Board of Directors Meeting

Friday, July 12, 2024 – 8:30 AM

Grewal Hall 224 - 224 S. Washington Ave. Lansing, MI 48933

AGENDA

1. Call to Order/Roll Call
2. Welcome to Grewal Hall
3. Approval of LBRA Board Meeting Minutes – Friday, June 07, 2024
4. NEOGEN Brownfield Plan #81 Amendment No. 1 (ACTION)
5. Open Forum for LBRA Board Members
6. Other Business
7. Public Comment
8. Adjournment

Board of Directors Meeting

Friday, June 07, 2024 – 8:30 AM

401 S. Washington Ave. Ste. 101, Lansing, MI 48933

MINUTES

Members Present:	Chair - Shelley Davis Boyd, Vice-Chair - Calvin Jones, Treasurer - Catherine Rathbun, Secretary - Dr. Alane Laws-Barker, Chaz Carrillo, Sandra Lupien, Michael McKissic, Jordan Sutton, Rawley Van Fossen
Members Absent:	
Staff Present:	Karl Dorshimer, Kris Klein, Brandy Standler, Aurelius Christian, Alex Watkins, Kahleea Washington, and Chelsea Dowler
Guests:	Tammi Amerson, City of Lansing

Call to Order

Chair Davis Boyd called the meeting to order at 9:27 AM.

Approval of LBRA Board Meeting Minutes – Friday May 03, 2024 (ACTION)

MOTION: Member Jones moved to approve the LBRA meeting minutes from the Friday, May 03, 2024, Board of Directors meeting, as presented. Motion seconded by Member Carrillo.

YEAS: Unanimous, motion carried.

LBRA Financial Update

Tammi Amerson from the City of Lansing presented the LBRA financials. Anderson commented that the ending LBRA fund balance was positive.

Approval of FY2023/2024 LBRA Budget Amendment (ACTION) (Attached Amended FY2023/2024 LBRA Budget- Highlighted in Orange)

Mr. Klein noted that amendments were necessary to the current LBRA budget to adjust budgeted current amounts to actual amounts captured for several active brownfield plans. Klein stated that revenue for admin and the revolving loan fund also needed to be adjusted up.

MOTION: Member Van Fossen moved to approve the FY2023/2024 LBRA Budget Amendment, as presented. Motion seconded by Member Carrillo.

YEAS: Unanimous, motion carried.

Approval of FY2024/2025 LBRA Budget (ACTION) - Attached Proposed FY2024/2025 LBRA Budget-Highlighted in Blue

Kris Klein presented the proposed LBRA budget for FY2024/2025. Mr. commented there were 35 active brownfield plans being managed by the LBRA staff. Klein also pointed out the SSRP grant for the preparation and redevelopment of the former Fisher Body plant site in west Lansing.

MOTION: Member Van Fossen moved to approve the FY2024/2025 LBRA Budget, as presented. Motion seconded by Member Rathbun.

YEAS: Unanimous, motion carried.

Open Forum for LBRA Board Members
None.

Other Business
Dorshimer mentioned the New Vision Lansing project is still in progress.

Public Comment
None.

Adjournment

Chair Davis Boyd called the Lansing Brownfield Redevelopment Authority meeting to adjournment at 9:00 AM.

Karl Dorshimer, President and CEO
Lansing Economic Development Corporation (LEDC)

Lansing Brownfield
Redevelopment Authority

Lansing Brownfield Redevelopment Authority
NEOGEN Lansing Expansion
Brownfield Redevelopment Project

Brownfield Plan #81
Amendment No. 1

720 E. Shiawassee Street and 703 E. Michigan Avenue
Lansing, Michigan 48912

PREPARED BY:

Triterra
1305 S. Washington Avenue, Suite 102
Lansing, Michigan 48910
Contact Person: Dave Van Haaren
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REVIEWED BY:

Lansing Brownfield Redevelopment Authority
401 S. Washington Avenue, Suite 101
Lansing, Michigan 48933
Contact Person: Karl Dorshimer
karl@lansingedc.com
Phone: 517-243-3512

July 8, 2024

Brownfield Plan approved by the LBRA on June 10, 2022
Adopted by the Lansing City Council on July 18, 2022
First Amendment approved by the LBRA on __________
Adopted by the Lansing City Council on __________

Table of Contents

1. Project Summary Sheet

The purpose of this Brownfield Plan Amendment (the "Amendment") is to 1) update the definition of the eligible property to include the entirety of the parcels located at 720 E Shiawassee Street (33-01-01-15-151-272) and 703 E Michigan Avenue (33-01-01-15-151-003), (herein referred to as the "Property" or "eligible property"), 2) update/realign eligible activity costs based on current redevelopment plans at both parcels within the property, and 3) adjust the proposed tax increment revenue (TIR) capture schedule based on the current/future eligible costs and taxable value for the eligible property.

Project Name:	NEOGEN Lansing Expansion Brownfield (Phase I and Phase II) Redevelopment Project (the "Project")
Developer:	NEOGEN Properties IX, LLC (the "Developer") 620 Lesher Place Lansing, MI 48912
Property Location:	720 E. Shiawassee Street (33-01-01-15-151-273) and 703 E. Michigan Avenue (33-01-01-15-151-003) located in Lansing, Michigan 48906 (the "Property").
Type of Eligible Property:	"Facility" and "Adjacent and Contiguous"
Project Description:	Phase I of the NEOGEN Lansing Expansion Project is currently underway on the northern 2.568-acre portion of the Property and includes a new three-story manufacturing and research building comprising 176,000 gross square feet, including a 23,000 square foot high-bay production space, on the eligible property. NEOGEN is in the process of consolidating and expanding its manufacturing operations, Research & Development operations, and its headquarters. The proposed Phase II of their expansion includes the demolition of the Herbert Building at 720 E. Shiawassee and construction of a new 35,000 square foot manufacturing and research space, acquisition of the parcel located at 703 E. Michigan Ave. and renovation of its existing building for facilities and production support, and construction of a 4,700 square foot extension of the manufacturing building currently under construction under Phase I. This project is vital to the planned

expansion and consolidation. NEOGEN estimates 115 new, full-time equivalent jobs as part of its current expansion plan.

To support Phase I of the Expansion Project, Brownfield Plan (Brownfield Plan #81) was adopted by the City of Lansing on July 18, 2022. In Plan #81, Phase I total private investment was projected to be $71.5 million of which $5 million would be used to pay for brownfield costs necessary to prepare the site for development. The Plan, as previously approved, would use the new property taxes generated by the $71.5 million investment to reimburse NEOGEN for the $5 million in extraordinary brownfield costs. Phase I also was expected to create 60 new jobs in Lansing.

Since the approval of Brownfield Plan #81 the project has increased in scope and size causing total estimated Phase I private investment and brownfield costs to increase to $169.8 million and $6.2 million, respectively.

Concurrently to construction of Phase I, the planning, designing, and budgeting for Phase II has been completed with an estimated $38.2 million of additional private investment of which $2.4 million represents additional brownfield costs. Phase II will also result in an additional 55 new jobs in Lansing.

Thus, to accommodate the increase in the scope of Phase I plus the addition of Phase II, Plan #83 needs to be amended.

The amendment of Plan #83 will result in a grand total of $208 million of private investment and the creation 115 new jobs in Lansing. The increase in total private investment from both phases of the expansion project will generate additional new property taxes to both reimburse Neogen and create an immediate pass through increase in taxes to all taxing units included the City of Lansing.

The larger private investment also makes the life of the brownfield plan shorter from 10 to 9 years. After the plan expires and additional $2.1 million of property taxes will be shared proportionately each year among all taxing units

Total Capital Investment: Property and Building Improvements and Personal Property Investment is estimated at $208,000,000 (not including acquisition) of which there is $8,655,302 in eligible activities associated with the proposed Project.

Estimated Job Creation/Retention: The completed project will create 115 new jobs ranging from $15.00 – 27.00/hour.

Duration of Plan: 10 years (9 years of capture starting in 2024)

Total New Taxes Generated by Development for the Duration (10 years) of the Brownfield Plan: $12,293,796		**% of New Taxes**
Uses		
Portion Captured by LBRA to Reimburse Developer and City	$8,655,302	70.4%
Passed Through to: (Debt Millage, 10% Local Millage, 10% State School and State Education Tax)	$2,568,159	20.9%
Portion Captured for LBRA Plan Administration / Local Brownfield Revolving Fund (LBRF) (10% of available Local TIR*)	$766,101	6.2%
Portion Passed Through to State Brownfield Revolving Fund	$304,233	2.5%
TOTAL NEW TAXES GENERATED	**$12,293,796**	**100%**

*TIR = tax increment revenue

2. Purpose of Amendment and Past Use of the Property

The City of Lansing Brownfield Redevelopment Authority (Authority or "LBRA"), duly established by resolution of the City Council of the City of Lansing, pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (Act 381), is authorized to exercise its powers within the City of Lansing, Michigan. A Brownfield Plan (Brownfield Plan #81) was adopted by the City of Lansing on July 18, 2022; The purpose of this Amendment, to be implemented by the LBRA, is 1) update the definition of the eligibly property to include the parcels located at 720 E Shiawassee Street (33-01-01-15-151-272) and 703 E Michigan Avenue (33-01-01-15-151-003), 2) update/realign eligible activity costs based on costs incurred to date and future costs associated with the redevelopment of the additional parcels, and 3) adjust the proposed tax increment revenue (TIR) capture schedule based on the current/future eligible costs and taxable value for the eligible property.

The Amendment will allow the LBRA to use tax increment financing to reimburse **NEOGEN Properties IX, LLC** (the "Developer") for the costs of eligible activities required to redevelop the eligible property located at 720 E. Shiawassee Street and 703 E. Michigan Avenue in the City of Lansing, Michigan. Any proposed redevelopment of the Property will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein. The location of the Property is depicted on Figure 1.

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

Eligible Property		
Address	**Tax ID**	**Basis of Eligibility**
720 E. Shiawassee Street	33-01-01-15-151-273	Facility
703 E. Michigan Avenue	33-01-01-15-151-003	Adjacent and Contiguous

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

The Property consists of a total of approximately 8.90-acres and is comprised of two adjacent and contiguous parcels. Six buildings exist on the northern parcel of the Property. One building exists on the southern parcel. The remainder of the Property is comprised of paved parking. The buildings on the northern parcel are currently owned and operated by Neogen, including the new manufacturing and research building. The building on the southern parcel is currently owned by Sparrow Hospital, with plans for Neogen to acquire after approval of this amendment.

The northern parcel of the Property was a rail/coal yard from at least 1913 until approximately 1981. During that time up to three rail lines, five rail spurs, six coal storage buildings, two office buildings, a garage, a scale, two above ground oil tanks, and various sheds/outbuildings existed on the Property. The Property has been used as a parking lot since approximately 1994. The existing storage building on the Property was constructed in approximately 1998.

