AGENDA

Committee on Development and Planning
August 28, 2024 at 3:30 PM

Lansing City Hall, City Council Conference Room
124 W. Michigan Avenue, 10th Floor
To provide input or ask questions on any item that is listed on the agenda,
members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting.
To view the meeting live and participate in virtual public comment: https://www.lansingmi.gov/1212/Council-Committee-Meetings

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

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
   A. July 10, 2024
   B. July 24, 2024
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
   C. ORDINANCE - Repealing & Replacing the existing Sign Ordinance in its entirety
   D. RESOLUTION - Lansing Gateway Corridor Improvement Authority, Development & Tax Increment Finance Plan
   E. RESOLUTION - Brownfield Plan #81 Amendment No.1; NEOGEN Expansion, 720 E. Shiawassee Street and 703 E. Michigan Avenue
   F. RESOLUTION - Act-4-2024, Purchase of Property, 2300 S. Washington Ave.
   G. RESOLUTION - Introduction and Set a Public Hearing; Z-1-2024; 3724 Pleasant Grove Road, Rezoning "R-3" Suburban Residential to "MFR" Multi Family Residential District
   H. RESOLUTION - Introduction and Set Public Hearing; Payment in Lieu of Taxes (PILOT); Riverview 220 Apartments, 220 E. Kalamazoo St.
   I. RESOLUTION - Introduction and Set Public Hearing; Payment in Lieu of Taxes (PILOT); Grand Vista Place, 500 block of S. Grand Ave.
6. **Other**
7. **Adjourn**

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

MINUTES
Committee on Development and Planning
Wednesday, July 10 @ 3:30 p.m.
City Council Conference Room

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

PRESENT
Council Member Hussain, Chair - excused
Council Member Brown, Vice-Chair
Council Member Garza, Member

OTHERS PRESENT
Renee Richmond, Council Administrative Assistant
Greg Venker, OCA
Andy Fedewa, EDP
Kahleea Washington, LEDC
Alex Watkins, LEDC

MINUTES
MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE MINUTES FROM JUNE 26, 2024. MOTION CARRIED 2-0.

Public Comment
No comment at this time.

DISCUSSION/ACTION
ORDINANCE – Repealing & Replacing the existing Sign Ordinance in its entirety
Mr. Fedewa noted there was no public comment at the July 10th public hearing and explained he brough a few minor changes, no broad policy changes, if it did require a second hearing, they would drop them as they want to move forward.

Councilmember Brown asked law if a new public hearing is need, also asked Ms. Richmond how the public will see the requested changes. Ms. Richmond explained they would be added to the packed and republished. Mr. Venker stated generally when an ordinance is introduced and a hearing held, they look at if the changes are more/less restrictive. The question is, is an interested party going to have knowledge that this has changed prior to the ordinance going into effective. Adding, It does state the ordinance is being totally redone, so those that are interested should be aware to look at it and these look like small changes being recommended, another hearing is not necessary.

Councilmember Garza stated he believes there is nothing wrong in having another public hearing. Mr. Fedewa stated if that is the case then they would prefer to move forward as is. Councilmember Brown asked if timing was an issue, Mr. Fedewa responded they would like to get the new ordinance out and preferred not to wait another 1-2 months. Councilmember Brown then asked who made the changes, and Mr. Fedewa stated he did with input from Ms. Stachowiak and Mr. Van Fossen.

Mr. Fedewa then highlighted the four changes:

1. 1310.04 – Stating this was requested by Public Service last Friday, for projecting signs, some project over the right of way in downtown and it was asked for language in there so they can be licensed so they can be reviewed yearly
2. 1310.08 - Electric Message Centers –These are digital signs not just illuminated that have a changing message, may blink or scroll, Lansing Center and Lugnuts just got them, some are large, the current code has no limitation except downtown which is 20 sq. ft. They are now wanting a limitation and 32 sq ft is standard measurement. Councilmember Brown asked where they got 32 sq ft, is it industry standard. Mr. Fedewa indicated it is the size of plywood, easy to recognize. Mr. Venker verified it is a common size for signs that is not a billboard
3. 1310.11 – Just some wording changes, currently can be internally illuminated, some people found distracting, they've had some complaints from the public
4. 1310.13 - These are most of the commercial/industrial institutional districts. Ms. Stachowiak previously spoke on the tier they used to have 5ft - 30ft setback and gradual increase on how tall the sign could be. Now it would be 1-15 ft setback, no bigger than 6ft tall and 32 sq ft in area

Councilmember Brown asked why these weren't included initially, and Mr. Fedewa mentioned some were just oversight, they had many conversations and didn't circle back. Councilmember Garza asked if the 32 sq ft will hinder electronic billboards that are larger. Mr. Venker answered no, those are governed separately. Mr. Fedewa added, the current ordinance wouldn't let a static billboard that is a permanent message convert and it will stay that way. Councilmember Garza verified, those that are already there are grandfathered, and Mr. Fedewa confirmed.

Councilmember Garza stated he had no issue with the revisions as long as it's added to the packet for the public. Mr. Fedewa indicated it will also be published on the city website. Mr. Venker highlighted 1310.04 is already happening and operational, this is more permissive and gives more space on the distance from the property line. Continuing for 1310.11 limiting the internal illumination and limiting the sign size to 32 sq ft. Councilmember Brown asked if this would affect any businesses in pipeline. Mr. Venker stated those permits already in motion stay under the current ordinance, and Mr. Fedewa added they've been informing those that have asked for permits. Councilmember Garza asked when the ordinance would be active Mr. Fedewa stated 30 days from Council approval.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE ORDINANCE TO REPEALING & REPLACING THE EXISTING SIGN ORDINANCE IN ITS ENTIRETY. MOTION CARRIED 2-0.

<u>RESOLUTION – Set a Public Hearing; Lansing Gateway Corridor Improvement Authority, Development & Tax Increment Finance Plan</u>

Ms. Washington introduced herself and began summarizing the presentation which is broken into four parts:

1. Introduction of the Lansing Gateway Corridor
2. Community Engagement and Plan Development

3. Development Projects
4. Tax Increment Financing Projections

Councilmember Brown asked to explain the name change from North Grand River CIA to Lansing Gateway. Ms. Washington indicated that this area is believed to be the Lansing Gateway so the name was changed.

Ms. Washington continued briefly summarizing what a Corridor Improvement Authority (CIA) is as well as who the members were. Councilmember Garza asked if the owner of Maria's Tacos was still a member and Ms. Washington indicated she was not. Ms. Washington referenced pages 3 that show the boundaries (slides 5 & 6), and page 4 that highlight the Community Engagement & Plan Development timeline beginning with 2019 to current (slides 7 & 8). She stated she will send a better copy after the meeting.

Councilmember Brown asked Ms. Washington about the fellowship and where she worked. She confirmed she is employed by LEDC, and the municipality applies for the program and then the actual host Community is a combined application, the City of Lansing applies in collaboration with LEDC. Continuing she referenced slides 9 & 10 that highlight the following:

- Design – enhances physical characteristics of the corridor
- Economic Reconstruction – blight elimination, retention & expansion, and small bus development
- Promotions/Marketing – help create positive identify
- Organization – ensuring revitalization is accomplished through fundraising and volunteering

Ms. Washington finished by noting slide 11 the Funding Sources and slides 12 & 13 briefly and the Tax Increment Financing (TIF) and the projections at growth rate.

Councilmember Garza asked when it was North Grand River CIA did, they ask for a TIF and do the other CIAs have them, Ms. Washington indicated no to his first question and yes to the second. Mr. Watkins added the other CIAs have been capturing taxes that they can reuse, this one has not been able to. Councilmember Brown asked why, and Ms. Washington stated they don't have an approved development tax financing plan capacity and it take time.

Councilmember Garza inquired about the hearing date, Ms. Richmond noted it will be held 8/26, and Mr. Watkins questioned it thinking it would be 7/22. Mr. Venker noted 7/22 for Council to set the hearing and 8/26 the hearing date, and it was to meet the public notice requirements. Ms. Washington added they will be mailing and posting along the corridor and news articles.

Councilmember Garza asked about any talks on a CIA for Cedar/Pennsylvania area, Mr. Watkins indicated they have discussed and would need to establish a business district first, those interested could contact LEDC but they will be making proactive calls.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET A PUBLIC HEARING FOR THE LANSING GATEWAY CORRIDOR IMPROVEMENT AUTHORITY, DEVELOPMENT & TAX INCREMENT FINANCE PLAN. MOTION CARRIED 2-0.

Other

No other topics of discussion.

Adjourned at 4:08p.m.
Submitted by Renee Richmond

Recording Secretary, Lansing City Council
Approved by the Committee on

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

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

PRESENT
Council Member Hussain, Chair
Council Member Brown, Vice-Chair
Council Member Garza, Member - excused

OTHERS PRESENT
Renee Richmond, Council Administrative Assistant
Lisa Hagen–Lawrence, OCA
Greg Venker, OCA
Andy Fedewa, EDP
Tyler Blakey, EDP
Rawley Van Fossen, Director EDP
Karl Dorshimer, LEDC
Chelsea Dowler, LEDC
Greg Baron, Volker (attending virtual)
Tim Lloyd, Equity First Community Development, LLC
Dave VanHaanen, NEOGEN
Keith Waskleaski, NEOGEN
Jim Walter, NEOGEN
Hasan Yamani, NEOGEN
Susan Cancro
Tim Hovey

MINUTES
MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE THE MINUTES FROM JULY 10, 2024.
MOTION CARRIED 2-0.

Public Comment
No public present.

DISCUSSION/ACTION
ORDINANCE – Repealing & Replacing the existing Sign Ordinance in its entirety

i. Sign Ordinance Draft 07.10.2024

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ii. Sign Ordinance Draft 05.14.2024

Council Member Hussain passed the gavel to Council Member Brown.

Council Member Hussain stated he wasn't at the last meeting and the Department proposed a few changes and it did come out of Committee. He noted he sent an email that he didn't want the appearance of impropriety and send back to the Planning Committee to vet the changes. and set a second public hearing for August 26th. He added, the next Planning Commission meeting is scheduled for August 7th.

MOTION BY COUNCIL MEMBER HUSSAIN TO RECONSIDER THE ORDINANCE TO REPEAL & REPLACE THE EXISTING SIGN ORDINANCE IN ITS ENTIRETY. MOTION CARRIED 2-0.

MOTION BY COUNCIL MEMBER HUSSAIN TO SET A SECOND PUBLIC HEARING ON THE ORDINANCE TO REPEAL & REPLACE THE EXISTING SIGN ORDINANCE IN ITS ENTIRETY. MOTION CARRIED 2-0.

Council Member Brown passed the gavel back to Council Member Hussain.

RESOLUTION – Substantial Amendment; FY 2020-2021 Annual Action Plan to include HOME-ARP Allocation Plan
Council Member Hussain recapped the public hearing from July 22nd, and final look at Committee.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION ON THE SUBSTANTIAL AMENDMENT TO FISCAL YEAR 2020-2021 ANNUAL ACTION PLAN TO INCLUDE HOME-ARP ALLOCATION PLAN. MOTION CARRIED 2-0.

RESOLUTION – Setting a Public Hearing on Payment in Lieu of Taxes (PILOT); Genesee Senior Apartments, 835 W. Genesee Street
Mr. Baron introduced himself and gave a brief overview, he is the Managing Director for Volker, they are a national affordable housing developer, and have developed 5,000 units nationally. They came to Lansing approximately 3yrs ago looking at sites and thought it would be a good fit for affordable housing. Volker formed a relationship with Equity First Community Development in 2001. He continued their ultimate goal for this project is to submit a tax credit application to MSHDA by October 1st.

Council Member Hussain asked for clarification that last year they asked for 10%, and now 4% or 5%. Mr. Baron confirmed 4%.

Mr. Lloyd introduced himself, he is a local resident of Lansing and started Equity First approximately 5 years ago. He gave a brief overview of his background and stated today they are pursuing the Genesee project. Council Member Hussain asked him to speak on the project and the 4%. Mr. Lloyd indicated it is going to be a mixed use and they are taking the existing building which is a historical site. Councilmember Hussain asked if it was mixed used or mixed rent and if it was commercial. Mr. Baron confirmed no commercial and not quite mixed used.

Mr. Lloyd continued the project will have a total of 54 units, 36 one-bedroom and 18 two-bedroom. The overall construction will follow federal historic guidelines, the new construction piece will compliment the existing building. Councilmember Hussain mentioned last years applying for 10% and was the reason for denial was lack of support services. Mr. Baron stated MSHDA issues a Qualified Allocation Plan (QAP) every two years, they have recently partnered with a local service

provider and feel they are able to address the supportive services issue. Mr. Lloyd added the supportive services he's reached out to have been physicians, behavioral health services, CMH and Capital Area Housing.

Councilmember Hussain referenced when this was originally vetted, they thought the taxes had not been paid dating back to 2020, there is something in packet that states being sold or closed on late June, is there tax receipts to ensure this is complete. Mr. Van Fossen will confirm with assessing on property taxes but is unaware if ownership has changed hands in the last month or two. Mr. Baron spoke on being aware the current owner wasn't up to date and it would be addressed during acquisition. Mr. Van Fossen asked Mr. Baron if they then have an option to purchase this building, and Mr. Baron responded they've had site control on the building.

Councilmember Hussain stated in the staff report it states 5%, Mr. Van Fossen indicated that is an error and should be 4%. Councilmember Hussain asked how HUD MSHDA defines being elderly/disabled. Mr. Baron answered 55 and older, sometimes other financing sources will push to 62. Councilmember Hussain then asked if this is senior and disabled and are they able to move people in with them, Mr. Baron said all senior and yes, they are. Councilmember Hussain inquired about what engagement is happening with the neighborhood. Mr. Lloyd indicated he would start with Councilmember Jackson, also community members that live in the area. Councilmember Hussain asked what the neighborhood groups are, Mr. Van Fossen responded Downtown Neighborhood Group, Genesee Neighborhood Association, and some agencies have properties in the area, he added Mr. Llyod has the information and has shared and connected. Councilmember Hussain mentioned he's been opposed to 4% PILOT's in the past, is there a way you can do at a higher percentage, Mr. Baron said they might have flexibility, no solid numbers yet and are open to having conversations. Councilmember Hussain asked does performance contemplate at the end of 45 years does this come back on tax rolls or what. Mr. Baron said the performer doesn't go out that far, but they will have the asset manager look at in the future. Councilmember Hussain asked how many construction jobs and what companies they have reached out to. Mr. Baron is unsure of the total but can get you the numbers, they've talked to Wolverine and Pioneer.

Councilmember Hussain requested Mr. Baron and Mr. Llyod go more deeply into the questions already asked for the presentation on August 12th.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION ON SETTING A PUBLIC HEARING ON PAYMENT IN LIEU OF TAXES (PILOT); GENESEE SENIOR APARTMENTS, 835 W. GENESEE STREET. MOTION CARRIED 2-0.

Councilmember Hussain asked Mr. Van Fossen for a study on how many PILOTs are on the books currently and of those who have come back for a new PILOT, also study on return on investment and impact/management. Mr. Van Fossen confirmed he will add it, and it will take some time. Councilmember Hussain also asked for them to highlight why this is a good location and help the people live there in the surrounding area.

Councilmember Brown asked them to also in the report bring up length of time, he hasn't seen a 45 year PILOT. Mr. Van Fossen stated he will get that answer and include the length of time, he knows MSHDA requires a 15 or 30yr affordability commitment and it's all point system, so as a developer going 45yrs out it allows added points to ensure that the units are rented to those of qualifying income for much longer.

RESOLUTION – Setting a Public Hearing on Brownfield Plan #81 Amendment No. 1; NEOGEN Expansion, 720 E. Shiawassee Street and 703 E. Michigan Avenue

Mr. Dorshimer introduced himself and those with him from NEOGEN, adding they've been a longtime partner with the City of Lansing and have over 600 employee's. Since they merged with 3M and a lot of work coming to Lansing, they came and asked for an amendment as it became bigger than expected.

Mr. Walter continued that he recently joined NEOGEN and with the 3M acquisition it doubled NEOGEN, everything is manufactured in Lansing.

Mr. Yamani explained the projects were small initially, then the acquisition jumped everything. Continuing they are working with the Christman Company and all trades are Michigan based union. They first look in Lansing then outer cities but nothing out of Michigan, close to 28 trades. They are bringing jobs from South Dakota and operations from Poland. Councilmember Hussain asked how many jobs and are they leaving any buildings. Mr. Walter stated 625 today and will add 115, and they will demolish the Herbert Building and Bohannan Building along with renovating 703 E. Michigan and expansion of the Hosmer Warehouse.

Mr. VanHaanen noted the arial photo and they've removed close to 39,000 cubic yards of contaminated soil and installed a Vapor Mitigation System and upgrades to Storm and Sanitary systems. He then noted the last few pages comparing the adopted Brownfield in 2022 and the Amendment, the taxes and a graph showing 20-year forecast.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION ON SETTING A PUBLIC HEARING ON BROWNFIELD PLAN #81 AMENDMENT NO. 1; NEOGEN EXPANSION, 720 E. SHIAWASSEE STREET AND 703 E. MICHIGAN AVENUE . MOTION CARRIED 2-0.

Other

Adjourned at 4:29 p.m.
Submitted by Renee Richmond
Recording Secretary, Lansing City Council
Approved by the Committee on

Department of Economic Development and Planning
Rawley Van Fossen, Director

Andy Schor, Mayor

Planning & Zoning Office
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MEMORANDUM

TO: Lansing City Council

FROM: Andrew Fedewa, Principal Planner, Economic Development & Planning Department

DATE: July 10, 2024

SUBJECT: PEND-3700 - Sign Ordinance Repeal and Replace - revision

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The Planning and Zoning Office proposes the following changes to the draft Sign Ordinance, Chapter 1310. Thank you for your consideration.

Section 1310.04 Licensing, Permits, and Fees **(d) All projecting signs extending over the public right-of-way, regardless of size or permit required, shall be licensed and placed on file with the Public Service Department.**

Section 1310.08 General Sign Provisions (d) Electronic Message Center (EMC). **(4) EMC signs in all commercial or special zoning districts, excluding DT-3, are limited to 32 square feet in sign area**.

Section 1310.11 Temporary Signs (a) In General: (5) ~~May~~ **Shall not** be internally illuminated~~, except as otherwise prohibited under the Chapter~~.

Section 1310.13 Freestanding Signs (a) SC, MX-C, MX-1, MX-2, DT-2, IND-1, IND-2, IND-3, INST-1, & INST-2 Zoning Districts
(2) Sign shall be set back at least ~~ten (10)~~ **six (6)** feet but not more than fifteen (15) feet from the property lines abutting a public right-of-way.
(5) Any sign set back less than ten (10) feet from the property line shall not exceed six (6) feet in height and thirty-two (32) square feet in area.

An ordinance of the City of Lansing, Michigan, to repeal and replace the existing signs ordinance, being Part 14, Title 4 of the Lansing Codified Ordinances in its entirety, with Part 13, Title 2, regulating the size, location, and character of signs and sign structures on property in Lansing.

