

AGENDA

Committee of the Whole AGENDA FOR JUNE 24, 2024 AT 5:30 PM



Lansing City Hall, Tony Benavides Lansing City Council Chambers
124 W. Michigan Avenue, 10th Floor

To provide input or ask questions on any item that is listed on the agenda,
members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting.
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UPDATED 06/21/2024

Council Member Garza, Chairperson

Council Member Hussain, Vice Chairperson

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. June 10, 2024
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Presentations:**
 - B. Highlights of Ingham County Specialty Courts - Judge Lisa McCormick and Judge Cynthia Ward
 - C. Highlights of Advance Peace - Dr. Shondra Marshall (Dir. Center for Racial and Social Justice MPH) and Charles Richardson (Strategy Manager Advance Peace)
 - D. Highlights for Sale of City Hall Property - John Paul Beitler, Beitler Real Estate
- 6. Discussion/Action:**
 - E. RESOLUTION - Workers Compensation Settlement; Claim #WC 2062876-01517
 - F. RESOLUTION - Grant Acceptance; Byrne State Crisis Intervention Program (SCIP) Grant to fund a regional gun violence reduction program
 - G. RESOLUTION - Budget Amendment; National Opioid Settlement Funds
 - H. RESOLUTION- Budget Amendment; Fiscal Year 2023-2024 Fourth Quarter
 - I. RESOLUTION - CDBG Budget
 - J. RESOLUTION - City Council Carry Forward FY2023/2024 Budget to FY2024/2025
 - K. RESOLUTION - Setting a Public Hearing on Sale of City Property; City Hall
 - L. RESOLUTION - First Amendment to the Lansing Public Media Authority Articles of Incorporation

Closed Session

- M. Pursuant to MCL 15.268(e), City Council will recess into closed session to consult with the City Attorney in connection with the following specific pending litigation. An open meeting will have a detrimental financial effect on the litigating or settlement position of the City of Lansing concerning these cases.

Atkinson v. City of Lansing
People of the City of Lansing v. Miggins
City of Lansing, et al. v. Purdue Pharma, et al. (Opioid Litigation)
City of Lansing v. Woodside Meadows Apts Owner LLC (Sycamore Townhomes)
Fisher v. City of Lansing
Fitzpatrick v. City of Lansing et al.
Harken v. City of Lansing
Hokenson v. City of Lansing et al.
Howlett v. City of Lansing
Hulon v. City of Lansing et al.
Lynn v. City of Lansing (2019)
Lynn v. City of Lansing, et al. (2023)
OPV Partners, LLC v. City of Lansing, et al.
Phillips v. City of Lansing, et al.
Simmons v. City of Lansing
Ward v. City of Lansing, et al.

Reconvene

7. **Other**
8. **Adjourn**

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

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MINUTES
Committee of the Whole
Monday, June 10, 2024 @ 5:30 p.m.
Tony Benavides Lansing City Council Chambers

CALL TO ORDER

Council President Garza called the meeting to order at 5:30 p.m.

PRESENT

Councilmember Peter Spadafore
Councilmember Adam Hussain
Councilmember Tamera Carter
Councilmember Trini Pehlivanoglu
Councilmember Jeffrey Brown
Councilmember Ryan Kost
Councilmember Jeremy Garza
Councilmember Brian T. Jackson

OTHERS PRESENT

Sherrie Boak, Council Staff
James DeLine, Interim Internal Auditor
Lisa Hagen-Lawrence, OCA
Greg Venker, OCA
Mark Lawrence, Mayor's Office
Kris Klein, LEDC
Barb Davidson, Ingham County 911
Nicole McPherson, Public Service
Loretta Stanaway
Desiree Kirkland, Finance Director
Angel Miller, Dir. Regional Smart Zone

Minutes

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM MAY 20, 2024, AS PRESENTED. MOTION CARRIED 8-0.

Public Comment

Ms. Stanaway spoke on funds towards the 911 services and reserve officers for future collaboration.

PRESENTATIONS

Ingham County 911 Director Barb Davidson – New 911 Mass Notification System

Ms. Davidson acknowledged Council for allowing her to speak. Ms. Davidson spoke on the new platform and the reasoning behind the change. Ms. Davidson provided a presentation that began with why the change from Everbridge to RAVE, how the RAVE program works,

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emergency notifications, response enhancements and data sharing. SMART 911 is a component, did not have to pay for this service, but assists the first responders.

Council Member Brown stepped away from the meeting at 5:39 p.m.

Ms. Davidson expanded in the presentation on all the tools that RAVE offers.

Council Member Brown returned to the meeting at 5:45 p.m.

Council Member Jackson stepped away from the meeting at 5:46 p.m.

Ms. Davidson spoke on the importance of accurate information, SMART 911, and then spoke on RAVE Link.

Council Member Jackson returned to the meeting at 5:48 p.m.

Council Member Hussain asked if there are specific dispatchers in the city limits. Ms. Davidson stated the call takers, work all together. There are 5 call takers, the calls are vetted and depending on what it is and where, it goes to the dispatchers. There are dispatchers specific to the city.

Council Member Hussain asked how 911 stays current with the City of Lansing Ordinances and law. Ms. Davidson stated she meets monthly with an advisory board and there are two from with the city specific and advise her on anything that needs to be changed. Council Member Hussain asked if those are public, and it is third Thursday of the month in Delhi Twp.

Council Member Garza asked about the apps, and if they recommend parents input or the children to do the app. Ms. Davidson recommended the parents should input.

Council Member Pehlivanoglu noted there is no data base to access, and asked to confirm that dispatchers have access. She asked what a GEO data base is, and confirm it is secured. Ms. Davidson stated it is secured with the national known company, and 911 cannot obtain any personal information. RAVE has met every security recommendation and has the highest security.

Council Member Jackson asked Ms. Davidson if there are any work with crisis teams and how has that worked. Ms. Davidson stated that the city is pushing the envelope with the LCAP unit and LPD social workers. The 911 is in conversation with community mental health, and 911 is hoping the millage that is on the ballot in August will pass and assist them.

DISCUSSION/ACTION:

RESOLUTION – Appointment Eric Tans, City of Lansing Member; CATA; Term to Expire 2026
Mr. Tan provided his experience and reason for interest of serving.

Council Member Jackson spoke in support of the appointment.

Council Member Hussain asked how he knew about the vacancy, and Mr. Tans stated he was not asked to apply, but does know the person who stepped down and therefore applied then.

Council Member Hussain asked any changes from the application since April when submitted. Mr. Tans stated no.

Council Member Hussain asked if he would be willing to attend neighborhood and constituents' meetings. Mr. Tans confirmed, and stated public transportation only works if the system works, and if it is not working CATA needs to get the feedback.

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Council Member Hussain asked Mr. Lawrence about the current vacancies on the Board. Mr. Lawrence stated he was not aware without checking.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF ERIC TANS TO CATA. MOTION CARRIED 8-0.

ACTION – Set a Public Hearing; Re-Adopting the Codified Ordinances

Council President Garza stated this is something that has been done annually. The City Attorney had no additional comments.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET A PUBLIC HEARING FOR THE CODIFIED ORDINANCES FOR JULY 8, 2024. MOTION CARRIED 8-0.

RESOLUTION – Annual Training Requirement; Boards/Commissions Ethics Ordinance, Conflict of Interest, and OMA

Council President Garza stated this is an annual recommendation from the Council and Mr. Venker stated he had no other comments.

Council Member Hussain asked who communicates with the Boards on this training. Ms. Hagen-Lawrence stated her understanding that the Clerk's office reaches out to the Board, Commissions and Authority members and they have to watch a video and sign a document. Council Member Hussain asked if there is a penalty. Ms. Hagen-Lawrence stated there is no penalty, this is a resolution not an ordinance. Council Member Hussain asked if new members are also required, and it was confirmed.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO REQUIRE ANNUAL TRAININGS FOR ALL BOARDS AND COMMISSIONS. MOTION CARRIED 8-0.

RESOLUTION – Greater Lansing Regional Committee for Stormwater Management Membership & Memorandum of Agreement

Ms. McPherson stated the membership is a continuation membership and Memorandum of Agreement. The benefit of this for the 16 communities, including the city, is to help with the requirements set forth by EGLE. This is for the discharge system, the requirements for the MS4 system, regional collaboration and assistance.

Council President Garza asked if this gets reviewed every 4 years, and Ms. McPherson stated they will review it regularly and provide recommendations for updates. The permit is every 5 years, and every time the agreement gets updated it does go back to Council.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR GREATER LANSING REGIONAL COMMITTEE FOR STORMWATER MANAGEEMTN MEMBERSHIP AND MOU. MOTION CARRIED 8-0.

DISCUSSION- Internal Auditor Annual Reporting; Long Term Debt and Analysis of the Financial Position of the City Debt Book

Mr. DeLine asked Ms. Kirkland to come to the well and acknowledged her for her collaboration on the reporting.

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Mr. DeLine confirmed that the long-term debt document was sent to each Councilmember in the packet for tonight's meeting and it was also sent to the Mayor and the City Clerk.

The report, which we often refer to as "the debt book" is based on information for fiscal year 2023. That means that all of the information is from June 30, 2023, or before. The information is audited information. The audit was conducted by the local firm of Maner Costerisan and was made available to the City in January 2024. This was compiled by the Interim Internal Auditor due to some turnover in the office of the internal auditor and he apologized for the delay.

Mr. DeLine then went through the report and highlighted what the report covers.

- Bonds account for 90% of the City's long-term debt.
- Councilmembers can find a listing of all bonds and other long-term debt instruments on pages 9 and 10.
- When the public voted to approve a new public safety facility, they voted to approve selling a bond.
- That particular bond sold in fiscal year 2023 had a big impact on the City's long-term debt.
- Due to the high interest rates dominate in 2023, this bond also carries the highest interest rate of any of the outstanding bonds at that time.
- There is a page in this document that shows how close a \$175 million bond pushed us to our legal debt limit. Councilmembers will find that chart on page 8.

Mr. DeLine concluded by noting the document itemizes every outstanding bond as well as installment purchases and loans. There is a 4-5% on the public safety bond, others are 1-2.75%. He was then asked about the legal debt limit, and stated \$360 million, of that the City has indebted on the bonds in FY \$229 million which leaves \$77 million as a small "cushion".

Council Member Spadafore asked how the legal debt limitation is calculated. Ms. Kirkland stated it is on the taxable value and can exceed that by 10%. Council Member Spadafore then asked if the debt is paid by the funds dedicated by the voters, and asked if there were any funds from GF. Ms. Kirkland confirmed that is correct but did not have currently have the exact figures. Council Member Spadafore asked if they were from the revenue bonds and Ms. Kirkland confirmed.

Council President Garza asked about the bond interest rates, public safety bonds. Ms. Kirkland confirmed that most of them are less than 4%, but cannot be more than average 5%, and they are looking to reduce. Council President Garza then asked if they had a reduction plan at which Ms. Kirkland stated they do not yet but have been in discussions with municipal advisors to provide direction.

Council Member Spadafore asked if the city, in the future, can look at how they can fall in line to be in the place where they are earning 5% and Ms. Kirkland confirmed, and the bonds have to stay with the construction and not go into GF.

Annual Financial Analysis of the City

Mr. DeLine began his presentation on the reporting, noting that this as well was sent to the Mayor and the City Clerk. He stated briefly that the book is based on information for fiscal year 2023. That means that all of the information is from June 30, 2023, or before and is documented and compiled from the Comprehensive Annual Financial Reports (CAFR) from fiscal year 2023 and also those from prior fiscal years. As with the long-term debt document, Mr. DeLine noted, the information is audited information, and the audit was conducted by the local firm of Maner Costerisan and was made available to the City in January 2024. Mr. DeLine did apologize for the delay in Council getting this report. He then went on to outlined

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why the Charter mandates an annual analysis of the financial condition of the City be done by the Internal Auditor. The 2023 report shows generally, revenues are up, and expenses are down. Keeping in mind that the city has several pockets of revenue and their individual related expenses. All funds are documented in the CAFR and most of them are in the Auditors report. Mr. DeLine outlined some key points.

- There are some financial aspects of the City that even people who can't balance a checkbook are aware of. We have heard for years that retirement benefits and healthcare costs will drive the city bankrupt. These costs each year are paid from what is known as to fiduciary fund. The fiduciary fund has maintained a net position over the years of approximately \$570 million dollars. This is not enough to equal our noncurrent liability but again, the financial condition of the City is good. The city is not going broke.
- The other fund often discussed is the general fund. This is the fund where our taxes go. So, everyone needs to know how their taxes are being spent. And while people have approved parks bonds and public safety bonds, the general fund still pays most of those expenses and, of course, pays for the Mayor, the City Council, me, the finance department and most of the people who work for the city as well as their supplies and equipment. In fiscal year 2023 you should know the general fund expenses were actually less that which was the final 2023 budget. Your city employees are being good at staying within budget. They are good stewards with your money.

Mr. DeLine concluded by acknowledging that fiscal year 2023 was a tough one for revenue. In order to completely fund the general fund, reserves combined with the use of Budget Stabilization Funds (the "rainy day fund") increased \$6.21 million from FY 2022. (CAFR 2023 Page 23). In addition, interest rates were quite high in 2023. General fund monies that the City had invested in Treasury instruments earned a great deal more interest in fiscal year 2023 than in 2022. Lastly, he acknowledged Ms. Kirkland for her assistance.

Council Member Jackson asked if there is a trajectory towards the City "going broke" and how does the City take into account COVID funds and the lack of. Mr. DeLine acknowledged the recent budget process Council went through noting the budget is tight. The administration is going well with that, and every fund is carrying forward a net fund balance, and there are funds. The trajectory is a positive one.

MOTION BY COUNCIL MEMBER HUSSAIN TO PLACE THE REPORTS ON FILE. MOTION CARRIED 8-0.

RESOLUTION- Local Development Finance Authority (LDFA) Budget Approval

Mr. Lawrence stated that this item was overlooked when the Administration did the budget. This error was corrected on the staff level, and in the future, it will be part of the budget process.

Mr. Klein and Ms. Miller presented the document. Mr. Klein started by acknowledging a miscommunication on this budget, but it does need to be adopted by Council before it goes to the LDFA Board, and then approved before the end of the Fiscal Year. It is a joint LDFA with the City of East Lansing, and in 2022 there was an extension. The budget reflects utilizing the funds that were available and fund balance of the 5-year capture. The amount captures for the city is \$0, which is the district where the McLaren campus at university park is. The development in that park did not occur. The base value was set high for \$11 million and current value is \$4 million. Mr. Klein confirmed the city does not owe anything, and therefore there is no City capture. This budget only utilizes the City of East Lansing only. With the collaboration it is 10% shared helps to invest in the city and the City of East Lansing. Ms.

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Miller confirmed there is no capture for the city, but the city benefits, and there are East Lansing businesses that have expanded into Lansing.

Council Member Hussain asked for the details on the LDFA Board meetings, and Ms. Miller stated they are Tuesdays at the Technology Innovation Center in East Lansing, and Council Member Hussain asked the administration to update the website because the website states they are ZOOM.

Mr. DeLine noted on the report that in the four (4) year history, only one year there was a positive budget. That being said, he asked how much of the fund balance is the LDFA. Mr. Klein stated that ultimately it is \$0 because even with the funding extended 5 years their goal is to spend it all.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE LDFA BUDGET. MOTION CARRIED 8-0.

Other

No other topics.

Adjourn

The meeting adjourned at 6:37 p.m.

Respectfully Submitted by,
Sherrie Boak, Recording Secretary,
Lansing City Council
Approved by the Committee

INGHAM COUNTY SPECIALTY COURT COALITION RESOURCE BOOK



To my fellow citizens of the City of Lansing, City of East Lansing, and all of Ingham County:

My name is Judge Lisa McCormick. I am a Circuit Court Judge for the 30th Circuit Court in Ingham County. I preside over the 30th Circuit Court Family Treatment Court and preside with Judge James Jamo over the 30th Circuit Court Mental Health Court. I am responsible for a docket that includes child abuse and neglect cases, child custody, parenting time, child support, delinquency, and Personal Protection Order hearings.

I founded this coalition with the hope of informing our community of the specialty court model and its unique approach to the cases before these specialty courts. This resource book highlights the different types of specialty courts in Ingham County. Regardless of the type of specialty court, the coalition was formed to unify all fourteen (14) specialty courts with the purpose of continuing to strengthen and build our programs for the betterment of the individuals we serve.

Our hope is this resource book informs the Ingham County community of all our specialty courts, the Judges who preside over them, the qualifications for the programs, and the referral process.

Thank you for taking your time to learn about the specialty court programs our county offers to the citizens Ingham County serves.

Sincerely,

Lisa McCormick

Hon. Lisa McCormick

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Mission: To build a collaboration among all Ingham County Specialty Courts with the purpose of identifying needed resources, advocating for those resources, and providing that information to the public.

Purpose: The Ingham County Specialty Court Coalition was formed to advance common community goals, identify solutions to address gaps for resources within the community, and to provide a resource book for the community regarding what our county has to offer through its unique approach for each case in front of our courts.

Contacts:

54-A District Court

Felony Sobriety Court	Coordinator (517) 483-4433
Domestic Violence Court	Coordinator (517) 483-6075

54-B District Court

Sobriety Court Judge	Coordinator (517) 351-7000
Drug Recovery Court	Coordinator (517) 351-7000
Veterans Treatment Court	Coordinator (517) 351-7000
All 54-B Specialty Courts	54Btreatmentcourts@cityofeastlansing.com

55th District Court

Mental Health Court	Coordinator (517) 483-8426
Sobriety Court	Coordinator (517) 483-8426

30th Circuit Court

Weapons Court	Coordinator (517) 483-6170
Swift and Sure Sanctions Court	Coordinator (517) 483-6130
Business Court	Coordinator (517) 483-6432
Phoenix Court	Coordinator (517) 483-6170
Mental Health (Circuit Court)	Coordinator (517) 483-6430
Truancy Court	Coordinator (517) 483-6373
Family Recovery Court	Coordinator (517) 483-6373

SOBRIETY COURT

Honorable Stacia Buchanan
Chief Judge, 54-A District Court



Chief Judge Stacia Buchanan has served at the 54-A District Court of Lansing since her appointment to the bench in 2017. Beginning in 2022, she is the chief judge.

Judge Buchanan received her Bachelor of Arts degree in Psychology from Oakland University and her Juris Doctor degree from Michigan State College of Law. During her time at MSU, she fell in love with the Lansing area and decided to stay and build a life in the community. Judge Buchanan began practicing criminal defense and family law in 2003.

Judge Buchanan has a mixed docket of civil, landlord-tenant, and criminal matters. She also presides over the Sobriety Court, and previously presided over the 30th Circuit Court Mental Health Court.

The 54-A Specialty Court focuses on alcohol and driving related offenses. The goal of the program is a healthier lifestyle free of substance abuse. The Specialty Court team includes probation, treatment providers, a prosecutor, a defense attorney and the presiding judge.

Sobriety Court is a program based on evidence-based treatments for substance use disorders. Sobriety Court Probation begins with a guilty or no contest plea to a felony Operating While Intoxicated offense. Sentencing is delayed for 12 months on the felony offense. The participant begins probation conditions including treatment, peer support, and monitoring. If the participant is compliant with the program at the conclusion of 12 months, the charge is reduced to a misdemeanor Operating While Intoxicated Offense. The participant is sentenced to misdemeanor probation for an additional 12 months. A successful participant graduates from the program with a new, healthier sober lifestyle. Participants are eligible for restricted Michigan driver's licenses through their participation in the program.

Participants receive graduated incentives and sanctions as they progress through the program. The program consists of four formal phases during the first year followed by the second year of probation. Each year decreases monitoring and places more personal responsibility on the participant as they become invested in their recovery. Reviews are in a hybrid format, with many participants participating in Zoom to reduce the transportation needed.

Eligibility Criteria:

Greater Lansing area resident

Guilty or No Contest plea to a felony Operating While Intoxicated Offense

Non-violent offender

No other pending charges

Must have a substance use disorder or have abused alcohol or other substances

Willingness to participate in the program!



54-A District Court DOMESTIC VIOLENCE COURT

Honorable Cynthia M. Ward
Judge, 54-A District Court

Judge Cynthia M. Ward was elected to the 54-A District Court on November 6, 2018; she currently serves as Chief Judge Pro Tem.

Court Overview:

The 54-A Domestic Violence Court (“DV Court”) is a specialty court working with participants who have committed Intimate Partner Violence (IPV). The guiding principles for the DV Court include (1) enhancing victim/survivor safety; (2) ensuring trauma-informed practice through court policies and procedures; (3) holding offenders accountable; and (4) valuing procedural fairness and constitutional protections. The DV Court team includes victim advocates, treatment providers, a prosecutor, a defense attorney, probation officer, law enforcement, and the presiding judge. The DV court is funded by the Michigan Department of Health and Human Services (MDHHS).

DV Court Probation and Judicial Oversight

The DV Court Probation is a 24-month program, featuring routine collaboration with the presiding judge and dedicated DV Court team to monitor and support participants to successfully complete their probation conditions. In addition to routine reporting to a dedicated probation officer and substance testing, participants in the program are expected to attend Probation Review Hearings, referred to as Judicial Reviews, with the presiding judge and DV team to monitor compliance. Judicial Review is conducted bi-weekly on Thursdays at 1:45 pm. Additionally, participants are expected to enroll in, participate in, and complete 52 sessions of Domestic Violence Programming as a part of their probation, a rehabilitative course hosted through Prevention and Training Services (PATs) that focuses on accountability of the perpetrator and the impact of domestic violence on children’s lives. The DV Court program also hosts a Virtual Assistance Center (VAC), a Zoom-based assistance “center” that connects participants with local agencies that help with employment, housing, substance abuse, and more. The virtual format helps promote accessibility for all involved parties, with Zoom’s “Breakout Room” function providing privacy for those interested in specific services. VAC is just another avenue offered by the DV Court program to promote rehabilitation of its participants so that they may lead more responsible and productive lives after the they are no longer on probation.

Eligibility Criteria

Lansing Area Resident

Must enter a plea of “Guilty” or “No Contest” to Aggravated DV or DV 2nd, or such other offense involving power and control dynamics as referred by the assigned Prosecutor

No pending charges that will result in extended custody



54-B District Court

SOBRIETY COURT

Honorable Molly Hennessey Greenwalt
Chief Judge, 54-B District Court

Judge Molly Hennessey Greenwalt is the Chief Judge of the 54-B District Court in East Lansing, and presides over the 54-B Drug Recovery Court, the 54-B Sobriety Court, and the Ingham County Veterans Treatment Court.

Judge Greenwalt received her B.A. from Boston College and her J.D. from Michigan State University College of Law. After law school, she served as a law clerk to Michigan Supreme Court Justice Stephen J. Markman, an Ingham County assistant prosecuting attorney, and a commissioner for the Michigan Supreme Court. In 2021, she was appointed to the bench by Governor Gretchen Whitmer and was elected thereafter.

Judge Greenwalt lives in East Lansing with her husband Kyle Greenwalt, who is an associate professor of education at Michigan State University. They have three school-aged children who keep them busy.

The 54-B Sobriety Court was established in 2014 by Judge Andrea A. Larkin. It targets individuals with substance use disorders who are charged with misdemeanor operating while intoxicated (OWI) offenses. The goal is to provide treatment, along with drug testing and judicial supervision, to reduce recidivism and promote purposeful, healthy lifestyles. Consistently, graduates of the 54-B Sobriety Court are less likely to recidivate than their matched comparisons.

What does the 54-B Sobriety Court have to offer?

A team approach in which the judge, prosecutor, defense attorney, probation officer, and treatment providers work together to help participants build long-term recovery.

Grant funding to help pay for treatment and testing.

Access to the specialty court interlock program and a restricted driver's license if eligible.

Assistance with housing, education, employment, and transportation.

Trained probation officer and peer recovery coach who understand substance use disorders.

Eligibility Criteria:

Program Length: 15-24 months

Diagnosed substance use disorder

Guilty or No Contest plea to a Misdemeanor Operating While Intoxicated Offense

Must work or live in Ingham County

Non-violent Offender

Willingness to participate in the program!

DRUG RECOVERY COURT

Honorable Molly Hennessey Greenwalt

Chief Judge, 54-B District Court



The 54-B Drug Recovery Court was established in 2016 by retired Judge Andrea A. Larkin and is presided over by her successor Judge Molly Greenwalt. It is the only adult drug court in Ingham County and targets individuals with severe substance use disorder, specifically those who have a severe opioid, stimulant, and/or sedative dependence.

The Drug Recovery Court uses a non-adversarial, treatment-based approach and draws on the expertise of a team of professionals, including the judge, prosecutor, defense attorney, probation officer, treatment providers, and peer recovery coach. The goal is to provide necessary treatment, along with drug testing and judicial supervision, to reduce recidivism and promote purposeful, healthy lifestyles. Consistently, graduates of the Drug Recovery Court are less likely to recidivate than their matched comparisons.

What does the 54-B Drug Recovery Court have to offer?

A team approach in which the judge, prosecutor, defense attorney, probation officer, and treatment providers work together to help participants build long-term recovery.

Grant funding to help pay for treatment and testing.

Access to medically assisted treatment (MAT).

Assistance with housing, education, employment, and transportation.

Access to the specialty court interlock program and a restricted driver's license if eligible.

Trained probation officer and peer recovery coach who understand substance use disorders.

Opportunity to connect with peers in recovery and build a healthy support system.

Eligibility Criteria:

Program Length: 18-36 months

Must work or live in Ingham County

High risk/High need offender

Guilty or No Contest plea to a Misdemeanor or felony offense

Diagnosed substance use disorder for severe dependence of opiates, sedatives, and/or stimulants

Non-violent offender

Willingness to participate in the program!

VETERANS TREATMENT COURT

Honorable Molly Hennessey Greenwalt

Chief Judge, 54-B District Court



The Ingham County Veterans Treatment Court (ICVTC) was established in 2010 by retired Judge David Jordon and was led for more than a decade by retired Judge Richard Ball. Since 2023, Judge Molly Greenwalt has had the privilege of presiding over the Court. The ICVTC is one of the first courts of its kind in Michigan and is the only veterans treatment court in Ingham County. It targets justice-involved veterans who have a substance use and/or mental health disorder. Its mission is to leave no veteran behind by successfully rehabilitating veterans, diverting them from the traditional criminal justice system, and providing them with the tools they need in order to lead productive and law-abiding lives.

The ICVTC draws on the expertise of a team of professionals, including the judge, prosecutor, defense attorney, probation officer, veterans justice outreach coordinator from the Veterans Administration (VA), a VA veterans service specialist, treatment providers, law enforcement, and veteran mentors. The team works to meet the distinctive needs of each individual veteran by connecting them to the services and benefits they deserve. Ninety-nine percent (99%) of veterans court graduates report an improved quality of life.

What does the 54-B Veterans Treatment Court have to offer?

A team committed to providing veterans the benefits they deserve, including: treatment, academic and vocational training, housing, transportation, medical, dental, and other services.

A veteran mentor to encourage and support the veteran through the court process.

Grant funding and VA support to help pay for treatment and testing.

Trained probation officer who understands substance use, mental health, and military culture.

Access to the specialty court interlock program and a restricted driver's license if eligible.

Consultation with a pro bono attorney to have convictions set aside under Clean Slate laws.

Opportunity to connect with fellow veterans and build a healthy support system.

Eligibility Criteria:

Program Length: 12-24 months

- Diagnosed substance use and/or mental health disorder
- High risk/High need offender
- Plea or No Contest to a Misdemeanor or felony offense
- Not dishonorably discharged (must provide current DD-214)
- Must work or live in Ingham County
- Non-violent offender
- Willingness to participate in the program!



55th District Court **MENTAL HEALTH COURT**

Honorable Richard L. Hillman

Judge, 55th District Court

Judge Richard L. Hillman presides over the 55th District Court Mental Health Court (“MHC”). Judge Hillman was appointed to the bench by Governor Gretchen Whitmer on April 7, 2020. He was elected to serve a six-year term in November 2020.