Environmental subsurface investigation activities conducted in September and October 2021 included a geophysical survey, the excavation of a test pit, and the advancement of sixteen (16) soil borings on the subject property. The investigation identified a 1,200-gallon underground storage tank (UST) at the northern end of the Property. The soil borings were advanced to depths of 2.5 to 20.0 feet below ground surface and were located adjacent to the UST and throughout the subject Property. The soil boring and sample locations are depicted in Figure 3.

The UST was removed from the site on October 26, 2021. Various holes were observed on the tank bottom and side walls and visual evidence of petroleum contamination was observed within surrounding soils. Approximately 39 yards of impacted soil was removed from the property by the property owner at that time, Edward W. Sparrow Hospital Association (Sparrow Hospital), and the soils were transported to Granger Waste Services for disposal.

Soil contamination at the Property contains petroleum parameters adjacent to the former UST location and naphthalene and mercury various locations within urban fill material at concentrations above Part 201 Residential Generic Cleanup Criteria (GCC). Triterra's soil and groundwater sample results are summarized in Table 1 and Table 2 respectively. Soil Boring locations and analytical result exceedances are depicted in Figure 3.

The history of the southern parcel of the Property is currently unknown. Included in eligible activity costs is a Phase I Environmental Site Assessment to be conducted on the parcel.

The Property is considered an "eligible property" as defined by Act 381, Section 2 because: (a) the Property was previously utilized as a commercial property; (b) it is located within the City of Lansing, a qualified local governmental unit under MCL 125.2782(k); (c) the parcel located at 720 E. Shiawassee Street is a "facility" as the term is defined by Part 201 of Michigan's Natural Resources and Environmental Protection Act ("NREPA"), P.A. 451 of 1994, as amended; and (d) the parcel located at 703 E. Michigan Avenue is adjacent and contiguous to the "facility" parcel and development of the adjacent and contiguous parcel is estimated to increase the captured taxable value of the "facility" parcel.

3. Brownfield Project Description

With over 600 employees now residing within its Lansing campus, NEOGEN's growth continues. They are currently in the process of consolidation and expansion of their manufacturing operations, R&D, and headquarters. The result of this expansion will create a world class manufacturing operation which will emphasize and showcase high tech manufacturing and R&D operations. The expansion plan includes both retaining NEOGEN's current employment base along with continued employment growth.

The entire 8.90-acre Property will be redeveloped to include the construction of a new three-story manufacturing and research building comprising 176,000 gross square feet, including a 23,000 square foot high-bay production space, on the eligible property. The demolition of the Herbert Building at 720 E. Shiawassee and construction of a new 35,000 square foot manufacturing and research space, acquisition of the south parcel and renovation of the existing building at 703 E. Michigan Ave., for facilities and production support and construction of a 4,700 square foot building to house Ethylene Oxide (ETO). This project is vital to the planned expansion and consolidation project.

Total capital investment is estimated at $208,000,000, not including acquisition. This Project will result in the creation of 115 new FTE jobs. New jobs will include laborers, skilled manufacturers, quality control professionals, research & development resource technicians, supervisors and managers with salaries ranging from $15.00 – 27.00/hour. The Project is also projected to create/leverage over 100 temporary construction related jobs.

4. Developer Eligible Activities

The Developer will fund the improvements being made to the site including the public infrastructure improvements. Once the development project is complete a portion of the resulting increase in Property taxes will be used to reimburse the Developer and the City for their brownfield costs to redevelop the Property. The activities that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381 and EGLE pre-approved activities, EGLE department specific activities, asbestos and lead survey activities, demolition, site preparation, infrastructure improvements, and preparation and implementation of a Brownfield Plan and Act 381 Work Plan and Amendment. EGLE pre-approved activities and a portion of department specific activities were conducted by the City of Lansing through the LBRA, therefore, the applicable portion of LBRA costs will be reimbursed back to the LBRA under this Brownfield Plan Amendment. The breakdown of costs between the Developer and City are provided on Table 1. Brownfield Eligible Activities.

The costs of eligible activities included in this Amendment can be reimbursed with the new local and state increment tax revenues generated by the Property redevelopment and captured by the LBRA, subject to any limitations and conditions described in this Amendment and the terms of a Reimbursement Agreement between the Developer and the Authority (the “Reimbursement Agreement”). The total estimated eligible activity costs estimated for Developer reimbursement is $8,655,302.

Summary of Eligible Activities		**Split of Costs between NEOGEN and the LBRA**	
		NEOGEN	**LBRA**
EGLE Eligible Activities	**Cost**		
Pre-Approved Activities	$103,900	$80,950	$22,950
Department Specific Activities	$3,073,312	$3,068,262	$5,050
Total Environmental Eligible Activities	**$3,177,212**	**$3,149,212**	**$28,000**
MSF Eligible Activities	**Cost**		
Asbestos and Lead Activities	$93,750	$93,000	$750
Demolition	$914,760	$914,760	
Site Preparation	$3,895,885	$3,895,885	
Infrastructure Improvements	$155,300	$155,300	
Total Non-Environmental Eligible Activities	**$5,059,695**	**$5,058,945**	**$750**
Contingency (15%) *	$374,895	$374,895	
Brownfield Plan & Act 381 Work Plan Preparation Phase I	$22,500	$22,500	
Brownfield Plan & Act 381 Work Plan Preparation Amendment 1	$9,500	$9,500	
Brownfield Plan & Act 381 Work Plan Implementation	$6,500	$6,500	
Brownfield Plan Application Fee	$5,000	$5,000	
Total Eligible Cost for Reimbursement	**$8,655,302**	**$8,626,552**	**$28,750**

* Pre-Approved Activities, UST Removal, Asbestos/Lead Surveys, Brownfield Plan and Act 381 Work Plan preparation, including Amendment, are excluded from contingency calculation.

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

If the state approves an Act 381 Workplan with less state tax capture than what was in the Amendment approved by the City, the not to exceed amount of local capture in the Amendment will automatically be adjusted by the LBRA to maintain the current state to local capture ratio.

5. Captured Taxable Value and Tax Increment Revenues

The costs of eligible activities included in, and authorized by, this Amendment can be reimbursed with incremental local and state tax revenues generated by the Property redevelopment and captured by the LBRA. The LBRA will not be obligated to reimburse the Developer for Eligible Activities completed after December 31, 2029.

The taxable value of the Property according to the city assessor was $3,203,281 which is the initial taxable value for this Amendment. The new, stabilized, projected taxable value for 2027 was estimated at $29,658,000. Estimated taxable values were based on estimates determined by the Project's development team. The actual taxable value will be determined by the City's Assessor after the Project is completed.

It is estimated that the LBRA will capture tax increment revenues from 2024 through 2032 to reimburse the Developer and the LBRA for the cost of eligible activities, pay for the LBRA's administration of the Plan/Amendment and make deposits into the LBRA's Local Brownfield Revolving Fund (LBRF). This Amendment will pass through 10% of new local and state taxes per year for the local and state taxing jurisdictions. Additionally, 10% of available local TIR will be captured for the duration of the Amendment for deposit into the LBRA's Local Brownfield Revolving Fund (LBRF) and/or LBRA Administration costs.

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

6. Method of Brownfield Plan Financing

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

The inclusion of eligible activities and estimates of cost to be reimbursed in this Amendment are intended to authorize the LBRA to fund such reimbursements. Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Amendment. Annually, the LBRA will capture 10% of the available new local taxes for LBRA Plan/Amendment administration and/or deposits into the LBRF.

7. Amount of Note or Bonded Indebtedness Incurred

None.

8. Duration of the Brownfield Plan

The duration of this Amendment shall not exceed 9 years total tax capture after the first year of tax capture anticipated as 2024.

9. Estimated Impact on Taxing Jurisdictions

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

Projected Impact to Taxing Jurisdictions			
Taxing Unit	**New Taxes to Taxing Units***	**New Taxes for BRA Administration, LBRF Deposits and Developer Reimbursement**	**Total New Taxes**
School Operating	$255,728	$1,513,673	$1,769,402
State Education Tax (SET)	$57,517	$550,950	$608,467
Lansing Oper	$347,172	$3,124,550	$3,471,722
Ingham County Sum	$121,094	$1,089,847	$1,210,942
Ingham County	$80,914	$728,226	$809,140
Ingham Intermed	$88,182	$793,642	$881,825
Lansing Comm College	$67,313	$605,815	$673,128
CATA	$53,388	$480,496	$533,884
Lansing Sch Sink	$52,817	$475,353	$528,170
CADL-Library	$27,859	$250,735	$278,595
Airport Auth	$12,483	$112,349	$124,832
Montgomery Drain	$46,432		$46,432
Public Safety	$625,053		$625,053
Lansing School Debt	$732,205		$732,205
Total	**$2,568,159 (20.89%)**	**$9,725,637 (79.11%)**	**$12,293,796 (100%)**