THE CITY OF LANSING ORDAINS:

Section 1. That Part 14, Title 4 of the Lansing Codified Ordinances, is hereby repealed in its entirety

Section 2. That in its place, **Part 13**, **Title 2** of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby enacted to read as follows:

PART 13, TITLE 2

CHAPTER 1310 SIGNS

1310.01 INTENT AND SUBSTITUTION

(a) This chapter is intended to:

(1) Provide guidance on sign display in limiting the allowable number, size, and placement of signs to protect the public health, safety, and welfare of the City of Lansing.

(2) Eliminate visual clutter and distractions to protect and improve traffic and pedestrian safety.

(3) Protect and enhance the community's aesthetic quality and the character and appearance of the City of Lansing.

(4) Provide standards for the maintenance and repair of signs and establish procedures for enforcing the provisions of this Chapter.

1310.02 APPLICABILITY

This chapter shall apply to all persons, businesses, and associations owning, occupying, or having control/management of any premises located within the city limits of the City of Lansing.

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All new, reconstructed, altered, or relocated signs within the city limits shall comply with the provisions of this Chapter. Any sign already erected as of the effective date of this chapter which is rendered nonconforming by the provisions of this chapter or subsequent amendments hereto, shall be subject to the restrictions and regulations contained herein.

1310.03 DEFINITIONS

ABANDONED SIGN. A sign advertising a business, activity or product which remains on the premises for more than six (6) consecutive months after the business, activity, or product to which it is related to ceased active operation on the premises.

ABANDONED SIGN STRUCTURE. A structure which supported a sign and remains on the premises for more than twelve (12) consecutive months after it ceased to support a lawful sign for a business, activity, or product that has ceased active operation on the premises.

ANIMATED SIGN. A sign or display that uses movement or the appearance of movement using patterns of lights, changes in color or light intensity, computerized special effects, video displays, or through any other method.

AREA. The entire area of a sign within the limits of writing or pictorial representation together with any frame, other material, or color forming an integral part of the display, but excluding the necessary supports or uprights on which such sign is attached. The area shall be determined by measuring from the outside edge of the frame, material, or color forming the sign. If the sign has no backing, but a wall or canopy is used as the background, a square or rectangle shall be formed around the text or symbols, and those dimensions will be used to compute the area. When a sign has two (2) or more faces, the area of all faces shall be used in determining the total area of the sign.

BANNER SIGN. A temporary sign, as further defined herein, made of cloth, paper, fabric, or other flexible materials, either with or without a supporting framework.

BUILDING FAÇADE. All exterior sides of a building.

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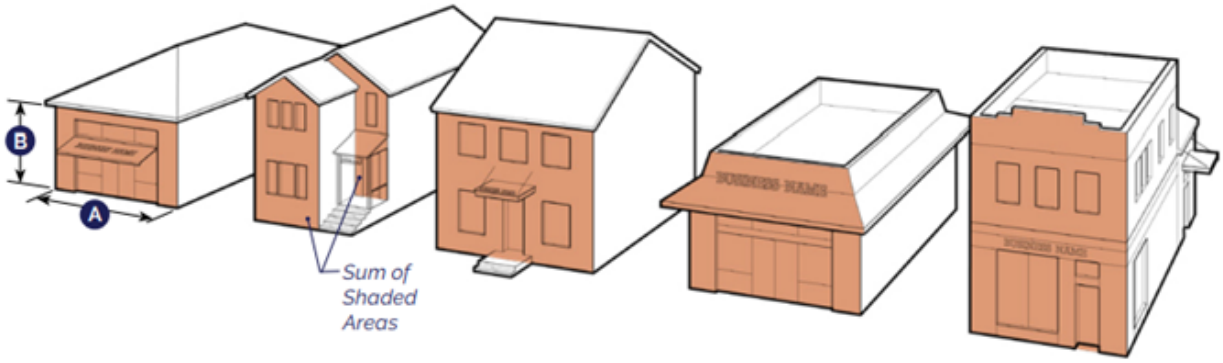
BUILDING FRONTAGE. The front of a building facing a right-of-way. In the case of a corner lot, or in the case of a building covering an entire block a building may have more than one frontage. In the case of a multi-tenant building, the frontage of a building or side containing the main entrance directly to that area of the building that the business occupies. For a parcel with more than one (1) line abutting a right-of-way, the building frontage that is used to calculate the allowable wall signage is the one which is intended to be the front wall of the building either by entranceway or another architectural feature. Where this distinction cannot be made, the smaller of the facades facing a right-of-way shall be used to calculate the allowable wall sign area.

[FIGURE 1]



ELECTRONIC MESSAGE CENTER. A sign capable of displaying words, symbols, figures, or images that can be electronically changed by remote or automatic means.

FREESTANDING SIGN. A self-supported sign on the ground by a base, foundation, pole, or brace, not attached to a building and intended to be permanently displayed on the property.

HEIGHT, CLEARANCE. For signs attached to a building or a support structure, the vertical distance measured from the lowest point of the natural grade directly below the sign to the lowest edge of the sign.

[FIGURE 2]

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Vertical Clearance

HEIGHT, SIGN. The vertical distance measured from the natural grade directly below the sign to the highest point of the sign or sign structure to which it is attached.

ILLUMINATED SIGN. A sign or part thereof that incorporates fluorescent, neon, LED, or any other form of lighting, or one which is illuminated by an external source such as ground lights that shine directly on the sign.

INSTITUTIONAL LAND USE. Government buildings, schools, churches, hospitals, community centers, public parks, and recreational facilities, or any other public or quasi-public use permitted in the zoning district in which the institution is located.

LEGALLY NONCONFORMING SIGN. A sign which does not comply with one (1) or more of the requirements of this Chapter but was lawfully erected prior to its effective date.

LOCAL STREET. A street not designated as an arterial corridor, activity corridor, suburban corridor, prime connector, or neighborhood connector on the Form-Based Zoning Code Street Typology Map.

MULTI-TENANT SIGN. A sign that provides advertising for two (2) or more establishments that are completely separated from each other within a building, a series of buildings on the same parcel

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of land, or businesses on adjoining parcels of land that function as a single development with shared access and/or parking.

NEIGHBORHOOD ENTRANCEWAY SIGN. A sign located on property owned or controlled by the City that identifies the name of a subdivision, condominium development, or neighborhood organization recognized as being active by the City of Lansing Department of Neighborhoods, Arts, and Citizen Engagement.

PROJECTING SIGN. A sign, other than a wall sign, as defined in this Chapter, affixed to an exterior building wall with the exposed faces perpendicular to the plane of the wall.

PUBLIC SIGN. A sign, whether temporary or permanent, erected in the public interest by or upon orders from the City of Lansing, Ingham County, State of Michigan, federal government or any agency thereof having appropriate jurisdiction, Public signs include traffic control signs, signs of historical interest, and signs that communicate messages to the public involving safety matters or emergency situations, which signs may or may not be erected in the public right-of-way.

SIDEWALK SIGN. A portable 'A-frame' (∧) or 'inverted-T' sign (⊥) comprised of two (2) separate panels or faces located on a public sidewalk.

SETBACK. The distance between a property line and the nearest edge of the sign.

SIGN. A device, fixture, placard, or structure that uses any color, form, graphic, illumination, symbol or writing to advertise, announce or identify the purpose of a person or entity, or to communicate information to the public.

SIGN STRUCTURE. Includes, but is not limited to a pole, base, or frame intended to be used for the support or display of a sign, regardless of whether the sign itself has been removed.

SUSPENDED SIGN. A sign that is suspended, hung, or connected to the underside of an awning, canopy, or horizontal building surface, and intended to be viewed by pedestrians on a non-public sidewalk at close range.

[FIGURE 3]

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TEMPORARY SIGN. A sign, banner, inflatable, or other advertising device, with or without a structural frame, intended for a limited period of display.

TRAFFIC CONTROL SIGN. A sign used solely to direct traffic by identifying building and parking lot entrances/exits, service areas and traffic flow throughout the site.

UNSAFE OR DANGEROUS SIGN. Any sign or sign component, which becomes damaged, insecure, or in danger of falling.

UNLAWFUL SIGN. Any sign that was not lawfully erected or maintained whether prior to or since the adoption of this Chapter.

VACANT PARCEL. Any parcel or lot of record on which no building or structure exists thereon or is not legally occupied.

VEHICLE SIGN. A sign affixed to a parked vehicle or truck trailer which is located on a property primarily for display, rather than for transportation purposes.

[FIGURE 4]

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WALL SIGN. A sign attached parallel to and extending not more than twenty-four (24) inches from the wall of a building. Painted signs, signs which consist of individual letters, cabinet signs, and signs mounted on the face of a mansard roof, shall be considered wall signs.

WINDOW SIGN. A sign located on a window or behind a window which is intended to be viewed from the outside. A window sign does not include blinds, shades or screens, or solid color backgrounds that may cover the window and do not display a sign as defined in this Chapter.

1310.04 LICENSING, PERMITS, AND FEES

(a) **License Required. No person shall engage in the business of, or perform the work of, installing, erecting, maintaining, repairing, or altering any sign without first obtaining a license therefor from the City Clerk. All such licenses shall automatically expire on April 30 of each year unless renewed. All applications for sign permits must be submitted by a duly licensed sign erector. Said license holder shall perform all work stipulated on the sign permit.**

(b) **Insurance Requirements for Licensees. All licensees engaged in the installation, alteration, maintenance, repair, or erection of signs shall file with the City Clerk proof of a general liability insurance policy and enforcement which insures the licensee and the City against any liability imposed upon the licensee and/or the City arising out of the work performance for the signs. Such insurance shall provide for the payment to any person injured, or to another by reason of the death of any one person, to the extent of $100,000.00, and for the**

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payment of $300,000.00 for injuries to or the death of more than one person, and for property damage in the amount of $100,000.00.

(c) **Permit Required. Unless specifically exempt under this Chapter, no person shall erect, construct, relocate, or cause to be erected, constructed, relocated, or significantly altered, any sign, without first obtaining a sign permit with information required by the Building Safety Office. A separate, additional electrical permit is required for new electrical service or any changes to existing electrical service regardless of the size or exemption status of the sign. All signs exempted from permit shall be reviewed by the zoning administrator for compliance with this Chapter.**

(d) **All projecting signs extending over the public right-of-way, regardless of size or permit required, shall be licensed and placed on file with the Public Service Department.**

(e) **Permit Application. Each sign permit application shall require the applicant to provide the following information:**

(1) The name, current address, and current telephone number of the applicant.

(2) The legal description or the permanent parcel number, and the address, of the parcel on which the activity is to occur.

(3) The location of the proposed sign relative to the property lines of the parcel.

(4) All points of ingress and egress on the subject parcel and on adjacent parcels if there are adjacent parcels within 60 feet of the proposed sign location or alteration, and the location of parking spaces, if any.

(5) A sign plan which includes the following information: location of sign on parcel, sign dimensions, sign message dimensions, height, width of building, parcel zoning district, and a sign sketch.

(6) Construction design information.

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(7) Any other information which, in the determination of the Department, may be necessary to adequately review the proposal.

Sign permit applications, along with the appropriate nonrefundable fee, shall be submitted to the Building Safety Office on forms made available by the City. Upon receipt of a sign permit application, the Building Safety Office shall forward the application to the Planning Division for review and approval prior to the issuance of a sign permit. If it is discovered that the sign permit application contains any false information, the Building Safety Office may revoke the permit or deny the permit application, whichever is appropriate.

(f) **Exceptions. No permits are required for the following signs or changes thereto:**

(1) Signs that are less than ten (10) square feet in area.

(2) Exempt Signs listed in Section 1310.09 and Temporary Signs permitted by Section 1310.11.

(3) The changing of removable parts of an approved sign that is designed for such changes, or the repainting or reposting of display matter.

(4) The replacement of a sign face within an existing sign cabinet if it does not involve the replacement of any structural component of the sign.

These exceptions do not relieve the sign owner or the owner of the property upon which the sign is located from compliance with all other requirements of this Chapter regarding size, placement, erection, maintenance, removal, and disposal.

(g) **Appeal Procedure. An appeal of any decision by the Zoning Administrator shall be made as follows:**

(1) Appeals pertaining to the structural features or abandonment of a sign shall be made to the Building Board of Appeals.

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(2) Square footage of sign area, setback requirements, message unit limitations and other dimensional requirements shall be made to the City Board of Zoning Appeals.

(3) All appeals shall be made within 30 days from the date of receipt of the decision, by the Zoning Administrator, that is being appealed.

An appeal fee shall be paid at the time of the filing of the appeal. The appeal application shall specify the particular grounds upon which the appeal is based and shall be signed by a party aggrieved, or his or her authorized representative. If a variance is sought, the appeal shall specify the requirements from which the variance is sought, and the nature and extent of such variance.

(h) **Inspection of Work Covered by Permit. A person conducting or performing work covered by a permit required by this chapter shall notify the Building Safety Officer or their designee when such work has commenced, in accordance with the inspection schedule established by the Building Safety Office. Unless otherwise indicated, no person shall conceal any portion of such work until it has been inspected and approved by the Building Safety Officer or their designee. When required, a certificate of inspection will be issued. No electrical or illuminated sign shall be permanently operated before it has been inspected in accordance with the City Electrical Code.**

(i) **Suspension or Revocation of Licenses and Permits. The Director shall give notice, in writing, to the holder of a license or permit issued under this chapter of the reasons for any proposed suspension or revocation of such license or permit, which notice shall be served upon such holder at least five days before the time set for the hearing before the Building Board of Appeals. At the hearing, the licensee or permittee may appear, in person, or be represented by counsel, and may contest such suspension or revocation. For good cause shown at such hearing, the Building Board of Appeals may suspend or revoke any such license or permit.**

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(j) **Fees. Permit, licensing, and appeal fees shall be established by resolution of the City Council and are nonrefundable.**

1310.05 SIGN ILLUMINATION

(a) An electrical permit is required for new electrical service or any changes to existing electrical service regardless of the size or exemption status of the sign.

(b) The intensity of all lights used for the illumination of a sign shall be maintained at a level, and directed, positioned, or shielded to prevent:

(1) Glare onto adjacent properties;

(2) Interfering or impairing the vision of motorists or bicyclists traveling on a public right of way; and

(3) Competition for attention with other signs in the area.

1310.06 MAINTENANCE

(a) All signs, including those for which a permit is not required, shall be maintained in a safe and working condition. Signs with peeling paint, excessive rust, broken sign faces, bent cabinets or supports, or any other structural or operational defect, including burned out light bulbs or tubes, shall be in violation of this Chapter.

1310.07 ENFORCEMENT

The Zoning Administrator, Building Official, or any of their designees are authorized to enforce this Chapter.

(a) Right of Entry. Whenever it is necessary to make an inspection to enforce any of the provisions of this chapter, or whenever an authorized enforcing officer of the City has reasonable cause to believe that there exists on any building or upon any premises any condition or violation of this chapter which makes such building or premises unsafe, dangerous or hazardous, the authorized enforcing officer may enter such premises at all reasonable times to inspect the same or to perform any duty imposed upon the authorized

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enforcing officer by this chapter, provided that if such premises is occupied, the authorized enforcing officer shall first present proper credentials and request entry. If such premises is unoccupied, the authorized enforcing officer shall first make a reasonable effort to locate the owner or other persons having charge or control of the premises and request entry. If such entry is refused, the authorized enforcing officer shall have recourse to every remedy provided by law to secure entry.

(b) Unsafe, Dangerous, Unlawful, Abandoned Signs. Unsafe, dangerous, unlawful, or Abandoned signs, as determined by the authorized enforcing officer, shall be immediately removed, or shall be made safe or lawful whichever is appropriate in accordance with all the provisions of this chapter, and laws of the State of Michigan. The authorized enforcing officer shall notify the property owner and/or other known responsible parties in writing of such condition and shall direct them to remove the sign in question or make immediate corrections, whichever is appropriate. Should the property owner and/or other known responsible parties fail to comply with such notice, the authorized enforcing officer shall take all action necessary to remove the sign or correct the unlawful or unsafe condition, including Court ordered enforcement. If ordered by a court, any cost incurred by the City in removing or making the sign safe shall be a lien against the real property on which the sign is located, and shall be reported to the City Assessor, who shall bill the property owner and/or other known responsible party and assess the cost against the property until paid. Any property owner and/or other known responsible party aggrieved by the determination of the authorized enforcing officer, may appeal the determination as provided in Section 1310.04(f).

(c) Legally Nonconforming Signs, Sign Structures. Legally Nonconforming Signs or Sign Structures shall be immediately removed by the property owner and/or other responsible parties, consistent with standards for loss of legal nonconformity of Chapter 1270. The authorized enforcing officer shall notify the property owner and/or other known responsible

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parties in writing of such condition and shall direct them to remove the sign or sign structure in question. Should the property owner and/or other known responsible parties fail to comply with such notice, the authorized enforcing officer shall take all action necessary to remove the nonconformity, including pursuing Court ordered enforcement. If ordered by a court, any cost incurred by the City in removing the sign or sign structure shall be a lien against the real property on which the sign or sign structure was located, and shall be reported to the City Assessor, who shall bill the property owner and/or other known responsible party and assess the cost against the property until paid. Any property owner and/or other known responsible party aggrieved by the determination of the authorized enforcing officer, may appeal the determination as provided in Section 1310.04(f).

(d) Right-of-Way Signs. Except as otherwise provided in Chapter 1022, signs illegally placed in the public right-of-way may be removed and disposed of by the City, without notice to the owner of the property adjoining the right-of-way or the owner of the sign. The City may also issue a civil fine to the owner of the illegally placed sign(s).

1310.08 GENERAL SIGN PROVISIONS

(a) **Signs are permitted as an accessory use to a primary use. When the building on the premises containing the primary use is removed, all signs and sign structures located on the premises shall also be removed prior to finalization of the demolition permit.**

(b) **Buildings in the DT-3 "Downtown Core" zoning district that are used for a public purpose and are owned or entirely occupied by the United States Federal Government, State of Michigan, or the City of Lansing and any of its agencies, departments or instrumentalities are exempt from the dimensional requirements of this chapter. The Director of the Department of Economic Development and Planning shall have sole authority to approve or deny signs for these agencies after reviewing the proposed signs' compatibility with the surrounding area and the intent expressed in this chapter.**

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(c) **Location.**

(1) Setbacks required by this Ordinance shall be measured from the property line adjoining a public right-of-way to the nearest edge of the sign.

(2) No freestanding sign shall be placed closer to any side or rear property line than five (5) feet.

(3) No sign, other than those installed by agencies of government or those authorized to be installed by such agencies with appropriate jurisdiction may be erected, or placed on public property, including rights-of-way.

(4) No sign may be installed in a location that obstructs the clear vision areas required by Section 1250.03.03 of the Zoning Ordinance or interferes in any way with the free use of any public right-of-way, public or private sidewalk, intersection, ingress or egress point, transit stop, parking space, drive aisle, driveway, building entrance, fire escape, or accessibility ramp.

(5) A plot plan depicting the clear vision area shall be provided with the sign permit application for a freestanding sign.

(d) **Electronic Message Center (EMC).**

(1) All Electronic Message Center signs shall have automatic dimming controls, either by photocell or via software settings, in order to bring EMC lighting level at night into compliance with this chapter.

