDING BASED UPON HRCS ADVISORY BOARD SCORING, APPLICANT METRICS, HISTORY, AND THE ABILITY OF THE APPLICANT TO PROVIDE SERVICES THAT MEET THE GOALS OF THE CITY.

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5. THE MAYOR WILL INCLUDE FINAL RECOMMENDATIONS IN THE BUDGET PRESENTED TO CITY COUNCIL.

6. HRCS STAFF SHALL PROVIDE APPROVAL LETTERS TO SUCCESSFUL AGENCY APPLICANTS AFTER THE CITY BUDGET IS APPROVED BY CITY COUNCIL.

7. FORMAL CONTRACTS WILL BE PROCESSED FOLLOWING CITY COUNCIL'S APPROVAL OF A BUDGET.

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

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

Section 4. This ordinance shall take effect on the 30th day after enactment by City Council and, pursuant to Section 3-307 of the City Charter, this Chapter shall expire December 31, 2028.

PASSAGE OF ORDINANCE

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

Z-8-2019; 5400 S Cedar, Conditional Rezoning from “F” Commercial & “J” Parking Districts to “G-2” Wholesale District

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

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

DRAFT

ORDINANCE # _____

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

The City of Lansing ordains:

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

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

Case Number: Z-8-2019

Parcel Number's: 33-01-05-04-202-021

Address: 5400 S. Cedar Street

Legal Descriptions: Commencing 7 feet West of the Southeast Corner of Lot 7, Jolly-Cedar Plaza, Thence South 175.78 feet, Thence West 268 feet, Thence South 326 Feet to the North line of the Consumers Power right-of-way, West 645.64 feet, North 600 feet, East 405.33 feet, South 98.07 feet, East 506.14 feet to the point of beginning; Section 4, T3N R2W, from "F" Commercial & "J" Parking Districts to "G-2" Wholesale District with the following conditions which shall run with the land and are binding upon all future owners thereof:

* No marijuana facilities of any kind may be established on the property
* The proposed storage building located north of the S. Cedar Street driveway will have an architectural design that is consistent with the rendering shown on the plan dated 8/29/2019
* The site improvements shown on the plan dated 8/29/2019, which includes landscaping, a connection path to the abutting non-motorized pathway and the provision of a bicycle rest area, will be installed prior to occupancy of the existing building or any new buildings on the site.

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.

PASSAGE OF ORDINANCE

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

Z-2-2020; 5528 S. Martin Luther King Jr. Blvd.,
Rezoning from “D-1” Professional Office District to “F” Commercial District

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

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

DRAFT

ORDINANCE # _____

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

The City of Lansing ordains:

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

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

Case Number:	Z-2-2020
Parcel Number's:	33-01-05-05-126-101
Address:	5528 S. M.L. King Jr. Blvd.
Legal Descriptions:	Commencing at the Southerly corner of Lot 6 on the Westerly line of M-99, thence Northwesterly along the Southerly lot line 650 feet, Northeast to a point on the Northeasterly lot line 550 feet Northwesterly from the Easterly corner, Southerly 550 feet to the Easterly corner, Southwesterly to the point of beginning; Creyts Subdivision, from "D-1" Professional Office district to "F" Commercial district.

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

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 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.

PASSAGE OF ORDINANCE

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

Z-3-2020; 1030 S. Holmes Street,
Rezoning from “B” Residential & “D-1” Professional Office Districts to “DM-4” Residential District

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

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

DRAFT

ORDINANCE # _____

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

The City of Lansing ordains:

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

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

Case Number:	Z-3-2020
Parcel Number's:	33-01-01-22-133-102
Address:	1030 S. Holmes Street
Legal Descriptions:	Lots 1 through 13 inclusive & Lots 21 through 34 inclusive, Block 11, Manufacturers Addition No. 2, from "D-1" Professional Office and "B" Residential districts to "DM-4" Residential district.

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

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 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.

XV A.1.a

Chris Swope
Lansing City Clerk

December 11, 2020

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

Dear Councilmembers:

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

BOARD NAME	**DATE OF MEETING**
Board of Ethics	Nov. 10, 2020

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

Sincerely,

Chris Swope

Chris Swope, MMC/MiPMC
Lansing City Clerk

Chris Swope
Lansing City Clerk

December 11, 2020

President and Members of Lansing City Council
124 W. Michigan Ave., 10th Floor
Lansing, MI 48933

Dear President and Council Members:

Chapter 280, Section 280.03 of the Code of Ordinances requires that the City Council designate by resolution the date, time, and location for first meeting of the Elected Officers Compensation Commission (EOCC) in each odd-numbered year. The section further requires the City Clerk to notify the members of the EOCC of that meeting at least seven days in advance.

The EOCC's initial meeting must be prior to March 1, 2021. The commission can meet on not more than 15 session days; a session day is defined as a calendar day on which the EOCC meets and a quorum is present. The EOCC is required to make its determination within 45 days of the initial meeting.

Attached is a draft resolution calling the first meeting of the EOCC for 2021.

Sincerely,

Chris Swope

Chris Swope, MMC/MiPMC
Lansing City Clerk

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

WHEREAS, pursuant to the Lansing City Charter and Chapter 280 of the Lansing Code of Ordinances, the Council shall designate in advance the first meeting of the Elected Officers Compensation Commission in odd-numbered years; and

WHEREAS, Chapter 280 of the Lansing Code of Ordinances requires the first meeting of the Elected Officers Compensation Commission to be prior to March 1, 2021 and that the commission meet on no more than 15 session days;

WHEREAS, Chapter 280 of the Lansing Code of Ordinances requires the Elected Officers Compensation Commission to make its determination within forty-five days after its first meeting;

NOW, THEREFORE, BE IT RESOLVED the Lansing City Council hereby calls upon the Elected Officers Compensation Commission to meet and conduct its business in 2021 and designates _____, February _____, 2021 at _____ p.m. in the City Council Conference Room on the 10th floor of City Hall as the first meeting of the Commission.