* Increased by investment, but not captured by the LBRA

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

10. Legal Description & Site Map

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

LEGAL DESCRIPTIONS

720 E. Shiawassee Street (33-01-01-15-151-273):

BEGINNING AT THE NORTHWEST CORNER OF LOT 10 ASSESSOR'S PLAT NO. 5 BEING A SUBDIVISION ON PART OF THE SOUTHWEST 1/4 OF THE NORHTWEST 1/4 OF SECTION 15 TOWN 4 NORTH RANGE 2 WEST CITY OF LANSING INGHAM COUNTY MICHIGAN THENCE S89DEG46'25"E ALONG THE NORTH LINE OF 8, 9 AND 10 OF SAID ASSESSOR'S PLAT NO. 5 ALSO BEING THE SOUTH RIGHT OF WAYLINE OF SHIAWASSEE STREET 206.25 FEET TO THE NORTHEAST CORNER OF SAID LOT 8, THENCE S0DEG24'35"W ALONG SAID EAST LINE OF LOT 8 A DISTANCE OF 155.75FEET, THENCE N89DEG46'25"W 6.45 FEET THENCE S0DEG24'35"W PARALLEL WITH THE EAST LINE OF SAID LOT 8 A DISTANCE OF 100.00 FEET TO THE SOYTH LINE OF SAID LOT 8 THENCE S1DEG13'20"E 123.30 FEET, THENCE SOUTHEASTERLY 130.83FEET ALONG THE ARC OF A 239FOOR RADIUS CURVE TO THE RIGHT THE LONG CHORD OF SAID CURVE BEARING S16DEG27'14"E 129.2 FEET, THENCE SOUTHEASTERLY 102.96FEET ALONG THE ARC OF A 258 FOOT RADIUSCURVE TO THE LEFT THE LONG CHORD OF SAID CURVE BEARING S20DEG43'01"E 102.29 FEET THRNCE N89DEG35'10"W 228.05 FEET TO THE EASTERLY RIGHT OF WAY LINE OF CSX RAIL ROAD THENCE N0EG24'35"EALONG SAID EASTERLY RIGHT OF WAY LIN 341.75 FET TO THE SOUTH LINE OF SAID ASSESSORS PLATNO. THENCEN89DEG46'25"W ALONG THE SOUTH LINE OF SAID ASSESSORS PLAT NO. 5 DISTANCE OF 46.5FEET TOTHE WEST LINE OF SAID SECTION 15 THENCE N0DEG24;35"ALONG SAID WEST LINE OF SECTION 15 A DISTANCE OG 255.75 FEET TO THE POINT OF BEGINNING. CONTAINING 2.568 ACRES MORE OR LESS INCLUSIVE OF THE LAND CONTAINED WITH EASEMENT TO CSX RAILROAD AS CRECORDED IN LIBER 1668 PAGE 727-753. AREA OF THE ABOVE DESCRIBED EASEMENT IS 0.242 OG AN ACRE NET AREA WITHOUT RAILROD EASEMENT 2.326 ACRES SUBJECT TO ALL EASEMENTS H OF RECORD AND UECORDED THE BASIS OF BEARING FOR THIS SURVEY ASSUMES THEWEST LINE OF SECTION 15 TO BEAR N0DEG24'35"WFROM MICHIGAN STATE PLAN COORDINATES DERIVED FROM GPS FIELD OBSERVATION LOT 8 EXC E 6.45 FT OF S 100 FT, ALSO LOTS 9 & 10 ASSESSORS PLAT NO 5, ALSO COM ON N LINE MICHIGAN AVE 46.5 FT E OF W LINE SEC 15, TH N 00DEG 11MIN 15SCD E 976.18 FT TO S LINE ASSESSORS PLAT NO 5, E ON SAID LINE 153 FT +/- TO C/L OF RAIL ROAD SPUR TRACK, S ON SAID C/L 123.2 FT, SE'LY 130.77 FT ON A 239 FT RAD CURVE TO LT CHORD BEARING S 16DEG 12MIN 45SCD E 129.2 FT, SE'LY 102.32 FT ON 258 FT RAD CURVE TO RT CHORD BEARING S 20DEG 29MIN 14SCD E 101.65 FT, E 11.06 FT, S 00DEG 12MIN W 194.4 FT, S 08 DEG 16MIN E 19.47 FT, N 89DEG 48MIN 45SCD W 92.25 FT, S 00DEG 11MIN 15SCD W 431.89 FT, S 89DEG 32MIN 30SCD W 145.8 FT TO BEG; SEC 15 T4N

R2W AND LOTS 4, 5, 6, 7, 11, 12 & E 6.45 FT OF S 100 FT LOT 8 ASSESSORS PLAT NO 5, ALSO W 41.25 FT LOT 12 JEROMES ADD, ALSO COM SW COR SAID LOT, TH S 192 FT, W 140.01 FT, N 12.7 FT, W 11.06 FT TO C/L RAILROAD SPUR TRACK, NW'LY ON C/L 102.32 FT ALONG A 258 FT RAD CURVE TO THE LT CHORD BEARING N 20 DEG 29MIN 14SCD W 101.65 FT, N'LY ON C/L 130.77 FT ALONG 239 FT RAD CURVE TO THE RT CHORD BEARING N 16DEG 12MIN 45SCD W 129.2 FT, N 123.2 FT TO S LINE ASSESSORS PLAT NO 5, E TO NW COR LOT 12 JEROMES ADD, S TO BEG ALSO WITH A PARCEL OF LAND SPLIT/COMBINED ON 02/07/2023 FROM 33-01-01-15-151-271, 33-01-01-15-151-241, 33-01-01-15-151-253, 33-01-01-15-151-261; SPLIT ON 08/23/2023 WITH 33-01-01-15-151-272 & 33-01-01-15-151-004 INTO 33-01-01-15-151-273

703 E. Michigan Avenue (33-01-01-15-151-003):

PART OF SOUHWEST 1/4 OF THE NORTHWEST 1/4, OF SECTION TOWN 4 NORTH, RANGE 2WEST CITY OF LANSING, INGHAM COUNTYM MICHIGAN MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF MICHIGAN AVENUE AND A PARALLEL WITH AND 46.5 FEET EAST FROM THE WEST LINE OF SAID SECTION 15, THENCE N0DEG24'35"E 634.03 FEET, THENCE S 89DEG35'10"E 239.05 FEET , THENCE S0DEG43'38"W181.70 FEET, THENCE S7DEG44'37"E 19.47 FEET,THENCE N 89DEG17'22"W 92.25 FEET THENCE S0DEG42'38"W 432.39 FEET TO THE NORHT LINE OF MICHIGAN AVENUE, THENCE S89DEG59'55"W ON SAID NORTH LINE 146.23 FEET TO POINT OF BEGINNING. LOT 8 EXC E 6.45 FT OF S 100 FT, ALSO LOTS 9 & 10 ASSESSORS PLAT NO 5, ALSO COM ON N LINE MICHIGAN AVE 46.5 FT E OF W LINE SEC 15, TH N 00DEG 11MIN 15SCD E 976.18 FT TO S LINE ASSESSORS PLAT NO 5, E ON SAID LINE 153 FT +/- TO C/L OF RAIL ROAD SPUR TRACK, S ON SAID C/L 123.2 FT, SE'LY 130.77 FT ON A 239 FT RAD CURVE TO LT CHORD BEARING S 16DEG 12MIN 45SCD E 129.2 FT, SE'LY 102.32 FT ON 258 FT RAD CURVE TO RT CHORD BEARING S 20DEG 29MIN 14SCD E 101.65 FT, E 11.06 FT, S 00DEG 12MIN W 194.4 FT, S 08 DEG 16MIN E 19.47 FT, N 89DEG 48MIN 45SCD W 92.25 FT, S 00DEG 11MIN 15SCD W 431.89 FT, S 89DEG 32MIN 30SCD W 145.8 FT TO BEG; SEC 15 T4N R2W SPLIT/COMBINED ON 01/10/2022 FROM 33-01-01-15-151-002;

11. Personal Property

Due to Personal Property exemptions, this Amendment will not capture incremental tax revenues resulting from personal.