(2) EMC signs located within two hundred (200) feet of a residentially zoned property or property being used for residential purposes, shall not be illuminated between the hours of 11:00 pm and 6:00 am.

(3) To preserve open vistas, protect the historic integrity of, and enhance the visual cityscape of Downtown Lansing and the Michigan State Capitol Building, EMC signs in the DT-3 district shall be limited to 20 square feet in sign area.

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(4) EMC signs in all commercial or special zoning districts, excluding DT-3, are limited to 32 square feet in sign area.

(5) No sign message shall blink, scroll, flash, or be animated.

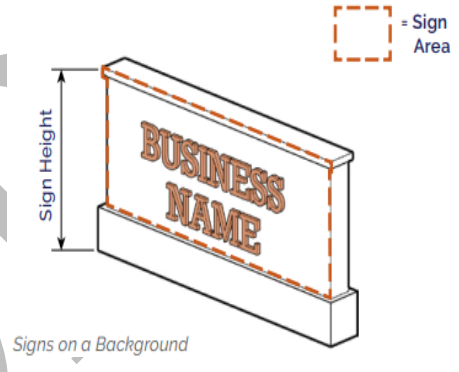
(6) All messages shall remain static while being displayed but may instantly change once every eight (8) seconds or longer.

(7) Any EMC sign that is malfunctioning shall be turned off until such time that it is functioning properly.

(e) **Sign Area Measurements.**

(1) The entire area of the framework and background of the sign is calculated as sign area, including any material or color forming the sign face or background used to differentiate the sign from the structure against which it is placed.

[FIGURE 5]



(2) The sign area for a sign mounted on a building wall, awning, fence, or landscape wall is the area of a rectangle that encompasses each word or graphic element. Sign area does not include any supporting framework or bracing, unless it is part of the message or graphic element.

[FIGURE 6]

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Individually Mounted Letters & Signs on an Awning

(3) For signs that include a pole, pole cover, or bracket, the portion of the structure that is not an integral part of the display area shall not be included in the overall calculation of sign area provided no pole or pole cover exceeds two (2) feet in width.

(4) If a sign has two (2) or more faces, the area of all faces is included in determining the area of the sign. However, if two (2) sign faces are placed back-to-back, or at an angle no greater than fifteen (15) degrees from one another so that both faces cannot be viewed from any point at the same time, the sign surface area shall be computed by the measurement of one (1) of the sign faces. In addition, sign faces that are part of the same sign structure shall not be more than forty-two (42) inches apart.

[FIGURE 7]

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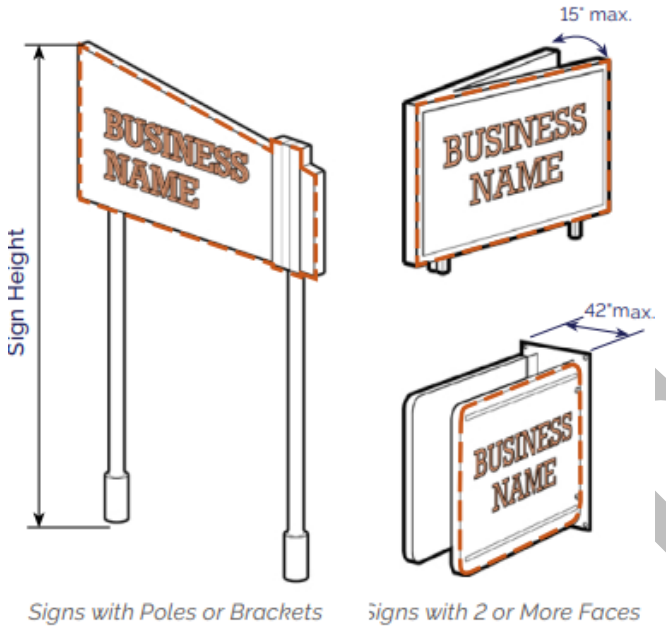
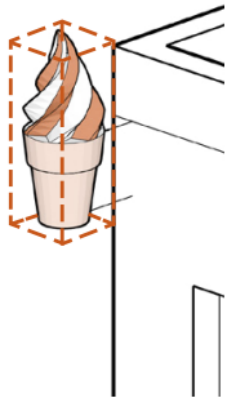


(5) The sign area of Three-Dimensional, Free-Form, or Sculptural (nonplanar) signs is calculated as fifty (50) percent of the sum of the area of the four (4) vertical sides of the smallest cube that will encompass the sign.

[FIGURE 8]



(f) **Preservation of Required Landscaping. No tree or shrub that was installed as part of an approved site or landscape plan for the property upon which it is planted, or which is otherwise required to comply with the requirements of the Zoning Ordinance, may be removed or trimmed to the extent that it may not survive, in order to accommodate a sign. Upon request, the Zoning Administrator may approve the relocation or replacement of plant**

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materials, if it can be done in a manner that satisfies the requirements and the intent of the Zoning Ordinance regarding landscaping, screening, and buffering.

1310.09 EXEMPTION FROM PERMITTING

The following signs do not require a sign permit, but are subject to the applicable requirements of this chapter:

(a) **Address Number Sign. A sign that identifies the address of a property, structure, or establishment, provided it does not exceed four (4) square feet in area for buildings containing four (4) residential units or fewer and no other uses or sixteen (16) square feet in area for a building containing five (5) or more residential units or any non-residential uses.**

(b) **Public sign. Public signs as defined by this Chapter and notices erected, authorized, or mandated by any governmental law, statute, ordinance, or signs that conform to the U.S. Department of Transportation, Federal Highway Administration's Manual on Uniform Traffic Control Devices and is installed for the purpose of directing or instructing traffic.**

(c) **Construction/Work Zone Signs. Signs designating construction/work zones, signs warning people to keep out of certain areas due to hazardous conditions, and signs identifying the future development of the site for which the construction fence is erected may be affixed to the fence, subject to the following conditions:**

(1) **Shall not be in the public right-of-way unless the project involves permitted work in the public right-of-way or unless the sign is affixed to an authorized temporary fence or barricade around the construction/work zone area in the public right-of-way.**

(2) **Must be removed within five (5) calendar days upon completion of the project.**

(3) **Signs are allowed on each frontage of the construction/work zone.**

(4) **Shall not extend beyond the top or the ends of the support structure to which it is attached.**

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(d) **Sidewalk Sign. A two-sided, portable sign, placed directly outside of the establishment to which it relates, are allowed subject to the following conditions:**

(1) **A maximum of one (1) sidewalk sign is allowed per establishment per street frontage.**

(2) **Sign shall not exceed six (6) square feet in sign surface area per side and three (3) feet in height.**

(3) **Sign may be placed outside on the premises or public sidewalk during the business hours of the establishment to which it relates only and shall be stored indoors at all other times.**

(4) **Sign shall not interfere with ingress and egress to a building, parking lot or street; shall always maintain a minimum of five (5) feet of unobstructed sidewalk clearance; and shall not interfere with visibility at the intersection of any street or driveway.**

(5) **Sign shall not be illuminated, contain any electronic components, or have attached to it any balloons, streamers, banners, or other such materials.**

(6) **Sign may not be placed outdoors when high winds, heavy rain, or heavy snow conditions are present and may not interfere with any snow removal operations.**

(e) **Suspended Signs. One (1) suspended sign up to six (6) square feet in area is permitted for each ground floor establishment. A minimum vertical clearance of at least eight (8) feet from the lowest edge of the sign to the finished grade directly below is required.**

(f) **Flags that are not intended to solely draw attention to the site or any business/operation occurring thereon, shall be permitted on flag poles that are anchored into the ground, are at least twenty (20) feet but no taller than thirty-five (35) feet in height and not located in a public right-of-way.**

1310.10 PROHIBITED SIGNS

The following signs and any other signs not specifically permitted by this Chapter are prohibited:

(a) Signs which are:

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(1) Abandoned signs, sign structures, or parts thereof.

(2) Animated signs using or indicating movement using lights or moving parts.

(3) Balloons, inflatables, pennants, streamers, spinners, or flags, and other objects which are used as signs.

(4) Banner signs extending on or over public property, except as authorized by the City, County, or State.

(5) Unlawfully installed or erected.

(6) Unsafe or capable of causing electrical shock.

(7) Using words or symbols which would tend to mislead or confuse vehicle operators. For example, "STOP", "LOOK", "DANGER".

(8) Obstructing the view of, imitating, copying, purporting to be, or may be confused with any authorized official sign, traffic sign, traffic signal, or traffic control device.

(9) Obstructing or impairing access to windows, doors, roofs, or other building openings necessary for fire escape.

(10) In the public right-of-way, except as permitted and regulated elsewhere in these Ordinances.

(11) Attached to trees, streetlights, traffic signs, utility poles, utility boxes, or standpipes.

(12) Attached to any fence, wall, retaining wall, or accessory structure.

(13) Vehicle Signs.

(14) If attached to a building, project above the parapet or roof line, except as otherwise permitted and regulated by this Chapter.

(15) Contain obscenity.

1310.11 TEMPORARY SIGNS

(a) In General:

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(1) Each non-residential use and each multiple family residential use with more than twenty (20) units is permitted one (1) temporary sign for up to thirty (30) calendar days, twice during a calendar year on the parcel of land where the business, agency, institution, or residential use to which the sign relates is in active operation.

(2) Shall only be permitted on parcels that have at least one (1) property line abutting a non-local street and shall be oriented toward a non-local street.

(3) A temporary freestanding sign shall not exceed thirty-two (32) square feet in area.

(4) A temporary wall sign shall not exceed fifty (50) square feet in area.

(5) Shall not be internally illuminated.

(6) An additional temporary sign may be allowed per parcel when the parcel, building, or building suite to which the sign relates is being offered for sale or lease subject to the following restrictions:

a. Sign shall not be located in the public right-of-way.

b. One (1) sign is allowed per street frontage.

c. Sign shall not interfere with ingress and egress to a building, parking lot or street, shall always maintain a minimum setback of five (5) feet from a property line abutting a road right-of-way and shall not interfere with visibility at the intersection of any street or driveway.

d. Sign shall not exceed twelve (12) square feet in area and four (4) feet in height on residential parcels of land that have twenty (20) residential units or fewer or on parcels of land containing nonresidential uses that are less than one-half (0.5) acres in size.

e. Sign shall not exceed thirty-two (32) square feet in area and six (6) feet in height on residential parcels of land containing more than (20) residential

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units or on parcels containing nonresidential uses that exceed one-half (0.5) acres in size.

f. Sign shall be removed within five (5) calendar days following the closing of the sale or lease.

(7) Additional temporary signs may be allowed per parcel leading up to and following an official local, county, state, or federal election or referendum subject to the following restrictions:

a. Sign shall not be located in the public right-of-way.

b. Sign shall not interfere with ingress and egress to a building, parking lot or street and shall not interfere with visibility at the intersection of any street or driveway.

c. Sign shall not exceed six (6) square feet in area or three (3) feet in height.

d. Sign shall be removed within ten (10) calendar days following the election to which the sign was associated.

(b) Temporary Freestanding Signs:

(1) Shall be subject to the site visibility requirements of Section 1250.03.03 of the Zoning Ordinance.

(2) Shall be setback at least ten (10) feet from a property line abutting a public right-of-way line.

(3) Shall not exceed six (6) feet in overall height.

(4) No temporary sign of any kind, except for sidewalk signs and construction/work zone signs as permitted and regulated by this Chapter, shall be allowed in the public right-of-way.

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(5) Shall not be permitted on parcels of land in the DT-1 zoning district that are less than one-half (0.5) acres in size or have more than fifty percent (50%) of the total building area on the parcel in use for residential purposes.

(c) Temporary Wall Signs:

(1) Must be flat mounted against the wall of a building and properly affixed thereto.

(2) Shall not be placed above the first floor of the building, on a roof, or extend above the roofline of a building.

(3) Shall not be illuminated.

(d) Temporary Signs in Residential districts

(1) Temporary signs on parcels in residential zoning districts and on parcels used for single- or two-family dwellings in the DT-1 district are limited to three (3) feet in height and three (3) square feet in sign area.

(2) Temporary signs shall not be placed in the right-of-way or attached to a fence, structure, or residential building.

1310.12 WALL SIGNS

(a) In General:

(1) Wall signs shall be parallel to the building wall they are attached to and shall not project more than twenty-four (24) inches from the building wall. Wall signs may only extend up to thirty-six (36) inches beyond the wall of the building it is attached to in order to accommodate a curved design or a sign that has depth through overlapping planes or varying plane thickness.

(2) Wall signs shall not obstruct any door, window, fire escape, or ventilation system

(3) Wall signs shall not extend above the top of a building wall or beyond the ends of the wall to which they are attached, except as otherwise permitted by this chapter.

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(4) Wall signs shall be located no higher on the building wall than twenty (20) feet from the finished grade of the wall to which it is attached.

(5) One (1) sign shall be permitted on each of the four (4) walls facing different directions on:

a. Buildings being used for non-residential land uses.

b. Buildings with a mix of residential and nonresidential uses.

c. A multiple-family residential building containing more than twenty (20) units, except that no sign shall be permitted on a building wall that faces an adjoining parcel being used solely for residential purposes with less than twenty (20) units.

(6) Each business that has a pedestrian or loading entrance on the rear of the building shall be permitted one (1) additional ten (10) square foot sign on the wall near that entrance to the building, for identification purposes only.

(7) A wall sign may be attached to a mansard roof subject to all other requirements of this chapter.

(8) In addition to wall signs, buildings that have at least six (6) stories above ground and are not used solely for residential purposes may have one (1) building identification sign on each of the four (4) walls of the highest floor of the building facing different directions. The building identification signs shall not exceed one hundred (100) square feet in area.

(9) Wall signs may only be illuminated if the wall does not face a Single- or Two-Family residential use.

(10) The combined total area of all walls signs shall not exceed what is permitted for the building based upon Table 1310.12 (a)(9):

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Table 1310.12 (a)(9)	
Building Frontage	**Maximum Wall Sign Area**
Up to 39 lineal feet of building frontage	**15 percent of building façade area** **Maximum size of 50 square feet**
40 feet to 99 feet of lineal building frontage	**15 percent of building façade area** **Maximum size 150 square feet**
100 feet or more of lineal building frontage	**15 percent of building façade area** **Maximum size 200 square feet**
Building façade area calculated by 15 feet in height x building width	

(b) Multi-Tenant Buildings

(1) Each business that occupies part of and has a direct entrance on the front wall of the building shall be permitted one (1) wall sign, the allowable square footage shall be based upon Table 1310.12 (a)(9) and determined by the linear footage of the front wall of the building that the business occupies.

(2) Businesses that occupy a corner suite are permitted one (1) sign on the front wall and one (1) sign on the side wall of the building where the business is located. The allowable square footage for a sign on the side wall of the building is limited to one-half (0.5) of the square footage that is permitted for the business on the front wall of the building or fifty (50) square feet, whichever is greater.

(3) Multi-tenant buildings may have one (1) multi-tenant wall sign on the rear facade of the building that is occupied by businesses. The allowable square footage for a sign on the rear of the building shall be the same as, and shall not be deducted from, what is permitted for the businesses on the front or side walls of the building.

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(4) Businesses that do not occupy any part of the frontage of the building shall be permitted one (1) sign, not exceeding ten (10) square feet in area on the front wall of the building, near the entrance for which the business can be accessed.

1310.13 FREESTANDING SIGNS

(a) S-C, MX-C, MX-1, MX-2, DT-2, IND-1, IND-2, IND-3, INST-1 & INST-2 Zoning Districts.

(1) One (1) freestanding sign per parcel of land is permitted. One (1) additional sign may be permitted on a corner parcel that is more than five (5) acres in size and has frontage along and direct access to two (2) non-local roads, if both signs are not oriented towards and clearly visible from the same road.

(2) Sign shall be set back at least six (6) feet but not more than fifteen (15) feet from the property lines abutting a public right-of-way.

(3) A freestanding sign may be set back up to thirty (30) feet from property lines abutting a public right-of-way if approved by the Zoning Administrator based on dimensional restraints of the property or building placement.

(4) Sign shall not exceed twenty-five (25) feet in height and one hundred twenty (120) square feet in area.

(5) Any sign set back less than ten (10) feet from the property line shall not exceed six (6) feet in height and thirty-two (32) square feet in area.

(6) No freestanding sign shall be erected on a vacant parcel.

(b) MX-3, DT-1, DT-3, R-AR, MFR and R-MX Zoning Districts.

(1) One (1) freestanding sign shall be permitted on each parcel of land containing a non-residential use, a mix of residential and non-residential uses or a multiple family residential use with more than twenty (20) residential units. One (1) additional sign may be permitted on a corner parcel that is more than five (5) acres in size and has

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frontage along and direct access to two (2) non-local roads, if both signs are not oriented towards and clearly visible from the same street.

(2) Sign shall only be permitted on parcels that have frontage on and shall be oriented towards a non-local street.

(3) Sign shall not exceed six (6) feet in height and thirty-two (32) square feet in area and shall be setback at least six (6) feet from property lines abutting a public right-of-way on parcels that are less than one (1) acre in size.

(4) Sign shall not exceed ten (10) feet in height and sixty (60) square feet in area and shall be setback at least ten (10) feet from property lines abutting a public right-of-way on parcels that are more than one (1) acre in size.

(5) No freestanding sign shall be erected on a vacant parcel.

(c) Institutional Uses.

(1) Institutional uses in the S-C, MX-C, MX-1, MX-2, MX-3, DT-1, DT-2, DT-3, IND-1, IND-2, and IND-3, zoning districts shall be subject to the same sign regulations as all other uses within said districts.

(2) In all other zoning districts, one (1) freestanding sign shall be permitted on parcels that are at least one-half (0.5) acre in size, have at least one (1) property line abutting a non-local street and contain an institutional use in active operation. One (1) additional sign may be permitted on a corner parcel that is more than five (5) acres in size and has frontage along and direct access to two (2) non-local streets, if both signs are not oriented towards and clearly visible from the same street.

(3) One (1) freestanding sign per entrance to the site along a non-local street shall be permitted for institutional uses in all zoning districts that are more than ten (10) acres in size, as long as the signs are separated by at least one hundred (100) feet.

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(4) Sign shall not exceed six (6) feet in height and thirty-two (32) square feet in area and shall be setback at least six (6) feet from property lines abutting a public right-of-way on parcels that are less than one (1) acre in size.

(5) Sign shall not exceed ten (10) feet in height and sixty (60) square feet in area and shall be setback at least ten (10) feet from property lines abutting a public right-of-way on parcels that are more than one (1) acre in size.

(d) Multi-Tenant Signs

(1) Signs shall be permitted in the SC, MX-C, MX-1, MX-2, IND-1, IND-2, IND-3, INST-1, and INST-2 zoning districts.

(2) One (1) sign per parcel of land is permitted. One (1) additional sign may be permitted on a corner parcel, at least five (5) acres in size, with frontage along two (2) non-local streets if both signs are located near a primary entrance to the site and are not oriented towards or clearly visible from the same street.

(3) Sign shall not exceed twenty-five (25) feet in height and two hundred (200) square feet in area.

(4) Sign shall be setback at least ten (10) feet but no more than thirty (30) feet from the property lines abutting a public right-of-way.