Prior to taking the bench Judge Hillman was an attorney working in private practice in the Greater Lansing Area for 32 years where he practiced criminal law and civil litigation at courts throughout Michigan. During his career as a lawyer he represented several individuals that suffered from mental health disorders and substance abuse disorders. His experience as a lawyer made him aware of the need for treatment for individuals suffering from mental illness and substance abuse disorders in the criminal justice system.

The Mental Health Court was founded in 2013 as an alternative to traditional probation for persons diagnosed with serious mental illness that are facing misdemeanor or felony criminal charges. MHC is a voluntary program where participants agree to engage in therapy and medical treatment as conditions of probation. MHC receives grant funding which helps pay for many services that participants could not otherwise afford. The mental health court team is made up of members including the judge, probation staff, Community Mental Health (“CMH”) staff, Department of Public Health physicians and staff, Peckham staff, and a volunteer from the National Alliance on Mental Illness (“NAMI”). The team meets weekly to discuss the needs of MHC participants.

Many MHC participants’ suffer from dual-diagnoses of mental health and substance abuse disorders. The Mental Health Court team is trained to address both diagnoses in order to help the participants get the necessary treatment. Mental Health Court probation is based on the stages of change model, where participants progress through the program is evaluated based on their stage of change. Phase 1 is the pre-contemplative stage, Phase 2 is the active stage and Phase 3 is the maintenance stage. All participants appear before the Court on a frequent basis to enforce accountability, to discuss their needs and to promote compliance with probation requirements.

The 55th District Court MHC program serves all of Ingham County and several surrounding areas. The program regularly accepts referrals from the 54-A and 54-B District Courts as well as the 30th Circuit Court in Ingham County. The MHC program also accepts referrals from Courts in the Mid-Michigan region including Eaton, Clinton, Ionia, Shiawassee, Jackson and Livingston Counties.

SOBRIETY COURT

Honorable Donald L. Allen
Chief Judge, 55th District Court



Judge Donald L. Allen, Jr., was appointed judge of the 55th District Court by Governor Jennifer Granholm on December 22, 2008. He was elected to the bench in 2010, re-elected in 2016, served as Chief Judge 2016-2017, appointed Chief Judge again in 2020, and re-elected again in 2022. His current term will expire on December 31, 2028.

Judge Allen is a 1983 graduate of Wayne State University Law School, served as an assistant attorney general with the Michigan Department of Attorney General from 1988 – 2005, when he was appointed deputy legal counsel to Governor Granholm.

In 2006 Judge Allen was appointed by Governor Granholm to serve as Director of the Office of Drug Control Policy (ODCP). Judge Allen continued to serve as Michigan’s “Drug Czar” until his appointment to the 55th District Court bench.

The 55th District Court Sobriety Court was founded in 2004 as an alternative for misdemeanor and felony defendants otherwise bound for jail or prison. Potential Sobriety Court participants are identified as early as possible, usually at arraignment, and referred to a pretrial supervision officer who monitors bond compliance and coordinates program eligibility determination. That process includes a full biopsychosocial substance abuse assessment and referral to appropriate substance abuse treatment. Once admitted, the program focuses on rewarding positive, healthy actions with incentives and addressing unhealthy behaviors with individualized sanctions.

The Sobriety Court team is composed of an interdisciplinary group of professionals with diverse backgrounds who meet weekly to discuss each case, plan for supervision, and address concerns or violations.

The program has five phases based on a crisis intervention model designed to respond to the initial arrest or crisis, help the participant stabilize and get sober, then enter into true recovery. The requirements at each phase are designed for that stage of the journey and prepare for future success. Each phase is a minimum of 12 weeks and phase transitions occur at the discretion of the Sobriety Court judge.

Program length and some discretionary probation terms are determined by conviction type. Participants who enter the program on a felony are ordered to serve 36 months in program and to complete 180 hours community service work, while participants who enter the program on a misdemeanor are ordered to serve 24 months in program and to complete 120 hours community service work.



30th Circuit Court **WEAPONS COURT**

Honorable Rosemarie Aquilina
Judge, 30th Circuit Court

Judge Rosemarie Aquilina was elected to the 30th Circuit Court for Ingham County in November of 2008. Previously, she served as a 55th District Court Judge for 4 years, during which time she served as Chief Judge as well as the Sobriety Court Judge.

Judge Aquilina retired Honorably from the Michigan Army National Guard after twenty years of service. She became part of Michigan's history by becoming the first female JAG Officer in the Michigan Army National Guard when she enlisted. Ultimately, she became one of the most requested JAG Officers because of her dedication to service and the soldiers she served with.

Judge Aquilina began her legal career serving as the Administrative Assistant to State Senator John F. Kelly for ten years. Thereafter, she partnered with Senator Kelly in a successful lobbying firm, Strategic Governmental Consultants, PLLC. At the same time, she opened Aquilina Law Firm, PLC, which grew to become very successful and which resulted in her becoming the host of Ask the Family Lawyer, which became syndicated. In addition, Judge Aquilina is a published author of a fictional novel and her next novel will be out soon.

Throughout her career, Judge Aquilina has given back to the community in numerous ways, and has served on numerous boards and commissions, including the Board of Water and Light and the City of Lansing Elected Officers Compensation Commission. She currently serves as a mentor for the State Bar of Michigan Lawyers and Judges Assistance Program.

Judge Aquilina started Weapons Court in 2023. The Mission of Weapons Court is to reduce crimes involving a weapon for juveniles who have committed a non-injury weapons offense by providing early intervention opportunities, utilizing community, local law enforcement, and a family focused approach. The purpose is to reduce overall recidivism and future weapons-based offenses through greater involvement between the juvenile, family, community and law enforcement.

Eligibility:

The youth resides within Ingham County.

Any gendered youth between the ages of 10 – 17 that received one or more of the charges listed below:

MCL 750.227: Carrying a Concealed Weapon Auto/Person (includes dagger, dirk, stiletto, double edge knife, etc.)

MCL 750.226: Carrying with Unlawful Intent

MCL 750.234e: Brandishing a Firearm in Public

MCL 750.237e: Weapon-Free Zone

Exclusion Criteria: Excluding any added counts classified under Crime Victims' Rights Act (PA 87 of 1985).

If the youth has prior formal court jurisdiction, said youth will not be eligible for Juvenile Weapons Court.

SWIFT AND SURE SANCTIONS PROBATION PROGRAM

Honorable Clinton Canady III
Visiting Judge, 30th Circuit Court



Judge Canady received his Bachelor of Business Administration degree from the University of Michigan, as well as his JD. He practiced with Stuart J. Dunnings Jr. (the father) at Dunnings and Canady for 13 years before starting his own practice, Canady Law Offices, in 1987. Judge Canady was in general practice for a total of 37 years, until his election to the Ingham County Circuit Court in November of 2010. He assumed office as of January 1, 2011, and served through December 31, 2022. He now sits on assignment with the Ingham County Circuit Court. Judge Canady has held positions with the State Bar of Michigan, National Bar Association, Wolverine Bar Association, and was the co-founder of the Lansing Black Lawyers Association now the Davis Dunnings Bar Association.

He served on the Lansing Regional Chamber of Commerce as a Director, Commissioner of the Lansing Board of Water and Light, and many other community organizations including Kappa Alpha Psi and Sigma Pi Phi Fraternities. He is a former member of the Board of Directors of the Ingham County Bar Association and served as a State Bar of Michigan Commissioner.

The 30th Circuit Court Swift and Sure Sanctions Probation Program (SSSPP) is an intensive supervision probation program focusing on high risk felony probationers. The primary goals of the SSSPP are to reduce: drug use, new crime, missed appointments in probation, probation revocations and incarceration rate. This is achieved through the key concepts of program fairness and sanctions that are swift, certain, consistent and proportionate. Probationers are informed during an Initial Hearing of the terms of their probation and of the consequences for violating those terms. Thereafter, probationers are closely monitored and sanctioned for every probation violation within 72 hours after the violation is reported to the Court.

The 30th Circuit Court Swift and Sure Sanctions Probation Program is presided over by the Honorable Clinton Canady III. The SSSPP Case Management Coordinator is Isabelle Bradley. Supervision and treatment coordination are conducted by representatives of the 30th Circuit Court, Michigan Department of Corrections specialized Probation Agents, and Ingham County Community Corrections.



30th Circuit Court **BUSINESS COURT**

Honorable Joyce Draganchuk
Chief Judge, 30th Circuit Court

Joyce Draganchuk was elected to the Ingham County Circuit bench in November 2004 and was re-elected in 2010, 2016, and 2022. She has been in the General Trial Division during her 20 years on the bench, where she hears criminal, civil, and appellate cases. She was appointed Chief Judge in 2022.

The Ingham County Business Court was established in 2013. All circuit courts with three or more judges are required by law to have a Business Court. Judge Joyce Draganchuk was appointed as Business Court judge by the Michigan Supreme Court for a 2013-2019 term. She was reappointed for a second term in 2019 that expires in 2025.

Business court jurisdiction is mandatory. The jurisdiction covers all business and commercial disputes between businesses or between a business and an individual with a current or prior relationship with the business. The amount in controversy must be over \$25,000, but injunctive or declaratory relief is also covered.

When attorneys file new cases that meet the Business Court jurisdictional requirements, they must assign a CB case code to it. Cases that are coded CB will automatically be assigned to the Business Court judge. Because jurisdiction is mandatory, the Business Court judge makes a weekly review of new filings and reassigns cases that are under Business Court jurisdiction but were not properly case coded.

Since its inception, the Business Court has taken in and disposed of over 900 cases. Some cases might involve a single-owner small business while others are multi-national complex business organizations. The dispute may be a simple breach of contract for non-payment, but more often it involves issues of non-compete agreements, use of confidential information, shareholder oppression, or business reorganizations through receivership.

The Business Court judge has received specialized training in business law and facilitative mediation. Through early judicial involvement in each case, the Business Court judge ensures that cases proceed efficiently and that rulings are delivered promptly. The management of the case by the Business Court judge ensures a swift resolution of conflicts, which allows businesses to resume functioning normally without the disruption of litigation.

PHOENIX TREATMENT COURT

Honorable Shauna Dunnings

Chief Judge, Ingham County Probate Judge



Judge Shauna Dunnings is a Probate Judge in Ingham County and she currently serves as the Chief Judge of Probate Court and Chief Judge Pro Tempore of the 30th Circuit Court. Her docket includes family law and probate matters. She also presides over the Phoenix Treatment Court which is a specialty court that serves youth who have a history of sexual abuse, exploitation, and/or commercial sex trafficking.

Prior to being elected to the Probate Court in 2018, Judge Dunnings served as the Circuit Court Administrator and the Friend of the Court Deputy Court Administrator and Attorney Referee in Eaton County. She was also in private practice for over a decade before working for the courts.

Throughout her career, Judge Dunnings has been actively involved with various professional organizations. She currently serves on the Michigan Supreme Court Commission on Diversity, Equity & Inclusion in the Michigan Judiciary. She also serves on the Michigan Probate Judges Association Board of Directors and she is a member of the State Bar of Michigan Probate and Estate Planning Section Council.

Phoenix Court is a treatment court specializing in youth who have sexual exploitation and/or human trafficking backgrounds. We partner with our youth to offer services and opportunities that foster personal growth and development in a safe and nurturing environment collaborating with community partners to provide services. The participants engage in trauma informed counseling as they transition through the 4 phases of the treatment court. Phoenix Court offers a compassionate, trauma-informed approach to change, offering a therapeutic environment with an emphasis on understanding, empathy and respect.

Mission Statement

The mission of Ingham County's Phoenix Therapeutic Court is to partner with our youth ages 12-18 who have been victims of sex trafficking or the commercial sexual exploitation of children (CSEC) using a trauma informed framework. This specialized treatment Court offers the youth services and opportunities to recover from traumatic experiences and foster:

Physical, mental, and emotional healing

Resiliency

Value in relationships

Empowerment

Independence

Stability

Prevention of future victimization and involvement with the juvenile justice system

REFERRALS

- Referrals may be made from Court workers, DHHS or private agencies.

ELIGIBILITY

- Current court jurisdiction in Ingham County
- Any gendered youth suspected of or known to be sexually exploited



MENTAL HEALTH COURT

Honorable James Jamo and Honorable Lisa McCormick

Judges, 30th Circuit Court



The Mental Health Court (MHC) program is designed to identify and provide services to participants convicted of non-violent felonies that have been diagnosed with severe mental illness. The program connects participants to mental & physical health services, substance use treatment, and community supports to help participants live stable, healthy, independent lives without committing further crimes.

The MHC program is a collaboration between the Ingham County 30th Circuit Court, Community Mental Health Authority (CMH), the Prosecutor's Office, the Public Defender's Office, and Probation. Judge James S. Jamo is the primary judge assigned to the MHC program, with Judge Lisa McCormick co-presiding.

Program length: 18 months minimum

Who can refer: Courts, prosecutors, defense attorneys, jail staff, pretrial services, treatment providers, members of the public

Eligibility criteria: Official diagnosis of severe mental illness
Ingham County Resident
Pled Guilty or no contest to a non-violent crime



The MHC program can help a potential participant receive an official diagnosis. Participants will also sign an agreement to comply with the program requirements and a release of information for certain private health information to be provided to the program.

When an individual is referred to the MHC program, the case is reviewed by the Prosecutor's Office to see if the crimes charged/convicted are legally eligible for participation. If legally eligible, the individual is scheduled for a screening with the MHC coordinator, then connected to CMH for a mental health assessment, and a substance use evaluation. A case is deemed clinically eligible if an individual has a mental health diagnosis that is severe and persistent. Once a case is deemed legally and clinically eligible, the case is transferred to Judge Jamo's docket for plea and sentencing into the MHC program.

The MHC program consists of three phases. Participants are required to attend regular review hearings with the Judge as well as weekly peer group meetings and therapy to provide support to participants and monitor program compliance. The goals for compliance will depend on each individual, however, common goals include attending treatment appointments, substance use testing, medication compliance, stable housing, employment, education, and development of community supports. Participants graduate and are released from Court supervision upon completion of all phases.



30th Circuit Court TRUANCY COURT

Honorable Carol N. Koenig
Judge, 30th Circuit Court Family Division

Judge Carol N. Koenig serves in the 30th Circuit Court of Michigan in Ingham County. She was elected to the bench in 2020. During her judicial tenure, she has presided in the Family Division. Prior to her election, she practiced in state and federal courts in Michigan and served as a Commissioner with the Ingham County Board of Commissioners. Prior to that, she was appointed as a Special Master on a class action covering all of the prisons and inmates in the Michigan Department of Corrections. She has also volunteered and served on over 25 local and international boards and commissions. Judge Koenig completed a Bachelor's Degree at the University of Detroit and a Juris Doctorate at Thomas M. Cooley Law School, Western Michigan University. She was admitted to practice in Michigan in 1995.

Truancy Court is a collaborative effort between the 30th Circuit Court – Family Division and the local school districts to reduce truancy and prevent delinquency. It is targeted toward middle and high school age students.

Referrals are most often made by the truancy officer of a participating school within the Ingham Intermediate School District but any youth living in Ingham County may be eligible and anyone may initiate a petition as long as school personnel have met and intervention has been sought previously per MCL 712A.2(a)(4).

To be eligible a student would have 10 or more unexcused absences in any one class and be capable of attending school on a regular basis. The Intake Referee holds an Inquiry and may or may not authorize based on risk level determined by the YLS (Youth Level of Service) short form or other exclusions which can occur due to current or past delinquency cases, current neglect cases, special education classification for emotional impairment, or repeated past Truancy Court involvement. The Family Services Director has the ability to make exceptions to criteria when necessary.

The intent is to remove barriers to attendance, improve the student and family's commitment to education, and provide initial outside motivation to begin the change.

Truancy Court Mission Statement:

The Truancy Court Program seeks to eliminate barriers and provide opportunities for academic and personal growth for adjudicated youth of Ingham County.

FAMILY TREATMENT COURT

Honorable Lisa McCormick

Presiding Judge, 30th Circuit Court Family Division



Judge Lisa McCormick is a Circuit Court Judge for the 30th Circuit Court in Ingham County, where she is assigned to, and presides over the Family Division. Judge McCormick is responsible for a docket that includes child abuse and neglect cases, child custody, parenting time, child support, delinquency, and Personal Protection Order hearings. Judge McCormick presides over the Family Recovery Court in Ingham County, and is Co-Presiding Judge for the Mental Health Court in Ingham County. In 2020, Judge McCormick was appointed by Governor Whitmer as a seated member of the Human Trafficking Commission for the State of Michigan.

The 30th Circuit Court-Family Recovery Court (FRC) started in 2007 by the Honorable Janelle Lawless. FRC focuses on addressing substance use or abuse through treatment, intensive supervision and support services, frequent judicial status review hearings, drug testing, and graduated incentives and sanctions. FRC uses a team approach that includes the Judge, prosecuting attorney, caseworkers, defense counsel, L-GAL and treatment providers. The team works together collaboratively to support the participant on their journey working towards sobriety and permanency for their children. In 2022, FRC became certified by the State Court Administrator's Office. Certification is based on current program operation meeting best practice standards in 10 different domains and is renewed every four years.

The mission of FRC is "To protect children from abuse and neglect precipitated by the substance abuse of a parent or caregiver. To encourage the healing and strengthening of families by addressing the comprehensive issues of the parents and their children through an integrated, court-based collaboration among service providers who work as a team to achieve safe and permanent placement through timely decisions, coordinated treatment and ancillary services with judicial oversight."

All of the participants in FRC have been petitioned to the Court for child abuse or neglect and the main barrier is substance abuse. FRC has both an in-home and out-of-home care component. Intensive case-work supervision is provided to prevent the removal of the child(ren) from parental custody while the parent is working on their recovery. FRC provides a path and often can provide permanence to families faster than families who do not receive FRC services. Increased supervision and support are critical components of FRC.

Family Recovery Court consists of a five-phase program with the first phase requiring weekly judicial reviews. As participants work through the phases, they are reviewed less frequently (at a minimum monthly) unless they need additional support. Each phase has certain criteria to achieve before participants become eligible for promotion. When a participant has earned their way through the last phase, a commencement ceremony is held to celebrate their achievements in the program. Celebrations are also held when a participant has removed the necessary safety barriers and have their child(ren) returned to their care and custody.



Advance Peace Lansing: 18 Month Data & Evaluation Report

Prepared by:
Prof. Jason Corburn, UC Berkeley, Center for Global Healthy Cities

Program Period: October 2022-March 2024

Report Date: June 2024

Citation: Corburn, J. 2024. Advance Peace Lansing, 2022-4 Data & Evaluation Report. Center for Global Healthy Cities, UC Berkeley.



Introduction

This report summarizes key findings from the Advance Peace (AP) Lansing program, Peacemaker Fellowship that ran from October 2022 through March 2024. The AP Lansing program spent the first months in a start-up phase, recruiting outreach workers, training them, and launching the street outreach apparatus. The community violence prevention and intervention work, including intensive participant mentoring and street outreach as part of the Peacemaker Fellowship was launched in October 2022. Thus, this evaluation report focuses on the period of the Advance Peace, Peacemaker Fellowship, **from October 2022 through March 2024.**

The Peacemaker Fellowship is an intensive program of mentorship, social services and opportunities for active firearm offenders who have not been apprehended by law enforcement. The Fellowship uses these methods and others described below to convince ‘shooters’ to stop, and get the healing and life supports they need to remain free and peaceful. This report was drafted by Professor Jason Corburn (jcorburn@berkeley.edu), from the UC Berkeley, School of Public Health and Center for Global Healthy Cities, along with research staff from the UCB Learning and Evaluation (L&E) team.

What is Advance Peace?

Advance Peace is a national non-profit, that works in multiple cities to reduce gun violence and promote community healing. Advance Peace reduces urban gun violence by engaging with the people most impacted by cyclical & retaliatory gun violence. The engagement is done by a team of mostly formerly incarcerated, street outreach workers. The outreach workers, called Neighborhood Change Agents (NCAs) engage those creating the gun violence risk daily, providing mentorship, helping mediate conflicts, managing anger, and enrolling them in the Peacemaker Fellowship.® While in the Fellowship, NCAs develop a Life Management Action Plan (LifeMAP) with each Fellow, which acts as their roadmap for activities, services and a transition to a more peaceful life. Also in the Fellowship, participants get intensive, one-on-one and group supports, counseling, social service navigation and referrals, as well as job readiness, internships, opportunities to travel and, if making progress, a LifeMAP milestone allowance. Advance Peace puts those most acutely impacted by gun violence at the center of developing solutions and focuses on healing the individual & supporting community change.

Community Violence Intervention (CVI) refers to strategies and programs specifically designed to reduce and prevent violence within communities, particularly in urban areas where such issues are often more pronounced. These interventions aim to address the root causes of violence, support affected individuals, and foster safer, healthier communities.

Key Findings:

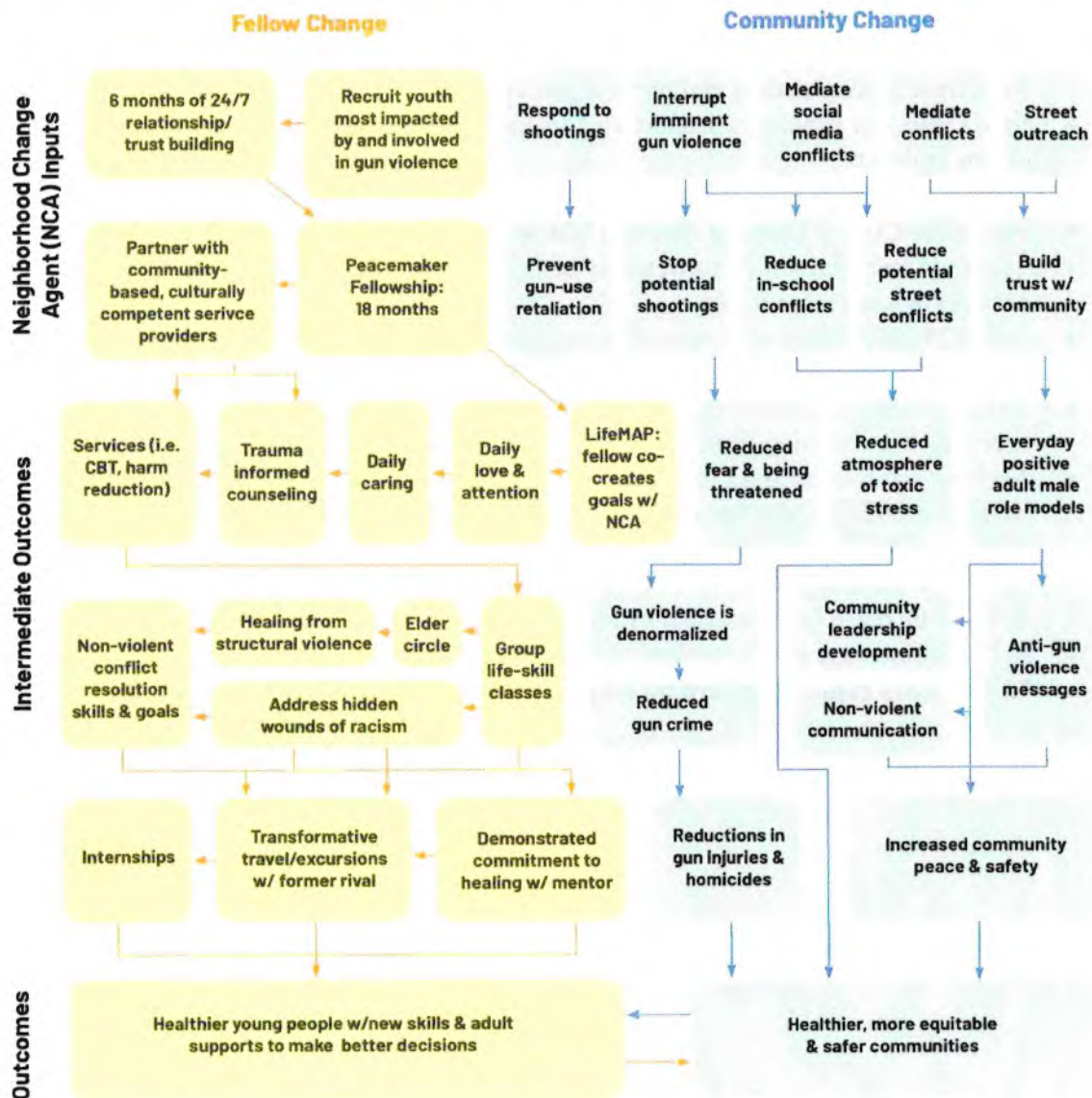
In less than 24 months, the AP Lansing program has achieved the following:

- Under the sponsorship of the Michigan Public Health Institute (MPHI), AP Lansing successfully hired a team of 4 outreach workers, trained them and deployed them into neighborhoods in under six months.
- The team of outreach workers, called Neighborhood Change Agents (NCAs) established trust with the community and with young people at the center of gun violence in Lansing.
- The NCA team engaged community members over 1,100 times for over 850 hours to build trust, understanding and prevent gun violence.
- NCAs invested 585 hours **mediating 146 community conflicts** that could have resulted in gun violence;
- **Prevented 41 potential shootings** by mediating conflicts where guns were present.
- **Saved the City of Lansing between \$28-49M** in costs associated with gun violence.
- Recruited and retained 15 participants or Fellows into the AP Peacemaker Fellowship.
- **All Fellows are alive today.**
- Only 12% of Fellows were receiving any social services when then enrolled in the Peacemaker Fellowship.
- 100% of fellows received trauma-focused cognitive behavioral therapy (CBT) and everyday life coaching from the NCA team during the Peacemaker Fellowship.
- All Fellows co-created a Life Management Action Plan (LifeMAP) with their Neighborhood Change Agent mentor and together they accomplished 52 different life affirming actions and goals.
- The NCA team delivered 1,574 Fellow Engagements for 4,336 hours.
- A 650% increase in the number of fellows receiving social services.
- A 1200% increase in the number of fellows reporting good mental health.
- **93% fellows report they are no longer using guns in conflictual situations.**



Advance Peace Theory of Change

As portrayed in the logic model below, Advance Peace uses intensive mentorship and healing supports direct at each fellow, along with community-based conflict mediations, to interrupt and end the cycle of retaliatory gun violence in communities. The intensive mentorship and services within the Peacemaker Fellowship aim to help heal traumatized young people, offer them healthy, caring adult guidance, and life affirming opportunities – and it is through this healing and inter-personal change, that peace comes to neighborhoods and cities experiencing firearm violence.





Data Sources:

The findings of this report reflect a mixed set of methods employed by the UCB team. First, observation and group focus groups were gathered with AP Lansing program staff. Next, we utilized weekly activity logs and case reports from **AP Lansing, Neighborhood Change Agents (NCAs)**, which captured all their street outreach activities, including conflict mediations. NCAs are the street outreach workers who engage those at the center of gun violence in Lansing daily.

Process Evaluation

The Advance Peace (AP) Lansing program is supported by the Advance Peace national non-profit and co-sponsored by the Michigan Public Health Institute (MPHI). The AP Lansing program launched in mid-2022. The first 3 months of the program were spent hiring and training outreach staff and identifying organizations and service providers that could best support the future fellows. The AP Lansing staff participated in outreach and mentorship trainings conducted by the national Advance Peace staff in California as well as data entry trainings led by the UC Berkeley Evaluation team. During this period, the AP Lansing staff was also identifying a first cohort of potential fellows.

Over the next year, the AP Lansing outreach team responded to shooting and built trust with the broader community. As a sign of their trust and credibility with the community, the outreach team of only four was soon being called by parents and community members to mediate conflicts. The outreach team attended many community events, such as sports games, and worked to ensure there weren't any conflicts that might erupt into gun fire.

By October 2022, the AP Lansing team had already conducted about six months of preliminary street outreach work and began identifying fellows. In October 2022, new fellows were invited to join the Peacemaker Fellowship. Once the cohort of fellows were recruited, they each developed a LifeMAP with their assigned NCA (described below).