BE IT FURTHER RESOLVED the City Council Office Manager shall serve as the recording secretary to the Commission unless the Commission determines otherwise.

BE IT FINALLY RESOLVED the City Clerk shall notify the members of the Commission in writing concerning the designated date, time, and place of the first meeting at least seven calendar days in advance thereof.

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

WHEREAS, the Mayor has made the appointment Matthew Lantzy as a member of the Capitol Region Airport Authority Board for a term to expire September 30, 2024; and

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

WHEREAS, the Committee of the Whole met on _____ __ 2020 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Matthew Lantzy as a City of Lansing member of the Capital Region Airport Authority Board for a term to expire September 30, 2024;

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

WHEREAS, the Mayor has made the appointment of Nate Scramlin as a 4th Ward member of the Parks Board for a term to expire June 30, 2021; and

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

WHEREAS, the Committee of the Whole met on _____ 2020 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Nate Scramlin as a 4th Ward member of the Parks Board for a term to expire June 30, 2021; and

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

WHEREAS, the Mayor has made the appointment of Ashlee Willis as a Business Owner member of the Downtown Lansing Inc. Board for a term to expire June 30, 2024; and

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

WHEREAS, the Committee of the Whole met on _____ __ 2020 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of Ashlee Willis as a Business Owner member of the Downtown Lansing Inc. Board for a term to expire June 30, 2024;

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

WHEREAS, the Mayor made the reappointment of Molly Korn, a member of the Potter Park Zoo Board for a term to expire December 31, 2023; and

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

WHEREAS, the Committee on Development & Planning met on August 4, 2020 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of Molly Korn, a member of the Potter Park Zoo Board for a term to expire December 31, 2023;

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

WHEREAS, the Mayor has made the appointment of Melissa Jefferies as an At-Large member of the Next Michigan Development Corporation Board for a term to expire April 14, 2022; and

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

WHEREAS, the Committee of the Whole met on _____ __ 2020 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Melissa Jefferies as an At-Large member of the Next Michigan Development Corporation Board for a term to expire April 14, 2022;

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

WHEREAS, LEPFA is responsible for management and operations of City owned facilities including Jackson Field, the Lansing Center, and Groesbeck Golf Course; and

WHEREAS, the COVID-19 pandemic has significantly affected projected revenues of properties managed by LEPFA; and

WHEREAS, the City of Lansing supports LEPFA operations via a subsidy for general fund operations (the Lansing Center and Jackson Field) and a subsidy for golf operations at Groesbeck golf course, which is included in each fiscal year's budget; and

WHEREAS, the LEPFA Board of Commissioners have requested the City's authorization to move funds from one LEPFA managed entity to another LEPFA managed entity on a temporary basis, not to exceed any one entity's allowable financial resources, for the purpose of "pooling" available financial resources; and

WHEREAS, pooling LEPFA financial resources would allow LEPFA to sustain operations of all LEPFA managed entities during the COVID-19 pandemic and related financial difficulties:

NOW, THEREFORE, BE IT RESOLVED that LEPFA is authorized to move funds appropriated in the fiscal year 2021 budget from 5843851-991570 (golf subsidy) to 1012601-991570 (general fund subsidy) as necessary to sustain LEPFA operations during the COVID-19 pandemic.

BE IT FURTHER RESOLVED that when such transfers occur, LEPFA shall promptly notify the Finance Department of the amount of the transfer and provide written explanation of why the transfer is necessary to sustain LEPFA operations.

BE IT FINALLY RESOLVED that all transfers made shall be on a temporary basis, and shall only apply to the funds appropriated in the fiscal year 2021 budget. If transfers are necessary to sustain LEPFA operations in future budget years, a separate resolution will be introduced for City Council consideration.

CITY OF LANSING.
OFFICE OF THE CITY ATTORNEY

NOVEMBER 25, 2020

PLEASE BE ADVISED THAT I AM APPEALING THE DECISION OF THE CLAIMS REVIEW COMMITTEE, TO THE LANSING CITY COUNCIL.

CLAIM # 1808 FOR 1416 VERMONT ST.

I AM THE LEGAL GUARDIAN FOR THE PROPERTY OWNER, NICHOLAS DAGNER.

SINCERELY,

Kenneth R. Dagner

30 NOV '20 RCVD

City of Lansing
OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

November 13, 2020

Kenneth Dagner
985 Germany Road
Williamston, MI 48895

Re: Claim –1416 Vermont Ave.

Dear Mr. Dagner:

Please be advised that with further review of your claim in the amount of $650.00 regarding a Trash violation at the above address, and has GRANTED a portion of your claim, in the amount of $160.00. **Your new balance due is $490.00.**

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

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

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

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Enclosure
Claim #1808

RELEASE

In consideration for the payment of $490.00, by the City of Lansing, which will be remitted to me upon receipt by the City of this signed Release. I, **KENNETH DAGNER** (the "undersigned"), for myself, my heirs, executors, administrators, representatives and assigns hereby release and discharge the City of Lansing, its officers, officials, employees, agents, insurers and any other person, firm, or corporation charged or chargeable with any responsibility or liability, from all claims, demands, actions or causes of action regarding the special assessment for a trash violation on property located at 1416 Vermont Ave., Lansing, Michigan.

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

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

In witness whereof, I have hereunto set my hand this _____ day of **NOVEMBER** 2020.