(5) A business that is accessed from an adjacent multi-tenant site may, with expressly written permission from the sign owner, advertise its business on the multi-tenant sign but will then not be entitled to an additional freestanding sign on the parcel of land occupied by the business.

(e) Signs that are located interior to a school campus, hospital campus, park, multiple-family development, or multi-tenant commercial development may exceed the number of signs allowed herein, provided that such signs are not clearly legible from any public street.

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(f) A business whose building and associated parking lot(s) covers multiple parcels that are not combined but are immediately adjacent to one another and are associated with the same establishment shall not be permitted more than one (1) freestanding sign.

1310.14 WINDOW SIGNS

(a) Window signs shall not exceed twenty (20) percent of the area of the window from which the sign can be seen from the exterior of the building. All mounting hardware and equipment shall be concealed from the exterior view of the building. In the case of multi-pane windows, the surface area of the window shall be the combined surface area of the individual panes.

1310.15 AWNING/CANOPY SIGNS and VEHICLE SERVICE STATION CANOPY SIGNS

(a) Awning/canopy signs.

(1) Signs, on awnings or canopies located above entrances to a building intended to provide shelter or installed as an architectural element, shall count towards the allowable number and square footage of wall signage permitted for the business in the building that it relates thereto.

(2) A sign may extend up to five (5) feet vertically above the flat roof of a canopy. If the sign is limited to the address or the name of the building, it shall not count towards the wall signage limitations. In no case shall the sign exceed forty (40) square feet in area.

(3) Electronic Message Center signs are not permitted on awnings or canopies.

(4) Only awnings or canopies on the first-floor story of the building may contain signs.

(5) The sign area shall not exceed what is permitted for wall signage for the building, or fifty (50) percent of the awning or canopy surface on which it is displayed, whichever is less.

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(6) All awnings or canopies shall be subject to the architectural standards set forth in Section 1246.04.01 (d) of the Zoning Ordinance.

(b) Motor Vehicle service station canopy signs.

(1) One (1) sign is permitted on each side of the canopy.

(2) No part of the sign shall extend above or below the canopy and must be flat mounted against the canopy.

(3) Signs shall not exceed twenty-five percent (25%) of the area of the side of the canopy to which it is attached.

(4) Signs on canopies shall not count towards the allowable number of wall signs for the building, whether or not it is attached thereto.

(5) EMC signs are permitted.

1310.16 PROJECTING SIGNS

Projecting signs are permitted in all non-residential zoning districts for each business occupying a building subject to the following provisions:

(a) One (1) sign per business. Businesses on corner parcels that occupy a part of the first-floor building walls, may have one (1) projecting sign facing each public street. First floor businesses that have a customer entrance at the rear of the building may have one (1) projecting sign on the rear building wall.

(b) Sign shall not exceed sixteen (16) square feet in area or a maximum projection from the building wall of four and one-half (4.5) feet.

(c) Where a projecting sign is located on the corner of a building and is used in lieu of one (1) permitted wall sign, the area of the projecting sign may exceed sixteen (16) square feet and shall be deducted from the total allowable wall sign area for the building establishment. Such signs shall be visible from at least two (2) directions.

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(d) Sign shall have a minimum vertical clearance of ten (10) feet from the bottom edge of the sign to the ground or sidewalk, or fifteen (15) feet if overhanging an alley.

(e) Signs on the front building wall(s) shall be located within fifteen (15) feet of the ground directly below the sign. Signs on the rear building wall shall be located within twenty (20) feet of ground directly below the sign.

(f) There shall be a minimum separation distance of eight (8) feet between projecting signs.

1310.17 NEIGHBORHOOD ENTRANCEWAY SIGNS

Signs that identify the name of a subdivision, condominium development, or neighborhood organization recognized as being active by the City of Lansing Department of Neighborhoods, Arts, and Citizen Engagement, may be located within the public right-of-way and shall be subject to the following:

(a) Review, approval, and issuance of permits from the Public Service Department and the Building Safety Office are required prior to installation of a sign. A plan showing the proposed location of the sign, a rendering of the sign showing the content, materials and all dimensions and a plan for appropriate landscaping around the base of the sign shall be submitted along with the permit applications.

(b) The sign subject matter must be related solely to identifying the name of the subdivision, according to the recorded plat thereof, the name of the condominium according to the recorded master deed, or the name of the neighborhood organization/association recognized as being active by the Department of Neighborhoods, Arts, and Citizen Engagement, or its successor.

(c) Sign shall not exceed six (6) feet in height and fifty (50) square feet in area and shall not be internally illuminated or contain a changeable message center of any kind.

(d) One (1) sign on each side of the roadway at the primary entrance(s) or one (1) sign within a boulevard at the primary entrance(s) of the subdivision, condominium development or

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designated neighborhood association/organization may be permitted. The primary entrances where such signs may be located must be at the intersection of a street entering the area to which it is identifying and a non-local street, unless otherwise approved by the Public Service Department.

(e) Signs may be located at no more than two (2) primary entrances to the subdivision, condominium development, or neighborhood association/organization area that it identifies.

(f) The sign, land, and landscaping around the sign must be retained in ownership by the City. All construction, maintenance, or repair, however, shall be the responsibility of the homeowners or condominium association or the neighborhood organization/association.

(g) Appropriate insurance and indemnity policies protecting the City against liability must be provided and maintained.

(h) The City retains the right to remove the sign and the landscaping if it is not being properly maintained or if it necessary to perform roadway, sidewalk, or utility construction/repair, or for any reason at all.

1310.18 VARIANCES and APPEALS

(a) The Board of Zoning Appeals shall hear and decide requests for variances and appeals regarding a decision or determination made by the Zoning Administrator related to the provisions of this Chapter. Requests made to the Board of Zoning Appeals are subject to all of the requirements, procedures, and evaluation criteria established by Chapter 1274 of the Zoning Ordinance.

(b) To prevent signs exceeding the dimensions allowed in this Chapter from conflicting with business, residential and public land uses, no new freestanding signs exceeding the dimensions allowed in this Chapter shall be constructed, and no existing signs shall be rebuilt in excess of their existing dimensions, within the City of Lansing, unless approved by the Board of Zoning Appeals based upon a determination that removal and replacement of such

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an existing sign is necessary to accommodate new development on the site upon which it is located.

(c) In making its decision, the Board must find that the proposed development is consistent with the zoning designation of the property and all applicable provisions of the Zoning Ordinance as well the goals and objectives of the City's current Master Plan and the future land use plan being advanced therein.

(d) Appeals pertaining to the structural features of a sign shall be made to the Building Board of Appeals.

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1310.98 ISSUANCE OF MUNICIPAL CIVIL INFRACTION CITATIONS AND VIOLATION NOTICES

The Zoning Administrator, the Building Official and any of their designees are hereby designated as the authorized City officials to issue Municipal civil infraction citations (directing alleged violators to appear in court) or Municipal civil infraction violation notices (directing alleged violators to appear at the Municipal Ordinance Violations Bureau) as provided in Chapter 203 of these Codified Ordinances.

1310.99 PENALTY

Whoever violates any of the provisions of this chapter is responsible for a Municipal civil infraction and shall be subject to the civil fine provided in Section 203.06 of these Codified Ordinances, plus costs and other sanctions, for each infraction. Repeat offenses shall be subject to increased fines as provided in Section 202.99(c)(2).

Section 3. All ordinances, resolutions or rules, parts of ordinances, resolutions, or rules inconsistent with the provisions are repealed.

Section 4. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 5. This ordinance shall take effect on the 30th day after enactment, unless given immediate effect by City Council, and shall expire December 31, 2032.

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Andy Schor, Mayor

The Lansing Gateway

Corridor Improvement Authority (LGCIA)

Development and Tax Increment Financing Plan

Approved and Recommended by the Lansing Gateway Corridor Improvement Authority June 25, 2024

The 2024 Lansing Gateway Corridor Improvement Authority Board of Directors:

Chair: Robert Benstein

Vice Chair: Dianna Hartwell

Treasure: Steven Bohnet

Board Member: Jo Sperry

Board Member (Mayor Appointee): Bob Van Arkel

Board Facilitators- Lansing Economic Development Corporation

Alex Watkins, Economic Development Specialist

Kahleea Washington, Community Development Fellow

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Plan prepared with assistance from:

Lansing EDC

Linking business and community.

Lansing Economic Development Corp. (lansingedc.com)

Executive Summary

The Lansing Gateway Corridor primarily runs along N. Grand River Avenue, and acts as the northernmost west to east throughfare in the City of Lansing. The Lansing Gateway Corridor is home to a variety of manufacturing, service, transportation, and retail businesses along with residential neighborhoods in northern Lansing. Although this corridor is home to some major organizations such as the Capital Region International Airport and Peckham Inc., the lack of new investment and development in this area is a detriment and is not reflective of the strong neighborhoods and proud businesses along the corridor. The Lansing Gateway Corridor acts as a northern entrance into the City of Lansing, but its current condition does not provide a positive first impression of Lansing for those entering via the I96/I69 interchange or the airport. Therefore, the Lansing Gateway Corridor Improvement Authority (CIA), Mayor Andy Schor, and the City of Lansing have made the revitalization of this corridor a priority by adopting and implementing the plan outlined below.

In 2019, Mayor Andy Schor proposed, and the Lansing City Council approved the establishment of Lansing Gateway Corridor Improvement Authority (the Authority), a public body created under Public Act 57 of 2018 consisting of representatives from the business community and corridor residents. The goals of the Authority are to strategically revitalize the corridor, prevent any further deterioration, and promote economic growth in the area. To achieve this, the Authority must engage key stakeholders to create and implement a deliberate action plan to address the needs of the Lansing Gateway Corridor.

Throughout the development of this plan there have been several community engagement efforts to ensure that this plan represents the needs identified by residents, business owners, property owners, and other key stakeholders. The cohesive input gathered and used in this plan outlines the unique needs of the Lansing Gateway Corridor and its surrounding communities. The Authority used that feedback to identify priority areas and projects. Based on the community's input and other key sources of information, the current issues harming the corridor include poor road and sidewalk conditions, disparate land use and a need for a cohesive identity, a lack of aesthetic appeal, a need for pedestrian and cyclist friendly infrastructure, and a lack of economic investment and development.

The Lansing Gateway Corridor's Development and Financing Plan outlines short-term, medium-term, and long-term projects to address these identified issues in an effective and strategic manner. The projects are put into four categories as set forth by the Michigan Main Street Model: Design, Economic Restructuring, Organization, and Promotions/Marketing. Within these categories the Authority has identified specific projects focused on beautification and placemaking efforts, pedestrian/cyclist safety improvements, traffic calming measures, blight reduction/infill development, and community orientated efforts/events.

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The primary areas of need identified by the Authority aligns with several key principles that are supported by the City of Lansing's 2012 Comprehensive Master Plan (Master Plan). Both plans aim to transform the visually unappealing character of the corridor, to encourage alternative modes of transportation, and market the quality of the adjacent neighborhoods as attractive, functional, and sustainable places to live. In the City's Master Plan these principles are expressed as:

- Traditional Neighborhood Design – Encouraging active lifestyles (walking or biking)
- Transit-Oriented Design – Compact, walkable, pedestrian-oriented, mixed-use corridor.
- Complete Streets – Safe transit for all users of streets (pedestrians, bicyclists, public transit users, and automobile drivers)

Through the adoption of a Finance Plan, a self-funding mechanism of Tax Increment Financing (TIF), the Authority will generate and reinvest revenue from new property tax growth back into the corridor. These new funds will be used to improve public facilities such as streetscape, pedestrian infrastructure, develop plans, invest in capacity to make the Authority self-sustaining, and other activities to implement this Plan, as enumerated per section 611 of PA 57 2018. The Authority is also able to obtain funding through donations, grants, and other sources. For example, in 2022, the mayor proposed, and the Lansing City Council approved $100,000 in American Rescue Planning Act dollars for the LGCIA to get planning efforts started and to give the LGCIA access to immediate funding until the TIF revenue can be generated.

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Section I: Introduction

General Overview

Michigan Public Act 280 (PA 280)

In 2005, the Michigan Legislature enacted Public Act 280 (PA 280), the Corridor Improvement Authority Act, allowing cities, villages, and townships to create an authority to:

"correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans and development areas in the districts; to promote the economic growth of the districts; to create a board; to prescribe the powers and duties of the board; to authorize the levy and collection of taxes; to authorize the issuance of bonds and other evidences of indebtedness; to authorize the use of tax increment financing; to prescribe powers and duties of certain state officials; to provide for rule promulgation; and to provide for enforcement of the act."

With the adoption of PA 280 in 2005, many local governments have utilized a Corridor Improvement Authority (CIA) to spark economic revitalization of business districts in transition within their community. The CIA board of directors can create and approve a Development and Tax Increment Financing Plan for the CIA Corridor.

The Development and Finance Plan identifies needed strategic improvements to public or private properties that when conducted will encourage redevelopment and economic growth. The redevelopment and new growth lead to a more economically prosperous and aesthetically pleasing Corridor. This prosperity leads to rising property values which generate more property taxes. This increase in tax revenue is not from a new tax or higher tax rates, but rather from the higher property values in the Corridor created by implementing the Development and Finance Plan.

The CIA can then use a portion of this increase (Increment) in taxes to fund additional activities specified in the Development and Finance Plan. This reinvestment of property taxes into the Corridor generates additional redevelopment and economic growth that produces more tax revenue to make even more investments into the CIA district. By growing this annual revenue stream and putting it to work, the CIA can eventually redevelop and revitalize the entire Corridor. Also, local government and other taxing units in the Corridor experience no drop in tax revenue because they continue to receive the same amount of property taxes prior to the CIA's creation, and once the CIA Development and Finance Plan ends, these units enjoy a tax revenue increase indefinitely into the future.

Power of the CIA Board

Detailed powers of the Corridor Improvement Authority board are listed in Appendix D per section 611 of Act 57 of 2018.

The Authority will be able to carry out with the execution of the vision created for the Lansing Gateway Corridor as set forth by its residents, businesses, the City's Master Plan, and other Stakeholders to improve the built and social environment of the corridor, to correct corridor deterioration, encourage transit-oriented development, and conduct analysis and research.

History of the Lansing Gateway Corridor

In 1847 Michigan legislators made Lansing, MI the new state capital over the previous capital Detroit. As the new capital, Lansing's population grew rapidly, with new settlements forming along the banks of the Grand River.

James Dodge was one of the early settlers of Lansing, Dodge was a Michigan politician and a businessman in the railroad industry. Dodge played a significant role in introducing the Pere Marquette Railroad to the Lansing area. James Dodge built his family home on the northwest side of Lansing, the house was later remolded by his daughter Abby Turner Dodge. The house later became an infamous historical landmark in the City of Lansing, now known as the Turner-Dodge House by locals. The Turner-Dodge House currently sits along the far east side of the Lansing Gateway Corridor. Today the house acts as a museum and is a frequently visited historical site and landmark in Lansing.

The northern section of the city quickly became a more industrial area in the City of Lansing. Industrial businesses continued to pop up in northwest Lansing in the early 20th century, including the Michigan Sugar Company. The Michigan Sugar Company's Lansing location was established in 1905 and acted as a factory and storage/transportation center for 50 years. The factory was later sold and redeveloped a couple of times before becoming vacant and eventually demolished. The site where the Michigan Sugar Company once resided, sits vacant today on the Lansing Gateway Corridor.

The Capital City Airport was another major industrial entity established in the Lansing area during the early 1900's. The airport is currently known as the Capital Region International Airport. The Capital Region International Airport was introduced to the Lansing area in 1928 with a weekend-long dedication carnival celebration showcased in figure one.

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Aviation Comes Into Its Own In Lansing In Big Two-Day Air Carnival

HERE ARE SOME OF THE BIG MOMENTS OF THE DEDICATION OF THE CAPITAL CITY Airport Saturday and Sunday. In the upper left hand corner is a photo of the Selfridge Pursuit Squadron, one of the big features of the meet. The photo was taken as they soared over the crowd of 40,000 people at the port Sunday afternoon. Top center photo is that of Sergt. Lucien Barr of the 107th Observation Squadron, Michigan National Guard, who made two perfect parachute jumps Saturday and Sunday. The center photo at the left is that of Capt. George Hubert Wilkins, noted Arctic explorer getting out of his Lockhead-Vega monoplane when it landed at the port Saturday afternoon, while below to the left is a photo of the giant 14 passenger tri-motored Ford ship which flew here Saturday from Detroit in 30 minutes. The ship weighs about two and a half tons. In the upper right hand photo are shown, from left to right, Captain Wilkins, Charles H. Davis, Gov. Fred W. Green and Lieut. Carl B. Eielson, pilot for Captain Wilkins. The picture in the lower left hand corner shows Captain Wilkins speaking to the crowds over the microphone. His voice was picked up by loud speakers and carried to all parts of the field. Grouped behind Captain Wilkins as he spoke were, left to right, Mayor Laird J. Troyer of Lansing, Governor Green, Mr. Davis, Lieutenant Eielson, Ralph Andrews of Jackson, official announcer, and George L. Crocker, manager of the Hotel Olds who was host to Captain Wilkins during his stay here.

18 POISONED AT IONIA REUNION

Wilkins Sees Trans-Arctic Air Routes Most Practical

Fewer Hazards Encountered North of Arc

Figure One: Capital City Airport dedication weekend newspaper article in The Lansing Journal (1928).

Throughout the 20th century the northwest side of Lansing, Mi continued to grow as more commercial and residential developments started to increase in this area. Neighborhoods were built around the curves of the Grand River and continued to spread north as the area became more developed. One significant development that aided in the growth of north Lansing was the expansion of N. Logan St. (currently N. Martin Luther King Blvd.) In 1960, City of Lansing officials approved the extension of Logan St. from Willow St. to DeWitt Rd. providing the westside of Lansing a north-south throughfare. The extension included the construction of a new bridge over the Grand River, connecting Logan St. with N. Grand River Ave as shown in figure two.

PROPOSED LOGAN ST. EXTENSION — Here is an architect's drawing of the proposed extension of Logan st. to the north, which will link up with N. Grand River ave. at DeWitt rd. A bridge will span the Grand river and spur tracks of the Belt line railroad.

Hotel Olds Sale Expected

Figure Two: A newspaper article on the Logan. St extension and bridge proposal in Lansing, Mi by the Lansing State Journal (1960).

What is known as N. Grand River Ave. to locals, also acts as the U.S Interstate 96 throughfare for the City of Lansing. Long before the U.S Interstate 96 was established by the United States federal government, it was one of the many Native American trails throughout what is now the United States. European settlers later discovered the trail and named it the “Grand River Trail”, eventually turning into Michigan Highway 16 then U.S Interstate 96 as we know it today.

In the 1900’s redlining created and perpetuated socioeconomic inequality in cities throughout the United States. Different institutions in the Lansing area utilized the redlining scale to rate neighborhoods throughout the city, restricting investment and economic growth in areas occupied by specific demographics. In the residential neighborhoods surrounding the corridor, areas on the southeast side of the corridor were given a “D” rating on the redlining scale, which is the worst possible rating. Today, that area is still affected by the concentration of poverty, lack of economic investment, and resources associated with poorly rated neighborhoods. In the figure below, some of the areas highlighted in red surrounding the corridor correspond with neighborhoods currently deemed a priority area for economic development efforts. Redlining resulted in a significant amount of uneven development in poorly rated areas that continues to cause harm to those neighborhoods today.