In addition to one-on-one mentorship, the AP program began instituting group-based healing sessions, conflict mediations and transformative life opportunities. A weekly Life Skills class was established where all fellows that were part of the same groups would meet to learn, practice conflict resolution build trust with the entire NCA team. Eventually, the Life Skills classes included rival fellows and classes focused on ways rivals could resolve differences and find peaceful common ground.

Partnerships with community-based organizations, including the Village Lansing, Child and Family Charities and the East Side Community Action Center, were established to support needs and services for Fellows. The Ingham County Public Health Department also played a large role in supporting both NCAs and Fellows with systems navigation, including helping fellows access state and federal entitlements. In addition, after the first six months of start-up, monthly meetings with community stakeholders were held, coordinated by MPH, in order to share progress about the AP initiative.

Advance Peace Lansing – Peacemaker Fellowship Accomplishments Community Engagements & Violence Interruptions

The everyday work of the AP Lansing team includes street outreach, conflict mediations and fellow engagements. During the 2022-24 Peacemaker Fellowship, the AP Lansing team delivered **1,191 Street Outreaches for 855.5 hours**. Street Outreach is when an AP Lansing NCA engages someone with close proximity, influence, relevance & importance to a Fellow, like a family member, but the person is not a Fellow.

NCA Street/Community Conflict Mediations

Our research suggests that AP Lansing NCAs are regularly putting themselves in the middle of harm's way to diffuse conflictual situations, frequently where guns are present. This is not only life-threatening for the NCAs but can also be traumatizing for the outreach worker and their families. For example, we heard from outreach workers that regularly putting themselves in harm's way – while a necessary feature of the job – increased their anxiety and brought up their own past experiences with violence. We also learned that this is not a regular 9-5 job for the NCAs. They regularly respond to conflicts late in the evenings, on weekends and even at times when they were spending personal time with their loved ones. The AP Lansing team also spent time scanning social media looking for potential conflicts based on postings not just by their Fellows, but by others in the community. These social media posts, often insults or videos, can contribute to face-to-face gun violence confrontations in the community.

146 Conflict mediations for 585 hours – during the Peacemaker Fellowship.

The AP Lansing team mediates a set of different types of conflicts. Below we detail the number and hours spent on each type of conflict mediation. It is important to note that – much like street outreach - these numbers would be zero absent the AP Lansing program. In other words, we found that there was no other organization documenting the number, type and hours of community conflict mediations except Advance Peace Lansing.

26 General Conflict Mediations for 87 hours. These are interventions in the community to resolve a dispute that likely involves or impacts a Fellow and takes place during normal business hours. No guns were present or likely to be used. These number of conflict mediations occurred in the following neighborhoods: 97 – North Lansing; 98 – South Lansing; 46 – Central Lansing; 48 – East Lansing; 39 – West Lansing.

24 After Hours Conflict Mediations for 109 hours. These are general conflicts (see above) that occurs after normal business hours (i.e., in the middle of the night). *50% of these responses were in the South area.*

45 Shooting Responses for 120 hours. This is when an AP Lansing NCA goes to the scene of a shooting and works to understand what happened and prevent any potential retaliation.

81% of these responses were in the South area.

41 Cyclical & Retaliatory Gun Violence Interruptions (CRGVI) for 222.5 hours.

CRGVI are when an AP Lansing NCA interrupts a conflict where guns are present and/or very likely to be used. Also, where the conflicting parties are/have been engaged in retaliatory gun violence.

83% were in the South area.

9 Social Media conflict mediations for 45 hours – This is when an NCA scans social media and comments on, advises, intervenes to address a post made by Fellow on various social media (Instagram, Facebook, etc.) that likely antagonizes and could/does stimulate a violent response.

Lives & Public Resources Saved

AP Lansing stopped at least 41 shootings during the program period, based on the number of cyclical and retaliatory gun violence interruptions. Researchers at [Arizona State University](https://www.arizona.edu/) found that for each gang-related shooting there was an average of four retaliatory incidents. Thus, we could extrapolate that AP Lansing prevented up to 164 (4 x 41) shootings, many of which could have been fatal.

The National Institute for Criminal Justice Reform has estimated that in Detroit, each firearm homicide costs the city about \$1.7M and each non-fatal shooting about \$1.1M in police, EMS, health and criminal justice responses. In the US, the cost per gun homicide is about \$1.2M and about \$700,000 per non-fatal shooting.¹ If all 41 Cyclical and Retaliatory Gun Violence interruptions performed by AP Lansing didn't happen and instead those disputes resulted in a shooting, the costs would be about \$28.7M and if all 41 resulted in homicides the cost would have been about \$49.2M.

AP Lansing likely saved between \$28-49 Million in public dollars by preventing imminent shootings.

¹ See: https://nicjr.org/wp-content/uploads/2023/02/NationalCoVReport_022723.pdf & https://costofviolence.org/wp-content/uploads/2023/10/Detroit_10.5.2023.pdf



Conflict Response Details (Select summary of NCA entries)

I got wind of a situation where a young man put his hands on his girlfriend/baby mamma. And her family/parents got involved to defend (protect) her, which caused the young man to become very defensive making threats of gun violence. The father became enraged by the threats & started looking for the young man & his friends with his firearm, with the intent to shoot & or kill someone. I used my networking skills to identify & communicate with both sides until an agreement was made for everyone to stand down.

I'm with the mother of a shooting victim. It started as a fight until the guy that got whooped came by. I seen him while I was engaged with one of my fellows, keepin him calm. I seen the likely shooter. He was looking distraught. I approached him talked to him almost two hours until he said 'just take my gun, I don't wanna die.'

Caught wind of another fight and one of the parties was strapped up. I went up there and was able to talk him down. I then got his parents involved and they took his weapons. These beefing sides have not had any more retaliation. Just out here tryin to keep it that way. I also went and talked to the other side of beef. They know I took his gun and they gave me their word that they would not be hunting no more. Workin' both sides of this.

At the hospital after a shooting. Tending to both sides of the victims. The sisters of the victims were very emotional & wanted to fight each other. We intervened and prevented a fight that may have gotten out of hand.

Parent called about her kid coming home and left right back out. Turned out boy went home and grabbed a pistol. He was seen at his enemy's territory, so he expecting to need to use it. I was able to call a person from each click who was also there. I told them to stand down and walk away. So the groups left. My guy's mom finally arrived and took her son home without incident..

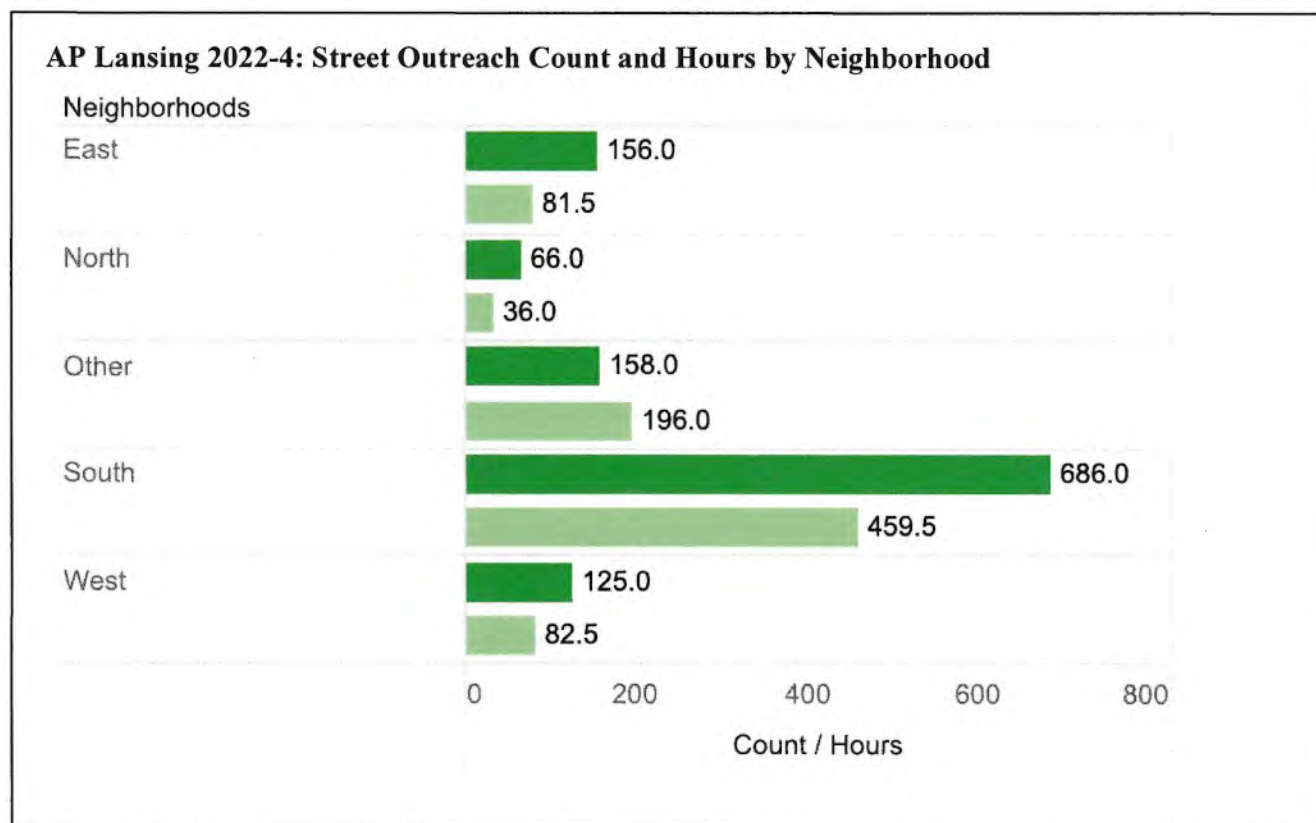
Drive-by shooting done on his house for third time. I told him retaliation is just going to hurt him and his family. He was hot but we pulled up and took him out for food. We talked for a few hours until he and the situation cooled down. Squashed that for the time being.

Met with victim and his family and talk to about how retaliation would only make things worse for everyone including himself. will stay on him. Using our time together to get him to stay off social media. With nothin to do, it just fires him up being on-line all day. We talking about taking some time to think about the consequences of what he do before acting.

Me and another NCA did one of our low-key pullups. We seen some of them driving around like on a mission. We was following them and get them thinking we was watching them. Which we was. we pull up they drive in circles then finally they pulled up so just being there prevented a senseless shooting they also later even admitted they was on bs and we was out cause they was hot

Got a call from one of our fellows and he was in a rage. He and his girl were fighting & arguing. She had went on Facebook (FB) live while they were screaming & yelling at each other. I had to call his girlfriend to make sure that she was ok 1st and then I had to ask her to delete the FB stat so that no further damage was done. We (NCAs) went there to pick him up. We spoke to them direly and their family members to make sure that there wouldn't be any retaliation.

I got a call but when I get there, I seen rival Fellows hanging out on they own. I got out and seen that Fellows were sticking up for one another in the street in front of they homies. I guess we created that and they went and resolved some shit on they own with us.



The Advance Peace Lansing, Peacemaker Fellowship

15 fellows
100% alive
73% not arrested
26% arrested on gun charge
1 fellow with new gun injury

At the heart of the Advance Peace program is the Peacemaker Fellowship. The **Peacemaker Fellowship** is the opportunity where enrolled Fellows receive everyday mentorship, 24/7, from their NCA & work to achieve personal **Life Management Action Plan (LifeMAP)** goals that will help them avoid gun violence.

The Peacemaker Fellowship only enrolls the most likely perpetrators of gun violence in Lansing, as determined by referrals from key partners, street knowledge of the outreach workers, and other information provided to Advance Peace leadership. The Fellows do not have to be gang-affiliated, of a certain age, or have other enrollment criteria except that they are highly likely to be/have been involved in gun crime and have avoided the reach of law enforcement to date.

Once Fellows are identified, they are recruited into the Peacemaker Fellowship. It is important to note that most potential Fellows are skeptical of the Advance Peace Program, they distrust most organizations, have been let down by most adults/institutions in their lives and are often living in the ‘shadows’ to avoid being a victim of gun violence themselves. Therefore, much work and time goes into recruiting and enrolling the right people into the Peacemaker Fellowship. This process takes at least six or more months in Advance Peace cities, and frequently potential fellows are engaged for some period of time until they agree to ‘officially’ enroll into the Peacemaker Fellowship.

Once a person agrees to enroll into the Peacemaker Fellowship, intake information on their background and experiences is captured in their ‘fellow profile.’ These data are gathered by their assigned NCA mentor, and includes their birthday, race/ethnicity, and questions about any experiences they have had that might be influencing their use of guns, traumas they might be grappling with, and characteristics that might be built upon to help them avoid a life of engaging in gun crime. The characteristics of the Advance Peace Lansing Fellows enrolled in the cohort 2022-24, appear in Table 1. We also capture fellow assets or strengths in order to build upon these in developing the Fellow’s Life Management Action Plan (LifeMAP) and to identify opportunities for them to pursue during the Peacemaker Fellowship.

Importantly, we found that over 85% of the fellows wanted to change their current life circumstances. We also found that about 12 % were receiving any supportive social services. This suggests that the AP Lansing fellows did not necessary want to be engaged in gun violence and were not being served by the different systems that might be able to help them avoid a life of crime and find an alternative path.

Many of the intake questions are specifically designed to capture Adverse Childhood Experiences (ACEs). Research suggests that self-reported ACEs is linked to trauma that adversely impacts decision making, interpreting social situations as safe or threatening and cognitive development. This research also reveals that it is possible to prevent the negative impacts of ACEs on behaviors by creating regular supportive connections in schools and the community, teaching anger management, and ensuring that young people have consistent healthy adult supervision/mentorship.^{1, 2, 3} We also note that the ACEs do not capture any specific exposure to gun violence. Research suggests that once a person is shot and survives and/or is exposed to gun violence, they are more likely to need but fail to receive PTSD and trauma counseling and other physical and mental health supports.^{4, 5} Those victimized by and exposed to chronic gun use are more likely to be re-victimized by a firearm and more likely to be a perpetrator of future violence, including but not exclusively by using a firearm.^{6, 7}

- 100% of the fellows enrolled voluntarily.
- Of the 15 enrolled Fellows, 90% are African American.
- Fellows' average age is 21 years old.

AP Lansing 2022-4: Fellow Assets/Strengths at Intake

	Percentage responding Yes
Is Open to Changing life	84.6
Has Artistic Talents	46.2
Has Marketable Skills	25
Has a Strong Work Ethic	46.2
Is a charismatic Leader	69.2
Is a critical Thinker	71.4

AP Lansing 2022-4: Fellow Risks at Intake

Risk factors for gun violence	Percentage responding Yes
Any Prior Arrests	73.3
Currently on Parole	66.7
Previously Incarcerated	78.6
Currently Employed	26.7
Ever in Foster Care	7.1
School Suspension	69.2
Currently receiving regular social services	12.2
Currently in School	33.3
Is a Parent	60.0

AP Lansing 2022-4: Fellow's Prior Adverse Experiences

Adverse Childhood Experiences (ACE)s questions	Percentage responding Yes
Ever/regular physically assaulted in home	92.8
Ever/regular verbal abuse	82.3
Ever on Food Stamps/food insecure	46.1
Ever homeless	42.8
Household member depressed	69.2
Witnessed domestic violence	50.0
Lived in household with addiction	86.6
Parent incarcerated	72.7
Ever witnessed a homicide	92.8
Has a Caring adult in life	21.4

AP Lansing 2022-4: Fellow Prior Gun Violence Exposures at Intake

Prior Gun Violence Exposure	Percentage responding Yes
Ever Shot at	86.7
Prior gun-shot injuries	23.1
Prior arrest on a gun/firearm-related charge	62.4
Family Member killed by gun	69.2

Life Management Action Plan (LifeMAP)

As described above, each fellow drafts an initial LifeMAP with their NCA, often building upon the findings of the intake questions. The LifeMAP sets short, medium and long-term goals for each fellow, specifies at least two actions for meeting each goal, and establishes goals in most, if not all, of the following eleven action areas: (1) personal safety (2) secure housing (3) education, (4) employment, (5) anger management & conflict resolution, (6) transportation (7) financial literacy (8) physical & mental health (9) substance use disorder support (10) recreation and (11) spirituality. Some typical short-term goals might be working on substance abuse or anger management issues; medium-term goals might be improving a relationship with a family member; longer-term goals might be obtaining a GED, a Social Security card, a driver's license, or a job.

100% of AP Lansing Fellows had a LifeMAP

30 LifeMAP goals & 22 actions were completed during the Peacemaker Fellowship

Lansing AP fellows' LifeMAP goals (examples):

- Complete HS
- Get classes done
- Go to school and graduate
- Take sports to next level
- Increase accountability for himself
- Obtain a drivers license
- Build a resume
- Stay employed
- Start a car detail business
- Improve relations with their family
- Save to own a home
- Complete probation
- Get an stay healthy
- Get off parole
- Get his own car
- Obtain a Passport

Advance Peace Lansing, Impact Evaluation:

The intensive, everyday mentorship provided by AP Lansing NCAs includes the direct delivery of supports to their fellows. These services can also be delivered to fellows by groups of NCAs and/or external (i.e., non-AP) professional service providers. The AP NCAs are trained to deliver street-level cognitive behavioral therapy (CBT), life coaching, and to help fellows navigate the social service bureaucracies and prepare for employment. As noted above, the entire team of AP Lansing NCAs delivers weekly Life Skills classes for the entire cohort, facilitates group elder circle meetings and curate out-of-town excursions and travel. We detail the percentage of AP Lansing Fellows that received specific services below. It is important to note that not all fellows need or get the same supports and services. The Peacemaker Fellowship is tailored to the specific needs of each fellow. Thus, some fellows may need more life coaching or social service navigation than others, and not all fellows meet the criteria to participate in out-of-town transformative travel opportunities.

During the Peacemaker Fellowship, the NCA team delivered 1,574 Fellow Engagements for 4,336 hours. These are 1-on-1 engagements between an AP Lansing NCA and their assigned Fellow. This means that on average, each fellow received about 105 engagements during the Peacemaker Fellowship. Ideally, the NCA is engaging their fellow three times a day, but some fellows were not enrolled for the full eighteen months or due to arrest or other issue were not available.

During the 2022-24 Peacemaker Fellowship, the AP Lansing team delivered **965 total services** to enrolled fellows (about 64 services per fellow). Of those 965 services (listed and described below), we also know how many unique fellows attended or participated in each service. Below we report on the percentage of AP Lansing Fellows that received a specific service for at least 12 months of the Peacemaker Fellowship or participated at least once in the service.

100% of Fellows received regular Cognitive Behavioral Therapy (CBT) sessions for at least 12 months. This is when an NCA helps their Fellow to identify & change the destructive or disturbing thought patterns and traumas that have a negative influence on their behavior and emotions. CBT helps Fellows reflect on their own thinking, slow down in key moments of conflict, practice less harmful responses in dangerous situations, and to being to adapt their behavior to a new, non-violent identity.

100% of fellows received regular Life Coaching sessions for at least 12 months. This is when an NCA delivers culturally responsive and competent support for a Fellow to help them identify their strengths, weaknesses and trauma, and help them overcome obstacles holding them back.

86% of fellows received Social Service Navigation support for at least 12 months. This is when an NCA supports their Fellow with any social services, such as the DMV, housing assistance, the legal system, welfare benefits, etc.

16% of fellows received Job Readiness supports at least once during the Fellowship. This is when an NCA supports a Fellow in preparing them for employment (i.e., create a resume, apply for certification classes, get an ID, etc.).

47% of fellows received support obtaining a paid **Internship** at least once during the Fellowship. These are opportunities for Fellows that are enrolled and participating in the Fellowship for at least six months. These typically are part-time paid opportunities that prepare a Fellow for full-time work.

100% of fellows participated in Life Skills Classes. These are groups of Fellows learning about important life affirming skills, frequently facilitated by an NCA or a third-party professional.

60% of fellows participated in an Excursion or Transformative Travel at least once during the Fellowship.

Excursions for fellows are necessary to allow them to experience things outside their regular element, and a gateway for them to understand that there are better opportunities in life. Excursions are the foundation for developing and measuring progress toward the transformative travel out of the country opportunities.

Transformative travel is when the AP Lansing team takes more than one Fellow out-of-state to a cultural, educational or other trip and exposes them to life-affirming opportunities. The Transformative Travel only occurs after a Fellow has been enrolled and actively participating in the Peacemaker Fellowship for at least 6 months, is making progress on their LifeMAP, is regularly attending Life Skills classes, and agrees to travel with another Fellow, who happens to be one of their rivals.

Additional skills/supports/trainings for Fellows:

In addition to the services described above, many fellows received supports tailored to their individual situations and needs, often identified through the LifeMAP and the on-going relationship established between the fellow and the NCA team.

- 27% - Attended Conflict Resolution/Anger Management/
- 40% - Violence Avoidance/Social Emotional Learning or Training
- 71% - Received De-escalation/Violence Interruption/Intervention Services
- 77% - Received Pro-social/Leadership Skills and Activities
- 50% - Received Substance Abuse Treatment
- 27% - Received/experienced Trauma-Informed/Restorative Justice Practices
- 13% - Received housing/homelessness supports
- 54% - Received food insecurity supports
- 40% - Received group/family counseling
- 67% - Received educational/GED supports

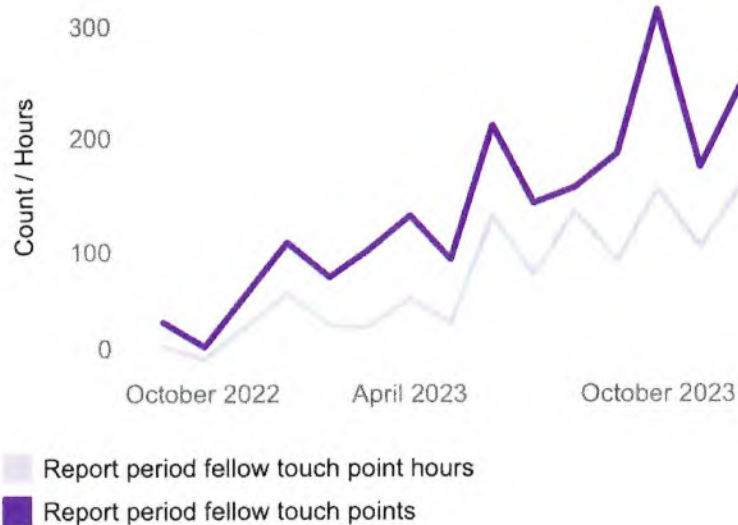
121 total Referrals, for 154 hours. The NCAs also refer their Fellows to social service providers, such as substance abuse, anger management, housing, food security and others. Referrals included anger management counseling, court/criminal justice system supports, DMV, family supports, housing and food assistance, health care, GED programs, mental health services, and substance abuse counseling, among others.

Transformative Travel Experiences

Eligible fellows traveled to New York City and to Paris on transformative travel experiences. Each trip was carefully curated by AP Lansing and AP National staff. Eight fellows, including those who were rivals, traveled to NYC. This was the first time that a number of these fellows had experienced leaving the State of Michigan. The fellows had the opportunity to visit Times Square, China Town, Spanish Harlem, visited historical landmarks/sites (Statute of Liberty), and several restaurants. NCA's took this opportunity to engage fellows in team building activities, building trust among opposite sides, and enhancing their role as credible messengers.

Four fellows traveled together with NCAs and AP National staff to Paris. This was a culture shock for most and the first time they had left the US. Once again, rivals traveled together and in the foreign but safe space of another country, began to create new understanding and bonds. During the trip and through sharing many very new experiences, these rivals began relying on each other to navigate a foreign place and connect to something familiar. They also let down their guard and had fun together. They even posted pictures together on social media and announced to the community back home that they were no longer beefing. Interest in AP Lansing among those in the community has increased from these transformative travel experiences.

Below: Time Series of Fellow touch-points (total engagements) per month: AP Lansing Peacemaker Fellowship, October 2022-March 2024



Influences on Peacemaker Fellows

Data were gathered during and at the conclusion of the Peacemaker Fellowship by NCAs about progress their fellows were making in a range of areas. NCAs entered data on whether or not they observed and/or their fellows told them that:

- (a) They had improved conflict resolution skills or not;
- (b) Their mental health was improving or not;
- (c) Whether they were or were not still using guns;
- (d) Whether they felt safer in their community; and,
- (e) If they now had a trusted adult in their lives to go to about any issue.

We used a McNemar's test (also known as the paired or matched chi-square) to examine the difference in the proportion of Fellows pre-and-post-intervention with the following outcomes or self-reports:

Fellow Variables	Total %
Prior incarceration to joining AP Lansing	73.3%
Incarceration since AP Fellowship	13.3%*
81.8% decrease in the number of Fellows incarcerated	
Gun shot injury prior to AP Lansing	86.7%
Gun shot injury since AP Fellowship	6.6%**
93.3% decrease in the number of Fellows with gun injury	
Any arrest prior to AP Lansing	73.3%
Any arrest since AP Fellowship	26.7%
63.6% decrease in the number of Fellows arrested.	
Receiving supportive social services prior to AP Lansing	13.3%
Receiving supportive social services since AP Fellowship	100%**
650% increase in the number of Fellows receiving social services.	
Reported good mental health upon entering AP	6.6%
Reported improved mental health end of AP Fellowship	86.7%**
1200% increase in fellow self-reporting good mental health	

[* = p value < 0.05; ** =p value <0.001]

The NCAs reported throughout the program and at the conclusion how each of their fellows was doing in terms of mental well-being, conflict management, whether they were still using a gun in conflictual situations, if they felt safer in their community, if their basic needs had improved and if they had a trusted adult to talk to in times of crisis. These questions aimed to capture how many fellows reported some improvements in their life outlook, their ability to manage conflicts, how they interpreted safety in their community, if their basic needs were being met and if they had a trusting adult to talk to if and when they experienced difficulty or just needed someone to talk to. We found overwhelmingly that the AP fellows reported positively to all these questions and almost none reported using guns to resolve conflicts.

Table : AP Lansing Fellows at the conclusion of the Peacemaker Fellowship

	% reporting Yes
Improved mental health	87
Improved conflict/anger mgt skills	87
Feels safer in my community	80
Not using guns to resolve disputes	93
Improved basic needs, including food, housing and clothing?	80
Have trusted adult in life I can talk to	93

NCA descriptions of their fellows' changes during the Peacemaker Fellowship:

- *When he put that suit on, he looked at himself in a way that he never had before. I saw him finally see his self the way I see him. It was amazing!*
- *He spoke about how his friends were giving him pushback about him being in Paris with & spending time with XX. They were once sworn enemy's & are members of rival gangs. He shared that he stood firm that he no longer has any problem with him & that they were cool & will remain that way regardless of how anyone else feels.*
- *Well, he hasn't been in any trouble and he hasn't shot at anybody. He's been staying out of arguments but he still does a lot of silly shit on the Internet*
- *Seems to be thinking about doing more important stuff instead of just silly street shit.*
- *He had shot a dude, but he and the dude that he shot squashed the beef, so yeah he's changing*
- *One of his Opps came to support another fellow and he used some action steps that we put in place, and it worked. Nothing popped off. I was super proud of him!!!*
- *His baby momma started tripping on him and instead of feeding into it he said he remembered what we discussed. He left her instead of arguing and called me. We talked about it. He went back to the house. They talked it out peacefully like young adults.*
- *He is better managing his relationship with his girl because he is talking about his trust issues and how it used to prevent him from even trying.*
- *He ran into one of his Opps and gave him a pass.*
- *haven't seen him angry in a long time.*

Conclusions

The AP Lansing program has made significant progress in its first 18 months. The program is operating with fidelity, fellows are benefiting from the mentorship of their NCAs and almost all fellows report improved life outcomes and not using guns since participating in the Peacemaker Fellowship. The AP Lansing program has also been successful in establishing community trust and is expanding its partnerships with service providers and other stakeholders in the community.