WITNESS:

_____

CLAIMANT:

_____

KENNETH DAGNER

Claim: 1808

RECEIVED OCT 16 2020

DATE: 10/05/2020

1808

PPN:	**33-01-01-10-182-021**
DATE SUBMITTED:	**9/03/2020**
ADDRESS OF VIOLATION:	**1416 Vermont Avenue**
LISTED TAXPAYER OF RECORD:	**Dagner, Nicholas**
OTHER TAXPAYER OF RECORD:	
CLAIMANT:	**Dagner, Kenneth (father/guardian)**
CLAIMANT'S ADDRESS:	**985 Germany Road Williamston, MI 48895**
TYPE OF ACTIONS CONTESTED:	**Trash Removal**
VIOLATION DATE:	**6/23/2020**
NOTIFICATION DATE:	**6/23/2020**
2ND NOTICE ASSESSMENT DATE:	
AMOUNT OF ASSESSMENT:	**$650.00**
CONTRACTOR NAME - INVOICE NO. - DATE:	**Crutcher 20-T020 7/17/2020**
AMOUNT OF CLAIM:	**$650.00**
ADDITIONAL ACTIONS CONTESTED:	
VIOLATION DATE:	
NOTIFICATION DATE:	
2ND NOTICE ASSESSMENT DATE:	
AMOUNT OF ASSESSMENT:	
CONTRACTOR NAME - INVOICE NO. - DATE:	
AMOUNT OF CLAIM:	
MEMO DATE – INVOICE NO.:	
HISTORY:	**Trash Violation 6/23/2020**
CITATIONS IN PREVIOUS YEAR:	
CLAIMANT'S CIRCUMSTANCES:	**See Attached**

CODE OFFICER'S NOTES: This property was cited for a trash violation on 6/23/2020 with a compliance due date of 6/30/2020. The Premise Officer rechecked the property on 7/01/2020 the violation was still present and it was removed by the contractor as noted in the photos. The owner of the properties father called on 8/19/2020 as he was going thru his son's mail and found the letter and the related bill from the City of Lansing. The owner of the property was in a serious accident and has been in the hospital for several months. The owner's girlfriend also resided in the home and did not pass this information on to the father. It is a very unfortunate situation however the City of Lansing had no knowledge of the situation and has incurred costs to the contractor for the removal of the violation. This office recommends denial of the claim.

RECEIVED SEP 0 3 2020

City of Lansing

OFFICE OF THE CITY ATTORNEY

1808

Claims Review Committee Form

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

NAME: NICHOLAS DAGNER DATE: 08-20-2020

MAILING ADDRESS: 1416 VERMONT AVENUE EMAIL: KDAGNER@CMAIL.COM

CITY: LANSING STATE: MI ZIP CODE: 48906

TELEPHONE: Home ( ) 517-202-1949 Work ( ) N/A.

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: 1416 VERMONT AVENUE. PARCEL NO.

DATE OF INCIDENT: 07-27-2020 AMOUNT YOU WERE BILLED: 650.00

TOTAL AMOUNT YOU ARE CONTESTING: 650.00

TYPE OF ASSESMENT: TRASH ADMIN FEE TRASH CONTRACTOR CHARGE

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

I AM THE LEGAL GUARDIAN FOR MY SON, NICHOLAS DAGNER. NICHOLAS WAS HIT ON HIS BICYCLE BY A HIT & RUN DRIVER ON 5-25-20. NICHOLAS SUFFERED A TRAUMATIC BRAIN INJURY, AND WAS IN SPARROW NICU & REHAB FOR 6 WEEKS. NICHOLAS IS NOW IN THERAPY 3 X A WEEK AND IS UNABLE TO DEAL WITH THIS. SEE ENCLOSED GUARDIANSHIP PAPERS, POLICE REPORT & MEDICAL RECORDS. - SEVERAL FRIENDS HAVE PICKED UP HIS MAIL, I NEVER GOT THE NOTICE!

A description of the claims review process is available on our website at: https://www.lansingmi.gov/349/Claims-Review-Process

To download the claim form: https://www.lansingmi.gov/DocumentCenter/View/4639/Claims-Review-Committee-Form?bidId=

1454 W. Mich Ave

CITY OF LANSING

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

DUE DATE:08/26/2020

INVOICE

08/14/2020

TOTAL AMOUNT DUE

$ 650.00

Bill To:

DAGNER NICHOLAS

1416 VERMONT AVE

LANSING, MI 48906

Invoice Number	Record No.	Address	Amount Due
00157347	E20-28724	1416 VERMONT AVE	$650.00

07/27/2020

Trash - Admin Fee

Trash - Contractor Charge

TOTAL DUE: $650.00

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

Payment Information:

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

Appeals Process:

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

Other Information:

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

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

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

Approved, SCAO

OSM CODE: AOT

STATE OF MICHIGAN PROBATE COURT INGHAM COUNTY	ACCEPTANCE OF APPOINTMENT	FILE NO. 20-000455-GA-P33

In the matter of NICHOLAS ADAM DAGNER DOB: 03/09/1981

1. I have been appointed GUARDIAN (Type of fiduciary) of the person/estate.

2. I accept the appointment, submit to personal jurisdiction of the court, and agree to file reports and to perform all required duties.

☐ 3. For a period of _____ (not to exceed 91 days) days from the date of my appointment I exclude from the scope of my responsibility the following real estate or ownership interest in a business entity: N/A (Describe real property or business interest)

because I reasonably believe the real estate or other property owned by the business entity is or may be contaminated by a hazardous substance, or is or has been used in an activity directly or indirectly involving a hazardous substance that could result in liability to the estate or otherwise impair the value of property held by the estate.

07-06-2020
Date

Kenneth R. Dagner
Signature

KENNETH R DAGNER
Name (type or print)

985 GERMANY ROAD
Address

WILLIAMSTON MI 48895 (517)574-3383
City, state, zip Telephone no.

12-21-1949
Date of birth

Attorney Name (type or print) Bar no.

Attorney Address

City, state, zip Telephone no.

USE NOTE: If this form is being filed in the circuit court family division, please enter the court name and county in the upper left-hand corner of the form.