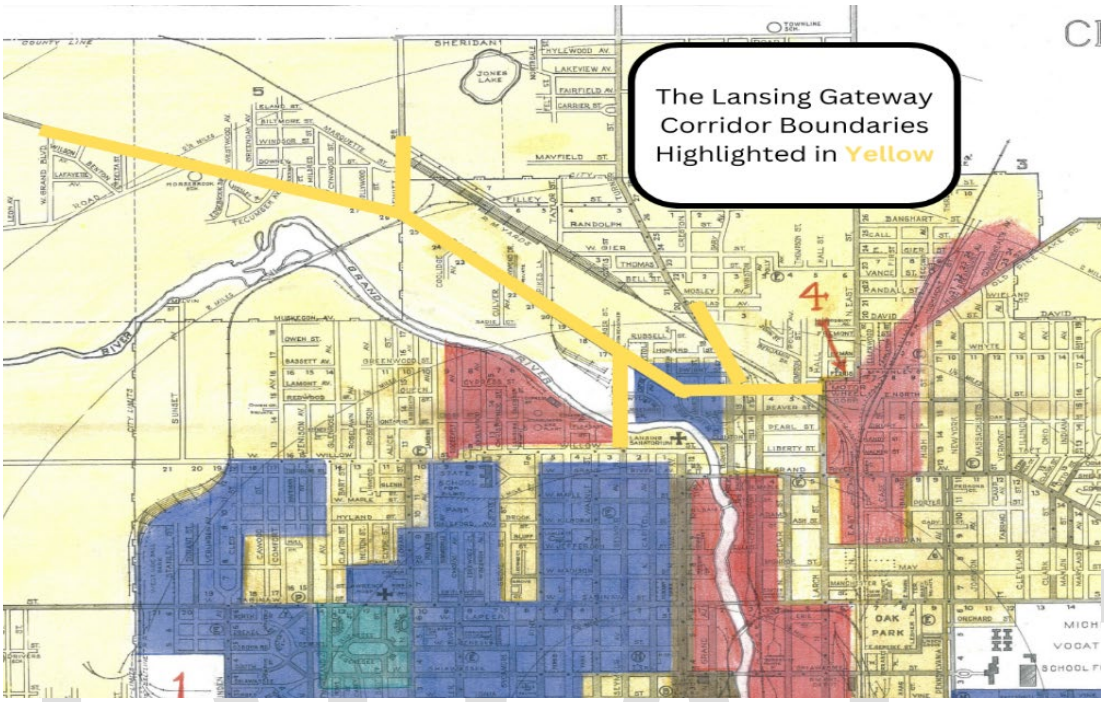

Figure Three: A 1939 redlining map for the Lansing and East Lansing area, from the Detroit Free Press (1939).

Present Conditions

Today, the Lansing Gateway Corridor stretches across North Grand River Ave. acting as the northernmost west to east throughfare in the City of Lansing. The Lansing Gateway Corridor is surrounded by a variety of different businesses/industries including industrial, auto related, and service-based businesses. Historical entities like the Capital Region International Airport and the Turner-Dodge House continue to play a key role on this corridor, while newer establishments like Peckham INC. also call the Lansing Gateway Corridor home.

Despite the presence of major entities, the Lansing Gateway Corridor is struggling with a vacancy issue due to the lack of investment and development in the northwest portion of Lansing. The lack of investment along the Lansing Gateway Corridor has resulted in transit related issues such as poor road and sidewalk conditions that need to be addressed. There is also a dire need for more placemaking and maintenance initiatives to help improve the overall aesthetic of the corridor.

Background and Plan Needs

In his 2019 State of the City speech, Mayor Andy Schor proposed the creation of N. Grand River Avenue Corridor Improvement Authority. On August 12, 2019, the Lansing City Council adopted Resolution Number 2019-257 declaring its intent to create and provide for the operation of the N. Grand River Ave. Corridor Improvement Authority. Following a formal public hearing on September 23, 2019, the Lansing City Council adopted Resolution Number 2019-333 to establish

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the boundaries of the Improvement Authority which runs along N. Grand River Ave from Waverly Rd. to just above the Old Town District. In the resolution establishing the Authority, it was determined that a CIA was necessary to:

a) Correct and prevent deterioration in business districts

b) Redevelop the City's commercial corridors

c) Promote economic growth

The N. Grand River Ave. Corridor was later renamed to the Lansing Gateway Corridor, to capture its role as the northern entrance into the City of Lansing.

The City of Lansing's Mayor appointed all five of the current board members to the Lansing Gateway CIA board throughout 2022.

Plan Development Process

In the spring of 2023, five students from the Michigan State University's Urban Planning and Community Development practicum program collaborated with the Lansing Economic Development Corporation to complete a corridor study report. The students collected data to assess the current condition of the Lansing Gateway Corridor. The research was used to produce a report highlighting the corridor's socio-economic profile, zoning, land use assessment, mobility report, parcel analysis and best use scenarios, a community survey, and a case study analysis. The insight and recommendations from the report are being used to guide aspects of the Lansing Gateway Corridor's Development and Financing Plan.

The following summer in 2023, the City of Lansing brought on their second community development fellow through the Community Economic Development Association of Michigan (CEDAM) fellowship. The community development fellow assisted the Lansing Gateway Corridor Improvement Authority in the development of the Lansing Gateway Corridor's Development and Tax Increment Financing Plan. During the fellowship the fellow collaborated with the LGCIA Authority and other key stakeholders such as business owners and residents along the corridor to gather the necessary information to create an effective plan. Using the guidance from the information gathered by the practicum students report, the fellow conducted a community input survey that allowed the community to provide their thoughts on the current and future climate of the Lansing Gateway Corridor. The community development fellow used insight from the public, the LGCIA Authority, and other key resources to create project suggestions to strategically guide the future economic development of the Lansing Gateway Corridor. These project suggestions were reviewed and approved by the Lansing Gateway CIA Authority, before being implemented into this plan. Throughout the plan development process, the internal Lansing EDC team including the fellow, the Lansing Gateway CIA Authority, and the City of Lansing Mayor's office all collaborated to ensure this development and financing plan will be an effective guide for the betterment of the Lansing Gateway Corridor.

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Section II: Development Plan

The Purpose of the Authority

The Lansing Gateway Corridor Improvement Authority recognizes the benefits to the area and to the City of Lansing. This Development Plan is a formal document to outline the priorities and goals of the Authority. The Corridor Improvement District (CID) Proposal and request to create a Corridor Improvement Authority state that a CID:

(a) Utilizes TIF to complete improvement projects according to the approved TIF plan while leveraging other dollars such as earned income and private, state, federal and philanthropic monies for district improvements

(b) Generates a clear plan to improve the district, implemented by an empowered neighborhood stakeholder-government partner framework – a proven national method for success

(c) Creates access to additional programs and incentives to businesses such as special approval of liquor licenses within city development districts

(d) Establishes a cohesive district which fosters business investment from existing entrepreneurs and attracts complementary new business growth

(e) Encourages job creation, which produces more jobs for neighborhood residents and generates additional income tax revenue

(f) Encourages surrounding property improvements, increasing values of neighboring properties thus generating more property tax revenue

(g) Promotes greater interest in mixed-use development, broadening business location and residential housing options and increasing the tax base

(h) Brings more people into the district to shop for goods and services, thus generating more repeat customers for neighborhood businesses and increasing sales tax revenue

(i) Stimulates new commercial development in a neighborhood where additional private sector investment opportunity exists

(j) Improves the climate of community and economic development for residents and businesses alike

(k) Contributes to a healthy neighborhood which has the potential to decrease crime or the perception of crime, and increase public safety

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(l) Creates an improved commercial core and public space that is appealing to neighborhood residents encouraging “pride in place” and visitor attraction

(m) Retains and empowers residents who can access jobs, goods and services in a walkable or transit-oriented neighborhood

(n) Creates an outreach and coordination mechanism at the neighborhood level for City financed projects

(o) Creates a public-private partnership with the city that enhances community neighborhood input to improve the district

Legal Basis of the Plan

This Development and Tax Increment Financing Plan is prepared pursuant to requirements of Sections 125.4618 and 125.4621 of the Tax Increment Financing Act, Public Act 57 of 2018, as amended. It addresses the geographic area of the Corridor Improvement District as established by the Lansing City Council. A descriptive map, resolutions establishing the CID and forming the CIA and Ordinance, including the legal description describing the CID are contained in the appendices.

(a) The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.

The CIA boundary was established by the Lansing City Council Resolution Number 2019-333 adopted on December 16, 2019, that the Development Area is comprised of eligible property within an area along North Grand River bounded by an area of all commercial property, as defined by Public Act 57 of 2018, found within 500 feet of the center line of North Grand River Ave., running from Waverly Rd to Old US 27 on East North Street with branches on North Martin Luther King Boulevard, Turner Road and Capital City Boulevard.

A copy of the boundary map is contained in the Appendix.

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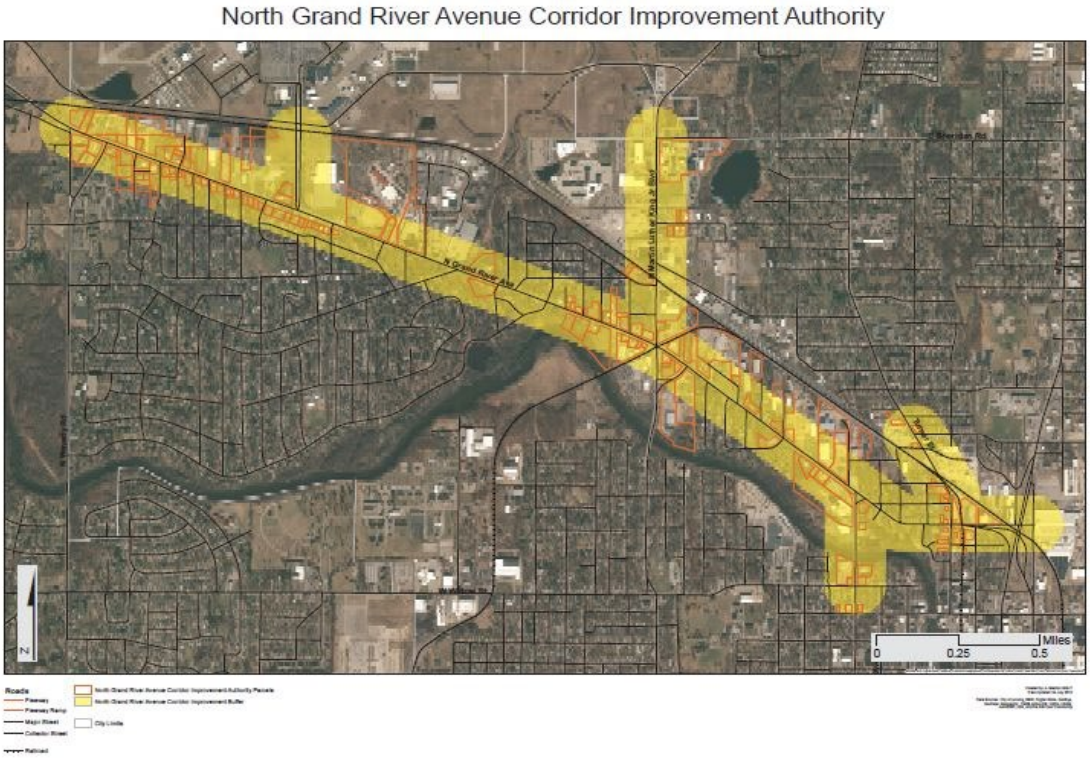

Figure Four: The Lansing Gateway Corridor boundaries highlighted in yellow.

(b) The location and extent of existing streets and other public facilities within the development area, designating the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses, and including a legal description of the development area.

The CIA boundary is the same boundary established by the Lansing City Council Resolution Number 2019- 257 adopted on September 23, 2019. Appendix G provides more detailed information about the parcel area, including parcel numbers and classes, property addresses, and legal descriptions.

(c) A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.

A description of specific improvement projects that are contemplated within the development area is contained in the project schedule and budget at the end of this section. The cost and time estimates included in the project schedule and budget are estimates only and may be revised by the Authority without amending this Plan.

(d) The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.

A description, including cost estimate and schedule of implementation, for each improvement project that will be completed within the area is contained in the project schedule and budget at the end of this section. The cost and time estimates included in the project schedule and budget are estimates only and may be revised by the Authority board without amending this Plan.

(e) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.

A description, including cost estimate and implementation schedule for each specific improvement project that will be completed within the area is contained in the project schedule and budget at the end of this section. The time estimates included in the project schedule are estimates only and may be revised by the Authority board without amending this Plan.

(f) A description of any parts of the development area to be left as open space and the use contemplated for the space.

At this time, no specific parts of the development area are planned as open space, though redevelopment projects will be in line with the commercial corridor's overlay district that defines landscaping and open space requirements. The CIA will conduct community engagement and provide input on open space uses on a project-specific and case-by-case basis. However, as of the adoption of this Development Plan, there are no currently open spaces targeted for development of structures or buildings by the Authority; all open space is currently intended to remain open.

(g) A description of any portions of the development area that the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

There is no known or identified property or real estate as of the adoption of this Plan that is necessary to complete the streetscape improvements set forth in this Plan. However, the CIA may wish to sell, donate, exchange, or lease property in the future. The Authority board reserves the right to sell, donate, exchange or lease property in the future to the extent determined necessary by the Authority board without further amendment to this Plan, but in compliance with the requirements of the Act.

(h) A description of desired zoning changes and changes in streets, street levels, intersections, traffic flow modifications, or utilities.

The Lansing Gateway CIA would like to investigate traffic calming measures at key parts of the corridor, specifically areas with a high pedestrian presence. The LGCIA plans to work with local

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and regional entities to pursue intersection and traffic flow modifications to improve the overall safety and efficiency of the corridor for all. At this time the LGCIA has expressed no desire for zoning or utilities changes, but the Authority reserves the right to address any necessary changes without an amendment to this plan.

Transportation of Change

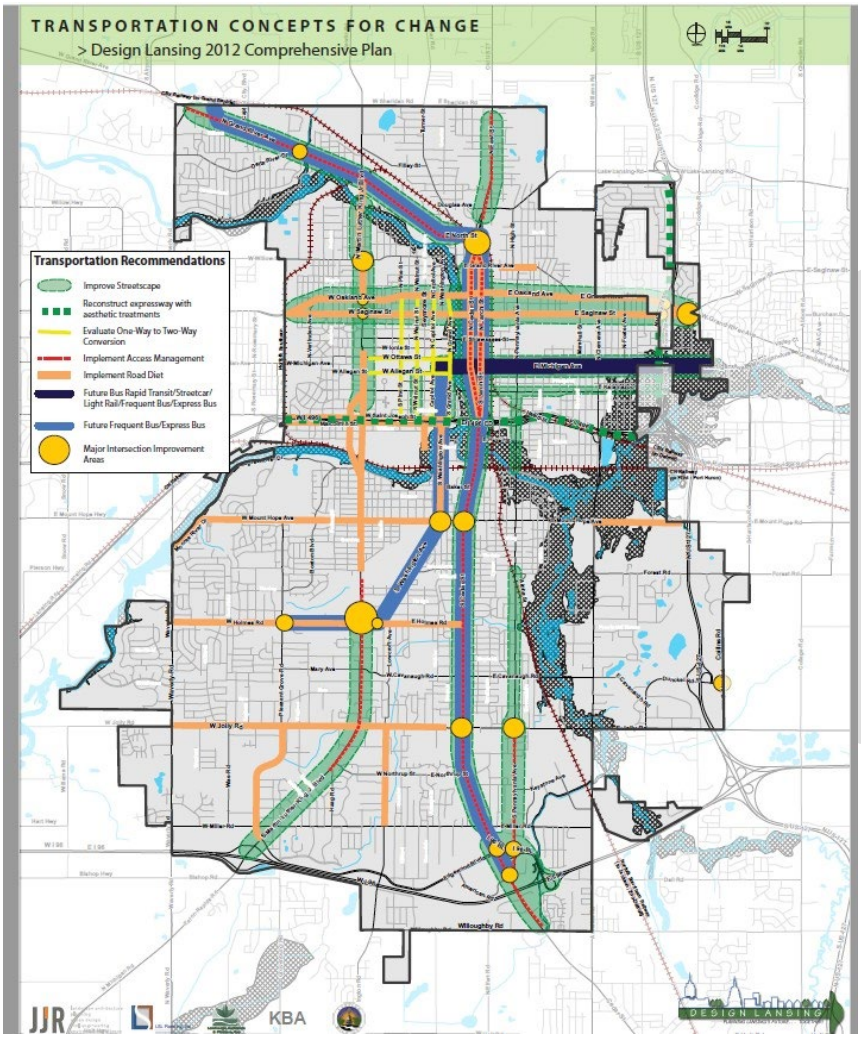

Figure Five: Transportation of Change graphic from the 2012 Design Lansing Plan.

(i) An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.

A description, including cost estimate and implementation schedule for each specific improvement project that will be completed within the area is contained in the project schedule and budget at the end of this section. The time estimates included in the

project schedule are estimates only and may be revised by the Authority board without amending this Plan.

(j) Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority.

The planned developments are designed to benefit all businesses, property owners, and residents of the corridor. Information concerning the names of specific people for whom benefits may accrue is unknown at this time, as there is no intention to sell or transact any portion of the Development to any person at this time.

(k) The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons.

The CIA Board has no publicly announced commitments for the acquisition or sale of property as it has no property under supervisory responsibility of the CIA at this time. The CIA in conjunction with the City may discuss policies to explore acquisition of tax reverted property should properties within the CIA District become available for acquisition by the City through tax reversion procedures.
It is not a priority of the CIA to acquire private property unless it advances a public improvement project or is necessary for economic development purposes. Any property acquired or held by the CIA, to be sold, leased, or otherwise conveyed to private development interests shall be sold, leased, or otherwise conveyed in accordance with local municipal policy, terms, and conditions to be established by the CIA, and state law, if applicable. At the time of the adoption of this plan, no private parties have been identified to whom land for redevelopment will be sold, leased, or otherwise conveyed; however, the CIA may convey such property to presently undetermined private parties for redevelopment for appropriate uses.

(l) Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner-occupied and renter- occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.

There are no occupied residences targeted for acquisition or development under the Plan, thus no relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

(m) Plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.

There are no occupied residences targeted for acquisition or development under the Plan, thus no relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

(n) Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the uniform relocation assistance and real property acquisition policies act of 1970, Public Law 91-646, 84 Stat. 1894.

There are no occupied residences targeted for acquisition or development under the Plan, thus no relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

(o) A plan for compliance with 1972 PA 227, MCL 213.321 to 213.332.

There are no occupied residences targeted for acquisition or development under the Plan, thus no relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

(p) The requirement that amendments to an approved development plan or tax increment plan must be submitted by the authority to the governing body for approval or rejection.

The Authority reserves the right to amend this Plan to add new improvement projects, extend the duration of the Plan, or for other lawful purposes. Any amendments to the Plan shall be approved by the Authority and the City Council in accordance with the requirements of Act 57.