12. Displacement of Persons

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

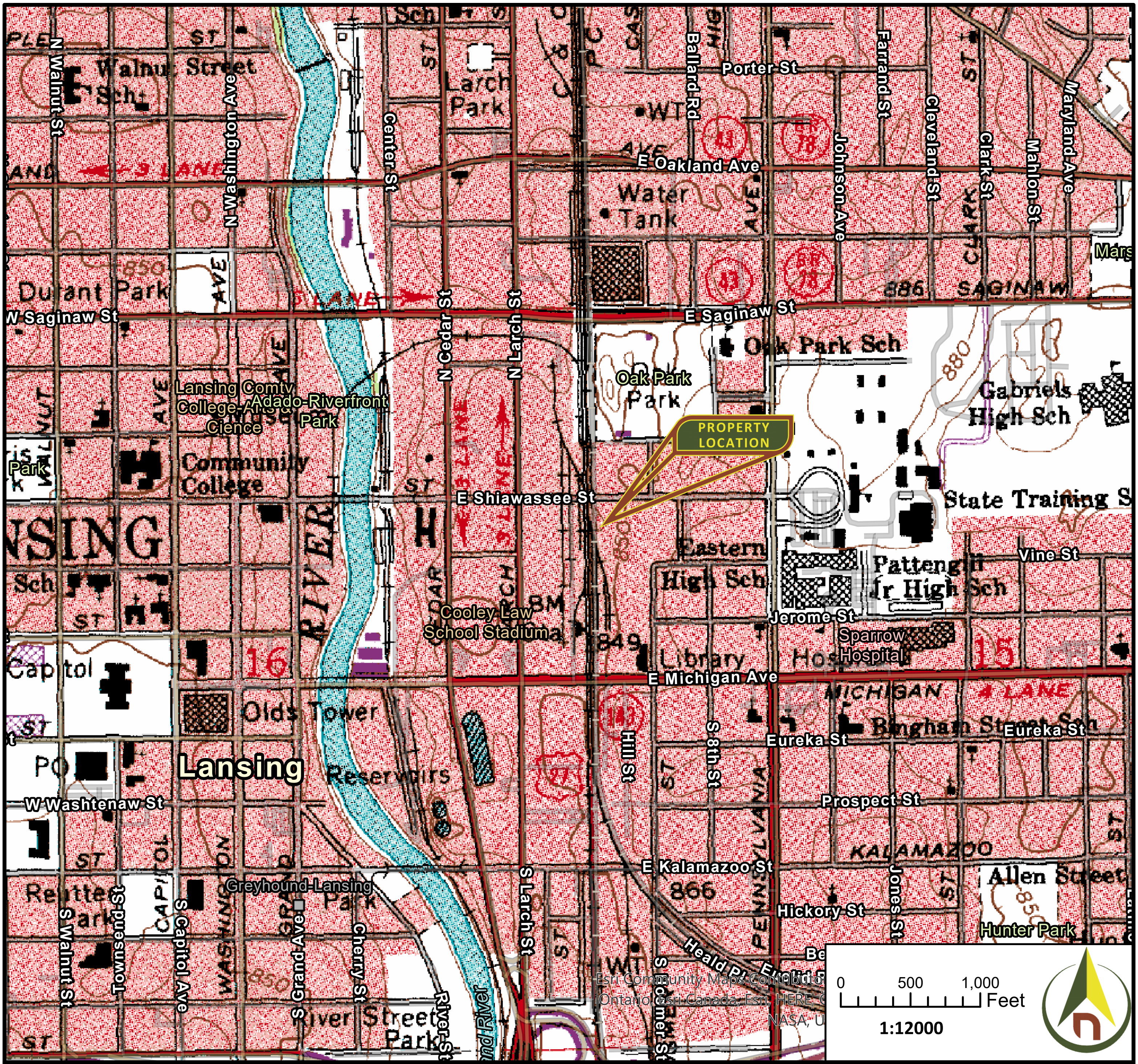
13. Local Brownfield Revolving Fund

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

14. Other Information

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

FIGURES



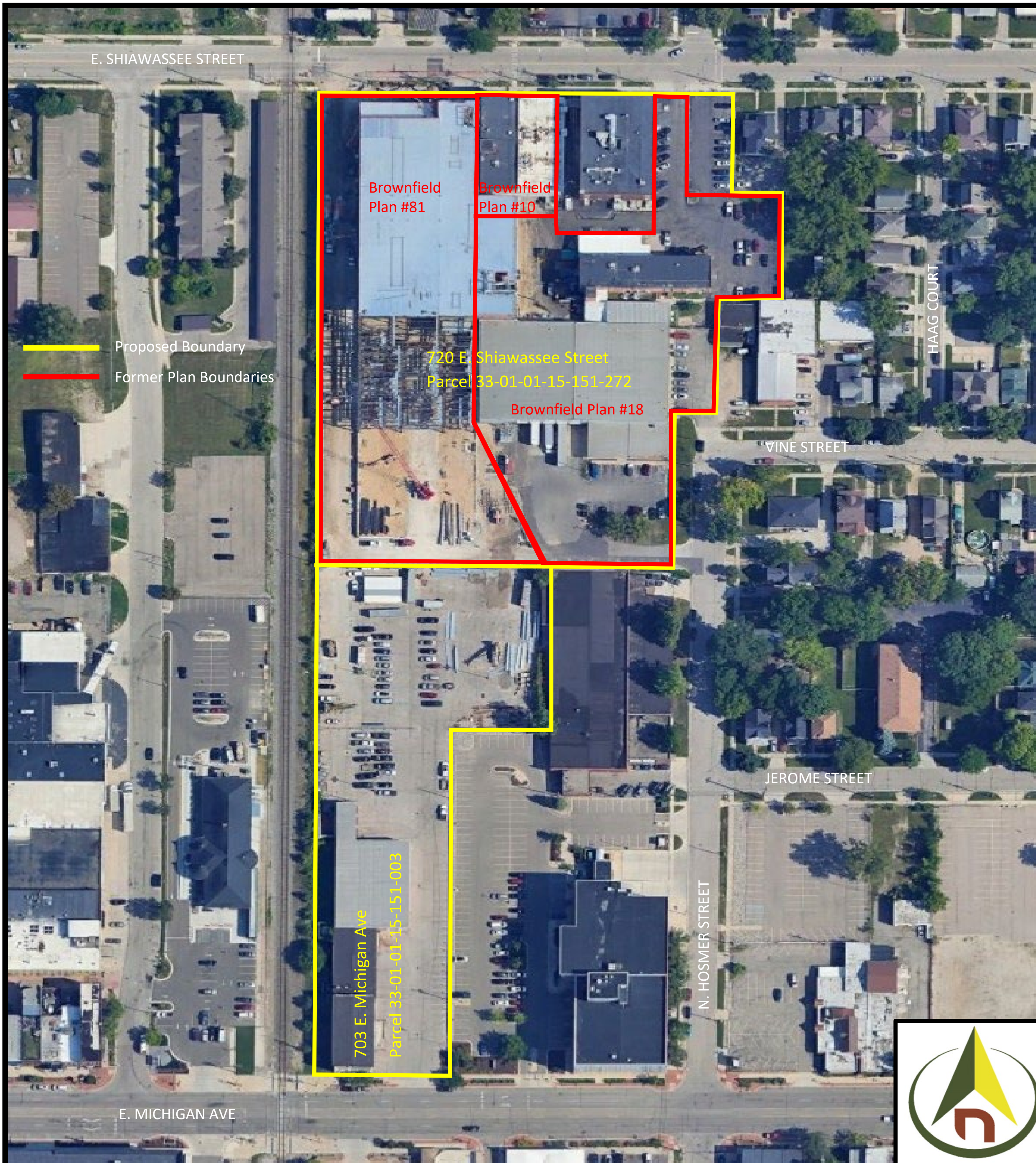
TRI TERRA

FIGURE 1 PROPERTY LOCATION

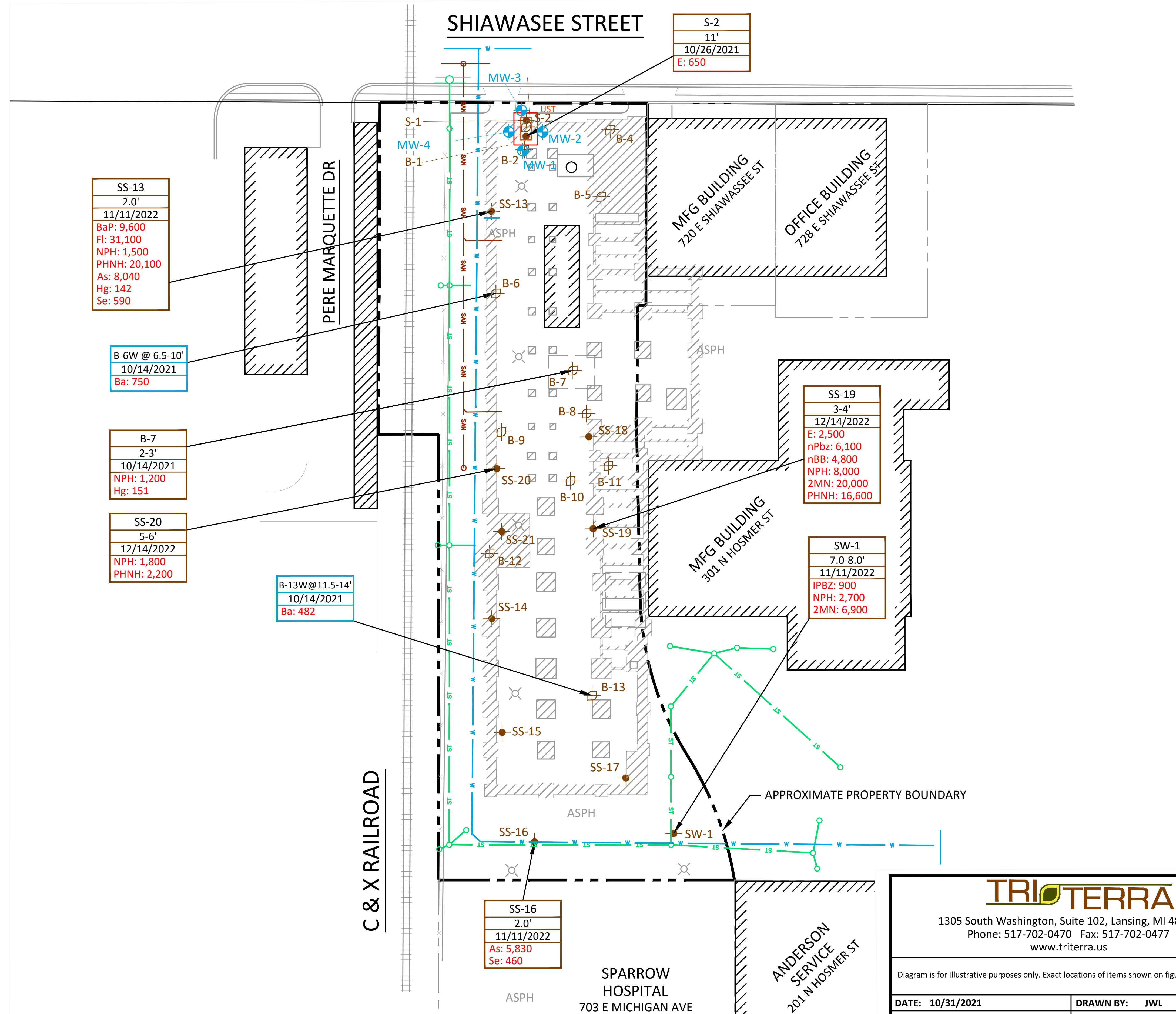
NORTHERN 2.568 ACRES OF PARCEL NO. 33-01-01-15-151-002
LANSING, MICHIGAN 48912

INGHAM COUNTY
T4N, R2W, SECTION 15

PROJECT NUMBER 21-2806



TRI TERRA	FIGURE 3 ELIGIBLE PROPERTY BOUNDARY MAP	720 E. SHIAWASSEE STREET 703 E. MICHIGAN AVENUE LANSING, MICHIGAN 48912
PROJECT NUMBER: 21-2806	DATE: 7/1/2024	DIAGRAM CREATED BY: CJZ



0 80 160
GRAPHIC SCALE
1" = 80'

SYMBOLS LEGEND

SB-4 SOIL BORING LOCATION
SS-2 SOIL SAMPLE LOCATION
UST FORMER UST
PROPOSED BUILDING FOUNDATIONS
SAN PROPOSED SANITARY LINE
ST PROPOSED STORM SEWER LINE
W PROPOSED WATER LINE
B-6W @ 6.5-10' 10/14/2021 GROUNDWATER ANALYTICAL
B-7 2-3' 10/14/2021 SOIL ANALYTICAL

CONSTITUENTS LEGEND

VOLATILES (VOCs)
E: Ethylbenzene
NPH: Naphthalene
BaP: Benzo(a)pyrene
Fl: Flouranthene
PHNH: Phenanthrene
IPBZ: Isopropylbenzene
2MN: 2-Methylnaphthalene

INORGANICS, METALS
As: Arsenic
Ba: Barium
Hg: Mercury, Total
Se: Selenium

NOTES

1. Soil concentrations are in µg per kg (ppb).
2. Groundwater concentrations are in µg per L (ppb).
3. All exceedances are highlighted in red.
4. Figure includes analytical exceedances only. See analytical data and tables for additional detail.
5. If no data is presented for a sample location then there were no exceedances above applicable criteria.

TRITERRA
1305 South Washington, Suite 102, Lansing, MI 48910
Phone: 517-702-0470 Fax: 517-702-0477
www.triterra.us

Diagram is for illustrative purposes only. Exact locations of items shown on figure may vary slightly.

SAMPLE LOCATIONS WITH ANALYTICAL EXCEEDANCES

NORTHERN 2.568 ACRES OF PARCEL
NO. 33-01-01-15-151-002
LANSING, MICHIGAN 48912

DATE: 10/31/2021	DRAWN BY: JWL	PROJECT NUMBER: 21-2806	FIGURE 3
DATE: 1/9/2023	REVISED BY: JWL		

TABLES

Table 1
Brownfield Eligible Activities
720 E. Shiawassee Street and 703 E. Michigan Avenue
Lansing, MI