Do not write below this line - For court use only

PC 571 (9/11) ACCEPTANCE OF APPOINTMENT

MCL 700.3601, MCL 700.3602, MCL 700.5214, MCL 700.5301, MCL 700.5307, MCL 700.5412, MCL 700.7103, MCR 5.501

Approved, SCAO | JIS CODE: OAG

STATE OF MICHIGAN PROBATE COURT INGHAM COUNTY	ORDER REGARDING APPOINTMENT OF GUARDIAN OF INCAPACITATED INDIVIDUAL	FILE NO. 20-000455-GA-P33

In the matter of NICHOLAS ADAM DAGNER

Court ORI	Date of birth	Race	Sex	Current address of incapacitated individual
MI330023J	03/09/1981	White	m	146 VERMONT AVENUE, LANSING, MI 48906

1. Date of hearing: 06/25/2020 Judge: RICHARD J GARCIA Bar no.

THE COURT FINDS:

2. Notice of hearing was given to or waived by all interested persons.
3. ☐ The individual is not in need of a guardian.
4. ☒ Upon the presentation of clear and convincing evidence, the above named individual, by reason of
   ☐ mental illness ☒ mental deficiency ☐ chronic use of drugs
   ☐ chronic intoxication ☒ physical illness or disability ☐ other: _____
   is impaired to the extent of lacking sufficient understanding or capacity to make or communicate informed decisions, and is an incapacitated individual.
5. ☐ Upon the presentation of clear and convincing evidence, appointment of a guardian is necessary as a means of providing continuing care and supervision of the individual.
6. ☒ The individual is ☐ partially ☒ totally without the capacity to care for himself/herself.
7. ☐ There is no competent, suitable person willing to act as guardian, and the appointment of a professional guardian is in the best interests of the adult. A bond must be filed.
8. ☐ Financial protection is required for the individual

IT IS ORDERED:

9. The petition for appointment of guardian is ☒ granted. ☐ denied on the merits. ☐ dismissed/withdrawn.

10. ☒ KENNETH R DAGNER, whose address and telephone number are:
Name (type or print)

985 GERMANY ROAD WILLIAMSTON MI, 48895 , (517)574-3383
Address City State Zip Telephone no.

is appointed guardian of the adult and shall qualify by filing an acceptance of appointment.

☐ a. The guardian shall have the following powers:
   ☐ full guardian with all authority and responsibilities granted and imposed by law.
   ☐ except as follows: _____
   ☐ limited guardian with only the following powers: _____
   ☐ In addition, the guardian has the authority to execute a written consent for formal voluntary mental health treatment, unless objected to by the incapacitated individual.

☐ b. Bond of $ _____ must be filed.

11. The guardian is not permitted to act until letters of guardianship are issued. After qualification, the guardian shall comply with all relevant requirements under the law.

☐ 12. Upon acceptance of appointment, the guardian shall petition for the appointment of a conservator or for another protective order under MCL 700.5401 *et seq.*

Do not write below this line - For court use only

MCL 700.1105, MCL 700.5106, MCL 700.5107, MCL 700.5306, MCL 700.5313, MCL 700.5319(1)

PC 631 (12/19) ORDER REGARDING APPOINTMENT OF GUARDIAN OF INCAPACITATED INDIVIDUAL

emailed to Lein on 12/25/2020 CAP

13. If a guardian is appointed, the Michigan Department of State Police shall immediately enter the legally incapacitated individual's identifying information in this court order on the law enforcement information network.

☐ 14. The ☐ attorney ☐ guardian ad litem for the individual is discharged.

☒ 15. **IT IS FURTHER ORDERED: That the Guardian shall file an Annual Report on Condition of Ward. If an attorney investigator was appointed to investigate the petition, a $25.00 investigation fee (authorized by MCL 600.875) is due within 30 days.**

06/25/2020
Date

Judge RICHARD J GARCIA

Attorney name (type or print) Bar no.

Address City State Zip Telephone no.

Authority: 1949 PA 300, Sec.257.622
Compliance: Required MSP UD-10E
Penalty: $100 and/or 90 days (Rev 01/2018)

External # 276377 Crash ID

Page 1
File Class:
Incident # 276377
Reviewer Sgt. DONALD PORTER (398)

STATE OF MICHIGAN TRAFFIC CRASH REPORT

ORI: MI3351900
Department Name: Lansing Police Department

Crash Date	Crash Time	No. of Units	Crash Type	Special Circumstances	Special Checks
05/24/2020	22:03	02	Single	ONone ● Hit and Run OSchool Bus OFleeing Police OUnknown OAnimal	O Fatal O Non-Traffic Area O ORV/Snowmobile

County	Traffic Control	Relation to Roadway	Weather	Area Within Intersection
33 - INGHAM	Signal	On the Road	Clear	

City/Twsp	Contributing Circumstances 1st	2nd	Light	Road Surface Condition	Total Lanes	Speed Limit	Posted
95 - LANSING	Unknown		Dark-Lighted	Dry	03	25	No

Work Zone (if applicable) Type: | Workers Present: No | Activity: | Location:

LOCATION

Prefix	Primary Road Name	Road Type	Suffix	Divided Roadway
S	CLEMONS			

Distance/Direction: 0.0 Feet X
Trafficway: Not Physically Divided

Prefix	Intersecting Road Name	Road Type	Suffix	Divided Roadway
E	KALAMAZOO	ST		

Unit Number	Unit Known	State	Driver License Number	Date of Birth (Age)	License Type	Endorsements	Sex	Total Occupants	Hazardous Action
01	Yes	MI	D256630031182	03/09/1981 (39)	OOperator OChauffer OMoped	OCycle OFarm ORecreation	M	01	Unknown

Unit Type	Driver Information	Driver Is Owner	Injury	Position	Restraint
B	NICHOLAS ADAM DAGNER 1416 VERMONT AVE LANSING MI 48906	Yes	A	Bicyclist	No Belts Available

Driver Condition at Time of Crash 1st	2nd	Driver Distracted By	Ejected	Trapped	Airbag Deployed
Physically Disabled		Unknown	No	No	Not Equipped