(q) A schedule to periodically evaluate the effectiveness of the development plan.

An annual report shall be submitted to each entity for which taxes are captured addressing use of CIA funds during the past budget year, status of implementation of the program of work set forth in the Development Plan and proposed CIA activities for the ensuing year. Any changes from this Development Plan will be addressed and changed by action of the City Council as part of this annual review of CIA activities. Amendments to the Development Plan and Tax Increment Financing Plan would be completed in compliance with notification and public hearing procedures of Section 622 of Act 57 prior to action of the City Council.

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TIF PLAN SCHEDULE AND BUDGET

The duration of this plan is a 15-year period. The following pages include tables where specific projects that address CIA goals are described, budgeted, and scheduled. The schedule begins in 2024 and ends in the year 2039 (15 years). Projects have been listed based on estimated time of completion.

INTENT TO UPDATE AND EXTEND DURATION OR TERMINATE PLAN

On or before the year 2039, the authority will consider action to update and extend the duration of the Development Plan and Tax Increment Financing Plan or make recommendations to terminate the plans and rescind City Ordinance #2019-334 creating the authority. Rescission of the resolution would dissolve the authority and eliminate the accompanying tax increment financing district; provided, however, that in accordance with Act 57, the authority shall not be dissolved if there is outstanding indebtedness of the authority.

PROJECT DESCRIPTIONS

This Development and Tax Increment Financing Plan arranges projects in the four categories used by the National Main Street Model: Design, Economic Restructuring, Organization, and Promotions/Marketing.

DESIGN: Design enhances the character of the corridor through physical change. Research has shown a significant daily traffic count along the corridor. Stakeholders have identified exploring how to incorporate new and innovative features to slow traffic, encourage people to stop and visit, and ultimately invest in the district will further drive property along the corridor. Furthermore, the aesthetic quality of the corridor is important to stakeholders especially as the northern gateway into the City of Lansing. Project outlined in the plan seeks to pursue efforts to create a more appealing corridor for both automobilist and pedestrians/cyclist to utilize. There is a current lack of greenery, trees, public art/placemaking, and public spaces along the Lansing Gateway corridor that hurts the corridor's attractiveness to visitors. Stakeholders would like to see an inviting corridor that can support a variety of retail and other businesses.

ECONOMIC RECONSTRUCTION: Economic reconstruction focuses on blight elimination, business retention and expansion, and small business development. Commercial property code enforcement, filling vacant buildings, façade improvement, and infill development on vacant parcels are essential to a healthy district. Strong businesses and a viable business mix are also critical. Stakeholders would like to see business recruitment programs and technical assistance programing to assist with this effort. They believe that offering business incentives and enhancing cooperative marketing and branding are key to attracting new business and development to the district. The board has discussed the possibility of recruiting more food and grocery sources to the area through these measures.

PROMOTIONS/MARKETING: Many stakeholders feel there is a negative perception of the northern entrance into the City of Lansing. The projects outlined in the promotion and

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marketing category seek to help create a positive sense of identity highlighting the key elements that make up the district. Efforts to build a sense of connectivity amongst business and neighborhoods have been identified as an area of importance through input from stakeholders. The authority plans to organize community and business orientated events along the corridor.

ORGANIZATION: Organization ensures that the work of commercial corridor revitalization is accomplished through fundraising and volunteer development. There are many strong and committed neighborhood organizations in northwest Lansing, making collaboration a key area to capitalize on to make the strongest impact.

The following tables summarize the various projects and activities proposed, including an estimated initial CIA financial contribution, the estimated total cost over time and completion timeframe for each project. As noted previously, the financial contributions, the total costs and completion dates are estimates only and are subject to change without further amendment to this Plan. These dates and estimates may vary because of private investment decisions, financing opportunities, market shifts or other factors.

Table 1: Aesthetic and Design Projects

Project	Estimated CIA Contribution	Estimated Total Cost	Estimated Completion
Short Term: 2024-2027			
Invest in landscaping efforts	$5,000-7,000	>$10,000	1 to 2 years
Cultivate community improvement efforts/events	$2,500	>$10,000	2 to 3 years
Pedestrian safety improvements	$15,000-50,000	>$50,000	1 to 3 years
Invest in beautification efforts/ host beautification events	$5,000-15,000	>$25,000	1 to 3 years
Public safety improvements	$15,000	>$25,000	1 to 3 years
Medium Term: 2028-2033			
Create a corridor specific façade improvement program	$15,000-50,000	>$100,000	3 to 5 years
Pedestrian/sidewalk improvements	$25,000-50,000	>$75,000	4 to 5 years
Invest in public art and placemaking efforts	$25,000-50,000	>$75,000	3 to 5 years
Parks/green space improvements	$7,000-15,000		5 to 7 years
Local and regional trail improvements	$15,000-75,000	>$150,000	5 to 7 years
Long Term: 2034-2039			

Work towards changing the streetscape/ road diet	$50,000-75,000	>$250,000	12 to 15 years

Table 2: Economic Restructuring Projects

Project	Estimated CIA Contribution	Estimate Total Cost	Estimated Completion
Short Term: 2024-2027			
Explore redevelopment opportunities	$15,000	>$15,000	2 to 3 years
Provide necessary technical assistance to existing businesses	$15,000-50,000	>$50,000	3 years
Market the corridor's commercial real estate opportunities	$20,000	>$20,000	2 to 3 years
Medium Term: 2028-2033			
Invest in social improvements in the area (*cultivate social spaces/third space in the area)*.	$5,000-10,000	>$250,000	5 to 7 years
Seek additional funding/grant opportunities	$5,000-25,000	>25,000	3 to 5 years
Long Term: 2034-2039			
Incentive developers to redevelop blighted/vacant properties	$50,000-250,000	>$500,000	10 to 15 years
Provide incentives to recruit more businesses to the area	$50,000-250,000	>$500,000	10 to 15 years
Provide grants and micro loans to business and neighborhood associations.	$50,000-200,000	>$500,000	10 to 15 years

Table 3: Marketing and Promotion Projects

Project	Estimated CIA Contribution	Estimated Total Cost	Estimate Completion
Short Term: 2024-2027			
Create a sense of identity for the corridor	$25,000	>$75,000	1 to 3 years
Invest in marketing materials/promotion materials.	$2,500-5,000	$10,000-25,000	1 to 3 years
Create a business directory.	$2,500	>$10,000	1 to 3 years
Establish an email newsletter.	$5,000	>$10,000	1 to 3 years
Establish and retain a volunteer base.	$2,000	>$2,000	1 to 3 years
Medium Term: 2028-2033			

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Establish annual community events and festivals	$75,000	>$500,000	5 to 7 years

Table 4: Organizational Projects

Projects	Estimated CIA Contribution	Estimated Total Cost	Estimated Timeframe
Short Term 2024-2027			
Coordinate beautification and community improvement events.	$5,000-10,000	>$50,000	1 to 3 years
Establish necessary committees to address corridor specific needs.	0		1 to 3 years
Coordinate efforts with existing neighborhood and business associations.	$5,000-10,000	>$25,000	1 to 3 years

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OTHER SOURCES OF FINANCING

As noted in Section 621.2 (i), the CIA expects to finance these activities from one or more of the following sources:

1. Future tax increment revenues
2. State or Federal grants
3. Special assessments as may be approved by the City of Lansing
4. Interest on investments
5. Donations received by the CIA
6. Proceeds from any property, building or facility owned, leased or sold by the CIA
7. Moneys obtained through development agreements with property owners benefiting from adjacent open space and other public improvements
8. Moneys obtained from other sources approved by the City of Lansing

The revenue to be received from tax increment financing in this Development Area plus the availability of funds from other authorized sources will be sufficient to finance the activities and improvements to be carried out under this plan. At this time, there is no intention by the Authority to issue bonds or to request that City Council issue bonds for qualifying activities; should that change, the Authority will comply with all requirements under the Act, including amendment to this Plan if necessary.

Section III: TAX INCREMENT FINANCING PLAN FOR DEVELOPMENT DISTRICT

This tax increment financing plan is established to make possible the financing of all or a portion of the costs associated with the activities and projects contained in the previous Development Plan for the Lansing Gateway Corridor Improvement District.

Tax Increment Financing Plan

Tax increment financing is a funding technique that utilizes increases in taxes on real and personal property within a specific development area to secure and pay the cost of public improvements or bonds issued by a municipality or Corridor Improvement Authority to finance the costs of an approved development plan, to pay the Authority's costs of operation, and to finance portions of an approved development plan which do not involve the issuance of bonds.

The Corridor Improvement Authority Act requires the CIA to address three legislative requirements in the Tax Increment Financing Plan. These provide information about funds anticipated to be received by the CIA and their impact upon taxing jurisdictions. These requirements are found in Section 618(1) of the Act and states that "if the authority determines that it is necessary for the achievement of the purposes of this act, the authority shall prepare and submit a tax increment financing plan to the governing body of the municipality. The plan shall include a development plan as provided in section 621..."

Specifically, pursuant to Section 618(1) of the Act the Tax Increment Financing Plan must include, in addition to the development plan set forth above:

1. A detailed explanation of the tax increment procedure,
2. The maximum amount of bonded indebtedness to be incurred,
3. The duration of the program,
4. A statement that all unused funds captured shall revert proportionally to the respective taxing bodies.
5. A state of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located.
6. A clear statement of the portion of the captured value intended to be used by the Authority for the Plan, and the intended use.

1. Detailed explanation of the Tax Increment Financing Procedure

The Corridor Improvement Authority Act, Act 57 of 2018, as amended, authorizes tax increment financing (TIF). TIF makes it possible for a district to essentially capture tax revenues that are derived from the increase in value of property, which has benefitted from development projects within said district. The revenue is used to finance further development within the district. The

Lansing Gateway CIA has determined that, in order to finance the previous Development Plan, a tax increment financing plan must be adopted.

The theory of utilizing TIF is that tax revenue will increase within a district where development is taking place. That increase in development will generate an increase in the tax revenues within that district. Therefore, it is appropriate to use this increase in tax revenue to reinvest into the district to encourage continued development.

The tax increment financing procedure as outlined in Act 57 of 2018 requires the adoption by the city, by resolution, of a Development Plan and a Tax Increment Financing Plan. Following the adoption of that resolution, the city and county treasurers are required by law to transmit to the CIA that portion of the tax levy of all taxing bodies paid each year on the "Captured Assessed Value of all real and personal property located in the Development Area." The tax amounts to be transmitted are hereinafter referred to as "Tax Increment Revenue".

The Authority explicitly subordinates its capture of Tax Increment Revenue to any similar capture by a Brownfield Redevelopment Plan, duly authorized by the Lansing Brownfield Redevelopment Authority and Lansing City Council, for any parcel or property that is currently subject to any such Brownfield Redevelopment Plan or that comes to be during the duration of this Plan. This Plan will still capture any amount of qualifying Tax Increment Revenue that passes through any such Brownfield Redevelopment

Plan's Capture

The "Captured Assessed Value" is defined by the Act as "the amount in any 1 year by which the current assessed value of the project area, including the assessed value of property for which specific local taxes are paid in lieu of property taxes ... exceeds the initial assessed value..." The "initial assessed value" is defined by the Act as the "assessed value, as equalized, of all the taxable property within the boundaries of the Development Area at the time the resolution establishing the tax increment financing plan is approved, as shown by the most recent assessment roll of the municipality for which equalization has been completed at the time the resolution is adopted..."

It is the goal of the CIA to use the captured assessed value in the development district for the number of years necessary to complete the projects outlined in the Development Plan.

The CIA shall submit a report on the tax increment financing account showing the revenue received and the amount and purpose of expenditures from the account. Reports will also be required showing the initial assessed value of the development district and the amount of captured assessed value retained by the CIA. The report shall be submitted to the Lansing City Council and contain any additional information the City Council deems necessary.

An opportunity will be made available to the County Board of Commissioners and other taxing jurisdictions to meet with the City Council to discuss the fiscal and economic implications of the proposed financing and development plans.

Approval of the tax increment financing plan must be obtained following the notice, hearing and disclosure provisions of Section 622 of the Act. If the development plan is a part of the tax increment financing plan, only one hearing and approval procedure is required for the two plans together. The tax increment financing plan may be modified by the City Council upon notice and after public hearings. The governing body may abolish the tax increment financing plan when it finds that the purpose for which it was established is accomplished.

2. The maximum amount of bonded indebtedness to be incurred

The CIA does not anticipate bonding. Below is the current financial position of the Authority.

Description of Current Financial Position

Current Assets: The Lansing Gateway Corridor Improvement Authority fund balance at the time of preparation of this analysis is $0.00. The Lansing Economic Development Corporation has contributed to the organizational costs of the CIA, as well as the preparation of this Development and Tax Increment Financing Plan.

Anticipated Revenue: The CIA district contains 169 individual properties. The 2024 taxable value of all properties is $31,889,077.00. This is the initial assessed value to which all future assessments will be compared to determine the tax capture for the district. A detailed projection table for the 15-year period is included in Appendix I.

3. Duration of The CIA and Tax Increment Financing District

The initial duration of the CIA's TIF district is 15 years. This Tax Increment Financing Plan establishes a budget for a 15-year period. This is reflected in the previous Development Plan's projects estimated completion dates, shown in Tables 1 through 4.

4. Unused Funds Shall Revert Proportionally to the Respective Taxing Bodies

The Authority shall comply with the requirements of Subsection 619(2) of the Act, and shall revert all unused funds, proportionally, to the respective taxing bodies. This TIF Plan is not intended, nor shall it be used to circumvent existing property tax limitations; the purpose is to enhance and increase public use of the public portions of the corridor as detailed in the Development Plan, especially as it pertains to utilization of public transit.

5. Estimated Impact of The Tax Increment Financing Plan

Adoption of this Tax Increment Financing Plan will initially result in the use of all revenues derived from increases in assessed value of the real and personal property of the Development District for purposes of the Development Plan. As soon as adequate increments have been generated to pay for the development projects, excess tax increment will be returned to the taxing jurisdictions.

Appendix I, demonstrates the current millage levied by each jurisdiction, the anticipated growth in assessed value and the resulting tax increment revenues to be generated during the life of

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the Plan, and the estimated fiscal and economic implications on taxing jurisdictions resulting from the implementation of the Plan and capture of millage by the Authority.

The Authority proposes to strengthen the Development District and arrest the current stagnation and deterioration in property values. This is to be accomplished by using the additional tax revenues generated in the Development District to make public improvements and induce private redevelopment.

Several tax bodies currently receive property tax revenue from the property within the Development District. They will continue to receive tax revenues on the initial assessed value of this property throughout the duration of the Plan. When this plan is terminated, these taxing jurisdictions will receive property tax revenues from all taxable property located within the Development District, including new development and appreciation in value stimulated by the development projects and inflation.

6. Use of Tax Increment Revenue

The Authority intends to use all of the captured value in furtherance of the Plan described above. Tax increment revenues transmitted to the Authority shall be deposited in a separate fund of the Authority (the "Project Fund") and used as they accrue annually in the following manner, and with the following order or priority:

1. To pay the administrative, auditing, legal and operating costs of the Authority and the City pertaining to the Plan and the Development District, including planning and promotion to the extent provided in the annual budget of the Authority.

2. To repay amounts in advance by the city for project costs, including costs for preliminary plans, projects, fees, and for other professional services.

3. To pay, or to set aside in a reserve account for the purpose of paying when feasible, the cost of undertaking, completing, and reimbursing the City for any public improvements as set forth in the Plan, to the extent those costs are not financed from other sources (the "Project Reserve Fund").

4. To pay the cost of any additional improvements to the Plan that are determined necessary by the Authority and approved by the City Council in accordance with the Act.

In accordance with Act 57, and to the extent that the Authority and City deem it necessary and in the best interest of the Authority, the Development District, and the City and its resident and property owners, the Authority may enter into tax sharing arrangements with affected taxing jurisdictions to share all or a portion of tax increment revenues on such terms as the Authority and the City Council determine to be most equitable for the Authority, the Development District and the City

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Appendix A:

Resolution- Intent to Establish the N. Grand River Ave. Corridor Improvement Authority

RESOLUTION #2019-257
BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the City Council of the City of Lansing has previously declared its intent to create and provide for the operation of a corridor improvement authority, potentially to be called the "Lansing Gateway Corridor Improvement Authority," (the Authority) in Resolution 2019-225, passed after reconsideration on August 26, 2019, pursuant to Part 6, Corridor Improvement Authorities, of the Recodified Tax Increment Financing Act, Public Act 57 of 2018, as amended (the Act); and

WHEREAS, in Resolution 2019-225 City Council set a public hearing on September 23, 2019 in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing Michigan, at 7:00 P.M., for the purpose of receiving comment on the establishment of the Authority, pursuant to the Act; and

WHEREAS, City Council has determined to hold a second public hearing on October 14, 2019, to allow further public comment on establishment of the Authority, also pursuant to the Act.

NOW, THEREFORE, BE IT RESOLVED that City Council Resolution 2019-225 is hereby amended to include a second public hearing, to be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing Michigan, at 7:00 P.M. on the 14th day of October, 2019 for the purpose of receiving comment on the establishment of the Lansing Gateway Corridor Improvement Authority as set forth in Public Act 57 of 2018. Notice of the public hearing shall be published twice in a newspaper of general circulation in the municipality, not less than 20 or more than 40 days before the date of the hearing. Not less than 20 days before the hearing, the governing body proposing to create the authority shall also mail notice of the hearing to the property taxpayers of record in the Proposed Development Area, to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established and a tax increment financing plan is approved, and to the state tax commission. Failure of a property taxpayer to receive the notice does not invalidate these proceedings. Notice of the hearing shall be posted in at least 20 conspicuous and public places in the Proposed Development Area not less than 20 days before the hearing. The notice shall state the date, time, and place of the hearing and shall describe the boundaries of the Proposed Development Area. A citizen, taxpayer, or property owner of the municipality or an official from a taxing jurisdiction with millage that would be subject to capture has the right to be heard in regard to the establishment of the authority and the boundaries of the Proposed Development Area. The governing body of the municipality shall not incorporate land into the Proposed Development Area not included in the description contained in the notice of public hearing, but it may eliminate described lands from the development area in the final determination of the boundaries; and

WHEREAS, at least one member of the intended Authority will reside within half (1/2) mile of the development district;

WHEREAS, the Act requires that before creation of the Authority, the Lansing City Council hold a public hearing in order to provide an opportunity for those living in and around the boundaries of the Authority, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the creation of the Authority.