					REIMBURSEMENT ALLOCATION			REIMBURSEMENT ENTITY	
ELIGIBLE ACTIVITIES	**NO. OF UNITS**	**UNIT TYPE**	**UNIT RATE**	**ESTIMATED TOTAL COST**	**EGLE ACTIVITIES**	**MSF ACTIVITIES**	**LOCAL-ONLY ACTIVITIES**	**NEOGEN**	**LBRA**
EGLE ELIGIBLE ACTIVITIES									
Pre-Approved Activities									
Total Pre-Approved Avtivities				**$ 103,900**	**$ 103,900**			**$ 80,950**	**$ 22,950**
Department Specific Activities									
Total Department Specific Activities				**$ 3,073,312**			**$ 3,073,312**	**$ 3,068,262**	**$ 5,050**
EGLE ELIGIBLE ACTIVITIES TOTAL				**$ 3,177,212**	**$ 103,900**	**$ -**	**$ 3,073,312**	**$ 3,149,212**	**$ 28,000**
MSF ELIGIBLE ACTIVITIES									
Asbestos and Lead Activities									
Total Asbestos and Lead Activities				***$ 93,750***	***$ -***	***$ 93,750***	***$ -***	***$ 93,000***	***$ 750***
Demolition									
Total Demolition Activities				***$ 914,760***	***$ -***	***$ 914,760***	***$ -***	***$ 914,760***	***$ -***
Site Preparation									
Total Site Preparation Activities				***$ 3,895,885***	***$ -***	***$ 3,895,885***	***$ -***	***$ 3,895,885***	***$ -***
Infrastructure Improvements									
Total Infrastructure Improvement Activities				***$ 155,300***	***$ -***	***$ 155,300***	***$ -***	***$ 155,300***	
MSF ELIGIBLE ACTIVITIES TOTAL				**$ 5,059,695**	**$ -**	**$ 5,059,695**	**$ -**	**$ 5,058,945**	**$ 750**
MSF AND EGLE ELIGIBLE ACTIVITIES TOTAL				**$ 8,236,907**	**$ 103,900**	**$ 5,059,695**	**$ 3,073,312**	**$ 8,208,157**	**$ 28,750**
Contingency (15%)				$ 374,895	$ -	$ 253,395	$ 121,500	$ 374,895	
Brownfield Plan & Act 381 Work Plan Preparation - Phase I	1	LS	$ 22,500	$ 22,500		$ 21,375	$ 1,125	$ 22,500	
Brownfield Plan & Act 381 Work Plan Preparation - Amendment 1	1	LS	$ 9,500	$ 9,500		$ 9,025	$ 475	$ 9,500	
Brownfield Plan & Act 381 Work Plan Implementation	1	LS	$ 6,500	$ 6,500	$ -	$ 6,175	$ 325	$ 6,500	
LBRA Brownfield Application Fee	1	LS	$ 5,000	$ 5,000	$ -	$ -	$ 5,000	$ 5,000	
TOTAL ELIGIBLE COST FOR REIMBURSEMENT				**$ 8,655,302**	**$ 103,900**	**$ 5,349,665**	**$ 3,201,737**	**$ 8,626,552**	**$ 28,750**
State Brownfield Revolving Fund				$ 304,233					
BRA Administrative Fees/LBRF				$ 766,101					
GRAND TOTAL				**$ 9,725,637**					
					1.20%	*61.81%*	*36.99%*		

NOTES:
These costs and revenue projections should be considered approximate estimates based on expected conditions and available information.
It cannot be guaranteed that the costs and revenue projections will not vary from these estimates.
Costs for Phase I ESAs, Phase II ESAs, BEAs, Asbestos Surveys, Brownfield Plan and Act 381 Work Plan are excluded from contingency calculation.

Table 2
Tax Increment Revenue Capture Estimates
720 E. Shiawassee Street and 703 E. Michigan Avenue
Lansing, MI

Estimated Taxable Value (TV) Increase Rate: 1% per year

			2023	2024	2025	2026	2027	2028	2029	2030	2031	2032			
Plan Year			1	2	3	4	5	6	7	8	9	10			
Capture Year				1	2	3	4	5	6	7	8	9			
Base Taxable Value (TV)			$ -	$ 3,203,281	$ 3,203,281	$ 3,203,281	$ 3,203,281	$ 3,203,281	$ 3,203,281	$ 3,203,281	$ 3,203,281	$ 3,203,281			
Estimated New TV			$ -	$ 3,288,381	$ 7,500,000	$ 20,000,000	$ 29,650,000	$ 29,946,500	$ 30,245,965	$ 30,548,425	$ 30,853,909	$ 31,162,448			
Total Incremental Difference			$ -	$ 85,100	$ 4,296,719	$ 16,796,719	$ 26,446,719	$ 26,743,219	$ 27,042,684	$ 27,345,144	$ 27,650,628	$ 22,179,592			
School Tax Revenue	**Millage Rate**												**Total New Taxes**	**Not Captured**	**Captured**
School Operating	17.44780		$ -	$ 1,485	$ 74,968	$ 293,066	$ 461,437	$ 466,610	$ 471,835	$ -	$ -	$ -	$ 1,769,402	$ 255,728	$ 1,513,673
State Education Tax (SET)	6.00000		$ -	$ 511	$ 25,780	$ 100,780	$ 158,680	$ 160,459	$ 162,256	$ -	$ -	$ -	$ 608,467	$ 57,517	$ 550,950
School Total:	23.44780	*32.97%*	**$ -**	**$ 1,995**	**$ 100,749**	**$ 393,846**	**$ 620,117**	**$ 627,070**	**$ 634,091**	**$ -**	**$ -**	**$ -**	**$ 2,377,869**	**$ 313,246**	**$ 2,064,623**
Local Tax Revenue - Capturable	**Millage Rate**														
LANSING OPER	19.44000		$ -	$ 1,654	$ 83,528	$ 326,528	$ 514,124	$ 519,888	$ 525,710	$ 531,590	$ 537,528	$ 431,171	$ 3,471,722	$ 347,172	$ 3,124,550
INGHAM CNTY SUM	6.78070		$ -	$ 577	$ 29,135	$ 113,894	$ 179,327	$ 181,338	$ 183,368	$ 185,419	$ 187,491	$ 150,393	$ 1,210,942	$ 121,094	$ 1,089,847
INGHAM COUNTY	4.53080		$ -	$ 386	$ 19,468	$ 76,103	$ 119,825	$ 121,168	$ 122,525	$ 123,895	$ 125,279	$ 100,491	$ 809,140	$ 80,914	$ 728,226
INGHAM INTERMED	4.93780		$ -	$ 420	$ 21,216	$ 82,939	$ 130,589	$ 132,053	$ 133,531	$ 135,025	$ 136,533	$ 109,518	$ 881,825	$ 88,182	$ 793,642
LANSING COM COLLEGE	3.76920		$ -	$ 321	$ 16,195	$ 63,310	$ 99,683	$ 100,801	$ 101,929	$ 103,069	$ 104,221	$ 83,599	$ 673,128	$ 67,313	$ 605,815
CATA	2.98950		$ -	$ 254	$ 12,845	$ 50,214	$ 79,062	$ 79,949	$ 80,844	$ 81,748	$ 82,662	$ 66,306	$ 533,884	$ 53,388	$ 480,496
LANSING SCH SINK	2.95750		$ -	$ 252	$ 12,708	$ 49,676	$ 78,216	$ 79,093	$ 79,979	$ 80,873	$ 81,777	$ 65,596	$ 528,170	$ 52,817	$ 475,353
CADL-LIBRARY	1.56000		$ -	$ 133	$ 6,703	$ 26,203	$ 41,257	$ 41,719	$ 42,187	$ 42,658	$ 43,135	$ 34,600	$ 278,595	$ 27,859	$ 250,735
AIRPORT AUTH	0.69900		$ -	$ 59	$ 3,003	$ 11,741	$ 18,486	$ 18,694	$ 18,903	$ 19,114	$ 19,328	$ 15,504	$ 124,832	$ 12,483	$ 112,349
Local Total:	47.66450	*67.03%*	**$ -**	**$ 4,056**	**$ 204,801**	**$ 800,607**	**$ 1,260,570**	**$ 1,274,702**	**$ 1,288,976**	**$ 1,303,393**	**$ 1,317,953**	**$ 1,057,179**	**$ 8,512,237**	**$ 851,224**	**$ 7,661,014**
Total Capturable Taxes:	**71.11230**	*100.00%*	**$ -**	**$ 6,052**	**$ 305,550**	**$ 1,194,453**	**$ 1,880,687**	**$ 1,901,772**	**$ 1,923,067**	**$ 1,303,393**	**$ 1,317,953**	**$ 1,057,179**	**$ 10,890,106**	**$ 1,164,469**	**$ 9,725,637**
Non-Capturable Millages	**Millage Rate**														
MONTGOMERY DRAIN	0.26000		$ -	$ 22	$ 1,117	$ 4,367	$ 6,876	$ 6,953	$ 7,031	$ 7,110	$ 7,189	$ 5,767	$ 46,432	$ 46,432	$ -
PUBLIC SAFETY	3.50000		$ -	$ 298	$ 15,039	$ 58,789	$ 92,564	$ 93,601	$ 94,649	$ 95,708	$ 96,777	$ 77,629	$ 625,053	$ 625,053	$ -
LANSING SCHOOL DEBT	4.10000		$ -	$ 349	$ 17,617	$ 68,867	$ 108,432	$ 109,647	$ 110,875	$ 112,115	$ 113,368	$ 90,936	$ 732,205	$ 732,205	$ -
Total Non-Capturable Taxes:	**4.10000**		**$ -**	**$ 349**	**$ 17,617**	**$ 68,867**	**$ 108,432**	**$ 109,647**	**$ 110,875**	**$ 112,115**	**$ 113,368**	**$ 90,936**	**$ 1,403,690**	**$ 1,403,690**	**$ -**
													$ 12,293,796	**$ 2,568,159**	**$ 9,725,637**

Notes:

Table 3
Tax Increment Revenue Reimbursement Allocation Table
720 E. Shiawassee Street and 703 E. Michigan Avenue
Lansing, MI

Developer/City Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	20.3%	$ 1,760,390		**$ 1,760,390**
Local	79.7%	$ 3,693,175	$ 3,201,737	**$ 6,894,912**
TOTAL		**$ 5,453,565**	**$ 3,201,737**	**$ 8,655,302**
EGLE	1.9%	$ 103,900		
MSF	98.1%	$ 5,349,665		

Estimated Total Years of Plan: 10

Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	$ 304,233
BRA Administrative Fees / LBRF	$ 766,101