Hospital	Ambulance
None	None

Alcohol Suspected	Contributing Factor	Alcohol Test Type	Alcohol Test Results	Interlock Device
No	No	OBreath OBlood OUrine OField OPBT ORefused ● Not Offered	OPending Test Results:	No

Drug Suspected	Contributing Factor	Drug Test Type	Drug Test Results	Citation Issued
No	No	OBlood OUrine OField ORefused ONot Offered	OPending Test Results:	OHazardous OOther

Vehicle Registration	State	Vehicle Description	Year	Make	Model	Color
	MI					

VIN	Vehicle Type	Special Vehicles	Private Trailer Type	Vehicle Defect
		None		

Automation System(s) in Vehicle	Automation System Level in Vehicle	Automation System Level Engaged at Time of Crash

Insurance Company	Insurance Policy #	Towed By	Towed To
		TAGGED IN	

Location of Greatest Damage	First Impact	Extent of Damage (Power Unit and/or Trailers)	Vehicle Direction	Vehicle Use	Action Prior
11	11	No Damage			Crossing at Intersection

Sequence of Events (● Indicates MOST harmful event)
First: 17 - Motor Vehicle In Transport | Second: | Third: | Fourth:

PASSENGERS

Passenger Information	Date of Birth (Age)	Sex	Position	Restraint

Injury	Ejected	Trapped	Airbag Deployed

Hospital | Ambulance

Passenger Information	Date of Birth (Age)	Sex	Position	Restraint

Injury	Ejected	Trapped	Airbag Deployed

Hospital | Ambulance

Passenger Information	Date of Birth (Age)	Sex	Position	Restraint

Injury	Ejected	Trapped	Airbag Deployed

Hospital | Ambulance

Carrier Information	USDOT	MC	MPSC

Driver's CDL Type | Endorsements: OH OP OT ON OS OX | CDL Exempt: OFarm OOther

GVWR/GCWR	Vehicle Configuration	Cargo Body Type	Medical Card	Hazardous Material	ID #	Class #
O10,000 lbs. or Less O10,001 - 26,000 lbs. O Greater than 26,000 lbs.				OPlacard OCargo Spill		

OWNERS

Owner Information	Owner Information

Damaged Property	Public	Owner & Phone

3301 E Michigan Avenue
Suite A
Lansing, MI 48912

Sparrow

Business Office Hours:
Mon. - Fri. 8:00 AM - 4:30 PM EST

06/24/20

Nicholas D14003 Dagner
1416 VERMONT AVE
LANSING, MI 48906

Guarantor ID: 500040325

Re:	Dagner,Nicholas D14003
Account Number	2010163167
Balance	$ 305,593.77
Date of Service	05/24/20 - 06/09/20

Dear Nicholas D14003 Dagner:

Please contact our office, on our secured voice line, according to your last name **to provide no fault carrier billing information:**

A-K (517)253-6054 (Chris)
L-Z (517)253-6061 (Fred)

You may also send this letter back to 3301 E Michigan Avenue, Suite A, Lansing MI 48912, with the following information:

No Fault Company name: _____
Billing Address: _____
Claim/Policy#: _____

Please contact your no fault automobile carrier, to file a personal injury protection (PIP) claim, for the above service date (s), then respond as soon as possible with your billing information for appropriate billing of this outstanding balance, $ 305,593.77.

Sincerely,

No Fault Billing Specialist
Patient Financial Services Representative

Andy Schor, Mayor

ECONOMIC DEVELOPMENT & PLANNING
CODE ENFORCEMENT OFFICE

20-T020

8/19/20-OWNERS FATHER CALLED REGARDING THE BILL HE DIDN'T KNOW WHAT IT WAS FOR HE SAID HIS SON IS HOME NOW HOWEVER HE HAS BEEN IN THE HOSPITAL SINCE BEFORE MEMORIAL DAY DUE TO AN ACCIDENT I ASKED IF HE HAS BEEN IN THE HOSPITAL ALL THIS TIME DID THEY NOT MAKE ANY ARRANGEMENTS FOR MAINTAINING THE PROPERTY AND PICKING UP HIS SON'S MAIL HE SAID HIS GIRLFRIEND WAS TAKING CARE OF THE AND I ASKED WHY SHE WOULDN'T HAVE TAKEN ANY ACTION ON THIS HE SAID ALCOHOL AND METH WERE PROBABLY A FACTOR AND HE IS NOW GETTING ALL HIS SONS MAIL HE ASKED IF HE COULD PROVIDE ME DOCUMENTATION THAT HIS SON WAS IN THE HOSPITAL IF I COULD WAIVE THE FEE AND

I SAID NO HE WOULD NEED TO FILE A CLAIM AND THE BOARD WOULD HAVE TO MAKE THAT DECISION/ NOTHING IN PROCEDURE WAS DONE WRONG BY THE CITY OF LANSING SO I WAS UNWILLING TO WAIVE THE BILL/LOOKING BACK IN THE HISTORY THE CURRENT HAS BEEN CITED FOR THIS SAME VIOLATION BACK IN 2017 YET THE REPEATED THE SAME VIOLATION AND IT IS JUST UNFORTUNATE OF THE OWNERS SITUATION AT THE TIME/LMP

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: 07/27/2020
Due Date: 08/26/2020
Pay Invoice In Full

DAGNER NICHOLAS
1416 VERMONT AVE
LANSING MI 48906

Inv Number: 00157347
Parcel: 33-01-01-10-182-021
Address: 1416 VERMONT AVE

Parcel: 33-01-01-10-182-021

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address		Amount Due
00157347		E20-28724	1416 VERMONT AVE		$650.00
	Fee Details:	Quantity	Description		Balance
		1.000	Trash - Admin Fee		$ 265.00
		385.000	Trash - Contractor Charge		$ 385.00
Total Amount Due					$ 650.00

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

Payment Information:

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

Appeals Process:

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

Other Information:

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

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

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

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

INVOICE

BILL TO

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

INVOICE # 3734
DATE 07/22/2020

PROPERTY ADDRES
1416 Vermont AVE

PARCEL NUMBER
33-01-01-10-182-021

city:1hour 3 yards first hour and 3 cubic yards	1	225.00	225.00
city:class 2 construction material after 3 7/17/20 4 yards josh odom	4	40.00	160.00

BALANCE DUE $385.00

Andy Schor, Mayor

Economic Development & Planning
Code Enforcement Office
316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

DAGNER NICHOLAS
1416 VERMONT AVE
LANSING, MI 48906

Violation Date:	06/23/2020
Violation Location:	1416 VERMONT AVE
Parcel No:	33-01-01-10-182-021
Compliance Due Date:	June 30, 2020

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

Violation: Indoor type furniture in the outdoors

INSPECTOR COMMENTS: ***Please remove the couch that's on the porch.***

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a $265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess graduated fees from $75.00 to $300.00 for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Code Officer: Joshua Odom (517) 483 4381 **Joshua.Odom@lansingmi.gov**

Andy Schor, Mayor

Economic Development & Planning
Code Enforcement Office
316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Trash Authorization Form

Submitted to: Eric Crutcher on 07/01/2020

TAXPAYER: DAGNER NICHOLAS, 1416 VERMONT AVE LANSING, MI 48906

Location of Work: **Enf Num: E20-28724**

Address: 1416 VERMONT AVE
Lot No:
Description:
Parcel No: 33-01-01-10-182-021

Remove Trash and Debris

Work Authorized:
Violation: Indoor type furniture in the outdoors

INSPECTOR COMMENTS: ***Please remove the couch that's on the porch.***

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 1 hour
Authorized Cubic Yards: 2

Warning Comment:
couch is on the porch

Submitted By: Joshua Odom (517) 483 4381

This action is authorized by the Manager of Code Compliance

IMG_1944 07/01/2020 15:03 JOdom2

IMG_1943 07/01/2020 15:03 JOdom2

1416

Jackson, Brian

From: dasiapitts@grassrootsmessages.com
Sent: Tuesday, December 1, 2020 12:40 AM
To: Clerk, City
Subject: [EXTERNAL] Protect the Lansing Community from Violent Policing

Dear Lansing City Council members, I'm writing today to demand your vote of no confidence for Mayor Andy Schor and Chief Daryl Green and that Lansing City Council conduct a hearing on both the murder of Anthony Hulon and police brutality recorded on Baker Street. Anthony Hulon was murdered in April, and I am appalled that there is no documentation of any investigation before Sgt. Edgar Guerra, Detention Officer Gary Worden, Detention Officer Charles Wright and Officer Trevor Allman were returned to work in the jail where they committed the murder. Week after week, community members have expressed fear that they could be the next George Floyd or Breonna Taylor because we did not yet know the name Anthony Hulon. While we were protesting police brutality this summer, the City of Lansing was covering up a murder. We need City Council members who protect our community from violent policing and hold responsible parties accountable. This is why I demand a vote of no confidence for Mayor Andy Schor and Chief Daryl Green and that you conduct a hearing on the murder of Anthony Hulon and police brutality recorded on Baker Street. Sincerely, Dasia

Jackson, Brian

From: heymannj94@grassrootsmessages.com
Sent: Monday, November 30, 2020 1:29 PM
To: Clerk, City
Subject: [EXTERNAL] Justice for Anthony Hulon -- Protect the Lansing Community from Violent Policing

Dear Lansing City Council members, I'm writing today to demand your vote of no confidence for Mayor Andy Schor and Chief Daryl Green and that Lansing City Council conduct a hearing on both the murder of Anthony Hulon and police brutality recorded on Baker Street. Anthony Hulon was murdered in April, and I am appalled that there is no documentation of any investigation before Sgt. Edgar Guerra, Detention Officer Gary Worden, Detention Officer Charles Wright and Officer Trevor Allman were returned to work in the jail where they committed the murder. Week after week, community members have expressed fear that they could be the next George Floyd or Breonna Taylor because we did not yet know the name Anthony Hulon. While we were protesting police brutality this summer, the City of Lansing was covering up a murder. We need City Council members who protect our community from violent policing and hold responsible parties accountable. This is why I demand a vote of no confidence for Mayor Andy Schor and Chief Daryl Green and that you conduct a hearing on the murder of Anthony Hulon and police brutality recorded on Baker Street. Sincerely, Jackie

Jackson, Brian

From: noweeable@grassrootsmessages.com
Sent: Monday, November 30, 2020 5:34 PM
To: Clerk, City
Subject: [EXTERNAL] Protect the Lansing Community from Violent Policing

Dear Lansing City Council members, I'm writing today to demand your vote of no confidence for Mayor Andy Schor and Chief Daryl Green and that Lansing City Council conduct a hearing on both the murder of Anthony Hulon and police brutality recorded on Baker Street. Anthony Hulon was murdered in April, and I am appalled that there is no documentation of any investigation before Sgt. Edgar Guerra, Detention Officer Gary Worden, Detention Officer Charles Wright and Officer Trevor Allman were returned to work in the jail where they committed the murder. Week after week, community members have expressed fear that they could be the next George Floyd or Breonna Taylor because we did not yet know the name Anthony Hulon. While we were protesting police brutality this summer, the City of Lansing was covering up a murder. We need City Council members who protect our community from violent policing and hold responsible parties accountable. This is why I demand a vote of no confidence for Mayor Andy Schor and Chief Daryl Green and that you conduct a hearing on the murder of Anthony Hulon and police brutality recorded on Baker Street. Sincerely, MaryAlice

Jackson, Brian

From: abaleada@grassrootsmessages.com
Sent: Monday, November 30, 2020 2:03 PM
To: Clerk, City
Subject: [EXTERNAL] Protect the Lansing Community from Violent Policing