AP Lansing started with a small number of Fellows in their first cohort. This was a strategic decision so that the NCAs could learn how to fully implement the Peacemaker Fellowship. The NCAs also appear to be working as a team, not as isolated street outreach workers/violence interrupters. What this means is that each NCA supports the others in mentoring their fellows and resolving street conflicts. We heard that NCAs are frequently putting themselves in harm's way and experience significant trauma when a fellow or someone close to them is injured or killed. We also heard that continuing to prevent gun violence in Lansing will require expanding to additional communities, deepening engagement with school-age youth and expanding partnerships with service providers.

Implementing and maintaining a successful community violence intervention (CVI) program such as Advance Peace demands continually investing in community trust building and maintaining vigilance to engage those most likely to be active shooters. Once engaged, the Peacemaker Fellowship demands intensive, everyday engagement with the fellows to help them change their decision-making and deliver peace to their communities. We find that AP Lansing is moving in this direction. In order to sustain the momentum, we suggest AP Lansing consider the following as it enters its next phase:

- 1) identify and train additional Peacekeepers, these are outreach workers in-training;
- 2) more closely align with credible service providers to ensure fellows are receiving the supports they deserve;
- 3) identify additional sources of funding to ensure all the elements of the Peacemaker Fellowship are delivered to each fellow, that NCAs are fairly compensated for their time and that NCAs are given time for self-care and their own healing;
- 4) deepen the training opportunities for each NCA and identify trainings to build the entire outreach teams' collaborative skill sets;
- 5) identify fellows that should remain in the Peacemaker Fellowship and continue to invest in them, particularly those with great influence and those that could help recruit others into the Fellowship.

We find that AP Lansing has had success in their Peacemaker Fellowship. AP Lansing is saving lives, bring peace to communities and saving millions of taxpayer dollars by interrupting conflicts.

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Advance Peace
LANSING/INGHAM



Advance Peace An Overview of Shootings after 18 Months

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Advance Peace Lansing: An Overview of Shootings after 18 Months

The number of fatal and non-fatal shootings in Lansing, Michigan, rose dramatically between 2018 and 2020. The carnage alarmed community members and leaders alike. Lansing and Ingham County leaders agreed that gun violence was in fact a public health epidemic, and that new approaches were necessary to prevent shootings throughout the city. Law enforcement and members of the community recognized that a substantial amount of the violence was *cyclical and retaliatory*. Too often, one young person shot another, and there was a likelihood of a response. Some were afraid to consider taking a job, because of the dangers of being at a certain place at a known time. Often shootings occurred between rival groups, elevating the chances of retaliation and escalation.

Advance Peace Lansing is a response to the public health crisis of gun violence. It is modeled after the nationally recognized Advance Peace program. Advance Peace was created by a native of Lansing in Richmond California. It has expanded to at least 10 cities and has had promising results. Advance Peace Lansing is under the direction of the Michigan Public Health Initiative.

Peacemaker Fellows: Advance Peace seeks to reduce gun violence by identifying, supporting and ultimately transforming the lives of young people who are at the center of gun violence in Lansing. Many have been perpetrators or victims of violence, witnessed homicides or have family members who have died from gun violence. Advance Peace Lansing recruits them to participate in an 18-month Advance Peace, Peacemaker Fellowship program. There were 15 Fellows in the first cohort, which ended in March 2024. They receive a wide range of intensive, high-touch services and support, such as life coaching, cognitive behavioral therapy and job readiness. These are all tailored to their individual needs to help the fellows find a better, safer life path.

Street outreach. Advance Peace has hired neighborhood change agents, who have had their own previous experience with gun violence and now play critical roles in mentoring and supporting the Peacemaker Fellows. They reach out and build relationships in the streets and neighborhood and gain valuable information about hotspots for potential violence. They often mediate and interrupt conflicts to prevent gun violence.

Partnering with law enforcement. Advance Peace operates independently from law enforcement, but they maintain open lines of communications. They meet monthly to share data and review recent shootings. They also share information about hotspots that present particular risks of future gun violence.

Building out: Advance Peace Lansing began in the southwest part of Lansing, because it has historically had the largest amount of gun violence. Building on its initial success, Advance Peace is expanding to cover the rest of the city and create a presence around city high schools. Expansion to East Lansing is also in the works.

Funding: Advance Peace has received financial support from the city of Lansing, Ingham County, the state of Michigan and the U.S. Department of Justice.

Collaboration and evaluation: Researchers from the University of California at Berkeley and Michigan State University are evaluating Advance Peace Lansing to better understand its effectiveness and inform changes.

The goals: Advance Peace strives to reduce cyclical and retaliatory violence by 40% by 2025. The goal is to have 60 Peacekeeper Fellows in 2024.

The Results:

The Advance Peace Lansing Program aims to reduce gun violence and promote community healing. This is accomplished by engaging with the people most impacted by cyclical and retaliatory gun violence. Advance Peace Lansing launched in October 2022 and completed its work with the first cohort of Advance Peace fellows in March 2024. This brief summarizes shooting victimizations in Lansing, MI. Data for the current report were provided by the Lansing Police Department and reflect fatal and non-fatal shootings from January 1, 2021, through March 31, 2024. Please note that the base frequencies for shootings, particularly fatal shootings, are relatively low and percentage change should be interpreted with caution.

Section 1

This first section of this brief provides an overview of shooting victimization in Lansing, MI. This includes frequencies and percentage change by year, quarter, and sector.

Table 1. Frequency and Percent Change of Fatal and Non-Fatal Shooting Victimizations, 2021 – 2023

	Fatal	Non-Fatal	Total	% Change
2021	23	83	106	--
2022	13	58	71	-33.0%
2023	13	66	79	+11.3%

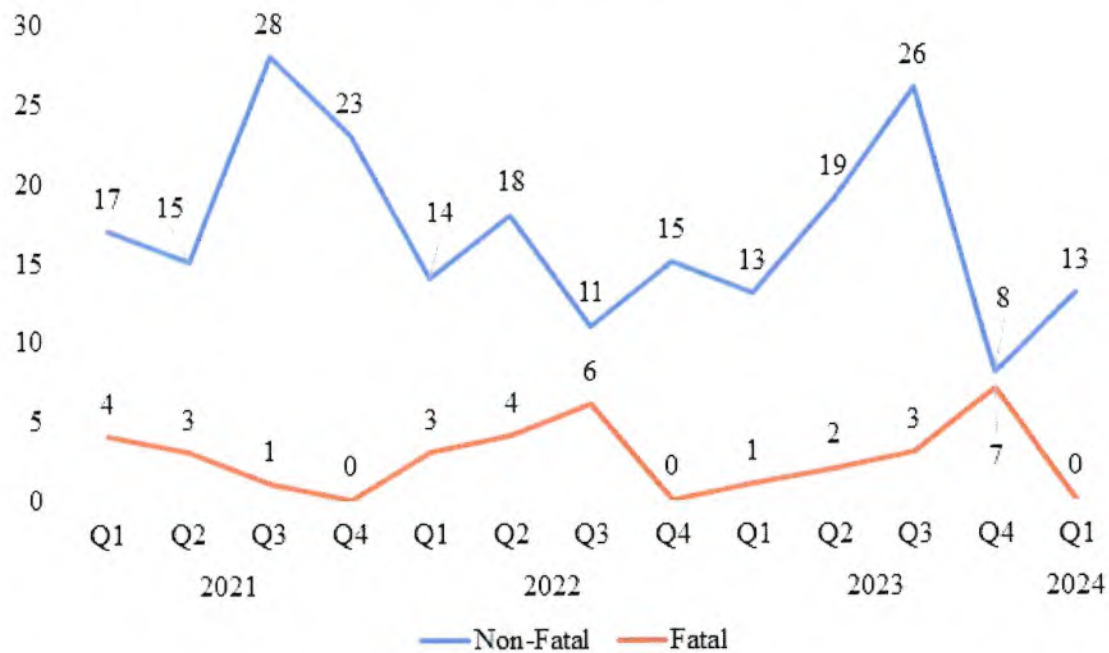
Overall, Lansing experienced a total of 106 shooting victimizations in 2021 (Table 1). From 2021 to 2022, there was a 33% decrease in shooting victimizations. From 2022 to 2023, there was an 11% increase in shooting victimizations.

Table 2. Frequency and Percentage Change in Shootings Victimizations by Quarter

	2021	2022	% Change	2023	% Change	2024	% Change
Quarter 1	21	17	-19.0%	14	-17.6%	13	-7.1%
Quarter 2	24	22	-8.3%	21	-4.5%	--	
Quarter 3	34	17	-50.0%	29	+70.6%	--	
Quarter 4	27	15	-44.4%	15	--	--	
Total:	106	71	-33.0%	79	+11.3%	--	--

As seen in Table 2, there were decreases in shooting victimizations across all four quarters from 2021 to 2022 with the largest decrease (50%) occurring during the third quarter of the year. From 2022 to 2023, an 18% decrease was observed in quarter 1, a 5% decrease in quarter 2, a 71% increase in quarter 3, and no change in quarter 4. From 2023 to 2024, there was a 7% decrease in quarter 1. Figure 1 illustrates the trends in fatal and non-fatal shooting victimizations by quarter.

Figure 1. Trends in Fatal and Non-Fatal Shooting Victimization by Quarter



The city of Lansing is divided into four sectors or wards: Northeast (sector 1), Southeast (sector 2), Southwest (sector 3), and northwest (sector 4). Table 3 illustrates the frequency and percentage change in shooting victimization across the four sectors. From 2021 to 2022, all four sectors experienced a decrease in shooting victimizations ranging from 21%-40%. From 2022 to 2023, the northeast saw no change in the frequency of shooting victimizations. There was a 26% decrease in the Southeast, a 5% decrease in the southwest, and a 35% increase in the northwest.

Table 3. Frequency and Percentage Change in Shootings Victimization by Sector

	2021	2022	% Change	2023	% Change
Northeast	20	12	-40.0%	12	--
Southeast	24	19	-20.8%	14	-26.3%
Southwest	33	21	-36.4%	20	-4.7%
Northwest	29	19	-34.5%	33	+34.5%
Total:	106	71	-33.0%	79	+11.3%

Section 2

The Advance Peace initiative was launched in October 2022. This second section of the report focuses on providing an overview of shooting victimizations prior to the implementation of Advance Peace and during the implementation of Advance Peace.

Table 4. Frequency and Percentage Change in Fatal and Non-Fatal Shootings Prior to and During Advance Peace

	April 2021 – September 2022	October 2022 – March 2024	% Change
Fatal	32	13	-59.4%
Non-Fatal	109	94	-13.8%
Total:	141	107	-24.1%

From April 2021-September 2022 (18 months prior to Advance Peace) there were a total of 31 fatal shootings and 109 non-fatal shootings. During the 18 months of Advance Peace (October 2022 – March 2024), there were a total of 13 fatal shootings and 94 non-fatal shootings. This equates to a 59% reduction in fatal shootings and a 14% reduction in non-fatal shootings. Overall, there was a 24% reduction in total shooting victimizations.

Advance Peace Lansing operates in the Southwest sector of the city. Therefore, Table 5 provides estimates of shooting victimizations by sector 18 months prior to program implementation and during implementation.

Table 5. Frequency and Percentage Change in Fatal and Non-Fatal Shootings Prior to and During Advance Peace by Sector

	April 2021 – September 2022		October 2022 – March 2024		% Change	% Change
	Fatal	Non-Fatal	Fatal	Non-Fatal	Fatal	Non-Fatal
Northeast	4	20	2	17	-50.0%	-15.0%
Southeast	9	26	2	16	-77.8%	-38.5%
Southwest	5	35	4	26	-20.0%	-25.7%
Northwest	14	28	5	35	-64.3%	+25.0%
Total:	32	109	13	94	-59.4%	-13.8%

There were reductions in fatal shooting victimizations across all four sectors of the city during Advance Peace operations relative to the 18-month period prior to implementation. Reductions ranged from 20-75% with a 20% reduction in the southwest sector. The northeast, southeast, and southwest sectors all experienced reductions in non-fatal shootings, while the northwest experienced an increase. The southwest experienced a 26% reduction in non-fatal shootings. In contrast, the northwest experienced a 25% increase.

Looking back, looking forward

Gun violence has fallen in southwest Lansing, and city wide. While researchers say it is not possible to prove establish causality at this point in time, these are clearly the outcomes Advance Peace Lansing was created to support. It is especially important to note that all the Peacekeeper Fellows are still alive, and a large majority have neither been victims or perpetrators of gun violence. The majority of the Fellows stayed with the program for the 18-month duration. There is, at a minimum, hope that many lives are being transformed.

We are grateful that leaders in the city of Lansing, Ingham County, the state of Michigan and the U.S. Department of Justice have embraced the early success of Advance Peace Lansing. They are now investing additional funds to bring the program up to scale and make further advancements in reducing gun violence.

Advance Peace Summary
As of 06/01/2024

STATUS	DATE	PROJECT CODE	PROJECT NAME INGHAM COUNTY	TOTAL BUDGET	EXPENDED	REMAINING BUDGET
Open	3/1/24-2/28/25		City of Lansing Expansion	\$ 175,000.00	\$ 75,908.52	\$99,091.48
			CITY TOTAL	\$ 175,000.00	\$ 75,908.52	\$ 99,091.48
Closed	6/1/22-2/28/23	F-66713	Ingham County Local Oper Yr 1	\$ 203,975.00	\$ 203,975.00	\$ -
Closed	3/1/23-2/28/24	23-PA-100039	Ingham County Local Oper Yr 2	\$ 471,751.00	\$340,516.44	\$ 131,234.56
Closed	3/1/23-2/28/24	23-PA-100039	- Charity Donations	\$ 1,849.08	\$ 1,849.08	
Open	3/1/24-2/28/25	24-PA-100039	Ingham County Local Oper Yr 3	\$ 513,339.00	\$164,788.77	\$348,550.23
			SUB TOTAL	\$ 1,190,914.08	\$ 711,129.29	\$ 479,784.79
Closed	10/1/21-9/30/23	S-66712	Ingham County Eval/TA Yr 1	\$ 122,293.00	\$ 122,293.00	\$ -
Closed	10/1/21-9/30/23	S-66712	Ingham County Eval/TA Yr 1	\$ 750.00	\$ 750.00	
Open	10/1/23-9/30/24	23-PA-100109	Ingham County Eval/TA Yr 2	\$ 129,750.00	\$8,289.88	\$ 121,460.12
Future Budget	10/1/24-9/30/25	TBD	Ingham County Eval/TA Yr 3	\$ 134,485.00		\$134,485.00
			SUB TOTAL	\$ 387,278.00	\$ 131,332.88	\$ 255,945.12
Open	7/1/23-2/28/25	23-PA-100089	Ingham County Slotkins	\$ 358,062.00	\$102,430.27	\$ 255,631.73
			SUB TOTAL	\$ 358,062.00	\$ 102,430.27	\$ 255,631.73
			INGHAM TOTAL	\$ 1,936,254.08	\$ 944,892.43	\$ 991,361.65
STATUS	DATE	PROJECT CODE	PROJECT NAME OTHER FUNDERS	TOTAL BUDGET	EXPENDED	REMAINING BUDGET
Closed	10/1/21-9/30/22	S-30101-11	DOJ Byrne Year 1	\$ 209,920.13	\$ 209,920.13	\$ -
Closed	10/1/22-9/30/23	S-30101-12	DOJ Byrne Year 2	\$ 331,859.50	\$ 331,859.50	\$ -
Open	10/1/25-9/30/26	S-30101-13	DOJ Byrne Year 3	\$ 455,588.00	\$ 246,801.13	\$ 208,786.87
			TOTAL	\$ 997,367.63	\$ 788,580.76	\$ 208,786.87
Open	10/1/23-9/30/24	23-PA-100095-11A	DOJ CVIPI Expansion Yr 1	\$ 85,762.00	\$ 16,068.90	\$ 69,693.10
Future Budget	10/1/24-9/30/25	TBD	DOJ CVIPI Expansion Yr 2	\$ 949,460.00		\$ 949,460.00



Future Budget	10/1/25-9/30/26	TBD	DOJ CVIPI Expansion Yr 3	\$ 964,426.00		\$ 964,426.00
			TOTAL	\$ 1,999,648.00	\$ 16,068.90	\$ 1,983,579.10
Open	10/01/23 -09/30/24	24-PA-100129-12A	MDHHS CVI Year 1	\$ 334,895.00	\$ 34,834.50	\$ 300,060.50
Future Budget	10/1/24-9/30/25		MDHHS CVI Year 2	\$ 665,132.00		\$ 665,132.00
			TOTAL	\$ 1,000,027.00	\$ 34,834.50	\$ 965,192.50
OTHER TOTAL				\$ 3,997,042.63	\$ 839,484.16	\$ 3,157,558.47
CITY AND INGHAM GRANT TOTAL				\$ 2,111,254.08	\$ 1,020,800.96	\$ 1,090,453.12
TOTAL GRANTS				\$ 6,108,296.71	\$ 1,860,285.12	\$ 4,248,011.59
Awarded			MSP - CVI SCIP - Gun Violence	\$ 388,000.00	\$0.00	\$ 388,000.00

Advance Peace Evidence-Based Practices

*By: DeVone Boggan, CEO, Advance Peace
Paul Elam, Chief Strategy Officer, MPH*

MPHI.org
advancepeacelansingingham.org

Advance Peace Evidence-Based Practices

The Advance Peace (AP) model is an evidence-based gun violence interruption strategy building relationships with the few individuals who are most likely to be involved in cyclical and retaliatory gun violence. AP interrupts this cycle and saves lives.

The Advance Peace strategy provides Fellows with 13 evidence-based interventions that together play an important role in preventing further involvement in crime.¹ A primary characteristic of the target population is a lack of connection to resources and positive adult role models. Without the chance to envision another way of living or access to the resources that would allow for choice of an alternative way of life, the possibility of change is extremely low.

The elements of the Advance Peace strategy are designed to work together to help Fellows build connections to caring adults, obtain services they need to address needs such as past trauma, educational failure, or lack of housing, and build a pathway to a healthier life that is free of violence.

The centerpiece of the Advance Peace strategy is a high-touch and personalized 18-month Peacemaker Fellowship®. The Peacemaker Fellowship® is grounded in evidence-based practice and includes seven intensive daily touchpoints between program staff, volunteers, and Participating Fellows. Participants are intentionally given the title of Fellow to communicate the value and real-life opportunity of the Fellowship and underscore that they are active partners in this process.

Advance Peace Strategy

The model includes the following strategies:

Street Outreach: Staff identified as Neighborhood Change Agents (NCAs) seek out and connect with those most likely to be perpetrators or victims of gun violence.

Life Skills Training/Cognitive Behavioral Therapy (CBT): Staff provide Life Skills Training and CBT to Fellows to enable them to shift their thinking and behavior so that they can more constructively engage with conflict and become a positive influence in their families and communities.

Transformative Travel – Cultural, Civic, and Educational Excursions: Many Fellows have never had the opportunity to travel beyond the boundaries of their neighborhood. Transformative travel experiences provide Fellows with a wider awareness of opportunities and experiences that are available to them outside of their familiar day-to-day environments.

Transformative Travel

One of the evidence-based components of the seven daily touchpoints is transformative travel which includes cultural, civic, and educational excursions. Many Fellows have never had the opportunity to travel beyond the boundaries of their neighborhood. Transformative travel experiences provide Fellows with a wider awareness of opportunities and experiences that are available to them outside of their familiar day-to-day environments.

Transformative Travel provides an opportunity for Fellows to experience life outside of their city of origin and to safely interact with other Fellows from rival neighborhoods. Since the Fellowship's inception in Lansing, there have been over 8 excursions to locations including: Okemos, Detroit, Chicago, Alabama, Georgia, New York, and Paris.

To qualify for an excursion, Fellows must be active participants in the program, have completed a LifeMAP (Life management action plan), and have established healthy relationships with local AP staff. For out-of-state travel, Fellows must meet all the above criteria and be willing to travel with other Fellows from rival neighborhoods.

On excursions, Fellows participate in one or more activities such as completing community service projects, taking college tours, attending, or presenting at conferences, meeting with government officials, and participating in virtual restorative justice dialogues.

In addition to engaging Fellows in a range of eye-opening activities, excursions serve as a time for Fellows to bond with each other, especially with their rivals, an experience that is often transformative.

Effectiveness of Strategy

The individual components of the strategy are research-based and evidence-informed to ensure successful outcomes for participants.

Transformative Travel is an extrinsic motivator to help Fellows identify and accomplish short-term goals, demonstrate to AP staff that they are committed to healing themselves, and building healthy relations with others.ⁱⁱ

Street outreach is a promising practice for violence reduction when used in combination with referral to appropriate services.ⁱⁱⁱ

Intensive Case Management is a client-centered, goal-oriented process of assessing an individual's need for services and collaborating with community service providers to help them obtain those services.^{iv}

Life Skills/CBT is a well-documented evidence-based practice for reducing violent behavior, which teaches individuals the skills to recognize distorted thinking, better understand others' behavior and motivations, and use problem solving to enhance self-control and reduce problematic behavior.^v

Mentoring is demonstrated to support the healthy development of youth by addressing their need for positive adult interaction and role modeling.^{vi}

Subsidized Employment Training provides work experience, training in soft skills and self-esteem.

The Advance Peace approach was piloted in Richmond, CA and has since been replicated in cities across the nation. An outcome evaluation of the Advance Peace Fellowship measured the effectiveness of the Advance Peace model. Gun homicides and assaults declined by 22% in all Advance Peace zones combined and declined by 10% citywide. Additionally, the evaluation showed that 90% of participants had no new gun charges, 44% had no new arrests, and 100% received social services while in the Fellowship.^{vii}

In Lansing, the Fellowship has already proven to be successful in helping to reduce fatal homicides by over 60% since the implementation in October 2022.^{viii}

Endnotes

ⁱ <https://advancepeace Lansingingham.org/advance-peace-approach>.

ⁱⁱ Corburn, J., Boggan, D., Muttaqi, K. et al. A healing-centered approach to preventing urban gun violence: The Advance Peace Model. *Humanit Soc Sci Commun* 8, 142 (2021). <https://doi.org/10.1057/s41599-021-00820-y>.

ⁱⁱⁱ Webster, D. W., Whitehill, J. M., Vernick, J. S., & Parker, E. M. (2012). Evaluation of Baltimore's Safe Streets Program: effects on attitudes, participants' experiences, and gun violence. Baltimore, MD: Johns Hopkins Center for the Prevention of Youth Violence.

^{iv} Case Management with At-Risk Youth - UCLA School Mental Health. http://www.smhp.psych.ucla.edu/qf/case_mgmt qt/Case_Management_with_At-risk_Youth.pdf.

^v Lipsey, M. W., Landenberger, N. A., & Wilson, S. J. (2007). Effects of cognitive-behavioral programs for criminal offenders. *Campbell systematic reviews*, 3(1), 1-27.

^{vi} Herrera, Carla, David L. DuBois, and Jean Baldwin Grossman. "The Role of Risk: Mentoring Experiences and Outcomes for Youth with Varying Risk Profiles." MDRC, 2013.

^{vii} Jason Corburn & Amanda Fukutome-Lopez. Outcome Evaluation of Advance Peace Sacramento, 2018-19. UC Berkeley, IURD. March 2020.

^{viii} <https://advancepeace Lansingingham.org/local-data/>.



CITY HALL HOTEL REDEVELOPMENT

LANSING



Lansing City Hall

124 West Michigan Avenue

The Building

- Location: Lansing, MI
- Year Built: 1958
- RBA: 126,575 Gross
- Stories: 10
- Typical Floor: 9,815; 15,276 SF



Redevelopment

The Essentials

- 1) Higher & Better Use
- 2) Location
- 3) Parking
- 4) Zoning
- 5) Feasibility
- 6) Timing



To view a short video "fly-around",
[click here](#)

You can also view it by searching on YouTube
for: Lansing City Center proposal video



1) High & Better Use

The opportunity will reposition Lansing's City Hall into a modern-day hotel offering a premier location and unobstructed views of Michigan's State Capital and add to the growth and vibrancy of downtown Lansing.

With a population of 481,900; Forbes describes Lansing as:

"An important center for education, culture, politics and business. It is home to three medical schools, two law schools including the nation's largest law school, Thomas M. Cooley Law School, Michigan State University, the state capital, state Supreme Court and Court of Appeals and headquarters of four national insurance companies. Cultural elements in the city are highlighted by the African American Parade and Heritage Festival, Silver Bells in the City Parade, the Lansing JazzFest, the Old Town BluesFest and the Common Ground Festival among several others. Other points of interest in the city include the Michigan Museum of Surveying, the Michigan Women's Hall of Fame, R.E. Olds Transportation Museum and the historic Potter Park Zoo."

https://www.youtube.com/watch?v=J_7lxbjCKz4



2) Location

Positioned on the corner of Michigan Avenue and Capital Avenue, the new hotel is located in the heart of downtown Lansing and in between the Michigan State Capitol and the Lansing Center.



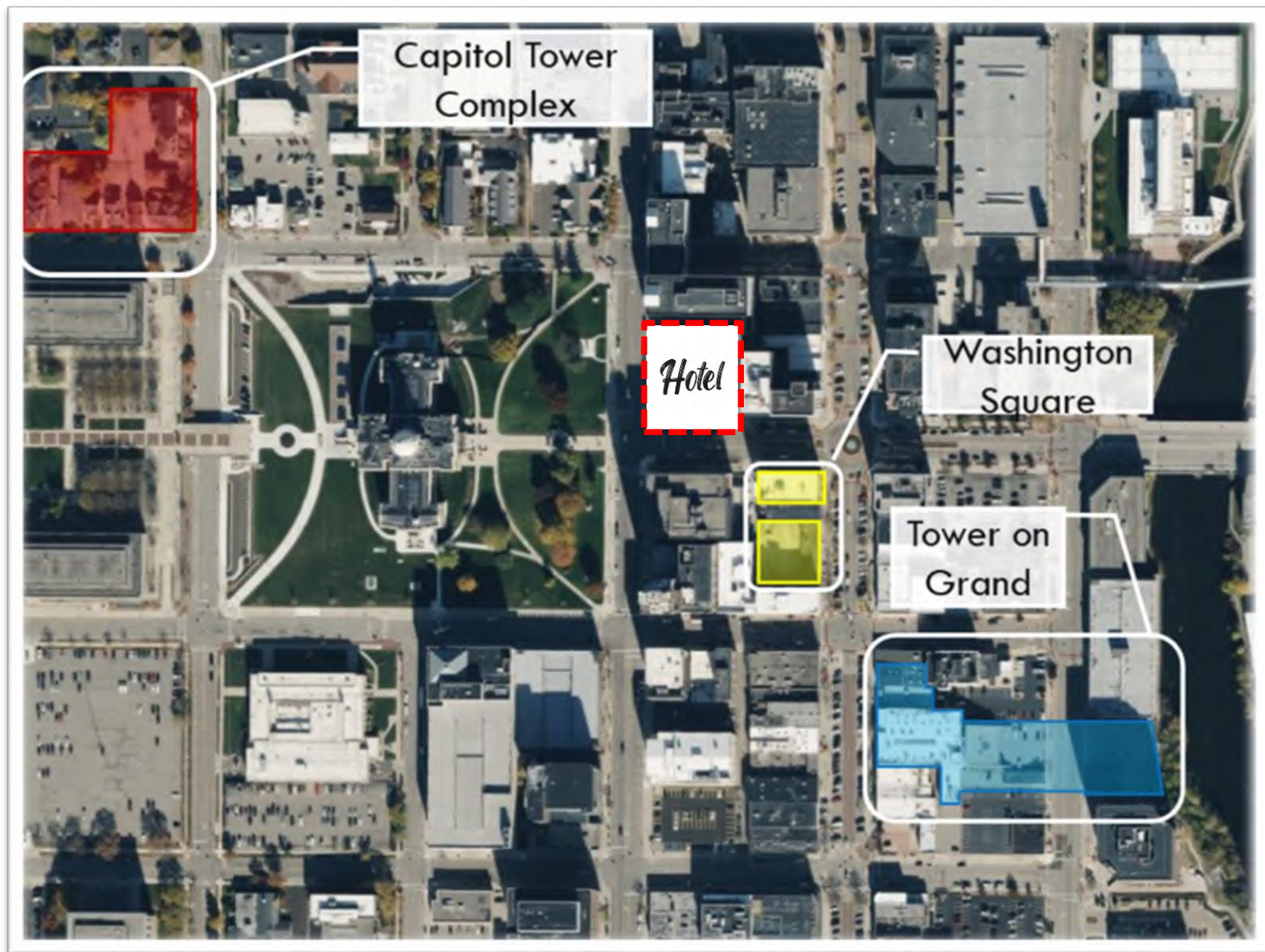
2) Location

Michigan State Capital Building

Located across the street from the Michigan State Capital, which opened on January 1, 1879, it is one of the first state capitals to be topped by a lofty cast iron dome and was designated a National Historic Landmark in 1992.