NOW, THEREFORE, BE IT RESOLVED that Council determines that it is necessary for the best interests of the City and the public to redevelop its commercial corridors and to promote economic growth; and

BE IT FURTHER RESOLVED that the City Council hereby declares its intent to create and provide for the operation of a corridor improvement authority as enabled by and pursuant to Act 57; and

BE IT FURTHER RESOLVED that the Council hereby designates the boundaries of the intended Development Area as comprising parcels of real property identified in Exhibit B; and

BE IT FURTHER RESOLVED that the intended authority will likely be known as the "Lansing Gateway Corridor Improvement Authority", subject to final resolution to create the Authority; and

BE IT FINALLY RESOLVED that a public hearing shall be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing Michigan, at 7:00 P.M. on the 23rd day of September, for the purpose of receiving comment on the establishment of the Lansing Gateway Corridor Improvement Authority as set forth in Public Act 57 of 2018. Notice of the public hearing shall be published twice in a newspaper of general circulation in the municipality, not less than 20 or more than 40 days before the date of the hearing. Not less than 20 days before the hearing, the governing body proposing to create the authority shall also mail notice of the hearing to the property taxpayers of record in the Proposed Development Area, to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established and a tax increment financing plan is approved, and to the state tax commission. Failure of a property taxpayer to receive the notice does not invalidate these proceedings. Notice of the hearing shall be posted in at least 20 conspicuous and public places in the Proposed Development Area not less than 20 days before the hearing. The notice shall state the date, time, and place of the hearing and shall describe the boundaries of the Proposed Development Area. A citizen, taxpayer, or property owner of the municipality or an official from a taxing jurisdiction with millage that would be subject to capture has the right to be heard in regard to the establishment of the authority and the boundaries of the Proposed Development Area. The governing body of the municipality

shall not incorporate land into the Proposed Development Area not included in the description contained in the notice of public hearing, but it may eliminate described lands from the development area in the final determination of the boundaries.

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Appendix B:

Affidavit of Notice of Public Hearing on Creation of the Lansing Gateway CIA

AFFIDAVIT OF POSTING NOTICE OF PUBLIC HEARING

I, undersigned, hereby state that on August 28, 2019, I posted a notice of public hearing to be held by the City of Council of the City of Lansing on consideration on the creation of the North Grand River Corridor Improvement Authority of the City of Lansing, a copy of which notice is attached hereto and made a part hereof, in the following conspicuous and public places in the district described in the notice:

1. Marathon Gas Station - 5161 N Grand River Ave, Lansing, MI 48906
2. Subway - 5025 N Grand River Ave, Lansing, MI 48906
3. Airport Tavern - 5000 N Grand River Ave, Lansing, MI 48906
4. Little Caesars Pizza - 2902 N Grand River Ave, Lansing, MI 48906
5. W F Bohnet Electric - 2918 N Grand River Ave, Lansing, MI 48906
6. Sunoco Gas Station - 1801 N Grand River Ave, Lansing, MI 48906
7. Piazzano's - 1825 N Grand River Ave, Lansing, MI 48906
8. Golden Harvest - 1625 Turner Rd, Lansing, MI 48906
9. King Sub - 2602 N Grand River Ave, Lansing, MI 48906
10. Fiddler on the Grand - 4805 N Grand River Ave, Lansing, MI 48906
11. Comerica Bank - 5101 N Grand River Ave, Lansing, MI 48906
12. Gorman's Food Market - 2800 N Grand River Ave, Lansing, MI 48906
13. Gregory's - 2510 N Martin Luther King Jr Blvd, Lansing, MI 48906
14. Rick Anthony's Flower Shop - 2224 N Grand River Ave, Lansing, MI 48906
15. Olympic Broil - 1320 N Grand River Ave, Lansing, MI 48906
16. Little Blessings - 2930 N Grand River Ave, Lansing, MI 48906
17. Liquor, Beer, and Wine Store - 5131 N Grand River Ave, Lansing, MI 48906
18. Alecia's Authentic Deli - 5025 N Grand River Ave # 3, Lansing, MI 48906
19. Dollar General - 5146 N Grand River Ave, Lansing, MI 48906
20. Denny's Diagnostic - 2738 N Grand River Ave, Lansing, MI 48906

Hannah Bryant

Hannah Bryant
Economic Development Specialist
Lansing Economic Area Partnership (LEAP)

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Mijo Diner -
Airport Party Store -
Admiral ✓
Coin Laundry -
Capitol [illegible]

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2. Subway - 5025 N Grand River Ave, Lansing, MI 48906
3. Airport Tavern - 5000 N Grand River Ave, Lansing, MI 48906
4. Little Caesars Pizza - 2902 N Grand River Ave, Lansing, MI 48906
5. W F Bohnet Electric - 2918 N Grand River Ave, Lansing, MI 48906
6. Sunoco Gas Station - 1801 N Grand River Ave, Lansing, MI 48906
7. Piazzano's - 1825 N Grand River Ave, Lansing, MI 48906
8. Golden Harvest - 1625 Turner Rd, Lansing, MI 48906
9. King Sub - 2602 N Grand River Ave, Lansing, MI 48906
10. Fiddler on the Grand - 4805 N Grand River Ave, Lansing, MI 48906
11. Comerica Bank - 5101 N Grand River Ave, Lansing, MI 48906
12. Gorman's Food Market - 2800 N Grand River Ave, Lansing, MI 48906
13. Gregory's - 2510 N Martin Luther King Jr Blvd, Lansing, MI 48906
14. Rick Anthony's Flower Shop - 2224 N Grand River Ave, Lansing, MI 48906
15. Olympic Broil - 1320 N Grand River Ave, Lansing, MI 48906
16. Little Blessings - 2930 N Grand River Ave, Lansing, MI 48906
17. Liquor, Beer, and Wine Store - 5131 N Grand River Ave, Lansing, MI 48906
18. Alecia's Authentic Deli - 5025 N Grand River Ave # 3, Lansing, MI 48906
19. Dollar General - 5146 N Grand River Ave, Lansing, MI 48906
20. Denny's Diagnostic - 2738 N Grand River Ave, Lansing, MI 48906
21. Mijo Diner - 5131 N Grand River Ave # 4, Lansing, MI 48906Airport Party Store
22. Willow Plaza Coin Laundry - 320 W Willow St, Lansing, MI 48906
23. Admiral – 2626 N Grand River Ave, Lansing, MI 48906
24. Airport Part Store - 4209 N Grand River Ave, Lansing, MI 48906

Hannah Bryant
Economic Development Specialist
Lansing Economic Area Partnership (LEAP)

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Appendix C:

Resolution Establishing the Lansing Gateway CIA and Designation of the Development Area

City of Lansing

Notice of Approval of Resolution #2019-333

Establishing the North Grand River Corridor Improvement Authority and Designation of Development Area

WHEREAS, the City of Lansing (the City), is authorized by the provisions of Part 6, Corridor Improvement Authorities, of the Recodified Tax Increment Financing Act, Public Act of 2018, as amended (the Act), specifically MCL 125.4606, to establish a corridor improvement authority; and

WHEREAS, on August 12, 2019, the Lansing City Council adopted its Resolution of Intent to create the North Grand River Corridor Improvement Authority setting a public hearing thereon for September 23, 2019, and finding that the proposed development area meets the requirements of section 605 of the Act, including the following:

(a) The proposed development area is adjacent to a road classified as an arterial or collector according to the Federal Highway Administration Manual "Highway Functional Classification - Concepts, Criteria and Procedures"; and

(b) The proposed development area contains at least 10 contiguous parcels or at least 5 contiguous acres; and

(c) More than half of the existing ground floor square footage in the proposed development area is classified as commercial real property under Section 34c of the General Property Tax Act, Act 206 of the Public Acts of Michigan of 1893, as amended ("Act 206"); and

(d) Residential use, commercial use, or industrial use has been allowed and conducted under the zoning ordinance or conducted in the entire proposed development area, for the immediately preceding 30 years; and

(e) The proposed development area is presently served by municipal water and sewer; and

(f) The proposed development area is zoned to allow for mixed use that includes high-density residential use; and

WHEREAS the City Council held a public hearing on September 23, 2019, as well as a second public hearing on October 14, 2019, both properly noticed and held pursuant to the Act, in connection with the establishment of a corridor improvement authority and the designation of the proposed development area; and

WHEREAS at least 60 days have passed since the public hearing; and

WHEREAS the City Council intends to proceed with the establishment of a corridor improvement authority.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council herby establishes the North Grand River Corridor Improvement Authority (the Authority). The Authority shall be a public body corporate and shall be known and exercise its powers under the title of “the North Grand River Corridor Improvement Authority”, but it may also be known for branding and wayfinding purposes as the “Lansing Gateway CIA”. The Authority may adopt a seal, may sue and be sued in any court of this State and shall possess all of the powers necessary to carry out the purposes of its incorporation as provided by this resolution and the Act. The enumeration of a power in this resolution or in the Act shall not be construed as a limitation upon the general powers of the Authority.

BE IT FUTHER RESOLVED that the Development Area is comprised of eligible property within an area along North Grand River bounded by an area of all commercial property, as defined by Public Act 57 of 2018, found within 500 feet of the centerline of North Grand River, east on Franette Road to Old US 27 on East North Street with branches on North Martin Luther King Boulevard, Turner Road and Capital City Boulevard, and specifically identified in Exhibits A and B to this resolution, attached hereto and made a part hereof, subject to such changes as may hereinafter be made pursuant to this resolution and the Act.

BE IT FUTHER RESOLVED that upon completion of its purposes, the Authority may be dissolved by resolution of the City Council. The property and assets of the Authority, after dissolution and satisfaction of its obligations, shall revert to the City.

BE IT FUTHER RESOLVED the Authority shall be under the supervision and control of the Board of Directors, which shall be appointed pursuant to the Act. The Board shall consist of the Mayor or his or her assignee, and seven additional members. Members shall be appointed by the Mayor, subject to approval by the City Council. No less than a majority of the members shall be persons having an ownership or business interest in property located in the Development Area. Not less than 1 of the members shall be a resident of the Development Area, or of an area within 1/2 mile of any part of the Development Area. Members shall be appointed to serve for a term of four years, except that of the members first appointed, an equal number, as near as is practicable, shall be appointed for terms of 1 year, 2 years, 3 years, and 4 years. A member shall hold office until the member’s successor is appointed. An appointment to fill a vacancy shall be made by the Mayor for the unexpired term only. Members of the Board shall serve without compensation but shall be reimbursed for actual and necessary expenses. The Chairperson of the Board shall be elected by the Board. The Board shall adopt bylaws governing its procedures subject to the approval of the City Council.

BE IT FUTHER RESOLVED that except as specifically otherwise provided in this resolution, the Authority shall have all powers provided by law subject to the limitations imposed by law and herein.

BE IT FUTHER RESOLVED the fiscal year of the Authority shall begin on July 1st of each year and end on June 30th, or such other fiscal year as may hereafter be adopted by the City Council. The Board shall prepare annually a budget and shall submit it to the City Council for approval in the manner and at the time, and which budget shall contain the information required of municipal departments. The Board shall not finally adopt a budget for any fiscal year until the budget has been approved by the City Council. The Authority shall submit financial reports to the City Council at the same time and on the same basis as departments of the City are required to submit reports. The Authority shall be audited annually by the same independent auditors auditing the City and copies of the audit report shall be filed with the City Council.

BE IT FUTHER RESOLVED that if any portion of this resolution shall be held to be unlawful, the remaining portions shall remain in full force and effect.

BE IT FINALLY RESOLVED that the City clerk shall file a certified copy of this resolution with the Secretary of State of Michigan promptly after its adoption and shall also publish a copy of this resolution at least once, in full, in a newspaper of general circulation in the City of Lansing.

Further information regarding the corridor improvement authority, including maps, specifically Exhibits A and B, will be available for public inspection and may be obtained from Lansing Economic Area Partnership, 1000 South Washington, Suite 201, Lansing, MI 48912, (517) 388-1947.

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Appendix D:
Powers of Authority

125.4611 Board; powers.

Detailed powers of the Corridor Improvement Authority board are listed below, section 611 of Act 57 of 2018:

(a) Prepare an analysis of economic changes taking place in the development area.

(b) Study and analyze the impact of metropolitan growth upon the development area.

(c) Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the economic growth of the development area.

(d) Plan, propose, and implement an improvement to a public facility within the development area to comply with the barrier free design requirements of the state construction code promulgated under the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.

(e) Develop long-range plans, in cooperation with the agency that is chiefly responsible for planning in the municipality, designed to halt the deterioration of property values in the development area and to promote the economic growth of the development area, and take steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.

(f) Implement any plan of development in the development area necessary to achieve the purposes of this act in accordance with the powers of the authority granted by this act.

(g) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.

(h) On terms and conditions and in a manner and for consideration the authority considers proper or for no consideration, acquire by purchase or otherwise, or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests in the property, that the authority determines is reasonably necessary to achieve the purposes of this act, and to grant or acquire licenses, easements, and options.

(i) Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-

family dwellings, and any necessary or desirable appurtenances to those buildings, within the development area for the use, in whole or in part, of any public or private person or corporation, or a combination thereof.

(j) Fix, charge, and collect fees, rents, and charges for the use of any facility, building, or property under its control or any part of the facility, building, or property, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.

(k) Lease, in whole or in part, any facility, building, or property under its control.

(l) Accept grants and donations of property, labor, or other things of value from a public or private source.

(m) Acquire and construct public facilities.

(n) Conduct market research and public relations campaigns, develop, coordinate, and conduct retail and institutional promotions, and sponsor special events and related activities.

(o) Contract for broadband service and wireless technology service in a development area.

(2) Notwithstanding any other provision of this act, in a qualified development area the board may, in addition to the powers counted in subsection (1), do 1 or more of the following:
(a) Perform any necessary or desirable site improvements to the land, including, but not limited to, installation of temporary or permanent utilities, temporary or permanent roads and driveways, silt fences, perimeter construction fences, curbs and gutters, sidewalks, pavement markings, water systems, gas distribution lines, concrete, including, but not limited to, building pads, storm drainage systems, sanitary sewer systems, parking lot paving and light fixtures, electrical service, communications systems, including broadband and high-speed internet, site signage, and excavation, backfill, grading of site, landscaping and irrigation, within the development area for the use, in whole or in part, of any public or private person or business entity, or a combination of these.

(b) Incur expenses and expend funds to pay or reimburse a public or private person for costs associated with any of the improvements described in subdivision (a).

(c) Make and enter into financing arrangements with a public or private person for the purposes of implementing the board's powers described in this section, including, but not limited to, lease purchase agreements, land contracts, installment sales agreements, sale leaseback agreements, and loan agreements.

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Appendix E:

Lansing Gateway CIA Appointed Members to the Lansing Gateway CIA Board

Resolution #2022-054
By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the appointment of Dianne Hartwell as a Resident member of the North Grand River Corridor Improvement Authority Board of Directors for a term to expire June 30, 2023; and

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

WHEREAS, the Committee on Development and Planning met on March 9, 2022 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Dianne Hartwell as a Resident member of the North Grand River Corridor Improvement Authority Board of Directors for a term to expire June 30, 2023.

Resolution #2022-068
By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the appointment of Jo Sinha as a Business Owner member of the North Grand River Corridor Improvement Authority Board of Directors for a term to expire June 30, 2026; and

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

WHEREAS, the Committee on Development and Planning met on March 28, 2022 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Jo Sinha as a Business Owner member of the North Grand River Corridor Improvement Authority Board of Directors for a term to expire June 30, 2026.

Resolution #2022-069
By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the appointment of Mary Alicia Gonzales as a Business Owner member of the North Grand River Corridor Improvement Authority Board of Directors for a term to expire June 30, 2025; and

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

WHEREAS, the Committee on Development and Planning met on March 28, 2022 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Mary Alicia Gonzales as a Business Owner member of the North Grand River Corridor Improvement Authority Board of Directors for a term to expire June 30, 2025.

Resolution #2022-103
By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the appointment of Steve Bohnet as a Business Owner member of the North Grand River Corridor Improvement Authority Board of Directors for a term to expire June 30, 2024; and

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

WHEREAS, the Committee on Development and Planning met on April 13, 2022 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Steve Bohnet as a Business Owner member of the North Grand River Corridor Improvement Authority Board of Directors for a term to expire June 30, 2024.

Resolution #2022-004
By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the appointment of Robert Benstein as an At-Large member of the North Grand River Corridor of Improvement Board of Authority for a term to expire June 30, 2026; and

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

WHEREAS, the Committee on Development and Planning met on December 14, 2022 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Robert Benstein as an At-Large member of the North Grand River Corridor of Improvement Board of Authority for a term to expire June 30, 2026.

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Appendix F:

Lansing Gateway CIA Bylaws

BYLAWS OF THE NORTH GRAND RIVER (THE GATEWAY) CORRIDOR IMPROVEMENT AUTHORITY OF THE CITY OF LANSING

Rev: January 13, 2022

ARTICLE I - NAME

The name of this Authority is the Lansing Gateway Corridor Improvement Authority of the City of Lansing.

ARTICLE II - PURPOSE

The purpose of the Authority is to carry out those purposes and exercise those powers as conferred upon it by State of Michigan's Corridor Improvement Authority Act, Act 57 of 2018 (Formerly known as Act 280 of the Michigan Public Acts of 2005) as amended ("the Act"). The Authority shall be a public body corporate and shall have all the powers which now or hereafter may be conferred by law on authorities organized under the Act. These Bylaws are adopted as the Authority's rules governing procedure and holding regular meetings, in accordance with the Act.

ARTICLE III - AUTHORITY BOARD OF DIRECTORS

Section 1. **Authority Board.** The Authority shall be under the supervision and control of a board consisting of seven members appointed by the Mayor of the City of Lansing subject to the approval of the City Council. The board will also include the Mayor or a Mayoral Assignee. No less than a majority of the members shall be people having an ownership or business interest in property located in the Corridor Improvement Authority development area. At least one of the members shall be a resident of the development area or of an area within one-half mile of any part of the development area.

Section 2. **Terms, Replacement, and Vacancies.** Of the initial six members appointed, two terms shall expire on June 30, 2023, one term shall expire on June 30, 2024, one term shall expire on June 30, 2025, and two terms shall expire on June 30, 2026. Thereafter, each member appointed shall serve for a term of four years. A member shall hold office until the member's successor is appointed. An appointment to fill a vacancy shall be made by the Mayor for the unexpired term only. Before assuming the duties of office, a member shall qualify by taking and subscribing to the constitutional oath of office.

Section 3. **Removal.** A member of the Board may be removed for cause by the City Council after having been given notice and an opportunity to be heard.

ARTICLE IV - OFFICERS

Section 1. **Officers.** The officers of the Authority Board shall be a chairperson, a vice chairperson, a treasurer, and a recording secretary. All officers shall be members of the Authority Board, with the exception of the recording secretary who may, but need not be, a member of the Authority Board.

Section 2. **Removal of Officers.** An officer may be removed by the Authority Board whenever, in its judgment, the best interest of the Authority Board will be served.

Section 3. **Chairperson.** The chairperson shall preside over all meetings of the Authority Board and shall discharge the duties as a presiding officer.

Section 4. **Vice Chairperson.** In the absence of the chairperson or in the event of inability to serve as chairperson, the vice chairperson shall perform the duties of the chairperson and when so acting, shall have all the powers and be subject to all the restrictions of the chairperson.

Section 5. **Treasurer.** The treasurer shall prepare, with the assistance of appropriate staff, an annual financial report covering the fiscal year of the Authority. The fiscal year of the Authority shall be July 1 to June 30. An annual audit will be made each year. The treasurer shall provide a bond, if necessary, in the amount prescribed by the Authority Board.