Dear Lansing City Council members, I'm writing today to demand your vote of no confidence for Mayor Andy Schor and Chief Daryl Green and that Lansing City Council conduct a hearing on both the murder of Anthony Hulon and police brutality recorded on Baker Street. Anthony Hulon was murdered in April, and I am appalled that there is no documentation of any investigation before Sgt. Edgar Guerra, Detention Officer Gary Worden, Detention Officer Charles Wright and Officer Trevor Allman were returned to work in the jail where they committed the murder. Week after week, community members have expressed fear that they could be the next George Floyd or Breonna Taylor because they did not yet know the name Anthony Hulon. While they were protesting police brutality this summer, the City of Lansing was covering up a murder. The Lansing community demands that City Council members protect our community from violent policing and hold responsible parties accountable. This is why I demand a vote of no confidence for Mayor Andy Schor and Chief Daryl Green and that you conduct a hearing on the murder of Anthony Hulon and police brutality recorded on Baker Street. Sincerely, Tabitha

Jackson, Brian

From: motherflippinblog@grassrootsmessages.com
Sent: Monday, November 30, 2020 5:20 PM
To: Clerk, City
Subject: [EXTERNAL] Protect the Lansing Community from Violent Policing

Dear Lansing City Council members, I'm writing today to demand your vote of no confidence for Mayor Andy Schor and Chief Daryl Green and that Lansing City Council conduct a hearing on both the murder of Anthony Hulon and police brutality recorded on Baker Street. Anthony Hulon was murdered in April, and I am appalled that there is no documentation of any investigation before Sgt. Edgar Guerra, Detention Officer Gary Worden, Detention Officer Charles Wright and Officer Trevor Allman were returned to work in the jail where they committed the murder. Week after week, community members have expressed fear that they could be the next George Floyd or Breonna Taylor because we did not yet know the name Anthony Hulon. While we were protesting police brutality this summer, the City of Lansing was covering up a murder. We need City Council members who protect our community from violent policing and hold responsible parties accountable. This is why I demand a vote of no confidence for Mayor Andy Schor and Chief Daryl Green and that you conduct a hearing on the murder of Anthony Hulon and police brutality recorded on Baker Street. Sincerely, Tashmica Torok

Jackson, Brian

From: Tiye.taylor@grassrootsmessages.com
Sent: Monday, November 30, 2020 9:11 PM
To: Clerk, City
Subject: [EXTERNAL] Protect the Lansing Community from Violent Policing

Dear Lansing City Council members, I'm writing today to demand your vote of no confidence for Mayor Andy Schor and Chief Daryl Green and that Lansing City Council conduct a hearing on both the murder of Anthony Hulon and police brutality recorded on Baker Street. Anthony Hulon was murdered in April, and I am appalled that there is no documentation of any investigation before Sgt. Edgar Guerra, Detention Officer Gary Worden, Detention Officer Charles Wright and Officer Trevor Allman were returned to work in the jail where they committed the murder. Week after week, community members have expressed fear that they could be the next George Floyd or Breonna Taylor because we did not yet know the name Anthony Hulon. While we were protesting police brutality this summer, the City of Lansing was covering up a murder. We need City Council members who protect our community from violent policing and hold responsible parties accountable. This is why I demand a vote of no confidence for Mayor Andy Schor and Chief Daryl Green and that you conduct a hearing on the murder of Anthony Hulon and police brutality recorded on Baker Street. Sincerely, Tiye

Jackson, Brian

From: macie.schriner@grassrootsmessages.com
Sent: Monday, November 30, 2020 5:42 PM
To: Clerk, City
Subject: [EXTERNAL] Pass the Invest in the People of Lansing resolution

Dear Lansing City Council members, I'm writing today in support of the Invest in the People of Lansing resolution to reduce the Lansing police budget and reinvest those funds into other city programs, centering community input and those adversely affected by over-policing. Following the murders of George Floyd, Breonna Taylor, Dreasjon "Sean" Reed, and Tony McDade, and too many others, it is painfully clear that police systems are not keeping our communities safe, especially our Black and Brown communities. The way to reduce police violence is to reduce the scope, size, and role of police in our communities. The way we currently allocate money for the well-being of the community is not working. We need those resources in schools, toward our health, and for our futures. The Police budget has grown 11% over the past 3 years, at nearly double the rate of the Public Services budget and while the Human Services budget has decreased, reflective of a deadly skewing of our priorities. I ask that you listen to the public and the pain that many in our communities are in. This is a systemic problem, and you were elected to be part of the solution. I urge you to use your power to support this resolution and be on the right side of history -- building a new vision of community safety grounded in what our families and communities need to thrive. Sincerely, Macie

Jackson, Brian

From: David Fisher <fisherdavidp@gmail.com>
Sent: Wednesday, November 25, 2020 5:30 PM
To: Betz, Brandon; Clerk, City
Subject: RE: [EXTERNAL] Montgomery Drain Special Assessment Appeal -- next steps
Attachments: 1151 Shelter survey.pdf

Hello Brandon and City Council,

In regards to my appeal of the Montgomery Drain assessment, please find attached a topographical survey of my residence at 1151 Shelter Lane in Frandora Hills. This survey shows that all of the downspouts from my house outlet into the backyard. Furthermore, the yard grade slopes from the front of my home to a depressed area contained within my backyard, which is shown by the spot elevations noted. These spot elevations represent the change in height from the low point. For example, a spot elevation of +1.48' means it's that much higher than the low point at +0.00, This proves where the runoff goes from most of my property, including all of the roofs which all have gutters attached to surface outletting downspouts. Basically, my backyard is a rain garden.

The only portion of my property that drains to the street is in the front yard. That includes 3,251 square feet of low sloping lawn (permeable surface) and 952 square feet of driveway (impermeable surface) totalling 4,203 square feet, or .0965 acre. That is considerably less than the .23 acre of area used to calculate my assessment. Please consider these facts.