Lansing Convention Center

A short 5 minute walk to the Lansing Center – a 270,000sf convention center that houses a main exhibition hall, meeting rooms, conference centers, banquet facilities, restaurants, full kitchen and a 500-space underground parking garage.

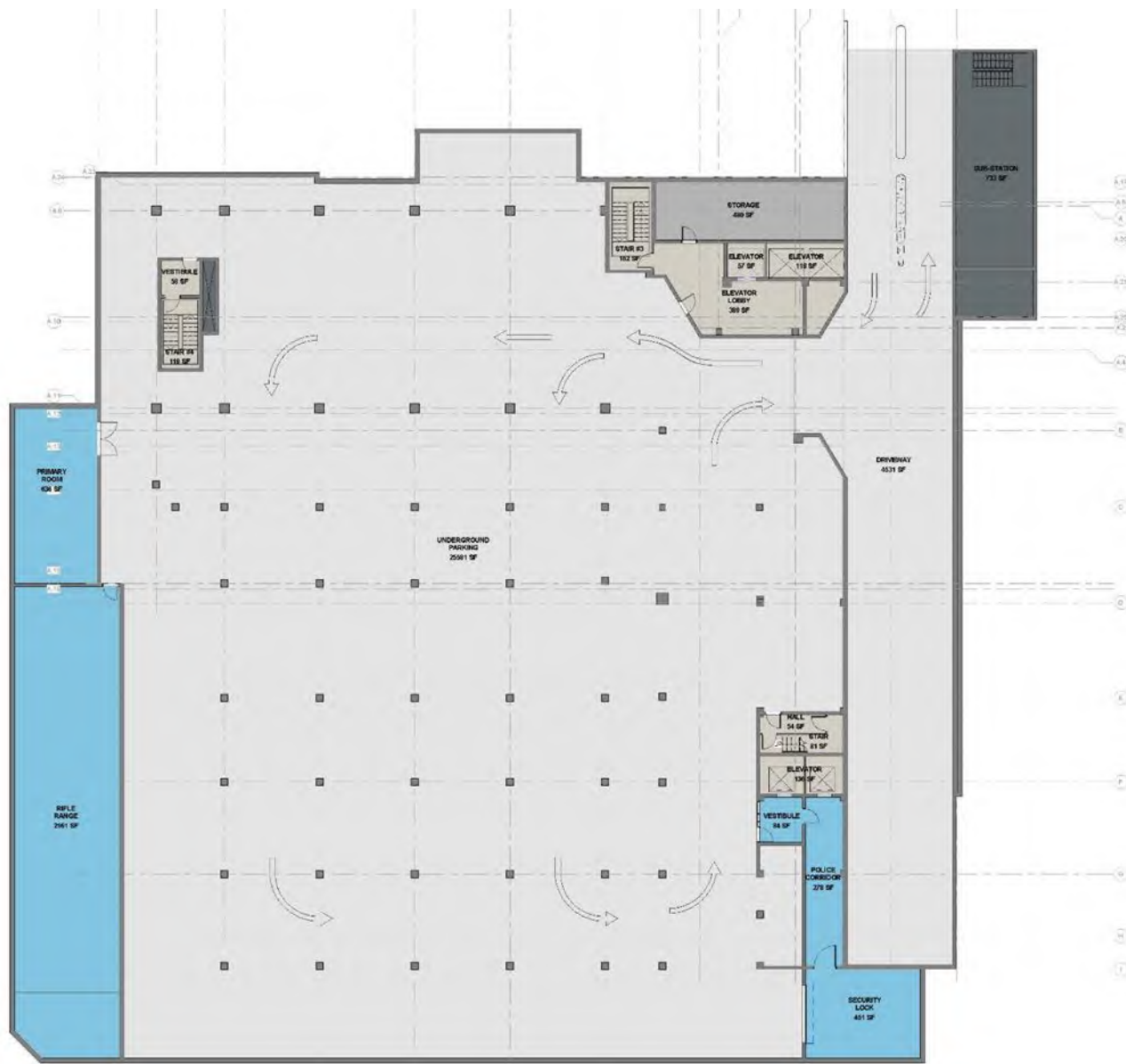


2) Location – Downtown Growth

New Vision Lansing, with the support of a \$40M appropriation from the State of Michigan, is a \$215M project involving three projects. The hotel will complement the New Vision Lansing plans.

- Washington Square Building:
70 workforce housing units, a parking structure and retail space.
- Capitol Tower:
Pre-leased office space, 70 market rate and workforce apartments and 110 parking spaces.
- Tower on Grand:
300 apartments and parking.

<https://www.wkar.org/wkar-news/2023-08-08/215-million-development-plan-promises-affordable-housing-revitalization-in-downtown-lansing>



KEY

Common Core	1,320 SF
Mechanical Space	950 SF
Storage	480 SF
Police Department	3,650 SF
Parking	30,335 SF

GROSS TOTAL AREA: 37,344 SF

3) On-Site Parking

The hotel will have on-site below ground heated parking for approximately 60 vehicles. Up to 100 additional off-site parking spaces will be available at market rates.

City of Lansing Form-Based Code Allowable Use Table

Adopted 1/1/22

P = PRINCIPAL PERMITTED C = CONDITIONAL USE S = SPECIAL LAND USE	R-1	R-2	R-3	R-4	R-5	R-6a	R-6b	R-MX	MFR	R-AR	SC	MX-C	MX-1	MX-2	MX-3	DT-1	DT-2	DT-3	IND-1	IND-2	IND-3	INST-1	INST-2	Reference
Commercial/Office																								Chapter 1243
Retail sales and Personal Services										C	C	C	C	C	C	C	C	C	P	P	P			
Professional/business offices										P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Active / Recreational Commercial										C	P	P	P	P	P	C	P	P	P	P	P	P	P	
Animal Hospital										C	C	C	C	C	C	C	C	C	P	P	P	P	P	
Bank											P	P	P	P	P	P	P	P	P	P	P	P	P	
Brewpub											C	C	C	C	C		C	C	P	P	P			
Cemetery		S								S														
Clinic										C	C	C	C	C	C	C	C	C	P	P	P	C	C	
Funeral Home											C	C		C			C		P	P	P	P	P	
Golf courses	S	S								S														
Kennel											C	C	C	C	C		C		C	C				
Laundromat, dry cleaner											P	P	P	P	P		P	P	P	P	P			
Lodging Facility											P	P	P	P	P		P	P	P	P	P	C	C	

DT-3 - Downtown Core



4) Zoning

The existing zoning allows for a lodging facility which will save several months in the development timeline.

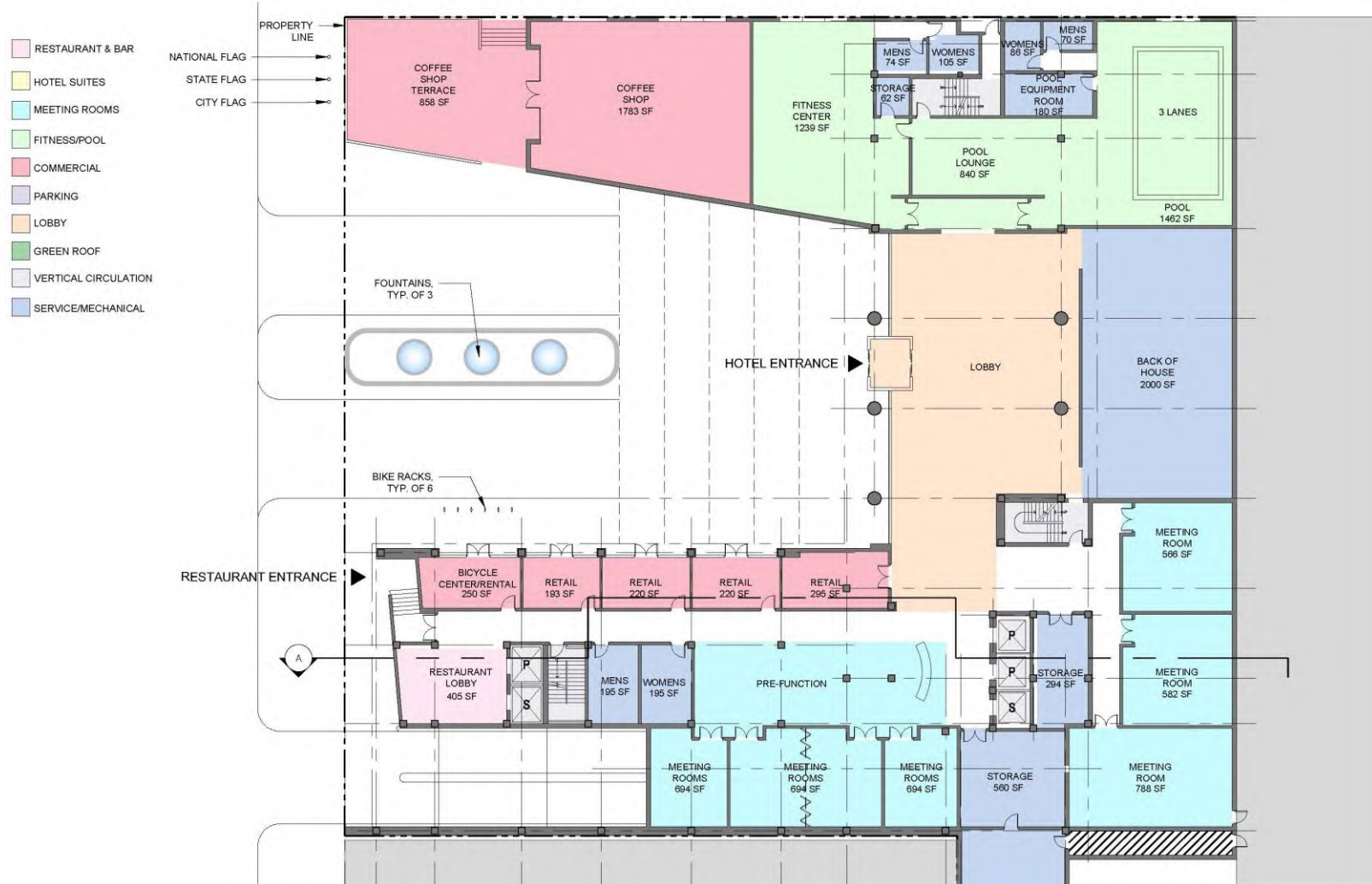
The intent and purpose of the DT-3 Downtown Core district is to provide primarily a vertical mix of uses with higher density residential housing and office buildings. Ground floor uses should be those that generate pedestrian activity along the street front through the location of doors, windows, and displays. Development in this district is characterized by tall buildings lining urban streets with most or all parking provided on street or in municipal lots or structures. This district accommodates the City's highest intensity and density development.



5) Feasibility

Typical room mix assumptions produces approximately 183 rooms along with ample space for amenities, parking and a roof top restaurant.

PRELIMINARY DRAWINGS | GROUND FLOOR PLAN



5) Feasibility

The ground floor will serve as the hotel entrance with the courtyard providing onsite access for pick-up and drop-off to the main lobby. The ground floor will also offer guests hotel amenities such as meeting rooms and a fitness center.

The ground floor will provide an opportunity to activate the corner with retail space servicing the hotel and the community in general. A separate lobby and elevators will be able to provide access to a restaurant on the seventh floor.

PRELIMINARY DRAWINGS | 3RD-6TH FLOOR PLAN – TYPICAL LOW-RISE HOTEL

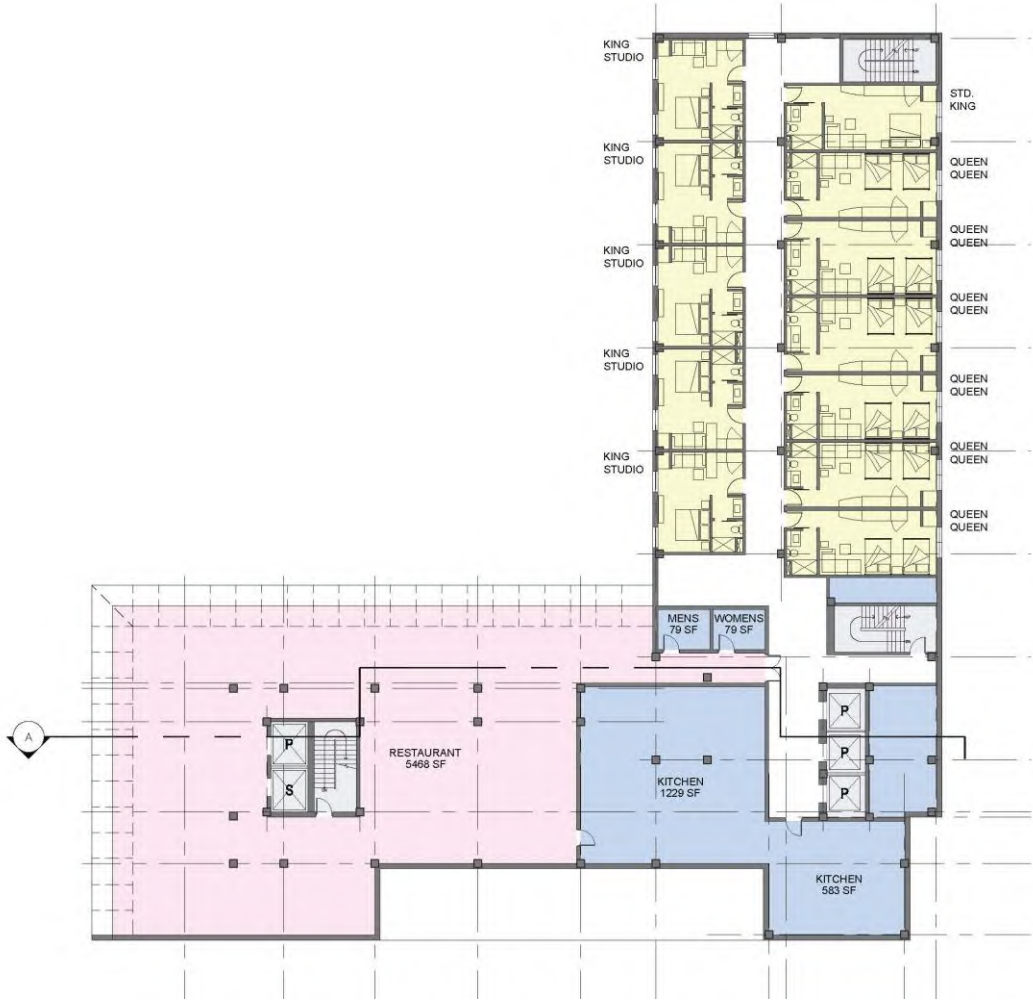


5) Feasibility

The small and narrow floor plates allow for an efficient hospitably configuration with a double loaded corridor where rooms are on either side of a single hallway.

PRELIMINARY DRAWINGS | 7TH FLOOR PLAN - RESTURANT

- RESTAURANT & BAR
- HOTEL SUITES
- MEETING ROOMS
- FITNESS/POOL
- COMMERCIAL
- PARKING
- LOBBY
- GREEN ROOF
- VERTICAL CIRCULATION
- SERVICE/MECHANICAL

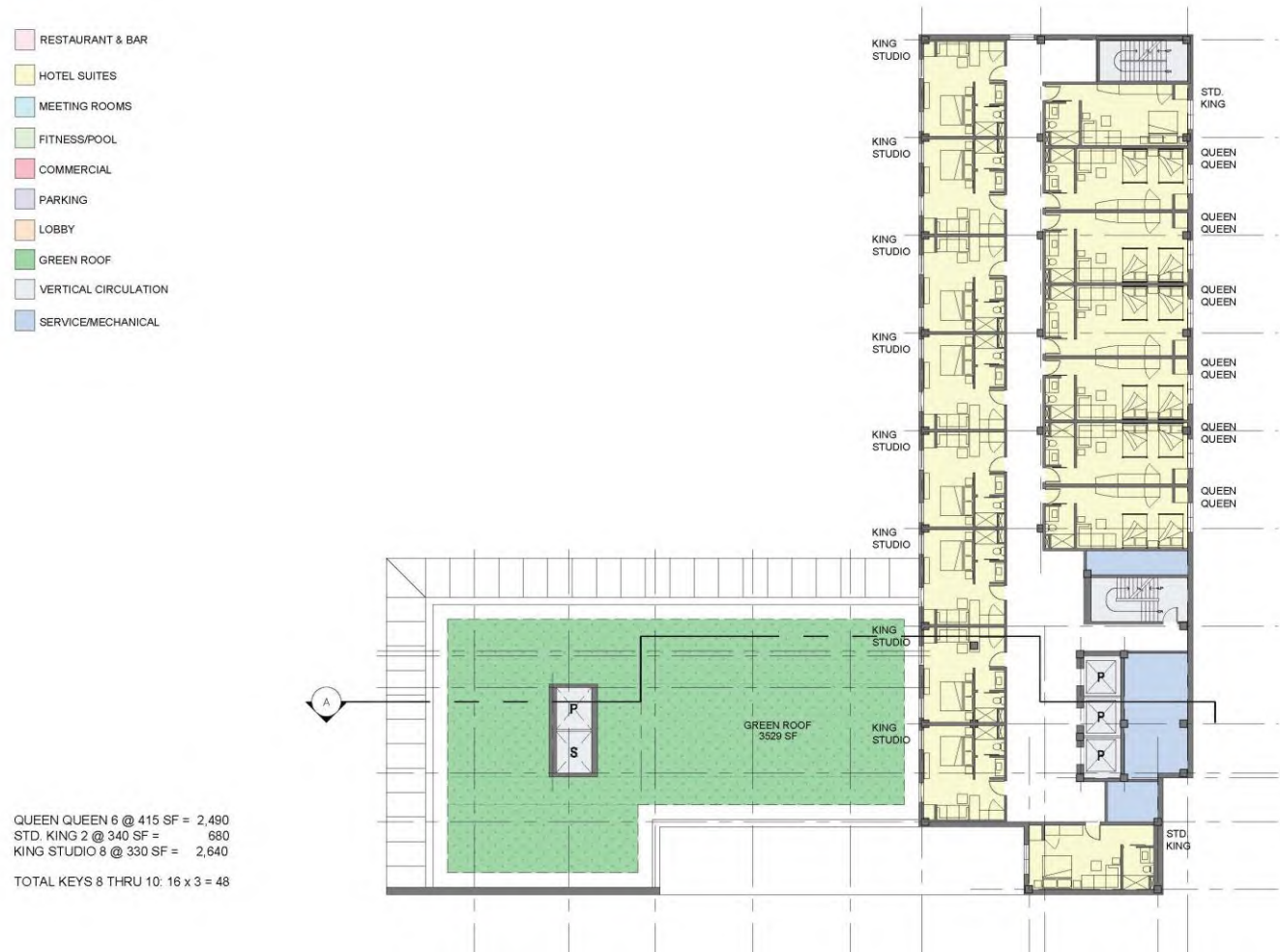


QUEEN QUEEN 6 @ 415 SF = 2,490
STD. KING 1 @ 340 SF = 340
KING STUDIO 5 @ 330 SF = 1,650
TOTAL KEYS: 12

5) Feasibility

The seventh floor will be configured to accommodate a restaurant with views of the capital and will service both local and hotel patrons.

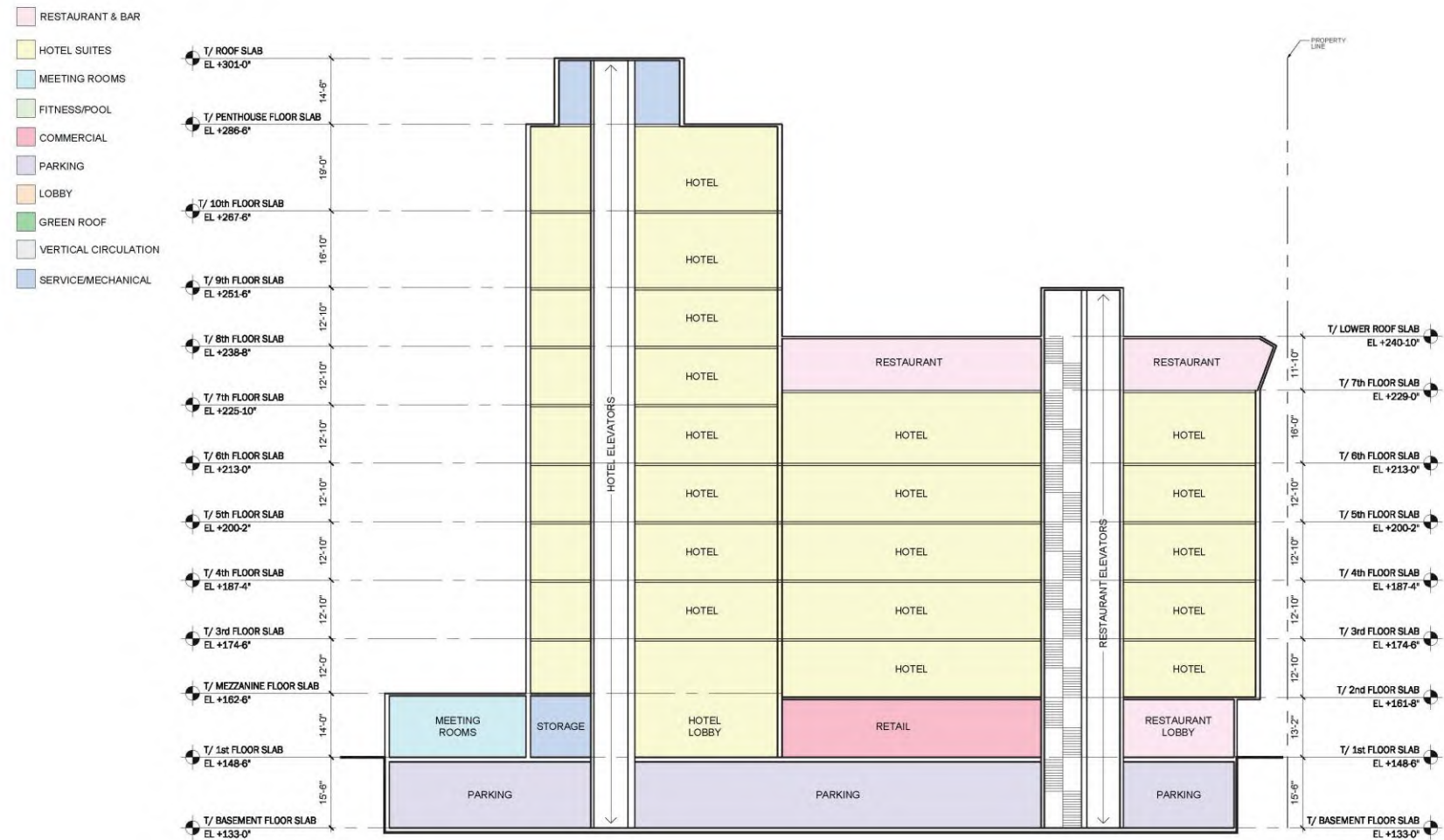
PRELIMINARY DRAWINGS | 8TH-9TH FLOOR PLAN – TYPICAL HI-RISE HOTEL



5) Feasibility

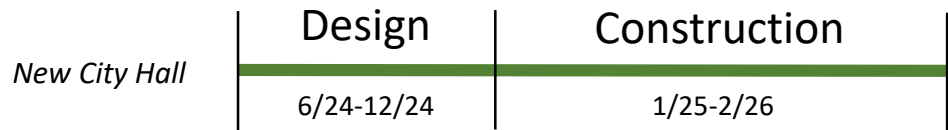
The top floors will overlook the hotel plaza and maintain an efficient layout.

PRELIMINARY DRAWINGS | BUILDING SECTION



5) Feasibility

Overall the building is well suited to be redeveloped into a hotel and house all of its supporting functions (amenities, retail and parking).



6) Timing

The City will relocate City Hall to a new building located at 425 South Grand Avenue using a \$40M grant from the State of Michigan. Design is expected to be 6 months followed by 14 months for construction.



Redevelopment Agreement Summary

- Project:
Approx. 183 room hotel.
- Purchase Price:
\$2,780,000 “as is”.
- Closing:
Within 60 days from the last certificate of occupancy for the New City Facilities.
- Tax Incentives:
None. No incentives are being requested and the City will retain 100% of the tax benefits.
- Parking:
Onsite parking of approximately 60 spaces plus offsite parking of no less than 100 spaces at market rates.
- Preservation:
Leonard Jungwirth’s Lansing City Hall sculpture will be preserved.





City of Lansing

OFFICE OF THE CITY ATTORNEY

TO: Ways and Means Committee

FROM: F. Joseph Abood, Chief Deputy City Attorney

DATE: May 16, 2024

RE: WC Settlement 2062876-01517-001, Privileged and Confidential



CompOne Administrators, Inc. has evaluated this claim for settlement. We have negotiated a settlement of \$57,000.00 to release all past, present, and future claims against the City of Lansing.

The Mayor, the Law Department and the Department of Human Resources support the recommendation for settlement and the Department of Human Resources advises that funds are available in the Workers Compensation Claims account. We are requesting your approval of the redemption of this case.

Please contact this office as soon as possible with any concerns you may have regarding the redemption of this claim.

cc: Elizabeth O'Leary, Human Resources Director
Kathy Woodman, Health & Wellness Administrator

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

WHEREAS, the City of Lansing is named as defendant in a workers' compensation action, WC 2062876-01517-001, involving alleged work related injuries/illnesses; and

WHEREAS, it is proposed that the action be resolved by virtue of entering into a settlement agreement, in which, the City of Lansing would agree to pay Plaintiff the sum of fifty-seven thousand (\$57,000.00) in exchange for a complete redemption and release of the City from any past, present, and future liability regarding any alleged injuries/illnesses whatsoever; and

WHEREAS, the proposed settlement is recommended by the Mayor, the Human Resources Department, the City of Lansing's Fund Administrator, and the City Attorney.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby approve payment of fifty-seven thousand (\$57,000.00) pursuant to said proposed settlement agreement as a full and final settlement of said action.

BE IT FINALLY RESOLVED that the Law Department is authorized to prepare and execute the requisite documents to complete settlement of the aforementioned lawsuit.



**CITY OF LANSING
INTERNAL AUDITOR**
124 W MICHIGAN AVE FL 10
LANSING MI 48933-1605
(517) 483-4159

Date: June 3, 2024
To: Committee on Ways & Means
From: Jim DeLine, Interim Internal Auditor *Jim*
Subject: Grant Acceptance: Byrne State Crisis Intervention Program

Overview

- Department: Mayor's Office
- Grant Name: Byrne State Crisis Intervention Program (SCIP) Grant
- Grantor: Michigan State Police Department
- City Contact: Zachary McElroy, Mayor's Office
- Application Date: February 2024
- Award Date: May 1, 2024
- Grant Cycle: Completion required by December 31, 2025
- Grant Amount: \$400,000
- City Match: None
- Source of City Match: N/A

Notes:

- This is a contract the Michigan State Police has with the Bureau of Justice Assistance (BJA) which provides funding for the creation and / or implementation of, among other things, gun violence reduction programs / initiatives.
- \$360,000 of this grant will be allocated to the Michigan Public Health Institute to expand the Advance Peace Initiative.
- The City of Lansing will use \$40,000 for administration and reporting.
- The grant is for personnel expenses only. No goods, construction, or rent will be purchased for this program.