* During the life of the Plan

	Beginning Balance	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTALS
Plan Year		1	2	3	4	5	6	7	8	9	10	11	12	13	
Capture Year			1	2	3	4	5	6	7	8	9	10	11	12	
Available Tax Increment Revenue (TIR)															
Total State Tax Capture Available		$ -	$ 1,995	$ 100,749	$ 393,846	$ 620,117	$ 627,070	$ 634,091	$ -	$ -	$ -	$ -	$ -	$ -	
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)		$ -	$ 255	$ 12,890	$ 50,390	$ 79,340	$ 80,230	$ 81,128	$ -	$ -	$ -	$ -	$ -	$ -	**$ 304,233**
Capture of Available State Tax Increment for Taxing Units (10%) ("Pass-Through")		$ -	$ 174	$ 8,786	$ 34,346	$ 54,078	$ 54,684	$ 161,178	$ -	$ -	$ -	$ -	$ -	$ -	**$ 313,246**
State TIR Available for Reimbursement		$ -	$ 1,566	$ 79,073	$ 309,110	$ 486,699	$ 492,156	$ 391,785	$ -	$ -	$ -	$ -	$ -	$ -	
Total Local Tax Capture Available		$ -	$ 4,056	$ 204,801	$ 800,607	$ 1,260,570	$ 1,274,702	$ 1,288,976	$ 1,303,393	$ 1,317,953	$ 1,057,179	$ -	$ -	$ -	
Capture of Available Local Tax Increment for Taxing Units (10%) ("Pass-Through")		$ -	$ 406	$ 20,480	$ 80,061	$ 126,057	$ 127,470	$ 128,898	$ 130,339	$ 131,795	$ 105,718	$ -	$ -	$ -	**$ 851,224**
Capture for BRA Administrative Fees and/or Local Brownfield Revolving Fund (10% of available Local TIR)		$ -	$ 365	$ 18,432	$ 72,055	$ 113,451	$ 114,723	$ 116,008	$ 117,305	$ 118,616	$ 95,146	$ -	$ -	$ -	**$ 766,101**
Local TIR Available for Reimbursement		$ -	$ 3,286	$ 165,889	$ 648,492	$ 1,021,061	$ 1,032,509	$ 1,044,071	$ 1,055,748	$ 1,067,542	$ 856,315	$ -	$ -	$ -	
Total State & Local TIR Available for Reimbursement		$ -	$ 4,852	$ 244,961	$ 957,602	$ 1,507,761	$ 1,524,665	$ 1,435,856	$ 1,055,748	$ 1,067,542	$ 856,315	$ -	$ -	$ -	
DEVELOPER AND LBRA															
	$ 8,655,302	**$ 8,655,302**	**$ 8,650,451**	**$ 8,405,489**	**$ 7,447,887**	**$ 5,940,126**	**$ 4,415,461**	**$ 2,979,605**	**$ 1,923,857**	**$ 856,315**	**$ -**	**$ -**	**$ -**	**$ -**	
MSF Eligible Activities	$ 5,349,665	$ 5,349,665	$ 5,344,906	$ 5,104,611	$ 4,165,253	$ 2,686,218	$ 1,190,601	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
State Tax Reimbursement	$ 1,726,852	$ -	$ 1,536	$ 77,566	$ 303,221	$ 477,427	$ 482,780	$ 384,321	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,726,852**
Local Tax Reimbursement	$ 3,622,813	$ -	$ 3,223	$ 162,728	$ 636,137	$ 1,001,608	$ 1,012,838	$ 806,279	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,622,813**
EGLE Eligible Activities	$ 103,900	$ 103,900	$ 103,808	$ 99,141	$ 80,897	$ 52,171	$ 23,124	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
State Tax Reimbursement	$ 33,539	$ -	$ 30	$ 1,506	$ 5,889	$ 9,272	$ 9,376	$ 7,464	$ -	$ -	$ -	$ -	$ -	$ -	**$ 33,539**
Local Tax Reimbursement	$ 70,361	$ -	$ 63	$ 3,160	$ 12,355	$ 19,453	$ 19,671	$ 15,659	$ -	$ -	$ -	$ -	$ -	$ -	**$ 70,361**
LOCAL-ONLY Activities	$ 3,201,737	$ 3,201,737	$ 3,201,737	$ 3,201,737	$ 3,201,737	$ 3,201,737	$ 3,201,737	$ 2,979,605	$ 1,923,857	$ 856,315	$ -	$ -	$ -	$ -	
Local-Only Tax Reimbursement	$ 3,201,737	$ -	$ -	$ -	$ -	$ -	$ -	$ 222,132	$ 1,055,748	$ 1,067,542	$ 856,315	$ -		$ -	**$ 3,201,737**
TOTAL ANNUAL DEVELOPER AND LBRA REIMBURSEMENT		$ -	$ 4,852	$ 244,961	$ 957,602	$ 1,507,761	$ 1,524,665	$ 1,435,856	$ 1,055,748	$ 1,067,542	$ 856,315	$ -	$ -	$ -	
															$ 9,725,637

Developer/City Reimbursement Complete

Table 4
Tax Increment Revenue Reimbursement Entity Allocation Table
720 E. Shiawassee Street and 703 E. Michigan Avenue
Lansing, MI

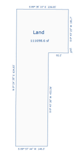
							NEOGEN		LBRA				TOTALS		
						TIF Eligible Activities:	$8,626,552.34		$28,750		$0		$8,655,302		
						% of Total Eligible Activities:	99.67%		0.33%		0.00%		100.00%		
						Total Interest Allocation:	$0		$0		$0		$0		
						% of Total Interest Allocation:	0.00%		0.00%		0.00%		0.00%		
		A	B	C	D	E = A-B-C-D									
Period	Year	Local / State Annual Total Tax Capture	Capture for State Brownfield Revolving Fund (SBRF)	Capture for State and Local Taxing Units (10%) ("Pass-Through")	Capture for BRA Administrative Fees and/or Local Brownfield Revolving Fund (10% of available Local TIR)	**Total State & Local TIR Available for Reimbursement to Developer**	TIF Eligible Activity Reimbursement	0.0% Interest	TIF Eligible Activity Reimbursement	0.0% Interest	TIF Eligible Activity Reimbursement	0.0% Interest	**TIF Eligible Activity Reimbursement**	**Interest Earned / Paid**	**TIF Available After Reimbursement**
1	2024	$6,052	$255	$580	$365	**$4,852**	$ -	$0	$ 4,852	$0	$0	$0	**$4,852**	**$0**	**$0**
2	2025	$305,550	$12,890	$29,266	$18,432	**$244,961**	$ 221,063	$0	$ 23,898	$0	$0	$0	**$244,961**	**$0**	**$0**
3	2026	$1,194,453	$50,390	$114,406	$72,055	**$957,602**	$ 957,602	$0	$0	$0	$0	$0	**$957,602**	**$0**	**$0**
4	2027	$1,880,687	$79,340	$180,135	$113,451	**$1,507,761**	$ 1,507,761	$0	$0	$0	$0	$0	**$1,507,761**	**$0**	**$0**
5	2028	$1,901,772	$80,230	$182,154	$114,723	**$1,524,665**	$ 1,524,665	$0	$0	$0	$0	$0	**$1,524,665**	**$0**	**$0**
6	2029	$1,923,067	$81,128	$184,194	$116,008	**$1,541,738**	$ 1,435,856	$0	$0	$0	$0	$0	**$1,435,856**	**$0**	**$0**
7	2030	$1,303,393	$0	$130,339	$117,305	**$1,055,748**	$ 1,055,748	$0	$0	$0	$0	$0	**$1,055,748**	**$0**	**$0**
8	2031	$1,317,953	$0	$131,795	$118,616	**$1,067,542**	$ 1,067,542	$0	$0	$0	$0	$0	**$1,067,542**	**$0**	**$0**
9	2032	$1,057,179	$0	$105,718	$95,146	**$856,315**	$ 856,315	$0	$0	$0	$0	$0	**$856,315**	**$0**	**$0**
10	2033	$0	$0	$0	$0	**$0**	$0	$0	$0	$0	$0	$0	**$0**	**$0**	**$0**
11	2034	$0	$0	$0	$0	**$0**	$0	$0	$0	$0	$0	$0	**$0**	**$0**	**$0**
12	2035	$0	$0	$0	$0	**$0**	$0	$0	$0	$0	$0	$0	**$0**	**$0**	**$0**
13	2036	$0	$0	$0	$0	**$0**	$0	$0	$0	$0	$0	$0	**$0**	**$0**	**$0**
14	2037	$0	$0	$0	$0	**$0**	$0	$0	$0	$0	$0	$0	**$0**	**$0**	**$0**
15	2038	$0	$0	$0	$0	**$0**	$0	$0	$0	$0	$0	$0	**$0**	**$0**	**$0**
16	2039	$0	$0	$0	$0	**$0**	$0	$0	$0	$0	$0	$0	**$0**	**$0**	**$0**
17	2040	$0	$0	$0	$0	**$0**	$0	$0	$0	$0	$0	$0	**$0**	**$0**	**$0**
18	2041	$0	$0	$0	$0	**$0**	$0	$0	$0	$0	$0	$0	**$0**	**$0**	**$0**
19	2042	$0	$0	$0	$0	**$0**	$0	$0	$0	$0	$0	$0	**$0**	**$0**	**$0**
20	2043	$0	$0	$0	$0	**$0**	$0	$0	$0	$0	$0	$0	**$0**	**$0**	**$0**
21	2044	$0	$0	$0	$0	**$0**	$0	$0	$0	$0	$0	$0	**$0**	**$0**	**$0**
22	2045	$0	$0	$0	$0	**$0**	$0	$0	$0	$0	$0	$0	**$0**	**$0**	**$0**
23	2046	$0	$0	$0	$0	**$0**	$0	$0	$0	$0	$0	$0	**$0**	**$0**	**$0**
24	2047	$0	$0	$0	$0	**$0**	$0	$0	$0	$0	$0	$0	**$0**	**$0**	**$0**
25	2048	$0	$0	$0	$0	**$0**	$0	$0	$0	$0	$0	$0	**$0**	**$0**	**$0**
26	2049	$0	$0	$0	$0	**$0**	$0	$0	$0	$0	$0	$0	**$0**	**$0**	**$0**
27	2050	$0	$0	$0	$0	**$0**	$0	$0	$0	$0	$0	$0	**$0**	**$0**	**$0**
28	2051	$0	$0	$0	$0	**$0**	$0	$0	$0	$0	$0	$0	**$0**	**$0**	**$0**
29	2052	$0	$0	$0	$0	**$0**	$0	$0	$0	$0	$0	$0	**$0**	**$0**	**$0**
30	2053	$0	$0	$0	$0	**$0**	$0	$0	$0	$0	$0	$0	**$0**	**$0**	**$0**
TOTALS:		**$10,890,106**	**$304,233**	**$1,058,587**	**$766,101**	**$8,761,184**	**$8,626,552**	**$0**	**$28,750**	**$0**	**$0**	**$0**	**$8,655,302**	**$0**	**$0**
% of Tax Capture:		**100.00%**	**2.79%**	**9.72%**	**7.03%**	**80.45%**	98.46%	0.00%	0.33%	0.00%	0.00%	0.00%	**98.79%**	**0.00%**	**0.00%**
				TIF Eligible Activities and Interest Subtotals:			**$8,626,552**		**$28,750**		**$0**		**$8,655,302**		

Attachment A

Legal Description of the Property

703 E MICHIGAN AVE LANSING, MI 48912 (Property Address)

Parcel Number: 33-01-01-15-151-003



Item **1** of **1** 0 Images / 1 Sketch

Property Owner: EDWARD W SPARROW HOSPITAL ASSOC

Summary Information

> Assessed Value: $0 | Taxable Value: $0

> Property Tax information found

Important Message

The information presented on this site is as of the close of the 2022 March Board of Review and the 2022 Assessment and Specific Tax Rolls.

If you require current ownership and mailing address information click on the Municipalities drop-down box above. You may enter the local Township or City name in the search box and click on the Search tab. This will redirect you to the local unit. Once the local unit window opens you can search by name, address, or parcel code number. If you require additional services, it is recommended that you contact the local unit Assessor's Office.