Thank you,

David Fisher
1151 Shelter Lane
Lansing, MI 48912
517-648-0970

On Thu, Nov 19, 2020 at 1:40 PM Betz, Brandon <Brandon.Betz@lansingmi.gov> wrote:

> Hi David,
>
> I wanted to let you know that council will be looking at each special assessment appeal to decide whether or not to grant the appeal on the 30th of November at 5pm at the Committee of the Whole. You are not required to attend, but I wanted to send this to you in case you'd like to watch the proceedings.
>
> I did note that you did not include any details in your appeal. If you'd like to give public comment at the beginning of the Committee of the Whole, we'd be happy to hear it.
>
> Best,
>
> Brandon

+1.38'

+.49'

+.24'

+.37'

ELEVATION CHANGES
IN RELATION TO
LOW AREA, TYPICAL

+1.09'

+.66'

+.27'

LOW AREA
ELEVATION
+0.00

RAISED BEDS

+1.61'

+1.48'

+.88'

+.28'

WOOD DECK

+.1.11'

+2.18'

+1.85'

+.1.36'

FENCE
LINE IS
SHIFTED

OUTLETS
UNDER DECK

OUTLET
LOCATION
SYMBOL,
TYPICAL

GARAGE

HOUSE
1151 SHELTER LN

+2.44'

DOWNSPOUT
LOCATION
SYMBOL,
TYPICAL

PORCH

WALK

LAWN
2551 SF

DRIVE
952 SF

LAWN
700 SF

GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

December 7, 2020

Sent via email to lovey723@gmail.com

L.M. C-Store, Inc.
d/b/a Bad Habits
2200 W Holmes Rd
Lansing, MI 48911-2401

RE: Request ID No. 2002-02607

Dear Applicant:

Enclosed please find a copy of the latest order regarding the above request, which the Commission originally denied on July 7, 2020.

At your request, the Commission recently held a formal hearing on the above-referenced matter on October 27, 2020. During this hearing, the Commission issued the enclosed order, which affirmed the Commission's previous order of denial. Please understand that we have marked our records accordingly.

If you have questions regarding this decision, please contact the Licensing Division at (866) 813-0011.

Sincerely,

Julie Wendt
Executive Services Director

JW:js

Enclosure

c: MLCC-Lansing District Office (sent via email to busses@michigan.gov)
Lansing Police Department (sent via email to daryl.green@lansingmi.gov)
City of Lansing (sent via email to city.clerk@lansingmi.gov)
Attorney Roger Isaac (sent via email to rgilaw@sbcglobal.net)

STATE OF MICHIGAN

DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LIQUOR CONTROL COMMISSION

* * * * *

In the matter of the request of **L.M. C-STORE, INC.** 2200 W Holmes Rd Lansing, MI 48911-2401 Ingham County	))))))	Request ID No. 2002-02607

At the October 27, 2020 hearing of the Michigan Liquor Control Commission in Lansing, Michigan.

PRESENT: Pat Gagliardi, Chair
Dennis Olshove, Commissioner
Geralyn A. Lasher, Commissioner

LICENSING APPEAL ORDER

On February 3, 2020, L.M. C-Store, Inc. ("applicant") filed a request to transfer ownership of a 2020 Specially Designated Distributor license only with Sunday Sales Permit (P.M.), from Mikho's Party Store Inc; and transfer location from 5101 S Pennsylvania Ave, Lansing, Ingham County to the above noted address, to be held in conjunction with existing 2020 Specially Designated Merchant license.

Article IV, Section 40, of the Michigan Constitution (1963), permits the legislature to establish a Liquor Control Commission, which shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. MCL 436.1201(2) provides the Commission with the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the manufacture, importation, possession, transportation and sale thereof.

At a meeting held on July 7, 2020, the Commission denied the request under administrative rule R 436.1105(2)(d) after considering a letter from the chair of the Lansing

City Council, as well as several letters from concerned citizens and several organizations, objecting to the issuance of a license to applicant, L.M. C-Store, Inc.

Roger Isaac, legal counsel on behalf of the applicant, submitted a timely request for an appeal in this matter and represented the applicant at the October 27, 2020 hearing.

After hearing arguments, reviewing the MLCC file, and discussion of the issue on the record, the Commission does not find error with the application of the Michigan Liquor Control Code or Administrative Rules in the issuance of its denial order dated July 7, 2020.

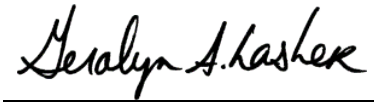
For the reasons stated on the record, the previous order is affirmed.

THEREFORE, IT IS ORDERED that the denial order of July 7, 2020 issued in this matter is AFFIRMED.

MICHIGAN LIQUOR CONTROL COMMISSION

Pat Gagliardi, Chair

Dennis Olshove, Commissioner



Geralyn A. Lasher, Commissioner

D3

Date Mailed: December 7, 2020

GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

Friday, December 11, 2020

Manraj II Corp
C/O Michael J. Brown, Attorney
mbrown@cebhlaw.com

RID # RQ-2012-15404 **Reference/Transaction:** TRANSFER OWNERSHIP 2020 SDD AND SDM LICENSED BUSINESS WITH SUNDAY SALES PERMIT (AM) AND SUNDAY SALES PERMIT (PM) FROM CARLO LITRENTA

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

Applicant/Licensee: Manraj II Corp

Business address and phone number: 6065 S Washington Ave, Lansing, MI 48911

Home address and phone number of partner(s)/subordinates:
Manwinder Kaur, 2681 Loon Ln, Okemos, MI 48864, C: 517-499-4883

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

Lansing District Office (517) 284-6330

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

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

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

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

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

SR

cc: MANWINDER KAUR: manrajliquor@gmail.com
LITRENTA, CARLO: janetmae45@comcast.net
LANSING CITY: chris.swope@lansingmi.gov