LANSING CITY COUNCIL

GRANT INFORMATION FORM

(Required for all grant applications and acceptances)

REFERRAL DATE: 05/01/2024

GRANT NAME: Bryne State Crisis Intervention Program (SCIP) Grant

DEPARTMENT: Mayor

CONTACT PERSON (INCLUDE EMAIL AND PHONE): Zachary McElroy, zachary.mcelroy@lansingmi.gov, 5178964618

APPLICATION DATE: 02/07/2024

AWARD DATE: 05/01/2024

GRANT CYCLE: 5/1/24 – 12/31/25

Check One: ☒ Annual ☐ One-Time

FUND AMOUNT: \$400,000.00 (Breakdown below should total this amount)

GOODS & SERVICES

PERSONNEL \$400,000.00

CONSTRUCTION \$0.00

LAND \$0.00

OTHER (Training)

CITY MATCH (IF APPLICABLE):

GRANT PAYS FOR: Funds to Advance Peace for hire of staff and implementation of proposed gun violence reduction methods in Lansing's northwest region.

FUND ALLOCATIONS (Please describe the purpose of the grant and allowable uses):

City of Lansing to absorb \$40,000 for administration & Reporting. Remainder of funds will be allocated to Michigan Public Health Institute to expand Advance Peace initiative and hire staff to implement proposed programs. Funds are reimbursement based and rely on adequate reporting of expenses by the City.

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

WHEREAS, in February of 2024, the City of Lansing applied for the Byrne State Crisis Intervention Program (SCIP) Grant to fund a regional gun violence reduction program; and

WHEREAS, on May 6th, 2024, the City of Lansing received notification from the Michigan State Police Department, that the City has received the grant; and

WHEREAS, The City of Lansing was awarded \$400,000.00 in partnership with Michigan Public Health Institute; and

WHEREAS, the funded work must be completed by December 31, 2025; and

WHEREAS, the funds will be used to expand the Advance Peace Initiative by hiring and training staff to educate, conduct outreach and community violence interventions, counseling, and gun violence interruptions; and

WHEREAS, the City of Lansing will partner with the Michigan Public Health Institute; and

WHEREAS, the Administration and the City Council recognize the importance of community violence reduction through education, counseling, and awareness.

WHEREAS, the Mayor's office is requesting acceptance of the Bryne State Crisis Intervention Program Grant.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves acceptance of the Bryne State Crisis Intervention Program Grant for the purpose of reducing future gun violence.

BE IT FINALLY RESOLVED, the Administration is authorized to receive the funds, create the necessary accounts, and make necessary transfers for administration in accordance with the requirements of the grantor.

Resolution #2024-###

By the Committee _____
Resolved by the City Council of the City of Lansing

WHEREAS, at any time during the fiscal year, the City Council may consider appropriations which modify the previously adopted annual appropriation to transfer an unencumbered balance in whole or in part from any account; provide for the expenditure of revenues in excess of those in the budget; or meet a public emergency affecting life, health, property, or the public peace; and,

WHEREAS, the City of Lansing received a distribution of National Opioid Settlement Funds on May 31 for a fiscal year total of \$440,430, which is anticipated to be carried forward into the FY 2025 budget; and,

WHEREAS, the use of settlement funds is restricted with enumerated eligible uses including core abatement strategies, treatment, prevention, and other strategies pursuant to the settlement agreements; and,

WHEREAS, the Human Relations and Community Services department has proposed using opioid funds to host a community health and wellness fair and to fund local programs providing support and treatment to opioid usage; and,

WHEREAS, the Fire Department has proposed using settlement funds to support community risk reduction programs, including public access AED and community CPR initiatives; and,

WHEREAS, the Police Department has proposed using settlement funds for partnerships with advocacy groups who work to treat and support addiction;

NOW, THEREFORE, BE IT RESOLVED that the following FY 2023/2024 budget amendment is approved; and,

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

Appropriation	Description	Amount
Opioid Settlement Fund	Other Revenue	\$440,430
Total Opioid Settlement Fund Revenue Appropriation		<u>\$440,430</u>
Human Relations & Community Services	Operating	\$146,810
Fire	Operating	146,810
Police	Operating	146,810
Total Opioid Settlement Fund Expenditure Appropriation		<u>\$440,430</u>

Resolution #2024-###

By the Committee _____
Resolved by the City Council of the City of Lansing

WHEREAS, at any time during the fiscal year, the City Council may consider appropriations which modify the previously adopted annual appropriation to transfer an unencumbered balance in whole or in part from any account; provide for the expenditure of revenues in excess of those in the budget; or meet a public emergency affecting life, health, property, or the public peace; and,

WHEREAS, the outlook for projected general fund revenues is stable with adjustments to Property Taxes recognizing posted tax captures, adjustments to Charges for Services recognizing improved ambulance fee collections, improved State Revenues recognizing the most recent state estimates and YTD collections, conservative adjustments to Income Tax pending final accruals to occur after the fiscal year concludes; and,

WHEREAS, it was recommended by city auditors to recognize the portion of appropriated Major Street projects that have been appropriated but are to be reimbursed by Federal Surface Transportation Program revenues; and,

WHEREAS, a portion of funds raised for the design and operations for a performance arts center were initially written with the City as a recipient requiring their appropriation for expenditure or transfer to the Lansing Public Media Authority;

NOW, THEREFORE, BE IT RESOLVED that the following FY 2023/2024 budget amendment is approved; and,

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

Appropriation	Description	Amount
General Fund	Property Taxes	-\$750,000
General Fund	Charges for Services	600,000
General Fund	State Revenues	750,000
General Fund	Income Taxes	-600,000
Total General Fund Revenue Appropriation		<u>\$0</u>

(Continued)

Appropriation	Description	Amount
City Council	Personnel	\$-15,000
Office of Community Media	Personnel	-25,000
Finance Operations	Personnel	-55,000
City Clerk's Office	Personnel	-80,000
Assessing	Personnel	-370,000
City Attorney	Personnel	-170,000
Human Resources	Personnel	-100,000
Non-Departmental	Vacancy Factor	1,500,000
Courts	Personnel	-280,000
Police	Personnel	-175,000
Fire	Personnel	1,450,000
Public Service	Personnel	-300,000
Human Relations & Community Services	Personnel	-245,000
Economic Development & Planning	Personnel	-75,000
Parks & Recreation	Personnel	-745,000
Neighborhoods, Arts, & Citizen Engagement	Personnel	-340,000
Total General Fund Expenditure Appropriation		<u>\$0</u>
Major Streets Fund	Federal Revenues	\$1,000,000
Major Streets Fund	Use of/(Contribution to) Fund Balance	-1,000,000
Total Major Streets Fund Revenue Appropriation		<u>\$0</u>
Public Media Fund	Other Revenues	\$35,000
Total Public Media Fund Revenue Appropriation		<u>\$35,000</u>
Public Media Fund	Lansing Public Media Authority	\$35,000
Total Public Media Fund Expenditure Appropriation		<u>\$35,000</u>

Department of Economic
Development and Planning
Rawley Van Fossen, Director



Development Office
316 N. Capitol Avenue, Suite D-1
Lansing, Michigan 48933
PH: 517.483.4040
www.lansingmi.gov/development

MEMORANDUM

To: Mayor Schor

From: Barb Kimmel, Development Manager

Date: April 1, 2024

Subject: Request Approval of Financial Status Report/Payment Request (FSR)
for MSHDA Shelter Diversion Program

The HML-2023-384-SDP FSR #2 request for reimbursement by the Michigan State Housing Development Authority has been prepared by the Development Office and has been approved by the Finance Department. The total reimbursement request is \$53,868.00 and reimburses Lansing for eligible expenses for Staffing, Flexible Financial Assistance, Rental Assistance paid to Child and Family Charities and Advent House Ministries, as well as Development Office administrative costs (salary and fringe). The FSR and all required documentation has been uploaded into MSHDA's IGX system.

This FSR is now ready for your approval in MSHDA's IGX System, which can be accessed at this link: [Login \(michigan.gov\)](https://login.michigan.gov)

A training video from MSHDA showing how to approve an FSR can be accessed here if needed: [HALO IGX System Training | Financial Status Reports \(youtube.com\)](https://www.youtube.com/watch?v=HALOIGXSystemTraining)

Supporting documentation has been uploaded into IGX.

Approved By:



Rawley Van Fossen,
Director

4-2-24

Date

"Equal Opportunity Employer"

**Department of Economic
Development and Planning**
Rawley Van Fossen, Director



Development Office
316 N. Capitol Avenue, Suite D-1
Lansing, Michigan 48933
PH: 517.483.4040
www.lansingmi.gov/development

MEMORANDUM

To: Mayor Schor

From: Barb Kimmel

Date: June 11, 2024

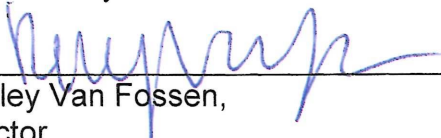
Subject: Resolution to approve the 2024-2025 Annual Action Plan for Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Solutions (ESG) grants.

Please find the attached Resolution approving the 2024-2025 Annual Action Plan for CDBG, HOME and ESG grants.

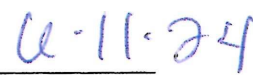
I am requesting that this resolution be placed on the City Council agenda for approval on June 24, 2024.

ED&P RECOMMENDS THAT YOU FORWARD THIS RESOLUTION TO CITY COUNCIL.

Approved By:



Rawley Van Fossen,
Director



Date

"Equal Opportunity Employer"

**FUNDING ALLOCATIONS
PROGRAM ACTIVITIES AND USE OF FUNDS
ANNUAL ACTION PLAN 2024(7/1/24– 6/30/25)
CITY OF LANSING COMMUNITY DEVELOPMENT OBJECTIVES**

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

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

- j. Increase security and safety in neighborhoods by supporting public safety and crime prevention initiatives, public educational programs, and citizens' awareness in CDBG eligible areas.
- k. Improve the city's transportation, public facilities, and infrastructure systems in CDBG eligible areas.
- l. Protect and improve the city's physical environment, including preventing or eliminating blight, removing lead or other safety hazards, preserving historic resources, mitigating flood hazards, promoting healthy housing, and improving energy fitness in housing occupied by low and moderate-income households.
- m. Promote fair housing objectives.
- n. Provide affordable housing and economic development that benefits low- and moderate-income people in the context of mixed-use development along transit corridors.

**SUMMARY OF
FY 2024 ANNUAL ACTION PLAN
FOR THE CITY OF LANSING, MI
DRAFT May 8,2024**

ANNUAL ACTION PLAN SUMMARY

Background

The City of Lansing’s federal Annual Action Plan (AAP) details the funding strategy for the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) programs each year. The Annual Action Plan for Fiscal Year 2024 for the City of Lansing has been prepared in response to a consolidated process developed by the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grants (CDBG) program. The Annual Action Plan is a document for the City, which outlines how program funds will be expended during the funding cycle, and it provides a basis for assessing performance. The 2024 Annual Action Plan directs funds primarily toward meeting the national objective of benefiting low/moderate-income persons.

The City of Lansing will receive a funding allocation of \$2,031,586 in CDBG funding, \$675,060 in HOME funding and \$181,984 in ESG funding for the 2024 program year which begins on July 1.

Proposed Project Allocations

The projects listed herein are based on an ***estimated*** funding allocation and are subject to change when the Department of Housing and Urban Development releases the final allocation amounts (expected in March 2024). The funding estimates are based on previous allocations over the last five years. The City is proposing to fund the following projects during the 2024 program year (July 1 – June 30):

Project Name	Estimated Funding Amount	Project Description
Homeowner Housing Rehabilitation	CDBG: \$1,457,614	Loans and grants for rehabilitation and Emergency Repair of owner-occupied housing units through city sponsored programs, and rehabilitation in conjunction with affordable housing efforts sponsored by nonprofit housing corporations, public and private developers, and other state and federal agencies, as well as lead hazard reduction, emergency housing rehabilitation, technical assistance to nonprofit housing corporations, ADA ramps, and hazard remediation.
Rental Unit Rehabilitation	CDBG: \$533,497	Includes loans and grants for rehabilitation of rental housing units through city sponsored programs. Includes funds to meet healthy housing standards and/or lead hazard reduction regulations in rehabilitated structures.
Blight Removal	CDBG: \$1,000	Includes acquisition, maintenance and security of properties acquired through programs, and activities related to acquisition, disposition, relocation, and clearance of dilapidated and blighted structures. Funds may also be used to acquire and clear properties in the flood plain. Includes staff time associated with this activity.
Public Services (limited to 15%)	CDBG: \$203,158	Includes services for low- and moderate-income individuals such as: education, youth and senior programs, neighborhood clean-ups, community gardens, home repair classes. Services are for low- and

**SUMMARY OF
FY 2024 ANNUAL ACTION PLAN
FOR THE CITY OF LANSING, MI
DRAFT May 8,2024**

		moderate-income individuals and/or those in CDBG-eligible areas located within the Lansing city limits.
Economic Development & Business Technical Assistance	CDBG: \$30,000	Loans, technical assistance, and training to low- and moderate-income owners of and persons developing micro-enterprises within or planning to locate within the Lansing city limits. Technical assistance to individuals and for-profit businesses including workshops, technology assistance, and façade improvement loans/grants. Creation of jobs to benefit low and moderate-income city of Lansing residents. Technical assistance to individuals and for-profit businesses including workshops, technology assistance, façade improvement loans/grants, market analysis, business promotion, referrals for the attraction of new business and expansion of existing business within CDBG-eligible areas of Lansing.
CDBG General Administration (limited to 20%)	CDBG: \$406,317	Includes staff and other costs associated with preparation of required Consolidated Planning documents, environmental clearances, fair housing activities and citizen participation activities associated with the delivery of CDBG, HOME and other state and federal programs. Includes planning and general administration costs associated with delivery of CDBG and other state and federal programs. Includes indirect administrative costs and building rent paid to the city.
Down Payment Assistance	HOME: \$100,000	Funds provided to homebuyers for down payment and closing costs for purchase of a single-family home located within the Lansing city limits. Up to \$15,000 will be available as a 0% interest second mortgage for homebuyers with income at or below 80% of median income. Assistance limited to first-time homebuyers. May include staff time and/or homeownership counseling fees associated with this activity.
Homeowner Housing Construction and Rehabilitation	HOME: \$397,543	Includes funds for loans and grants for housing construction and rehabilitation with non-profit and for-profit developers, including CHDOs. HOME funds allocated for housing developed in partnership with the city, including Supportive Housing Program (SHP) and Acquisition, Development and Resale (ADR) activities. Projects may include new construction and rehabilitation activities with non-profit and for-profit developers, including CHDOs. Funds may be used for staff time associated with these activities.
CHDO Set-Aside (15% minimum required)	HOME: \$101,258	Reserved for housing developed, sponsored, or owned by CHDOs in partnership with the city.
CHDO Operating (limited to 5%)	HOME: \$33,753	Funds reserved at option of the City to provide operating funds to CHDO's utilizing the City's HOME funds to produce affordable housing in the community.
HOME General Administration (limited to 10%)	HOME: \$67,506	Includes staff and general administration costs to deliver the HOME program.
Street Outreach	ESG: \$5,460	Street Outreach activities.
Homeless Prevention	ESG: \$60,055	Homeless Prevention activities.
Homeless Management Information System (HMIS)	ESG: \$5,460	Funds will be provided for HMIS and comparable database costs.
Shelter Operation	ESG: \$98,271	Funds provided to shelter providers to cover cost of maintenance, operations, insurance, utilities, and furnishings in shelter facilities.

**SUMMARY OF
FY 2024 ANNUAL ACTION PLAN
FOR THE CITY OF LANSING, MI
DRAFT May 8,2024**

ESG General Administration (limited to 7.5%)	ESG: \$12,738	Funds to offset the cost of administering emergency solutions grant program.
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Public Process

The City of Lansing will provide a public notice on March 13, 2024, advertising a 30-day public comment period starting on **March 14, 2024**, and ending on **April 15, 2024**. Additionally, The City of Lansing is holding two public hearings for the above proposed project allocations on **Wednesday, March 5, 2024** at the City Planning Board meeting, and again prior to final adoption on **Monday, May 6, 2024** with the City Council.

Copies of the Annual Action Plan draft will be available for public review at the following locations:

1. The City of Lansing website: <https://www.lansingmi.gov/301/Documents-Resources>
2. City of Lansing, Lansing City Clerk's Office
124 W. Michigan Ave.
9th Floor
Lansing MI 48933
3. City of Lansing Development Office
316 N. Capitol Ave, Suite D-1
Lansing, MI 48933

Copies will be available beginning on **March 14, 2024**. Written comments on the above projects and proposed allocations will be received through **Sunday, April 14, 2024 at 5:00 PM**.

The City will provide technical assistance to citizens and groups representative of persons of low and moderate income that request such assistance in the review of program activities and program amendments. In addition, the City will make adequate and reasonable provisions to assist non-English speaking residents in interpreting program opportunities and provisions on a case-by-case basis, as well as provide auxiliary aides and services for individuals with disabilities.

Resolution #2024-###

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires that the City of Lansing submits the Annual Action Plan in order to receive Community Planning and Development fund resources, including Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Solutions Grant (ESG) program funds, for the upcoming fiscal year 2024-2025; and

WHEREAS, the CDBG (\$2,031,586), HOME (\$675,060.31) and ESG (\$181,984) entitlement amount allocated to Lansing for the upcoming fiscal year is \$2,888,630.31; and

WHEREAS, the City of Lansing estimated amounts of program income (PI) and previous year's (PY) annual funding available for CDBG are \$600,000 and HOME \$25,000; and

WHEREAS, the total amount of federal funding allocations, program income and previous year's funding equal \$3,513,630.31; and

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

WHEREAS, the City has further promoted participation, input and review in the process by conducting one advertised public hearing before the Lansing Planning Board on March 5, 2024 regarding housing and community development needs and proposed Annual Action Plan program objectives and projected use of Federal entitlement and formula program funds; and

WHEREAS, the City did also initiate and carry out the required thirty (30) day public comment period on the proposed 2024-25 Annual Action Plan by publishing a notice of the availability of the plan in the Lansing City Pulse on March 13, 2024; and

WHEREAS, a second advertised public hearing will be held before the Lansing City Council on April 15, 2024 to again receive citizen comments and recommendations and to give final review to the Annual Action Plan; and

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

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lansing adopts the Annual Action Plan for the City of Lansing that includes housing and community development goals, objectives, strategies, and budget for the use of community planning and development fund resources for fiscal year 2024-2025 as proposed by the Committee of the Whole.

BE IT FURTHER RESOLVED that the Mayor, as the City's Chief Executive Officer, or his designee is hereby authorized to sign the Annual Action Plan and application for FY 2024-2025, including all understandings, assurances and certifications contained therein, and to submit the grant application to the Department of Housing and Urban Development.

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

RESOLUTION 2024-_____
BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Committee of the Whole held a meeting on June 24, 2024, and reviewed the remaining funds available in City Council Accounts; and

WHEREAS, the Committee determined that at the end of the FY 2023/24 there would be residuals in the: Community Promotion Funding Account, Miscellaneous Operating (Security) Account, Cesar Chavez Event Account, and Training Account; and

WHEREAS, community engagement activities can offer mutual connection and opportunities that reduce behaviors resulting in violence; and

WHEREAS, public facilities' safety protocols offer assurances to the public and elected officials in public places; and

WHEREAS, the Committee determined that and recommended that the FY 2023/24 residuals be carried forward to the FY 2024/25.

NOW, THEREFORE, BE IT RESOLVED that the Administration is requested to carry forward FY 2023/24 residuals in the accounts identified as follows:

<u>Appropriation</u>	<u>Description</u>	<u>Amount</u>
GENERAL FUND	Use of Fund Balance	\$27,769.05
City Council Operating		
	Miscellaneous Operating (Security)	\$25,000.00
	Cesar Chavez Event	\$ 400.00
	Community Funding	\$ 2,000.00
	Training	\$ 369.05
		\$27,769.05

Resolution #2024-###

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, a certain real estate purchase agreement relating to the Lansing, Michigan City Hall Administrative Building between the City of Lansing and the Beitler Real Estate Services LLC has been submitted for the approval of this Council, having been on file with the City Clerk since June 3, 2024; and

WHEREAS, a public hearing is required on the above.

NOW, THEREFORE, BE IT RESOLVED that a public hearing be set for Monday, July 8, 2024, 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 above items.

BE IT FURTHER RESOLVED that the Lansing City Clerk is hereby directed to provide notice of this public hearing, as is required by City Charter.



Chris Swope

Lansing City Clerk

June 7, 2024

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

Dear Councilmembers:

Pursuant to Article 8, Chapter 4, Section 8-403.3 of the Lansing City Charter, on June 3, 2024 the Mayor's Office placed on file in my office a Redevelopment Agreement for Property between the City of Lansing and Beitler Real Estate Services, LLC. for David C. Hollister City Hall located at 124 West Michigan Avenue, City of Lansing, Michigan.

Under the Charter, a public hearing may be held on this matter on or after July 3, 2024

This documents are available for review at the office of the City Clerk or at <http://www.lansingmi.gov/clerk> under the heading of [Public Notices and Documents on File.](#)

Sincerely,

Chris Swope, MMC/MiPMC
Lansing City Clerk

REDEVELOPMENT AGREEMENT

JUN 3'24 9AMCLERK

by and among

**THE CITY OF LANSING, COUNTIES OF INGHAM AND EATON, STATE OF
MICHIGAN**

and

BEITLER REAL ESTATE SERVICES LLC

EXHIBITS

Exhibit A Legal Description of the Property

Exhibit B Purchase Agreement Term Sheet

EXHIBITS

Exhibit A Legal Description of the Property

Exhibit B Purchase Agreement Term Sheet

REDEVELOPMENT AGREEMENT

THIS REDEVELOPMENT AGREEMENT (this “**Agreement**”), dated as of _____, 2024 (the “**Effective Date**”), is made by and among the CITY OF LANSING, COUNTIES OF INGHAM AND EATON, STATE OF MICHIGAN, a municipal corporation (the “**City**”), and BEITLER REAL ESTATE SERVICES LLC, an Illinois limited liability company (the “**Developer**”).

RECITALS

WHEREAS, the City owns certain real property commonly known as 124 W. Michigan Avenue, Lansing, Michigan 48933 and legally described on **Exhibit A** attached hereto (the “**Property**”), which Property is currently utilized as the Lansing, Michigan City Hall Administrative Building, as well as for certain police headquarters, police detention and court services (“**City Hall**”).

WHEREAS, the City and the Developer desire to cooperate in the redevelopment of the Property in accordance with the terms of this Agreement; and

WHEREAS, the City plans to relocate the City’s City Hall and the governmental operations currently taking place at the Property to new location(s); and

WHEREAS, the parties desire to enter into this Agreement to set forth the following terms and conditions related to the redevelopment of the Property.

NOW, THEREFORE, in consideration of the promises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

ARTICLE I

REDEVELOPMENT OF THE PROJECT

Section 1.1. Redevelopment. The Developer will take ownership of and redevelop the Property in accordance with this Agreement, and the City will cooperate with the Developer in connection therewith as set forth in this Agreement, subject further to applicable law and regulation.

Section 1.2. Project Description. The redevelopment of the Property contemplated by this Agreement consists of the rehabilitation of the existing building(s) on the Property to include the following components: (a) an urban mixed use hotel component having approximately 183 guest rooms within approximately 128,930 gross square feet of floor area (the “**Hotel Component**”); (b) ancillary parking in the building; (c) a boutique specialty restaurant and cocktail lounge to be constructed in the upper most floor of the existing shorter portion of the building; and (d) a retail component consisting of approximately 2,961 square feet (collectively, the “**Project**”). The Project is more fully described in Developer’s Response to RFP dated March 22, 2022, which is incorporated herein by reference. The final room count of the Hotel Component and other final Project details and plans shall be subject to: (i) completion of the necessary design development and cost documents; (ii) completion of a market and

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feasibility analysis to be prepared by the Developer; and (iii) the Land Use Approvals (as defined herein) and other approvals necessary. As part of the Project, the exterior of the building may be completely replaced except for the westernmost face of the building which is currently clad in Indiana limestone, and on which Leonard Jungwirth's famous sculpture and the City Hall name are displayed. This redevelopment limitation covenant shall survive termination or expiration of this Agreement. Documentation acceptable to the City necessary to legally preserve this covenant will be included in the Purchase Agreement and otherwise entered into by the parties, and Developer agrees to cooperate with such preparation and execution of such documentation.

ARTICLE II

RELOCATION OF CITY HALL; DEVELOPMENT OF NEW CITY FACILITIES; AND PURCHASE OF THE PROPERTY

Section 2.1. Relocation of City Hall and Related Operations. As part of the redevelopment of the Property by the Developer, the City shall entirely vacate the Property and relocate the City's City Hall and any and all operations currently conducted therein, including, without limitation, all administrative offices, police headquarters, courts, detention and all other related City functions to a new city hall administrative building and other facilities contemplated in the November, 2022 Public Safety Ballot Proposal of the City (collectively, the "**New City Facilities**"), within sixty (60) days from the City's receipt of the last necessary certificate of occupancy for the New City Facilities (the "**City Relocation**"). The City shall deliver possession of the Property to the Developer pursuant to and in accordance with the Purchase Agreement (as defined herein) (such date being the "**Possession Date**"). Upon taking possession on the Possession Date, the Developer shall be responsible for all carrying costs, utilities, and insuring and indemnifying agreements related to the Property as contemplated in the Purchase Agreement.

Section 2.2. Real Estate Purchase Agreement. Subject to Article 5 hereof, the City shall sell to Developer and Developer shall purchase the Property from the City for the purpose of the Project (the "**Purchase Agreement**"). The Purchase Agreement shall be based upon the material terms identified in Exhibit B attached hereto. The closing date for the Purchase Agreement and the Possession Date shall be on or before Project Commencement (as defined herein).

Section 2.3. Real Estate Holding Company. To facilitate the Project and development of the New City Facilities, the Developer may assign its rights and obligations under the Purchase Agreement to one or more entities to be formed for the development of the Project (the "**Holding Company or Holding Companies**" as the case may be) as further set forth in the Purchase Agreement and further agreed to by the City.

Section 2.4. Access. From and after the Effective Date, Developer shall have access to the Property for all investigation and planning for the Project at all reasonable times provided that during such access Developer shall not unreasonably interfere with the City's ongoing business operations at the Property. The City shall be responsible for all repairs and maintenance of the Property and otherwise shall be responsible for properly securing the Property until the Possession Date.

Section 2.5. Brownfield TIF. From and after the Effective Date, the City may pursue reimbursement for certain of Developer's redevelopment/remediation costs through a Brownfield tax increment revenue plan (the "TIF") covering the Property. If the City elects to pursue such reimbursement, it shall be entitled to retain 100% of the eligible tax increment revenue proceeds and shall also be responsible for all costs associated with the TIF. Developer agrees to assign any rights it may have to any TIF reimbursement that may be available as directed by the City and to otherwise reasonably cooperate with respect to the City's efforts to obtain reimbursement through the TIF.