Local unit email and telephone numbers are available at: https://docs.ingham.org/Department/Equalization/Twp-City%20Directory%20List22.pdf

Owner and Taxpayer Information

Owner	EDWARD W SPARROW HOSPITAL ASSOC FACILITIES DEVELOPMENT 1322 E MICHIGAN AVE STE 306 LANSING, MI 48912	**Taxpayer**	SEE OWNER INFORMATION

General Information for Tax Year 2024

Property Class	201 COMMERCIAL-IMPROVED	**Unit**	01 LANSING CITY
School District	LANSING PUBLIC SCHOOL DIST	**Assessed Value**	$0
MAP #	LG-0015 -0015	**Taxable Value**	$0
TOP TEN	50	**State Equalized Value**	$0
NEW PERMITS	*Not Available*	**Date of Last Name Change**	12/13/2023
USER ALPHA 3	*Not Available*	**Notes**	*Not Available*
Historical District	*Not Available*	**Census Block Group**	*Not Available*
TYPE CODE	*Not Available*	**Exemption**	*No Data to Display*

Principal Residence Exemption Information

Homestead Date *No Data to Display*

Principal Residence Exemption	June 1st	Final
2023	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2023	$0	$0	$0
2022	$0	$0	$0
2021	$0	$0	$0

Land Information

Zoning Code	H LT IN	**Total Acres**	0.000
Land Value	$0	**Land Improvements**	$0
Renaissance Zone	No	**Renaissance Zone Expiration Date**	*No Data to Display*
ECF Neighborhood	I300- INDUSTRIAL CENTRAL SUBMARKET	**Mortgage Code**	*No Data to Display*
Lot Dimensions/Comments	*No Data to Display*	**Neighborhood Enterprise Zone**	No

Lot(s)	Frontage	Depth
No lots found.		
	Total Frontage: 0.00 ft	**Average Depth: 0.00 ft**

Legal Description

PART OF SOUHWEST 1/4 OF THE NORTHWEST 1/4, OF SECTION TOWN 4 NORTH, RANGE 2WEST CITY OF LANSING, INGHAM COUNTYM MICHIGAN MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF MICHIGAN AVENUE AND A PARALLEL WITH AND 46.5 FEET EAST FROM THE WEST LINE OF SAID SECTION 15, THENCE N0DEG24'35"E 634.03 FEET, THENCE S 89DEG35'10"E 239.05 FEET , THENCE S0DEG43'38"W181.70 FEET, THENCE S7DEG44'37"E 19.47 FEET,THENCE N 89DEG17'22"W 92.25 FEET THENCE S0DEG42'38"W 432.39 FEET TO THE NORHT LINE OF MICHIGAN AVENUE, THENCE S89DEG59'55"W ON SAID NORTH LINE 146.23 FEET TO POINT OF BEGINNING. LOT 8 EXC E 6.45 FT OF S 100 FT, ALSO LOTS 9 & 10 ASSESSORS PLAT NO 5, ALSO COM ON N LINE MICHIGAN AVE 46.5 FT E OF W LINE SEC 15, TH N 00DEG 11MIN 15SCD E 976.18 FT TO S LINE ASSESSORS PLAT NO 5, E ON SAID LINE 153 FT +/- TO C/L OF RAIL ROAD SPUR TRACK, S ON SAID C/L 123.2 FT, SE'LY 130.77 FT ON A 239 FT RAD CURVE TO LT CHORD BEARING S 16DEG 12MIN 45SCD E 129.2 FT, SE'LY 102.32 FT ON 258 FT RAD CURVE TO RT CHORD BEARING S 20DEG 29MIN 14SCD E 101.65 FT, E 11.06 FT, S 00DEG 12MIN W 194.4 FT, S 08 DEG 16MIN E 19.47 FT, N 89DEG 48MIN 45SCD W 92.25 FT, S 00DEG 11MIN 15SCD W 431.89 FT, S 89DEG 32MIN 30SCD W 145.8 FT TO BEG; SEC 15 T4N R2W SPLIT/COMBINED ON 01/10/2022 FROM 33-01-01-15-151-002;

Land Division Act Information

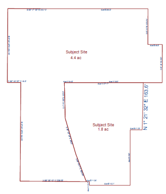
Date of Last Split/Combine	01/10/2022	**Number of Splits Left**	97
Date Form Filed	*No Data to Display*	**Unallocated Div.s of Parent**	0
Date Created	01/10/2022	**Unallocated Div.s Transferred**	0
Acreage of Parent	4.68	**Rights Were Transferred**	*Not Available*
Split Number	426	**Courtesy Split**	*Not Available*
Parent Parcel	*No Data to Display*		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						

720 E SHIAWASSEE ST LANSING, MI 48912 (Property Address)

Parcel Number: 33-01-01-15-151-273



Item **1** of **6** 0 Images / 6 Sketches

Property Owner: NEOGEN CORPORATION

Summary Information

- > Commercial/Industrial Building Summary
  - Yr Built: 1954
  - # of Buildings: 6
  - Total Sq.Ft.: 260,130
- > Assessed Value: $3,501,600 | Taxable Value: $3,203,281

Important Message

The information presented on this site is as of the close of the 2022 March Board of Review and the 2022 Assessment and Specific Tax Rolls.

If you require current ownership and mailing address information click on the Municipalities drop-down box above. You may enter the local Township or City name in the search box and click on the Search tab. This will redirect you to the local unit. Once the local unit window opens you can search by name, address, or parcel code number. If you require additional services, it is recommended that you contact the local unit Assessor's Office.

Local unit email and telephone numbers are available at: https://docs.ingham.org/Department/Equalization/Twp-City%20Directory%20List22.pdf

Owner and Taxpayer Information

Owner	NEOGEN CORPORATION 620 LESHER PL LANSING, MI 48912-1509	**Taxpayer**	SEE OWNER INFORMATION

General Information for Tax Year 2024

Property Class	301 INDUSTRIAL-IMPROVED	**Unit**	01 LANSING CITY
School District	LANSING PUBLIC SCHOOL DIST	**Assessed Value**	$3,501,600
MAP #	AP-0005 -0018	**Taxable Value**	$3,203,281
TOP TEN	13301	**State Equalized Value**	$3,501,600
NEW PERMITS	*Not Available*	**Date of Last Name Change**	08/23/2023
USER ALPHA 3	*Not Available*	**Notes**	*Not Available*
Historical District	*Not Available*	**Census Block Group**	*Not Available*
TYPE CODE	*Not Available*	**Exemption**	*No Data to Display*

Principal Residence Exemption Information

Homestead Date	*No Data to Display*

Principal Residence Exemption	June 1st	Final
2023	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2023	$0	$0	$0
2022	$0	$0	$0
2021	$0	$0	$0

Land Information

Zoning Code	H LT IN	**Total Acres**	6.335
Land Value	$373,508	**Land Improvements**	$4,362
Renaissance Zone	No	**Renaissance Zone Expiration Date**	*No Data to Display*
		...ge Code	*No Data to Display*

Lot Dimensions/Comments	IRREG	**Neighborhood Enterprise Zone**	No

Lot(s)	Frontage	Depth
No lots found.		
	Total Frontage: 0.00 ft	**Average Depth: 0.00 ft**

Legal Description

BEGINNING AT THE NORTHWEST CORNER OF LOT 10 ASSESSOR'S PLAT NO. 5 BEING A SUBDIVISION ON PART OF THE SOUTHWEST 1/4 OF THE NORHTWEST 1/4 OF SECTION 15 TOWN 4 NORTH RANGE 2 WEST CITY OF LANSING INGHAM COUNTY MICHIGAN THENCE S89DEG46'25"E ALONG THE NORTH LINE OF 8, 9 AND 10 OF SAID ASSESSOR'S PLAT NO. 5 ALSO BEING THE SOUTH RIGHT OF WAYLINE OF SHIAWASSEE STREET 206.25 FEET TO THE NORTHEAST CORNER OF SAID LOT 8, THENCE S0DEG24'35"W ALONG SAID EAST LINE OF LOT 8 A DISTANCE OF 155.75FEET, THENCE N89DEG46'25"W 6.45 FEET THENCE S0DEG24'35"W PARALLEL WITH THE EAST LINE OF SAID LOT 8 A DISTANCE OF 100.00 FEET TO THE SOYTH LINE OF SAID LOT 8 THENCE S1DEG13'20"E 123.30 FEET, THENCE SOUTHEASTERLY 130.83FEET ALONG THE ARC OF A 239FOOR RADIUS CURVE TO THE RIGHT THE LONG CHORD OF SAID CURVE BEARING S16DEG27'14"E 129.2 FEET, THENCE SOUTHEASTERLY 102.96FEET ALONG THE ARC OF A 258 FOOT RADIUSCURVE TO THE LEFT THE LONG CHORD OF SAID CURVE BEARING S20DEG43'01"E 102.29 FEET THRNCE N89DEG35'10"W 228.05 FEET TO THE EASTERLY RIGHT OF WAY LINE OF CSX RAIL ROAD THENCE N0EG24'35"EALONG SAID EASTERLY RIGHT OF WAY LIN 341.75 FET TO THE SOUTH LINE OF SAID ASSESSORS PLATNO. THENCEN89DEG46'25"W ALONG THE SOUTH LINE OF SAID ASSESSORS PLAT NO. 5 DISTANCE OF 46.5FEET TOTHE WEST LINE OF SAID SECTION 15 THENCE N0DEG24;35"ALONG SAID WEST LINE OF SECTION 15 A DISTANCE OG 255.75 FEET TO THE POINT OF BEGINNING. CONTAINING 2.568 ACRES MORE OR LESS INCLUSIVE OF THE LAND CONTAINED WITH EASEMENT TO CSX RAILROAD AS CRECORDED IN LIBER 1668 PAGE 727-753. AREA OF THE ABOVE DESCRIBED EASEMENT IS 0.242 OG AN ACRE NET AREA WITHOUT RAILROD EASEMENT 2.326 ACRES SUBJECT TO ALL EASEMENTS H OF RECORD AND UECORDED THE BASIS OF BEARING FOR THIS SURVEY ASSUMES THEWEST LINE OF SECTION 15 TO BEAR N0DEG24'35"WFROM MICHIGAN STATE PLAN COORDINATES DERIVED FROM GPS FIELD OBSERVATION LOT 8 EXC E 6.45 FT OF S 100 FT, ALSO LOTS 9 & 10 ASSESSORS PLAT NO 5, ALSO COM ON N LINE MICHIGAN AVE 46.5 FT E OF W LINE SEC 15, TH N 00DEG 11MIN 15SCD E 976.18 FT TO S LINE ASSESSORS PLAT NO 5, E ON SAID LINE 153 FT +/- TO C/L OF RAIL ROAD SPUR TRACK, S ON SAID C/L 123.2 FT, SE'LY 130.77 FT ON A 239 FT RAD CURVE TO LT CHORD BEARING S 16DEG 12MIN 45SCD E 129.2 FT, SE'LY 102.32 FT ON 258 FT RAD CURVE TO RT CHORD BEARING S 20DEG 29MIN 14SCD E 101.65 FT, E 11.06 FT, S 00DEG 12MIN W 194.4 FT, S 08 DEG 16MIN E 19.47 FT, N 89DEG 48MIN 45SCD W 92.25 FT, S 00DEG 11MIN 15SCD W 431.89 FT, S 89DEG 32MIN 30SCD W 145.8 FT TO BEG; SEC 15 T4N R2W AND LOTS 4, 5, 6, 7, 11, 12 & E 6.45 FT OF S 100 FT LOT 8 ASSESSORS PLAT NO 5, ALSO W 41.25 FT LOT 12 JEROMES ADD, ALSO COM SW COR SAID LOT, TH S 192 FT, W 140.01 FT, N 12.7 FT, W 11.06 FT TO C/L RAILROAD SPUR TRACK, NW'LY ON C/L 102.32 FT ALONG A 258 FT RAD CURVE TO THE LT CHORD BEARING N 20 DEG 29MIN 14SCD W 101.65 FT, N'LY ON C/L 130.77 FT ALONG 239 FT RAD CURVE TO THE RT CHORD BEARING N 16DEG 12MIN 45SCD W 129.2 FT, N 123.2 FT TO S LINE ASSESSORS PLAT NO 5, E TO NW COR LOT 12 JEROMES ADD, S TO BEG ALSO WITH A PARCEL OF LAND SPLIT/COMBINED ON 02/07/2023 FROM 33-01-01-15-151-271, 33-01-01-15-151-241, 33-01-01-15-151-253, 33-01-01-15-151-261; SPLIT ON 08/23/2023 WITH 33-01-01-15-151-272 & 33-01-01-15-151-004 INTO 33-01-01-15-151-273