Section 2.6. Maintaining Taxable Status. It is acknowledged that future tax revenue from the private development and ownership of the Property is a material part of the consideration to the City for this agreement and the sale of the Property to the Developer. The Developer agrees not to transfer or close on the sale of all or part of the Property to an entity, or take such other actions that will result in the Property becoming tax exempt until the year after the Project completion. The Developer further agrees that the Property, including the Project, will be placed on the tax rolls and that Developer will not take any action, directly or indirectly, that causes the Property, including the Project, to be removed from the tax rolls for a period of not less than twenty (20) years, commencing with the date of Project completion. In the event Developer causes the Property, including the Project, to be removed from the tax rolls after Project completion, then the Developer will reimburse the City for an amount equal to the taxable value of the Property, including the completed Project, in the year before it is no longer taxed (the original "Base Value") times nineteen (19) mills (the "Annual Amount") for each year remaining up to twenty (20) years from the date Project completion. The amount payable to the City will either be paid in one lump sum, or on an annual basis. The lump sum payment shall be the net present value calculated by increasing the Annual Amount by three percent (3%) for each year remaining. The lump sum is due and payable on or before the Developer closes on the transfer or sale of the property to any entity that results in the property becoming tax exempt. If annual payments are selected, they shall be due and payable on or before June 15th commencing in the year that the Property is no longer taxed, and on or before June 15th of each subsequent year for the remaining years. If annual payments are selected, the Base Value shall be increased each year over the prior year's Base Value by the rate promulgated annually by the State Tax Commission to cap inflation of taxable value. If annual payments are selected, the Developer will secure this obligation by providing a Letter of Credit in favor of the City from a financial institution approved by the City; the Letter of Credit will be renewed annually and will be an amount equal to the net present value as calculated above; such amount will be reduced each year after the annual payment is made by the Developer; and in the event payment is not made as provided for in this Agreement then the City will have the right to present the Letter of Credit for payment of the remaining lump sum amount due. This section shall survive termination or expiration of the Agreement.

Section 2.5. Brownfield TIF. From and after the Effective Date, the City may pursue reimbursement for certain of Developer's redevelopment/remediation costs through a Brownfield tax increment revenue plan (the "TIF") covering the Property. If the City elects to pursue such reimbursement, it shall be entitled to retain 100% of the eligible tax increment revenue proceeds and shall also be responsible for all costs associated with the TIF. Developer agrees to assign any rights it may have to any TIF reimbursement that may be available as directed by the City and to otherwise reasonably cooperate with respect to the City's efforts to obtain reimbursement through the TIF.

Section 2.6. Maintaining Taxable Status. It is acknowledged that future tax revenue from the private development and ownership of the Property is a material part of the consideration to the City for this agreement and the sale of the Property to the Developer. The Developer agrees not to transfer or close on the sale of all or part of the Property to an entity, or take such other actions that will result in the Property becoming tax exempt until the year after the Project completion. The Developer further agrees that the Property, including the Project, will be placed on the tax rolls and that Developer will not take any action, directly or indirectly, that causes the Property, including the Project, to be removed from the tax rolls for a period of not less than twenty (20) years, commencing with the date of Project completion. In the event Developer causes the Property, including the Project, to be removed from the tax rolls after Project completion, then the Developer will reimburse the City for an amount equal to the taxable value of the Property, including the completed Project, in the year before it is no longer taxed (the original "Base Value") times nineteen (19) mills (the "Annual Amount") for each year remaining up to twenty (20) years from the date Project completion. The amount payable to the City will either be paid in one lump sum, or on an annual basis. The lump sum payment shall be the net present value calculated by increasing the Annual Amount by three percent (3%) for each year remaining. The lump sum is due and payable on or before the Developer closes on the transfer or sale of the property to any entity that results in the property becoming tax exempt. If annual payments are selected, they shall be due and payable on or before June 15th commencing in the year that the Property is no longer taxed, and on or before June 15th of each subsequent year for the remaining years. If annual payments are selected, the Base Value shall be increased each year over the prior year's Base Value by the rate promulgated annually by the State Tax Commission to cap inflation of taxable value. If annual payments are selected, the Developer will secure this obligation by providing a Letter of Credit in favor of the City from a financial institution approved by the City; the Letter of Credit will be renewed annually and will be an amount equal to the net present value as calculated above; such amount will be reduced each year after the annual payment is made by the Developer; and in the event payment is not made as provided for in this Agreement then the City will have the right to present the Letter of Credit for payment of the remaining lump sum amount due. This section shall survive termination or expiration of the Agreement.

ARTICLE III

LAND USE APPROVALS; PERMITTING

Section 3.1. Land Use Approvals.

(a) Applications. Developer will submit application materials required under the City municipal code for zoning and any other municipal land use and development approvals required, if any, in order to undertake the Project (collectively, the "Land Use Approvals"). All applications for any Land Use Approvals shall be reviewed in accordance with the ordinances of the City.

(b) City Cooperation. The City will reasonably cooperate with and assist the Developer in applying for and processing the applications for Land Use Approvals in connection with the Project.

Section 3.2. Building and Construction Permits; Fees. The Developer shall comply with all applicable City building codes and construction requirements and shall be responsible for obtaining all building permits with respect to construction of the Project. The Developer shall be responsible for all fees associated with obtaining any building permits.

ARTICLE IV

CONSTRUCTION/REHABILITATION OF PROJECT

Section 4.1. Project Redevelopment.

(a) Design. The Developer shall prepare and submit detailed plans and specifications for the Project for review and approval by the City and the City's appointed representatives (collectively, the "Design Plans"), which approval shall not be unreasonably withheld, unreasonably conditioned or unreasonably delayed.

(b) Pre-Development Costs. The Developer shall be solely responsible for all pre-development costs associated with the Project incurred by Developer, including, without limitation, architectural, engineering, planning and design fees; legal, accounting and other professional fees.

(c) Bidding. No portion of the Project shall be construed as "public construction" and, as such, the Developer shall not be required to comply with any Michigan law governing public construction with respect to the Project.

(d) Financing. The Developer shall be solely responsible for the total cost and expense for the construction of the Project. The closing of financing for the Project (the "Financing Closing") shall occur no later than sixty (60) days after City Relocation. The Developer shall provide proof of financing to the City on or before Financing Closing.

(e) Commencement of Construction. Subject to Unavoidable Delays (as defined herein), commencement of construction of the Project shall take place within ninety (90) days

after the date of the City Relocation (the “**Project Commencement**”) unless extended at the request of Developer and approved in writing by the City, which approval shall not be unreasonably withheld. With the City’s written agreement, portions of the Project may commence after the Possession Date and Closing Date, but before City Relocation is fully complete, provided Financing Closing has occurred. In such case, Developer will become responsible for such carrying costs contemplated in Section 2.1 relative to the portions of the Property it then occupies.

(f) Design; Style, Size. The Project shall be built in accordance with the terms of Section 1.2, the Design Plans and any other written agreements or approvals between the parties.

(g) Project Completion. Subject to Unavoidable Delays, Developer shall use good faith and best efforts to substantially complete the Project within eighteen (18) months from Project Commencement (the “**Target Completion Date**”).

ARTICLE V

CONDITIONS PRECEDENT TO PROJECT COMMENCEMENT

Section 5.1. Conditions Precedent to Project Commencement. The Developer’s obligations to close under the Purchase Agreement and undertake the Project contemplated by this Agreement are conditioned on satisfaction of each of the following conditions (collectively, the “**Project Conditions Precedent**”) at or prior to Project Commencement:

- (a) Completion of the City Relocation.
- (b) Approval of any required Land Use Approvals for the Project.
- (c) Execution of a Parking Agreement wherein the City shall guarantee availability of no less than 100 parking spaces to Developer at market rates for use in connection with the Project.
- (d) Delivery by the City to the Developer, at City’s cost, and acceptance by the Developer, of a current Phase I environmental report covering the Property (“**Phase I**”).
- (e) City’s completion of any follow-up testing (e.g. phase II environmental testing) recommended by the Phase I, at City’s cost.
- (f) Consummation of the Financing Closing, which Developer will pursue with reasonable diligence.

ARTICLE VI

INSURANCE

Section 6.1. Insurance. The parties shall purchase and maintain such insurance coverages as may be reasonably required by the parties’ respective lenders and risk managers and as the parties otherwise agree is necessary to adequately protect the parties’ respective interests in the Project. The insurance policies and provisions to be set forth in the Purchase

Agreement contemplated by this Agreement shall be subject to the review and approval of the City, including its Risk Manager and the Developer. For the avoidance of doubt, Developer shall be responsible for insuring the Project and Property on an after the Possession Date.

ARTICLE VII

REPRESENTATIONS AND WARRANTIES

Section 7.1. Representations and Warranties by the City. The City represents and warrants that:

(a) The City is a municipal corporation duly organized and existing under the laws of the State of Michigan. The City has the power to enter into this Agreement and carry out its obligations hereunder and provision has been made to pay the liability that will accrue under this Agreement.

(b) The City has knowledge as to the presence of hazardous substances as the same are described in the regulations promulgated under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended by the Superfund Amendments and Reauthorization Act of 1986, and/or in the environmental laws of the State of Michigan in, on or under the Property. With respect to the Project, the City is aware of no facts the existence of which would cause it to be in violation of any state, local or federal environmental law, regulation or review procedure, or which would give any person a valid claim under the environmental laws of the State of Michigan.

(c) There is not pending, nor to the best of the City's knowledge after due inquiry is there threatened, any suit, action or proceeding against the City before any court, arbitrator, administrative agency or other governmental authority that materially and adversely affects the validity of any of the transactions contemplated hereby, the ability of the City to perform its obligations hereunder, or the validity or enforceability of this Agreement.

Section 7.2. Representations and Warranties by the Developer. The Developer represents and warrants that:

(a) The Developer is a limited liability company organized and validly existing under the laws of the State of Illinois.

(b) The Developer has duly authorized the execution of this Agreement and the performance of its obligations hereunder, and neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement, is prevented, limited by or conflicts with or results in a breach of, any indebtedness, agreement or instrument of whatever nature to which the Developer is now a party or by which it is bound, or constitutes a default under any of the foregoing.

(c) There are no pending or threatened legal proceedings of which the Developer has knowledge which seek to restrain or enjoin the transactions contemplated by this Agreement or which question the authority of the Developer to execute and deliver this Agreement or the

validity of this Agreement.

(d) Developer acknowledges that it is acquiring the Property in its as is condition, including the presence of hazardous materials, and Developer shall be solely responsible for any remediation of such materials as required to complete the Project.

(e) Developer agrees that if this Agreement is terminated due to the fault of the Developer, including for failure to consummate Financing Closing, City will retain the Property and have no obligation to transfer it to Developer.

ARTICLE VIII

EVENTS OF DEFAULT

Section 8.1. Notice and Opportunity to Cure. Whenever any party to this Agreement alleges a default by the other, the party alleging the default shall provide written notice to the other specifying the nature of the default and the actions necessary to cure the default. Subject to Unavoidable Delays if the alleged default is not cured within thirty (30) days after the defaulting party's receipt of such notice, the non-defaulting party may take any one or more of the actions set forth below:

(a) The non-defaulting party may suspend its performance under this Agreement until it receives in writing and accepts in writing assurances from the defaulting party that the defaulting party will cure its default and continue its performance under this Agreement.

(b) The non-defaulting party may cancel and terminate this Agreement.

(c) The non-defaulting party may take whatever action, including legal, equitable or administrative action, which may appear necessary or desirable to the non-defaulting party, including any actions to collect any payments validly due and unpaid under this Agreement, to seek reimbursement of payments made, to terminate the Purchase Agreement or to pursue any claims for monetary damages at law or to enforce performance and observance of any obligation, agreement, or covenant to the defaulting party under this Agreement.

The non-defaulting party may elect to take no such action, notwithstanding an event of default not having been cured within said thirty (30) day period, if the defaulting party provides the non-defaulting party with written assurances satisfactory to the non-defaulting party that the event of default will be cured as soon as reasonably possible. No notice of such election by the non-defaulting party shall be required. As used in this Agreement, the term "**Unavoidable Delays**" means delays which are the direct result of strikes or other labor troubles, lack of responsible bidders, unforeseeable and unavoidable casualties to the Project not caused by the Developer, governmental actions, judicial action commenced by third parties that are not the fault of the Developer, the implementation of an environmental agency-approved work plan for remediation, or severe weather, acts of God, fire or other casualty, or other events or conditions beyond the reasonable control of the parties, or an emergency (defined as an urgent, sudden, and serious event or an unforeseen change in circumstances that necessitates immediate action to remedy harm or avert imminent danger to life, health, or property).

Section 8.2. No Remedy Exclusive. No remedy hereunder is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity. No delay or omission to exercise any right accruing upon any default shall impair any such right or shall be construed to be a waiver thereof, but any such right may be exercised from time to time and as often as may be deemed expedient.

Section 8.3. No Implied Waiver. In the event any agreement contained herein should be breached by any party and thereafter waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed a waiver of any rights or remedies which the non-breaching party shall have and shall not be deemed a waiver of any subsequent default of any such terms, conditions and covenants to be performed hereunder.

ARTICLE IX

ADDITIONAL PROVISIONS

Section 9.1. Amendments; Incorporation of Exhibits. As the parties continue work on the pre-development activities contemplated herein and prepare the Purchase Agreement in connection with the design, development, and financing of the Project, the parties will amend this Agreement to incorporate additional details, terms and conditions referenced herein. The parties may amend this Agreement, including but not limited to extending any deadlines, only by a written document agreed to and executed by the parties.

Section 9.2. Consents and Approvals; Good Faith. Except for matters for which there is a standard of discretion specifically set forth herein, wherever this Agreement provides for a determination, decision, selection, consent, approval, acceptance, adoption, satisfaction, or other action, the parties hereto shall exercise good faith in undertaking such actions and shall not unreasonably withhold, condition or delay any determination, decision, selection, consent, approval, acceptance, adoption, satisfaction or other action that may be necessary to fully implement the terms of this Agreement.

Section 9.3. Conflict of Interests. No member, official, or employee of the City shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official or employee participate in any decision relating to this Agreement which affects his or her personal interests or the interests of any corporation, partnership, or association in which he or she is, directly or indirectly, interested. No member, official, or employee of any party to this Agreement shall be personally liable to any other party, or any of their respective successors in interest, in the event of any default or breach by a party to this Agreement for any amount which may become due to any other party on any obligations under the terms of this Agreement.

Section 9.4. Restrictions on Use. The Developer shall not discriminate upon the basis of race, color, creed, sex or national origin in the sale, lease, or rental or in the use or occupancy of the Project, or any part thereof.

Section 9.5. Broker's Commission. The parties acknowledge that no broker's

commission or finder's fee is payable with regard to this Agreement or the Project.

Section 9.6. Titles of Articles and Sections. Any titles of the several parts, Articles and Sections of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

Section 9.7. Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand, or other communication under this Agreement by either party to the other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, transmitted by facsimile, delivered by a recognized overnight carrier, or delivered personally to the following addresses:

If to the Developer: Beitler Real Estate Services LLC
707 Skokie Blvd., Suite 600
Northbrook, IL 60062
Attn: J. Paul Beitler, Manager
Email: pbeitler@beitlerre.com
Attn: John Paul Beitler III, Manager
Email: jpbeitler@beitlerre.com

With a copy to: Taft Stettinius & Hollister LLP
111 East Wacker Drive, Suite 2800
Chicago, IL 60601
Attention: James Oakley
Email: joakley@taftlaw.com

If to City: City of Lansing Mayor's Office
9th Floor, City Hall
124 W. Michigan Avenue
Lansing, Michigan 48933
Phone: 517-483-4000
Fax: 517-483-6066

With copy to: Office of City Attorney
5th Floor, City Hall
124 W. Michigan Avenue
Lansing, Michigan 48933
Phone: 517-483-4320
Fax: 517-483-4081

Section 9.8. Counterparts. This Agreement may be executed with facsimile (or PDF or similar) signatures and/or in counterparts, each of which shall constitute one and the same instrument.

Section 9.9. No Third-Party Beneficiaries. It is the intention of the parties to this Agreement that no person who is not a party signatory to this Agreement shall, under a third party beneficiary theory or otherwise, have any rights or interests hereunder as against the City,

and no such other party shall have standing to complain of the City's exercise of, or alleged failure to exercise, its rights and obligations, or of its performance or alleged lack thereof, under this Agreement.

Section 9.10. Assignment. With the written approval of the City, Developer shall be permitted to assign its rights under this Agreement to a person or entity with similar or greater real estate development expertise and experience, subject to the City's reasonable approval of the assignee, which shall not be unreasonably delayed. Developer shall provide the City with a written notice of any proposed assignment.

Developer anticipates that its lender, at the time of Financing Closing, will have the right to pursue completion of the Project in the event of default or other actions of Developer resulting in Developer's failure to complete the Project.

Developer also agrees that in the event the lender fails to pursue completion of the Project in such instance, Developer will take such actions necessary to assign, pledge, transfer and set over to city, all of its right, title and interest in and to any general contractor, architect or other agreements relating to the Project, including all amendments, modifications, supplements, general conditions and addenda thereto, and shall take such other steps to enable City to continue completion of the Project. Prior to such occurrence described in this paragraph, City, by executing this Agreement does not assume any of Developer's obligations or duties concerning the agreements until and unless City shall exercise the rights under this provision.

This covenant of Developer includes, as necessary, its appointment of City as its attorney-in-fact to demand, receive and enforce Developer's rights with respect to the agreements, to give appropriate receipts, releases and satisfactions for and on behalf of Developer and to do any and all acts in the name of Developer or in the name of City with the same force and effect as Developer could do if this assignment had not been made. Developer hereby agrees not to assign, sell, pledge, transfer, mortgage or otherwise encumber its interest in the contemplated agreements relating to the Project.

The provisions of this section shall be binding upon and inure to the benefit of the assigns and successors in interest of the Developer and the City. This section shall survive termination or expiration of the Agreement.

Section 9.11. Litigation. The City and the Developer will reasonably cooperate with one another with respect to any litigation commenced by third parties in connection with this Agreement, provided, however, that any party to this Agreement that is not a party to the actual litigation shall not be required to incur substantial expense in so cooperating, but provided further, however that any legal or other costs incurred by the City because of the Developer's litigation, shall be an obligation payable by the Developer to the City.

Section 9.12. Exclusivity. During the term of this Agreement and unless the Agreement is Terminated, the Developer shall have the exclusive right to negotiate with the City concerning the Property and the Project and the City agrees that it shall not directly or indirectly solicit or entertain any other proposals for such development, leasing or acquisition of the Property during the term of this Agreement.

Section 9.13. Adequate Consideration. The parties acknowledge and agree that this Agreement is intended to be binding and enforceable and each party waives any right to challenge the enforceability of this Agreement based on discretion afforded either party in evaluating the fulfillment of certain conditions precedent to the redevelopment of the Project. City acknowledges that this Agreement requires Developer to commit time and resources in pursuing the Project and that such expenditures constitute good and sufficient consideration to City for entry into this Agreement. Furthermore, the parties agree that, upon satisfaction or waiver of the last of the contingencies set forth herein, this Agreement shall be deemed affirmed without inclusion of such contingencies.

Section 9.14. City Authority. Unless expressly stated otherwise in this Agreement, where consent, authority or agreement of the City is required or requested under this Agreement or any other agreements referenced herein, such consent, authority or agreement may be negotiated and provided by the Mayor of the City or his designee confirmed in writing.

ARTICLE X

TERMINATION OF AGREEMENT

Section 10.1. Termination. This Agreement shall terminate upon the following:

(a) In the event the City has cause to terminate the Agreement. As used in this Section, "cause" shall mean one or more of the following: (i) any material breach of this Agreement by Developer, which is not timely cured by Developer as permitted by the terms of this Agreement; (ii) Developer's indictment for alleged criminal activity related to the Property or Project; or (iii) willful misconduct or gross negligence by Developer related to this Agreement or the Project.

(b) In the event all of the Project Conditions Precedent are not satisfied on or before the Project Commencement, the Developer shall have the option to terminate this Agreement upon written notice to the City, unless the parties agree in writing to extend such date.

(c) In the event the Developer fails to commence construction of the Project as contemplated, including timely completion of Financing Closing, the City shall have the option to terminate this Agreement upon written notice to the Developer, unless the parties agree in writing to extend such date.

Section 10.2. Expiration. If not terminated pursuant to Section 10.1 above, this Agreement shall terminate upon the date all of the parties' other respective obligations hereunder are satisfied, but no such termination shall terminate any indemnification or other rights or remedies arising hereunder due to any default which occurred and was continuing prior to such termination.

Section 10.3. Effect of Termination. Upon termination of this Agreement pursuant to this Article X, this Agreement shall be null and void and, except for obligations that expressly survive termination or expiration, neither party shall have any further obligations or liabilities hereunder. Upon such termination the Developer and the City shall deliver to each other such documents as may be necessary to evidence the termination of this Agreement.

**CITY OF LANSING, COUNTIES OF INGHAM AND EATON
STATE OF MICHIGAN, a municipal corporation**

By: _____
Andy Schor, Mayor

By: _____
Chris Swope, City Clerk

BEITLER REAL ESTATE SERVICES LLC

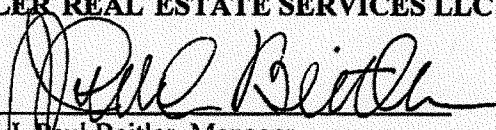
By:  _____
J. Paul Beitler, Manager

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

LOTS 6 & 7, W 50 FT LOT 8, LOTS 4 & 5 EXC N 105 FT, ALSO COM 16 FT W OF SE COR LOT 3, TH N 25 FT, W 24 FT, N 6 FT, W 26 FT, S 31.12 FT TO SW COR LOT 3, E 50 TO BEG; BLOCK 101 ORIG PLAT.

Property Parcel No.: 33-01-01-16-183-009

Commonly Known as the Lansing City Hall, 124 West Michigan Ave, Lansing, Michigan 48933.

EXHIBIT B

PURCHASE AGREEMENT TERM SHEET [to be more fully developed]

Seller. The City of Lansing

Purchaser. Holding Company or Holding Companies

Closing Date. On or before the Project Commencement.

Purchase Price. Two Million Seven Hundred Eight Thousand and 00/100 Dollars (\$2,780,000)
("Purchase Price").

076492.000048 4855-4356-9835.5

Lansing City Hall Redevelopment

124 West Michigan Avenue

by: Beitler Real Estate Services LLC

BEITLER



Lansing City Hall

124 West Michigan Avenue

The Building

- Location: Lansing, MI
- Year Built: 1958
- RBA: 126,575 Gross
- Stories: 10
- Typical Floor: 9,815; 15,276 SF



Redevelopment

The Essentials

- 1) Higher & Better Use
- 2) Location
- 3) Parking
- 4) Zoning
- 5) Feasibility
- 6) Timing



1) High & Better Use

The opportunity will reposition Lansing's City Hall into a modern day hotel offering a premier location and unobstructed views of Michigan's State Capital and add to the growth and vibrancy of downtown Lansing.

With a population of 481,900; Forbes describes Lansing as:

"An important center for education, culture, politics and business. It is home to three medical schools, two law schools including the nation's largest law school, Thomas M. Cooley Law School, Michigan State University, the state capital, state Supreme Court and Court of Appeals and headquarters of four national insurance companies. Cultural elements in the city are highlighted by the African American Parade and Heritage Festival, Silver Bells in the City Parade, the Lansing JazzFest, the Old Town BluesFest and the Common Ground Festival among several others. Other points of interest in the city include the Michigan Museum of Surveying, the Michigan Women's Hall of Fame, R.E. Olds Transportation Museum and the historic Potter Park Zoo."

https://www.youtube.com/watch?v=J_7lxbjCKz4



2) Location

Positioned on the corner of Michigan Avenue and Capital Avenue, the new hotel is located in the heart of downtown Lansing and in between the Michigan State Capitol and the Lansing Center.



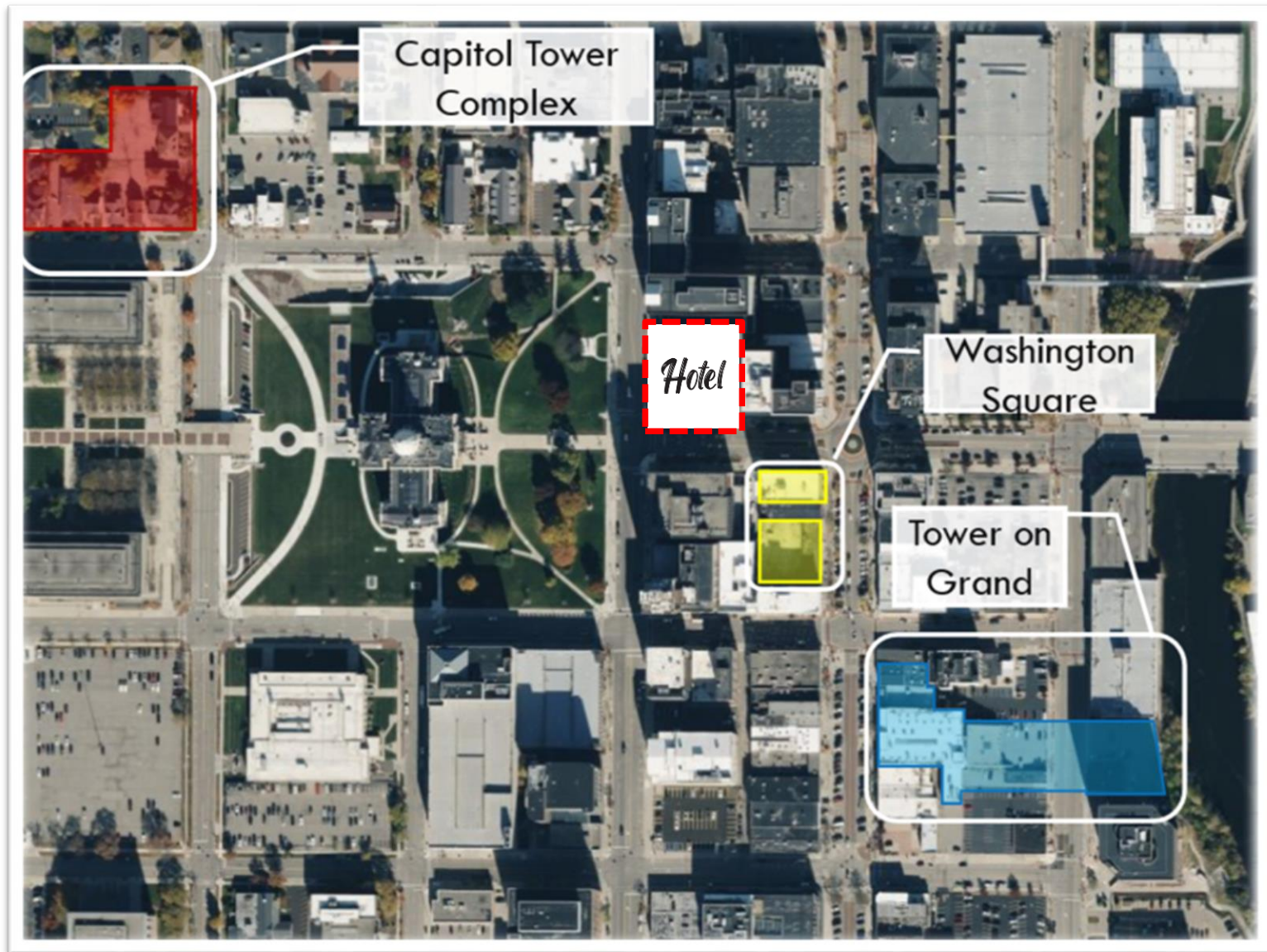
2) Location

Michigan State Capital Building

Located across the street from the Michigan State Capital which opened on January 1, 1879. It is one of the first state capitals to be topped by a lofty cast iron dome and was designated a National Historic Landmark in 1992.

Lansing Convention Center

A short 5 minute walk to the Lansing Center – a 270,000sf convention center that houses a main exhibition hall, meeting rooms, conference centers, banquet facilities, restaurants, full kitchen and a 500-space underground parking garage.

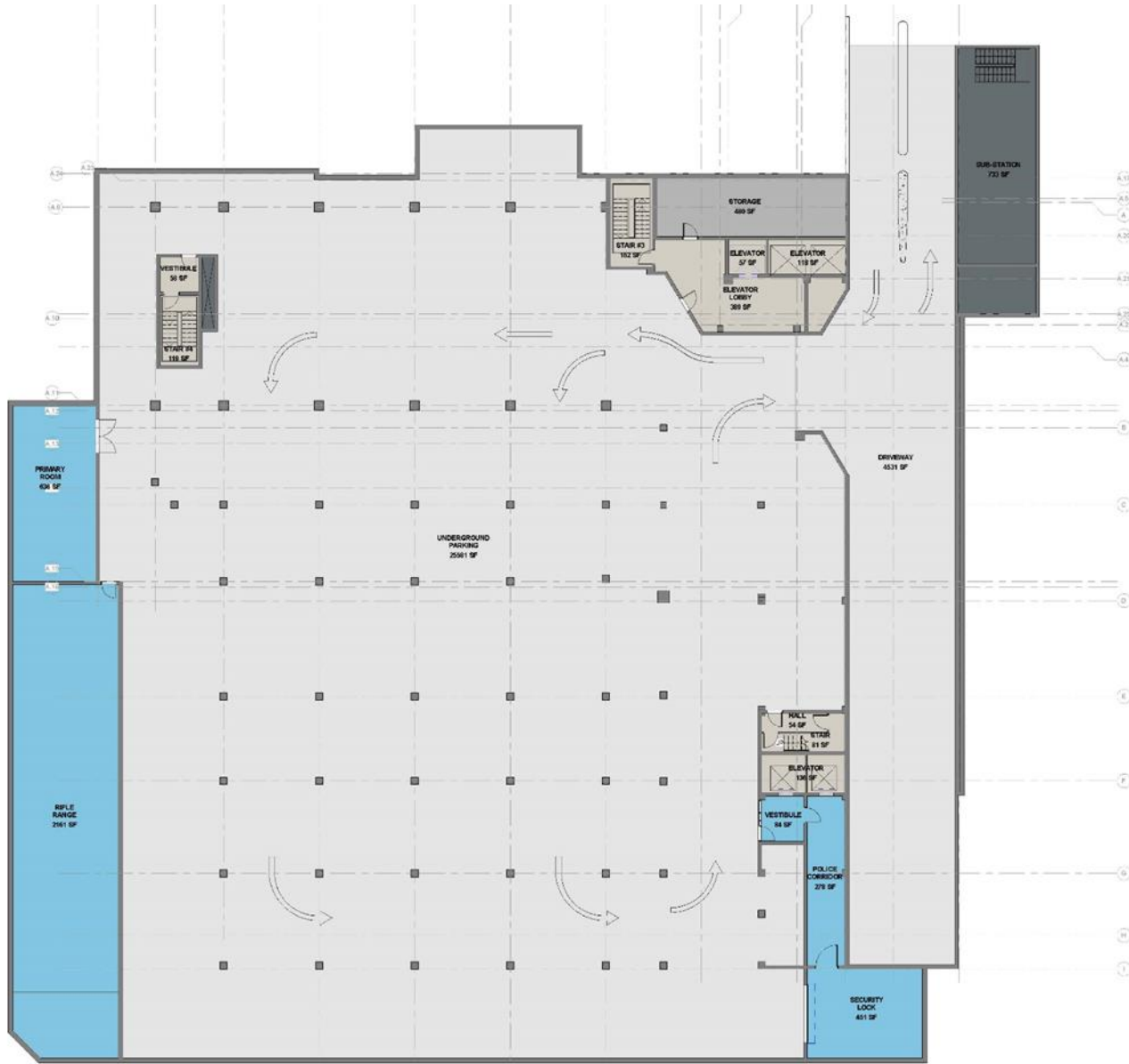


2) Location – Downtown Growth

New Vision Lansing, with the support of a \$40M appropriation from the State of Michigan is a \$215M project involving three projects. The hotel will complement the New Vision Lansing plans.

- Washington Square Building:
70 workforce housing units, a parking structure and retail space.
- Capitol Tower:
Pre-leased office space, 70 market rate and workforce apartments and 110 parking spaces.
- Tower on Grand:
300 apartments and parking.

<https://www.wkar.org/wkar-news/2023-08-08/215-million-development-plan-promises-affordable-housing-revitalization-in-downtown-lansing>



KEY

Common Core	1,320 SF
Mechanical Space	950 SF
Storage	480 SF
Police Department	3,650 SF
Parking	30,335 SF

GROSS TOTAL AREA: 37,344 SF

3) On-Site Parking

The hotel will have on-site below ground heated parking for approximately 60 vehicles. Up to 100 additional off-site parking spaces will be available at market rates.

City of Lansing Form-Based Code Allowable Use Table

Adopted 1/1/22

P = PRINCIPAL PERMITTED C = CONDITIONAL USE S = SPECIAL LAND USE	R-1	R-2	R-3	R-4	R-5	R-6a	R-6b	R-MX	MFR	R-AR	SC	MX-C	MX-1	MX-2	MX-3	DT-1	DT-2	DT-3	IND-1	IND-2	IND-3	INST-1	INST-2	Reference
Commercial/Office																								Chapter 1243
Retail sales and Personal Services										C	C	C	C	C	C	C	C	C	P	P	P			
Professional/business offices										P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Active / Recreational Commercial										C	P	P	P	P	P	C	P	P	P	P	P	P	P	
Animal Hospital										C	C	C	C	C	C	C	C	C	P	P	P	P	P	
Bank											P	P	P	P	P	P	P	P	P	P	P	P	P	
Brewpub											C	C	C	C	C		C	C	P	P	P			
Cemetery		S								S														
Clinic										C	C	C	C	C	C	C	C	C	P	P	P	C	C	
Funeral Home											C	C		C			C		P	P	P	P	P	
Golf courses	S	S								S														
Kennel											C	C	C	C	C		C		C	C				
Laundromat, dry cleaner											P	P	P	P	P		P	P	P	P	P			
Lodging Facility											P	P	P	P	P		P	P	P	P	P	C	C	

DT-3 - Downtown Core



4) Zoning

The existing zoning allows for a lodging facility which will save several months in the development timeline.

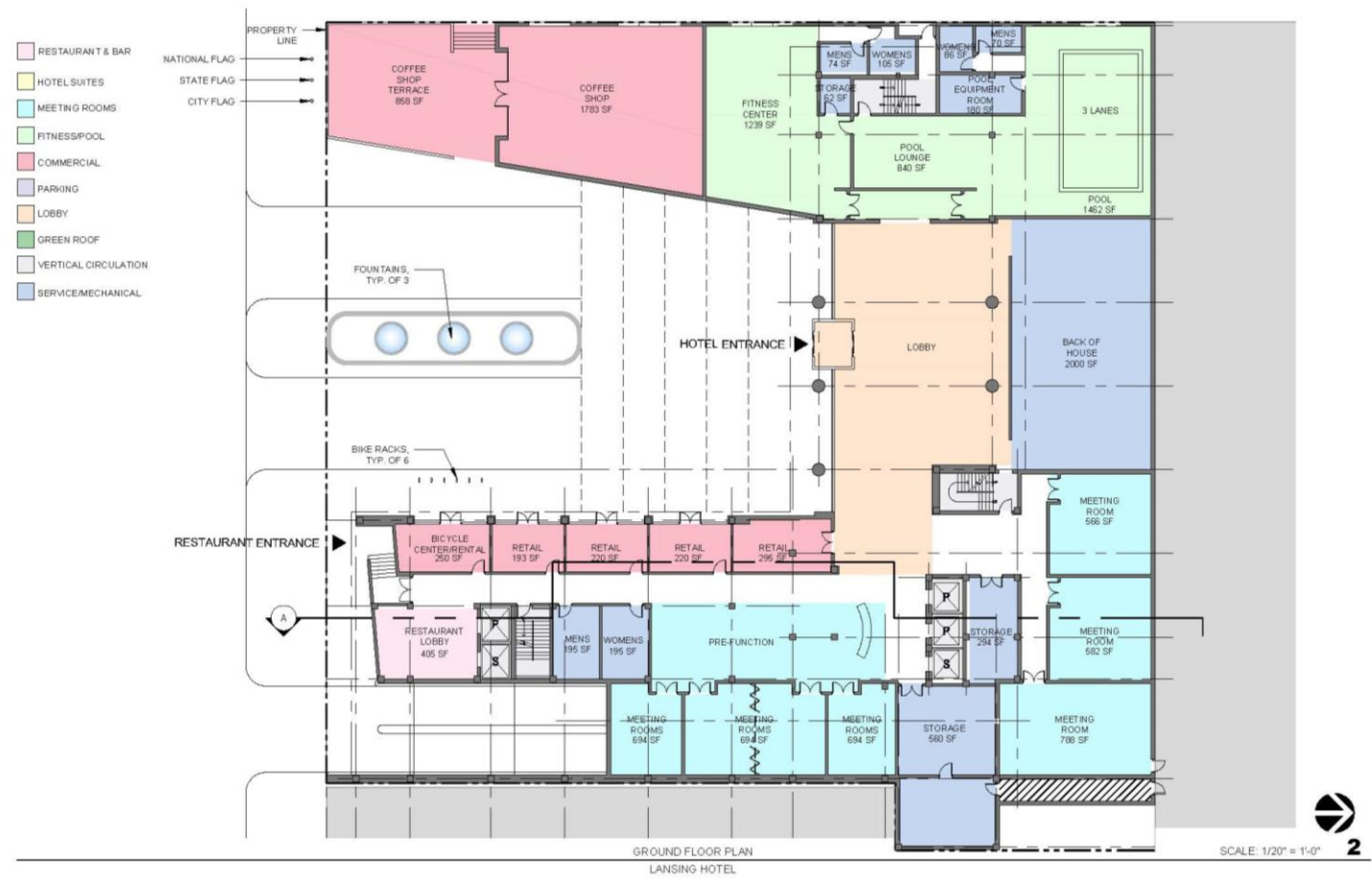
The project use The intent and purpose of the DT-3 Downtown Core district is to provide primarily a vertical mix of uses with higher density residential housing and office buildings. Ground floor uses should be those that generate pedestrian activity along the street front through the location of doors, windows, and displays. Development in this district is characterized by tall buildings lining urban streets with most or all parking provided on street or in municipal lots or structures. This district accommodates the City's highest intensity and density development.



5) Feasibility

Typical room mix assumptions produces approximately 183 rooms along with ample space for amenities, parking and a roof top restaurant.

PRELIMINARY DRAWINGS | GROUND FLOOR PLAN



5) Feasibility

The ground floor will serve as the hotel entrance with the courtyard providing onsite access for pick-up and drop-off to the main lobby. The ground floor will also offer guests hotel amenities such as meeting rooms and a fitness center.

The ground floor will provide an opportunity to activate the corner with retail space servicing the hotel and the community in general. A separate lobby and elevators will be able to provide access to a restaurant on the seventh floor.

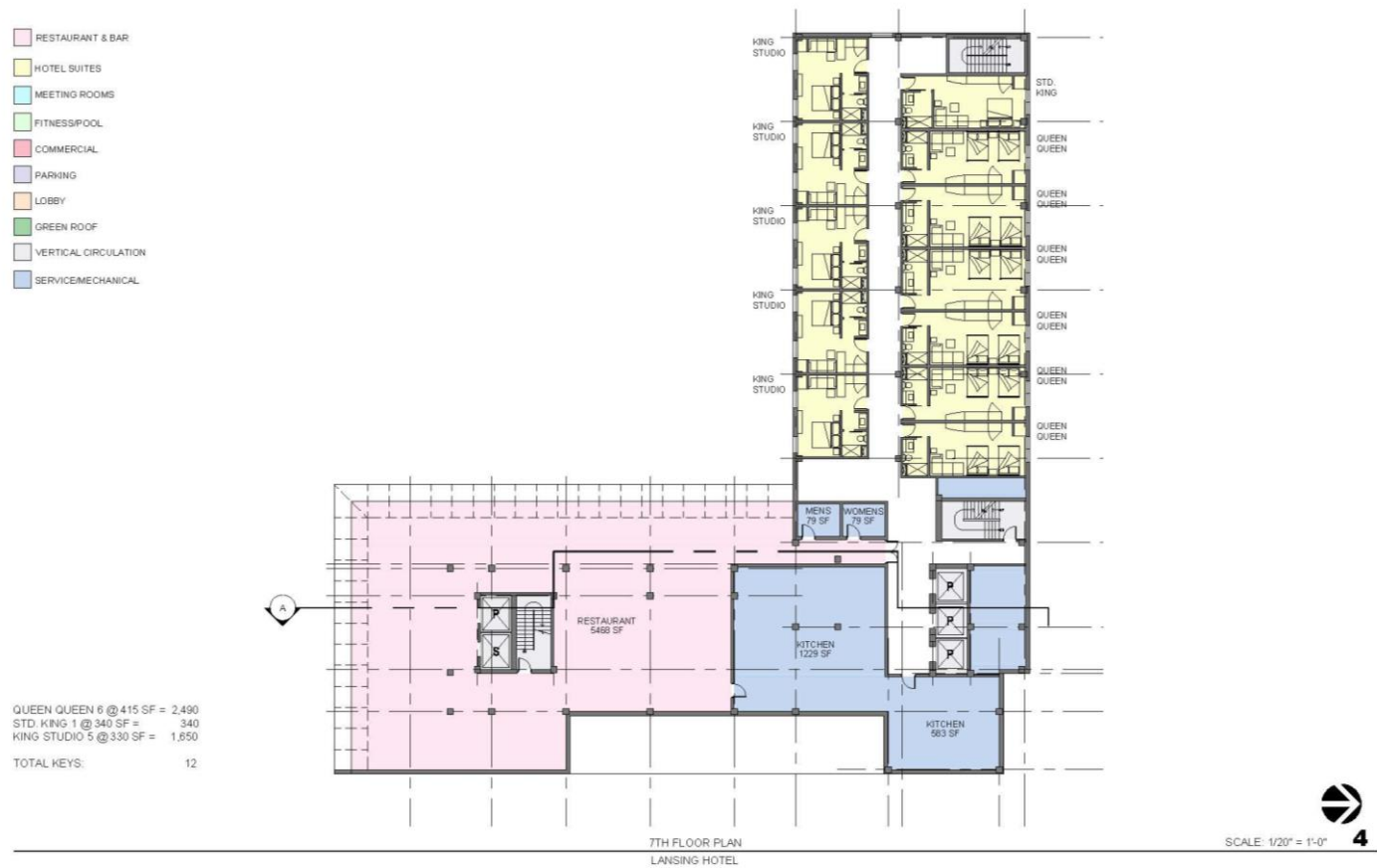
PRELIMINARY DRAWINGS | 3RD-6TH FLOOR PLAN - TYPICAL LOW-RISE HOTEL



5) Feasibility

The small and narrow floor plates allow for an efficient hospitably configuration with a double loaded corridor where rooms are on either side of a single hallway.

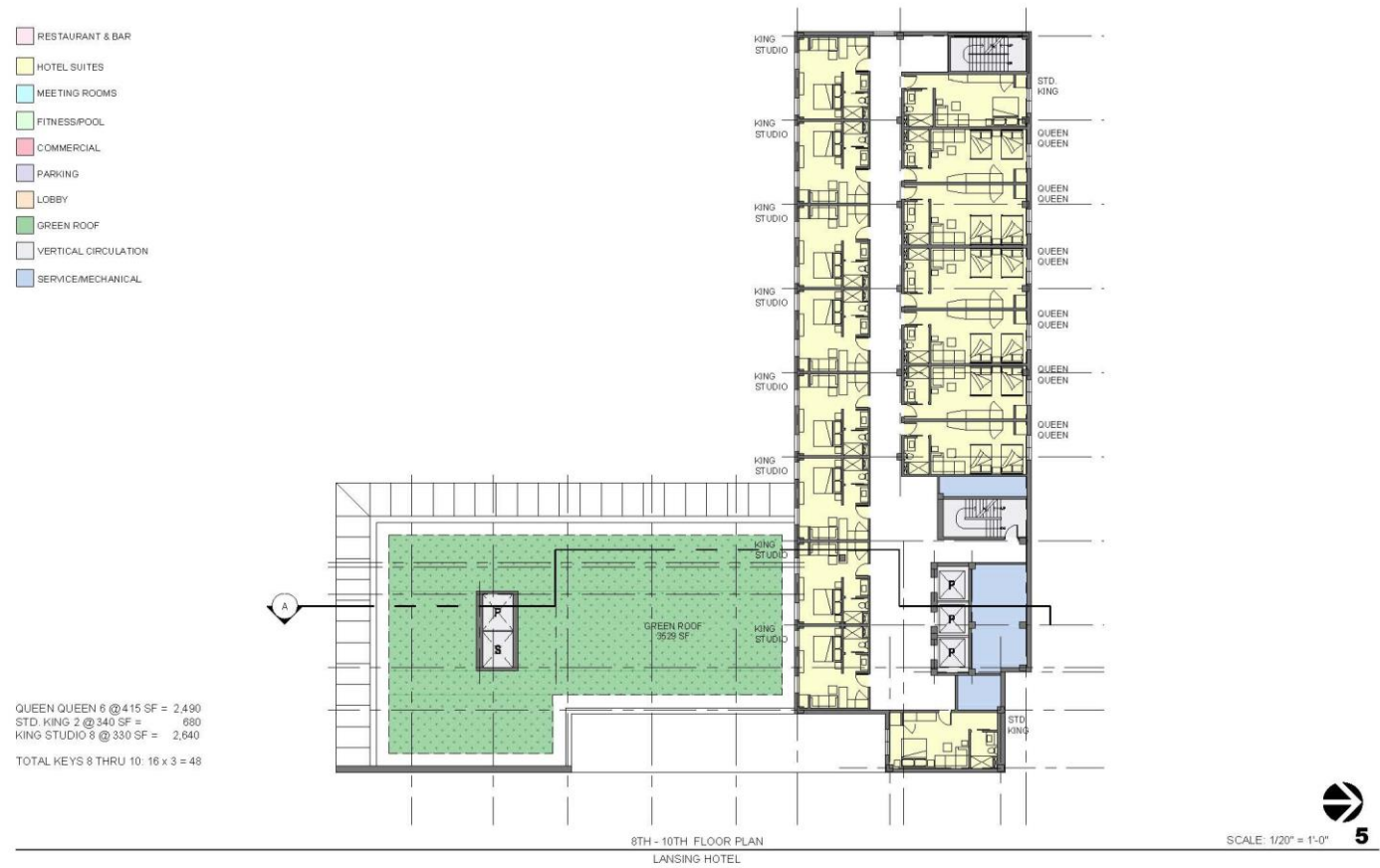
PRELIMINARY DRAWINGS | 7TH FLOOR PLAN - RESTAURANT



5) Feasibility

The seventh floor will be configured to accommodate a restaurant with views of the capital and will service both local and hotel patrons.

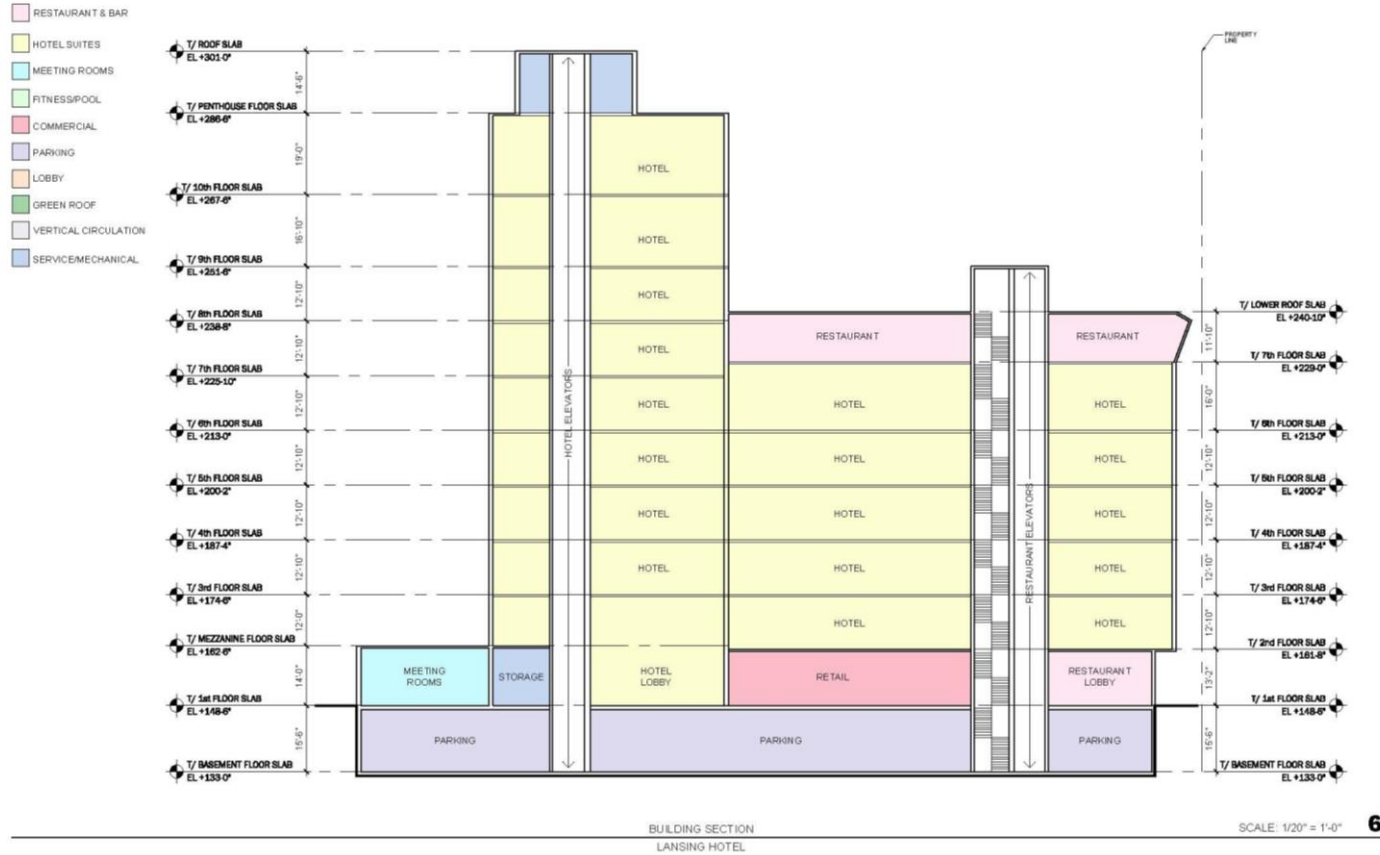
PRELIMINARY DRAWINGS | 8TH-9TH FLOOR PLAN – TYPICAL HI-RISE HOTEL



5) Feasibility

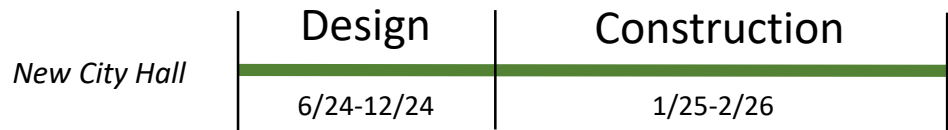
The tops floors will overlook the hotel plaza and maintain an efficient layout.

PRELIMINARY DRAWINGS | BUILDING SECTION



5) Feasibility

Overall the building is well suited to be redeveloped into hotel and house all of its supporting functions (amenities, retail and parking).



6) Timing

The City will relocate City Hall to a new building located at 425 South Grand Avenue using a \$40M grant from the State of Michigan. Design is expected to be 6 months followed by 14 months for construction.



Redevelopment Agreement Summary

- Project:
Approx. 183 room hotel.
- Purchase Price:
\$2,780,000 “as is”.
- Closing:
Within 60 days from the last certificate of occupancy for the New City Facilities.
- Tax Incentives:
None. No incentives are being requested and the City will retain 100% of the tax benefits.
- Parking:
Onsite parking of approximately 60 spaces plus offsite parking of no less than 100 spaces at market rates.
- Preservation:
Leonard Jungwirth’s Lansing City Hall sculpture will be preserved.



FIRST AMENDMENT TO THE
ARTICLES OF INCORPORATION OF
LANSING PUBLIC MEDIA AUTHORITY

The City of Lansing adopts this First Amendment to the Articles of Incorporation of the Lansing Public Media Authority pursuant to the provisions of Act 31, Public Acts of Michigan, 1948 (First Extra Session) as amended.

1. Article V, Section 1 of the Articles of Incorporation of the Authority is hereby amended to read in its entirety as follows:

Section 1. The Authority shall be directed and governed by a Board of Commissioners of seven (7) voting members known as the "Commission." The Commissioners shall include the persons holding the City of Lansing offices of City Attorney, Finance Director, and Director of the Office of Community Media of the City, an additional member to be designated as the Mayor's Representative, and three (3) members of the public selected by the Mayor with the advice and consent of the City Council. Two (2) of the three (3) Lansing Public Media Authority Commissioners selected by the Mayor with the advice and consent of the City Council shall reside within the corporate limits of the City. The Mayor and the members of the City Council shall not be eligible for membership or appointment to the Commission.

2. The City Clerk of the City shall cause a copy of this First Amendment to the Articles of Incorporation or a summary thereof to be published once in the *Lansing State Journal*, being a newspaper circulated within the City as provided in Act 31, such publication to be accompanied by a notice that valid amendment of the Articles of Incorporation of the Authority shall be conclusively presumed unless questioned in a court of competent jurisdiction as provided in Act 31.

3. The City Clerk of the City shall file a certified copy of this First Amendment to Articles of Incorporation with the Ingham County Clerk, the Eaton County Clerk, and the Michigan Secretary of State, together with a certificate of the date and newspaper of publication, as required by Act 31.

4. This First Amendment to the Articles of Incorporation shall become effective and be in full force and effect as provided in Section 6 of Act 31 ten (10) days after their adoption by City Council.

IN WITNESS THEREOF, the City of Lansing, Michigan has adopted and authorized to be executed this First Amendment of the Articles of Incorporation on behalf of the City, a Municipal Corporation of the State of Michigan, by its Mayor and City Clerk.

CITY OF LANSING

By: _____
Mayor

By: _____
City Clerk

Resolution #2024-###

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

RESOLUTION AMENDING THE ARTICLES OF INCORPORATION OF
THE LANSING PUBLIC MEDIA AUTHORITY

WHEREAS, the City Council (The "Council") of the City of Lansing, Counties of Ingham and Eaton, State of Michigan (The "City") has previously incorporated the Lansing Public Media Authority (the "Authority") pursuant to the provisions of Act 31, Public Acts of Michigan, 1948 (First Extra Session), as amended ("Act 31") and has adopted Articles of Incorporation of the Authority; and

WHEREAS, the Articles of Incorporation contain a scrivener's error that creates an inconsistency regarding the number of members for the Authority, specifically that there are eight members of the Authority but only seven are enumerated by qualification and selection.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Article V. Section 1 of the Articles of Incorporation of the Authority is hereby amended to read in its entirety as shown in the attached First Amendment to the Articles of Incorporation.
2. The First Amendment to the Articles of Incorporation of the Lansing Public Media Authority is hereby approved and adopted. The Mayor and City Clerk of the City are hereby authorized and requested to execute the First Amendment to the Articles of Incorporation of the Lansing Public Media Authority for and on behalf of the City.
3. The City Clerk shall cause a copy of the First Amendment to the Articles of Incorporation of the Lansing Public Media Authority to be published once in the *Lansing State Journal* or the *Lansing City Pulse*, being a newspapers circulated within the City as provided by Act 31, such publication to be accompanied by a notice that valid amendment of the Articles of Incorporation of the Lansing Public Media Authority shall be conclusively presumed unless questioned in a court of competent jurisdiction as proved in Act 31.
4. The City Clerk shall file a certified copy of the executed First Amendment to the Articles of Incorporation of the Authority with the county Clerk of the County of Ingham, the county Clerk of the County of Eaton, and the Secretary of State of the State of Michigan, together with a certificate stating the date and newspaper of publication of the First Amendment to the Articles of Incorporation. The City Clerk is hereby authorized and directed to file the originally executed First Amendment to the Articles of Incorporation with the recording secretary of the Authority, and to take such steps as are necessary

under the provisions of the state law to perfect the amendment of said articles.

5. All other resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.