Land Division Act Information

Date of Last Split/Combine	08/23/2023	**Number of Splits Left**	95
Date Form Filed	*No Data to Display*	**Unallocated Div.s of Parent**	0
Date Created	08/23/2023	**Unallocated Div.s Transfered**	0
Acreage of Parent	6.34	**Rights Were Transferred**	*Not Available*
Split Number	532	**Courtesy Split**	*Not Available*
Parent Parcel	*No Data to Display*		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
05/18/2018	$1.00	QC	NEOGEN PROPERTIES L L C	NEOGEN CORPORATION	21-NOT USED/OTHER	2018 019783
05/18/2018	$1.00	QC	NEOGEN PROPERTIES VIII L L C	NEOGEN CORPORATION	21-NOT USED/OTHER	2018 019779
03/31/2014	$590,000.00	WD	VANDREUMEL JAMES W & PAMELA J	NEOGEN PROPERTIES VIII L L C	21-NOT USED/OTHER	2014 014016
12/23/2003	$802,000.00	WD	UNISOURCE WORLDWIDE INC	NEOGEN PROPERTIES II L L C	33-TO BE DETERMINED	L3087-P176
11/04/2002	$10.00	QC	IKON OFFICE SOLUTIONS INC	UNISOURCE WORLDWIDE INC	33-TO BE DETERMINED	UNRECORDED
03/19/2002	$372,000.00	WD	E SHIAWASSEE ST (720) LLC	NEOGEN PROPERTIES LLC	03-ARM'S LENGTH	L2949P155

Building Information - 20340 sq ft Industrial - Engineering (Commercial)

Floor Area	20,340 sq ft	**Estimated TCV**	$909,819
Occupancy	Industrial - Engineering	**Class**	C
Stories Above Ground	3	**Average Story Height**	13 ft
Basement Wall Height	14 ft	**Identical Units**	*Not Available*
Year Built	1954	**Year Remodeled**	2003
Percent Complete	100%	**Heat**	Package Heating & Cooling
		...al Percent Good	100%
		...e Age	40 yrs

Building Information - 1848 sq ft Warehouses - Storage (Commercial)

Floor Area	1,848 sq ft	**Estimated TCV**	$133,909
Occupancy	Warehouses - Storage	**Class**	C
Stories Above Ground	1	**Average Story Height**	23 ft
Basement Wall Height	0 ft	**Identical Units**	*Not Available*
Year Built	2009	**Year Remodeled**	*No Data to Display*
Percent Complete	100%	**Heat**	Space Heaters, Gas with Fan
Physical Percent Good	74%	**Functional Percent Good**	100%
Economic Percent Good	100%	**Effective Age**	13 yrs

Building Information - 28568 sq ft Warehouses - Storage (Commercial)

Floor Area	28,568 sq ft	**Estimated TCV**	$715,692
Occupancy	Warehouses - Storage	**Class**	S
Stories Above Ground	1	**Average Story Height**	24 ft
Basement Wall Height	0 ft	**Identical Units**	*Not Available*
Year Built	1978	**Year Remodeled**	*No Data to Display*
Percent Complete	100%	**Heat**	Forced Air Furnace
Physical Percent Good	40%	**Functional Percent Good**	100%
Economic Percent Good	100%	**Effective Age**	36 yrs

Building Information - 18874 sq ft Warehouses - Storage (Commercial)

Floor Area	18,874 sq ft	**Estimated TCV**	$279,983
Occupancy	Warehouses - Storage	**Class**	C
Stories Above Ground	3	**Average Story Height**	9 ft
Basement Wall Height	0 ft	**Identical Units**	*Not Available*
Year Built	1912	**Year Remodeled**	1978
Percent Complete	100%	**Heat**	Space Heaters, Gas with Fan
Physical Percent Good	37%	**Functional Percent Good**	100%
Economic Percent Good	100%	**Effective Age**	48 yrs

Building Information - 30000 sq ft Warehouses - Storage (Commercial)

Floor Area	30,000 sq ft	**Estimated TCV**	$270,271
Occupancy	Warehouses - Storage	**Class**	C
Stories Above Ground	3	**Average Story Height**	14 ft
Basement Wall Height	14 ft	**Identical Units**	*Not Available*
Year Built	1916	**Year Remodeled**	2015
Percent Complete	0%	**Heat**	Space Heaters, Steam w/ Boiler
Physical Percent Good	52%	**Functional Percent Good**	90%
Economic Percent Good	90%	**Effective Age**	26 yrs

Building Information - 177000 sq ft Industrial - Light Manufacturing (Commercial)

Floor Area	177,000 sq ft	**Estimated TCV**	$4,315,726
Occupancy	Industrial - Light Manufacturing	**Class**	S
Stories Above Ground	3	**Average Story Height**	14 ft
Basement Wall Height	0 ft	**Identical Units**	*Not Available*
Year Built	2023	**Year Remodeled**	*No Data to Display*
Percent Complete	35%	**Heat**	No Heating or Cooling
Physical Percent Good	98%	**Functional Percent Good**	100%
Economic Percent Good	100%	**Effective Age**	1 yrs

Attachment B

EGLE BEA Acknowledgement Letter

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

GRETCHEN WHITMER
GOVERNOR

EGLE
LIESL EICHLER CLARK
DIRECTOR

March 23, 2022

ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL ASSESSMENT

BEA ID: 00009594-BEA-1

Legal Entity: NEOGEN Properties IX LLC, 620 Lesher Place, Lansing, Michigan 48912

Property Address: 703 East Michigan Avenue – northern 2.568 acres of, Lansing, Ingham County; Parcel ID No.: 33-01-01-15-151-002

On March 2, 2022, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) received a Baseline Environmental Assessment (BEA) dated December 13, 2021, for the above legal entity and property. This letter is your acknowledgement that EGLE has received and recorded the BEA. EGLE maintains an administrative record of each BEA as received.

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

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

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

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

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

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

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

Authorized signature:

David LaBrecque

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

Enclosure
cc: Triterra

LANSING ECONOMIC DEVELOPMENT CORPORATION
Certificate of Resolution by Board of Directors

At a regular meeting of the Board of Directors of the Lansing Economic Development Corporation (Lansing EDC) held on Friday, July 12, 2024 at 8:30 a.m., pursuant to notice duly given:

PRESENT: MEMBERS:

ABSENT: MEMBERS:

The following preamble and resolutions were offered by:

MEMBER: , seconded by:

MEMBER:

WHEREAS, the Lansing Economic Development Corporation (Lansing EDC) supports the proposed redevelopment project located at 2215 E Michigan Avenue (Property) in Lansing, Michigan; and

WHEREAS, the City of Lansing Department of Economic Development and Planning has determined the proposed project is consistent with local development and redevelopment plans and zoning ordinances; and

WHEREAS, the 2215 E Michigan Avenue (Project) proposes the rehabilitation of an existing building for a childcare facility; and

WHEREAS, the proposed Project addresses the childcare shortage in the region and neighborhood and will result in significant private investment and create approximately 60 new full-time jobs. The Project will result in community and municipal benefits of increased property and income taxes and improvement to the appearance and aesthetics of the Property in its current state; and

WHEREAS, the Lansing EDC desires to assist the Developer to alleviate the costs of development by applying to the Michigan Department of Environment, Great Lakes, and Energy (EGLE) for an Environmental Justice Impact Grant in the total amount up to $500,000, dependent on available funding; and

WHEREAS, the Lansing EDC will provide a complete Grant application to EGLE for consideration; and

WHEREAS, if the Lansing EDC is awarded a grant from EGLE the Lansing EDC will enter into agreements with EGLE and the Developer specifying the terms and conditions under which the Grant will be used to assist the Developer with the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LANSING ECONOMIC DEVELOPMENT CORPORATION, AS FOLLOWS:

1. The Lansing Economic Development Corporation (Lansing EDC) supports the application submitted for an Environmental Justice Impact Grant to the Michigan Department of Environment, Great Lakes, and Energy (EGLE), to assist with the redevelopment project located at 2215 E Michigan Avenue in Lansing, Michigan (Attachment A).

2. The Lansing EDC will accept the Grant and is committed to repay the actual expenditures of the Grant, per a grant agreement, if approved by EGLE, up to $500,000, to be issued to and managed by the Lansing EDC.

3. The Lansing EDC also directs its authorized representative(s) to work with the Lansing EDC's attorney to negotiate and enter on the Lansing EDC's behalf any related Grant agreements to assist the Developer with the project.

4. The Lansing EDC concurs with the City of Lansing Department of Economic Development and Planning that the proposed project is consistent with local development and redevelopment plans and zoning ordinances.

5. Additionally, the Lansing EDC agrees that if any section, clause or phrase of this Resolution is declared as invalid by a court of law, that ruling shall not affect the intent and purpose of this Resolution and validity of the remaining provisions of the Resolution.

6. Finally, the Lansing EDC declares that all resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are repealed.

YEAS:

NAYS:

ABSTENTIONS:

ABSENT:

PREAMBLE AND RESOLUTIONS DECLARED ADOPTED.

STATE OF MICHIGAN)
) ss.
COUNTY OF INGHAM)

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

IN WITNESS WHEREOF, I have hereunto affixed my official signature this 12th day of July 2024.

____

Shelley Davis Boyd, Chair