Section 6. **Recording Secretary.** The recording secretary, if not a member of the Authority Board, shall be a designee of the Authority Board. The recording secretary shall attend all meetings of the Authority Board and with the assistance of appropriate staff record all votes and the minutes of all proceedings, to be maintained for future reference. The recording secretary shall give, or cause to be given, notice of all meetings of the Authority Board, as required by law or these bylaws, and shall perform such other duties as may be prescribed by the Authority Board. The recording secretary shall, when authorized by the Authority Board, attest by signature to actions of the Authority Board, and shall maintain custody of the official seal, and of the records, books and all documents of the Authority.

Section 7. **Delegation of Duties of Officers**. In the absence of any officer of the Authority Board due to resignation or removal, the Authority Board may delegate the powers and duties of any officer to any Authority Board member provided a majority of a quorum of the Authority Board concurs therein.

Section 8. **Election of Officers.** Nominations shall be made from the floor at the annual meeting in January or at the initial meeting of the Authority Board. Officers shall be elected by majority vote of the Authority Board. The terms of office shall be for one year and begin at the close of the annual meeting at which they are elected, or until his or her successor shall be elected and qualified. No member shall hold more than one office at a time.

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ARTICLE V - EMPLOYMENT OF DIRECTOR

The Authority Board may employ and fix compensation of a director subject to approval of the City Council. A member of the Board is not eligible to hold the position of Director. Before beginning his or her duties, the Director shall subscribe to the constitutional oath and furnish a bond as required by section 609 of Act 57 of 2018. The Director shall be the chief executive officer of the Authority. The Director shall serve at the pleasure of the Authority Board.

ARTICLE VI - MEETINGS

Section 1. **Organizational Meeting and Election of Officers.** Officers shall be elected at the first organizational meeting of the Authority Board after the adoption of the Bylaws and shall be appointed thereafter pursuant to Article VI - Section 2.

Section 2. **Annual Meeting.** Starting in the year 2023, an annual meeting shall be held in January at a time and place to be set by the Authority Board. Election of officers shall occur at the annual meeting. If the election of officers does not occur on the day designated or any adjournment thereof, the Authority Board shall cause the election to be held at a regular or special meeting of the Authority Board within 90 days of the annual meeting.

Section 3. **Regular Meetings.** Regular meetings of the Authority Board shall be held at a time and place to be set by the Authority Board at its annual meeting. Notice of regular meetings shall be published in accordance with the Michigan Open Meetings Act, Act 267 of the Public Acts of 1976, as amended. The Authority Board records shall be open to the public.

Section 4. **Special Meetings.** Special meetings of the Authority Board may be called by the chairperson, the vice chairperson in the absence of the chairperson, or by any three Authority members by giving 24 hours' notice of the meeting to other board members, stating the purpose of the meeting, and by posting sufficient public notice in accordance with the Michigan Open Meetings Act.

Section 5. **Notice of Meetings.** All meetings other than regularly scheduled meetings shall be preceded by public notice posted 18 hours prior to the meeting in accordance with the Michigan Open Meetings Act.

Section 6 **Agenda and Minutes.** The recording secretary together with appropriate staff shall prepare the agendas for all regular meetings and send them to the Authority Board members at least 24 hours prior to the meeting. Any member of the Authority Board may request any item to be placed on the agenda. Minutes of all meetings shall be prepared and kept in accordance with the Michigan Open Meetings Act. Proposed Minutes of a meeting shall be made available to the public no more than 8 days after the meeting. The Board shall vote to approve or amend and approve minutes from any prior meeting, at the

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next regular meeting.

Section 7 **Quorum and Voting.** A quorum shall constitute a majority of the Authority Board members appointed and serving at the time. A majority vote of a quorum of the Authority Board shall constitute the action of the Authority Board unless the vote of a larger number is required by statute, or elsewhere in these rules. In the event that effective membership is reduced because of a conflict of interest, a majority of the remaining members eligible to vote shall constitute the action of the Authority Board.

Section 8 **Rules of Order.** *Robert's Rules of Order* will govern the conduct of all meetings.

Section 9 **Open and Closed Meetings.** All regular and special meetings of the Authority Board shall be open to the public, and each agenda shall include a time for public comment. Closed meetings of the Authority Board may be called for the purposes listed in the Michigan Open Meetings Act, if approved by the Authority.

Section 10 **Conflict of Interest.** An Authority Board member who has a direct conflict of interest of more than a de minimis nature as defined by MCL 15.322 and 15.323 in any matter before the Authority Board shall disclose that interest prior to the Authority Board taking any action with respect to the matter. This disclosure shall become part of the record of the Authority Board's official proceedings. Any member making such disclosure shall, with the approval of the Authority Board, refrain from participating in the Authority Board's decision-making process, to include all discussions, motions made, and votes taken, relative to such matters, unless required by law. In addition, an Authority Board member shall be subject to the conflict-of-interest provisions of section 5-505 of the Lansing City Charter and the Ethics Ordinance in Part 2, Title 10, Chapter 290 of the Lansing Codified Ordinances.

Section 11 **Mandatory Voting.** Except when a member is excused from participating in a matter by the chair because of a disclosed conflict of interest, all members present shall vote on all matters before the Authority Board.

Section 12 **Physical Presence Required.** Members may not be counted as in attendance and may not vote unless they are physically present at the meeting. Members may not send a proxy to a meeting, and members may not vote by proxy.

ARTICLE VII - EXECUTIVE COMMITTEE

The officers of the Authority Board, including chairperson, vice chairperson, treasurer, and recording secretary, shall constitute the executive committee. The executive committee shall have general supervision of the affairs of the Authority Board between its business meetings, fix the hours and place of meetings, make recommendations to the Authority Board, and shall

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perform such other duties as specified in these Bylaws or as may be specified by the Authority Board.

ARTICLE VIII - AUTHORITY BOARD COMMITTEES AND ADVISORY COMMITTEES

Section 1 **Authority Board Committees.** The Authority Board, by resolution, may designate and appoint one or more committees to advise the Authority Board. Committee members shall be members of the Authority Board. The chairperson of the Authority Board shall appoint the members and select the chairperson of the Authority Board committees. The committees may be terminated by a vote of the Authority Board. At the annual meeting, the committees will be evaluated and reappointed or dissolved. A majority of the committee will constitute a quorum. A majority of the members present at the meeting at which a quorum is present shall be the action of the committee.

Section 2 **Advisory Committees.** The Authority Board may, by resolution, authorize the establishment of advisory committees to the Authority Board. The chairperson shall select, with the advice and consent of the Authority Board members, the members of each advisory committee. The advisory committees shall elect their own officers and establish rules governing their action.

ARTICLE IX - INDEMNIFICATION

Section 1 **Indemnification and Defense.** Matters involving a claim or civil action against any officer or employee of the Authority, while acting within the scope of their authority, are subject to the Government Liability for Negligence Act, Act 170 of the Public Acts of 1964, as amended.

Section 2. **Reimbursement.** Any action by the Authority Board on behalf of an officer or employee under Section 1 shall be made by the Authority Board only as authorized in the specific case upon a determination that such action is appropriate. Such determination shall be made in either of the following ways:

1. By a majority vote of the members of the Authority Board who were not parties to such claim, action, suit or proceedings, or
2. If such quorum is not obtainable, or even if obtainable, a quorum of disinterested members so directs, supported by the recommendation of legal counsel in a written opinion.

Section 3. **Insurance.** The Authority Board may purchase and maintain insurance on behalf of any person who is or was an officer or employee of the Authority against any liability asserted against the officer or employee and incurred by them in any such capacity or arising out of their status as such.

ARTICLE X - AMENDMENTS OF BYLAWS

These Bylaws may be amended at any regular meeting of the Authority Board by a majority

vote of a quorum, provided that the amendment has been submitted in writing at the previous regular meeting; provided, however, that no such amendment shall take effect until approved by resolution of the City Council.

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Appendix G:

List of Affected Properties by Parcel Identification Number

Parcel #	Address	Class
19-05-31-30-015-000	5300 N GRAND RIVER AVE	201
19-05-31-30-020-000	N GRAND RIVER AVE	202
19-05-31-30-025-060	5226 N GRAND RIVER AVE	201
19-05-31-30-035-000	N GRAND RIVER AVE	202
19-05-31-30-040-051	5122 N GRAND RIVER AVE	201
33-01-01-04-351-022	2230 N GRAND RIVER AVE	201
33-01-01-04-351-202	2235 SPIKES LANE	201
33-01-01-04-351-232	2301 RAYMOND DR	201
33-01-01-04-352-103	2019 N GRAND RIVER AVE	201
33-01-01-04-353-011	2222 SPIKES LANE	201
33-01-01-04-353-061	N GRAND RIVER AVE	202
33-01-01-04-379-041	BELL ST	202
33-01-01-04-379-065	2017 TURNER ST	201
33-01-01-04-379-075	1925 TURNER ST	201
33-01-01-04-380-002	1800 N GRAND RIVER AVE	201
33-01-01-04-380-007	2005 SEAGER ST	201
33-01-01-04-380-010	1700 N GRAND RIVER AVE	201
33-01-01-04-456-021	2002 TURNER ST	201
33-01-01-05-103-052	3600 N GRAND RIVER AVE	201
33-01-01-05-105-003	3200 REMY DR	202
33-01-01-05-105-013	3400 N GRAND RIVER AVE	201
33-01-01-05-106-002	3350 N GRAND RIVER AVE	201
33-01-01-05-226-001	3500 N M L KING JR BLVD	201
33-01-01-05-252-163	1300 MARQUETTE ST	201
33-01-01-05-252-167	1200 MARQUETTE ST	201
33-01-01-05-276-030	TERMINAL RD	202
33-01-01-05-276-042	924 TERMINAL RD	201
33-01-01-05-276-231	1001 TERMINAL RD	201
33-01-01-05-276-241	TERMINAL RD	202
33-01-01-05-276-241	TERMINAL RD	202
33-01-01-05-301-303	N GRAND RIVER AVE	202
33-01-01-05-330-111	2930 N GRAND RIVER AVE	201
33-01-01-05-330-121	2918 N GRAND RIVER AVE	201
33-01-01-05-330-131	2902 N GRAND RIVER AVE	201
33-01-01-05-401-091	2824 N GRAND RIVER AVE	201
33-01-01-05-401-132	2802 N GRAND RIVER AVE	201
33-01-01-05-402-122	2738 N GRAND RIVER AVE	201
33-01-01-05-402-131	2724 N GRAND RIVER AVE	201
33-01-01-05-402-151	2706 N GRAND RIVER AVE	202
33-01-01-05-402-161	2725 HOLLYWOOD ST	201
33-01-01-05-404-021	2626 N GRAND RIVER AVE	201
33-01-01-05-404-052	2602 N GRAND RIVER AVE	201
33-01-01-05-427-013	2800 N M L KING JR BLVD	201
33-01-01-05-427-031	2732 N M L KING JR BLVD	201
33-01-01-05-427-071	2610 N M L KING JR BLVD	201

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33-01-01-05-427-091	2526 N GRAND RIVER AVE	201
33-01-01-05-427-111	2442 N GRAND RIVER AVE	202
33-01-01-05-427-131	2420 N GRAND RIVER AVE	201
33-01-01-05-427-140	GRAND RIVER ACC ST	201
33-01-01-05-427-222	2300 N GRAND RIVER AVE	201
33-01-01-05-451-021	N GRAND RIVER AVE	202
33-01-01-05-451-031	N GRAND RIVER AVE	202
33-01-01-05-451-051	N GRAND RIVER AVE	202
33-01-01-05-451-071	2715 N GRAND RIVER AVE	201
33-01-01-05-451-072	2611 N GRAND RIVER AVE	201
33-01-01-05-451-080	2709 N GRAND RIVER AVE	201
33-01-01-05-451-085	2621 N GRAND RIVER AVE	201
33-01-01-05-451-101	2605 N GRAND RIVER AVE	201
33-01-01-05-451-211		202
33-01-01-05-476-021	2515 N GRAND RIVER AVE	201
33-01-01-05-476-031	2519 N GRAND RIVER AVE	201
33-01-01-05-476-041	2510 N M L KING JR BLVD	201
33-01-01-05-476-063	2122 N M L KING JR BLVD	201
33-01-01-05-476-071	N GRAND RIVER AVE	202
33-01-01-05-476-123	2407 N GRAND RIVER AVE	201
33-01-01-06-101-001	N GRAND RIVER AVE	202
33-01-01-06-101-002	N GRAND RIVER AVE	202
33-01-01-06-101-011	5146 N GRAND RIVER AVE	201
33-01-01-06-101-044	5014 N GRAND RIVER AVE	201
33-01-01-06-101-051	5000 N GRAND RIVER AVE	201
33-01-01-06-101-061	3515 SHEFFER AVE	201
33-01-01-06-101-101	4816 N GRAND RIVER AVE	201
33-01-01-06-101-111	N GRAND RIVER AVE	202
33-01-01-06-101-122	SHEFFER AVE	202
33-01-01-06-101-132	5124 N GRAND RIVER AVE	201
33-01-01-06-102-001	5245 N GRAND RIVER AVE	202
33-01-01-06-102-004	5225 N GRAND RIVER AVE	201
33-01-01-06-102-015	3400 FRANETTE RD	201
33-01-01-06-102-020	3535 N WAVERLY RD	201
33-01-01-06-102-022	3436 FRANETTE RD	201
33-01-01-06-103-001	5161 N GRAND RIVER AVE	201
33-01-01-06-103-022	3200 N WAVERLY RD	201
33-01-01-06-104-003	5141 N GRAND RIVER AVE	201
33-01-01-06-104-005	5131 N GRAND RIVER AVE	201
33-01-01-06-104-011	3345 BARDAVILLE ST	201
33-01-01-06-104-022	3325 BARDAVILLE ST	201
33-01-01-06-104-061	3731 PLAZA DR	201
33-01-01-06-104-063	3711 PLAZA DR	201
33-01-01-06-104-065	3320 BARDAVILLE ST	201
33-01-01-06-104-067	BARDAVILLE ST	202
33-01-01-06-104-070	5101 N GRAND RIVER AVE	201
33-01-01-06-104-082	5025 N GRAND RIVER AVE	201
33-01-01-06-104-112	3315 JONI'S CIRCLE	201
33-01-01-06-104-171	5019 N GRAND RIVER AVE	201

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33-01-01-06-104-171	5019 N GRAND RIVER AVE	201
33-01-01-06-126-021	4700 N GRAND RIVER AVE	201
33-01-01-06-127-001	5001 N GRAND RIVER AVE	202
33-01-01-06-127-011	SHEFFER AVE	202
33-01-01-06-127-021	SHEFFER AVE	202
33-01-01-06-128-001	4917 N GRAND RIVER AVE	201
33-01-01-06-128-241	4905 N GRAND RIVER AVE	201
33-01-01-06-128-251	4913 N GRAND RIVER AVE	201
33-01-01-06-129-002	4811 N GRAND RIVER AVE	201
33-01-01-06-129-232	4805 N GRAND RIVER AVE	201
33-01-01-06-130-001	N GRAND RIVER AVE	202
33-01-01-06-130-201	4703 N GRAND RIVER AVE	201
33-01-01-06-131-001	4617 N GRAND RIVER AVE	201
33-01-01-06-131-011	ALFRED AVE	202
33-01-01-06-131-131	4601 N GRAND RIVER AVE	201
33-01-01-06-131-141	4613 N GRAND RIVER AVE	201
33-01-01-06-201-012	4526 N GRAND RIVER AVE	201
33-01-01-06-201-017	4416 N GRAND RIVER AVE	201
33-01-01-06-201-061	4400 N GRAND RIVER AVE	201
33-01-01-06-201-071	3301 CAPITAL CITY BLVD	201
33-01-01-06-226-001	3950 N GRAND RIVER AVE	201
33-01-01-06-226-015	3940 N GRAND RIVER AVE	201
33-01-01-06-226-080	4000.5 N GRAND RIVER AVE	201
33-01-01-06-226-090	4000 N GRAND RIVER AVE	202
33-01-01-06-251-003	4525 N GRAND RIVER AVE	201
33-01-01-06-251-413	ANDREA DR	202
33-01-01-06-251-423	4437 N GRAND RIVER AVE	201
33-01-01-06-251-431	4515 N GRAND RIVER AVE	201
33-01-01-06-252-001	4415 N GRAND RIVER AVE	201
33-01-01-06-252-191	4119 N GRAND RIVER AVE	201
33-01-01-06-252-202	4125 N GRAND RIVER AVE	201
33-01-01-06-252-212	4131 N GRAND RIVER AVE	201
33-01-01-06-252-221	4209 N GRAND RIVER AVE	201
33-01-01-06-252-231	4215 N GRAND RIVER AVE	201
33-01-01-06-252-241	4221 N GRAND RIVER AVE	201
33-01-01-06-252-251	4233 N GRAND RIVER AVE	201
33-01-01-06-252-261	4311 N GRAND RIVER AVE	201
33-01-01-06-252-271	4401 N GRAND RIVER AVE	201
33-01-01-06-276-001	3010 GRANDELL AVE	201
33-01-01-09-102-002	601 SADIE CT	201
33-01-01-09-102-044	1825 N GRAND RIVER AVE	201
33-01-01-09-102-061	1811 N GRAND RIVER AVE	201
33-01-01-09-102-071	1801 N GRAND RIVER AVE	201
33-01-01-09-102-081	1721 N GRAND RIVER AVE	201
33-01-01-09-102-103	1611 N GRAND RIVER AVE	201
33-01-01-09-126-022	226 RUSSELL ST	201
33-01-01-09-127-022	W NORTH ST	202
33-01-01-09-176-001	1632 N GRAND RIVER AVE	201

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33-01-01-09-176-051	1600 N GRAND RIVER AVE	201
33-01-01-09-180-141	306 W WILLOW ST	201
33-01-01-09-180-151	1301 N GRAND RIVER AVE	201
33-01-01-09-183-001	1320 N GRAND RIVER AVE	201
33-01-01-09-183-011	1300 N GRAND RIVER AVE	201
33-01-01-09-201-131	209 E REASONER ST	201
33-01-01-09-203-011	1600 TURNER ST	201
33-01-01-09-203-021	319 E NORTH ST	201
33-01-01-09-203-042	401 E NORTH ST	201
33-01-01-09-205-002	214 E REASONER ST	201
33-01-01-09-205-051	1701 TURNER ST	201
33-01-01-09-205-061	TURNER ST	202
33-01-01-09-207-071	223 E NORTH ST	201
33-01-01-09-207-081	1603 TURNER ST	201
33-01-01-09-207-131	1625 TURNER ST	201
33-01-01-09-252-161	1421 TURNER ST	201
33-01-01-09-252-191	1503 TURNER ST	201
33-01-01-09-252-201	1509 TURNER ST	201
33-01-01-09-252-221	1521 TURNER ST	201
33-01-01-09-253-002	1522 TURNER ST	201
33-01-01-09-253-081	1515 CENTER ST	201
33-01-01-09-253-092	BEAVER ST	202
33-01-01-09-255-131	316 BEAVER ST	201
33-01-01-09-326-081	318 W CESAR E. CHAVEZ AVE	201
33-01-01-09-326-121	300 W CESAR E. CHAVEZ AVE	201
33-01-01-09-326-161	1225 N GRAND RIVER AVE	201
33-01-01-09-327-051	226 W CESAR E. CHAVEZ AVE	201

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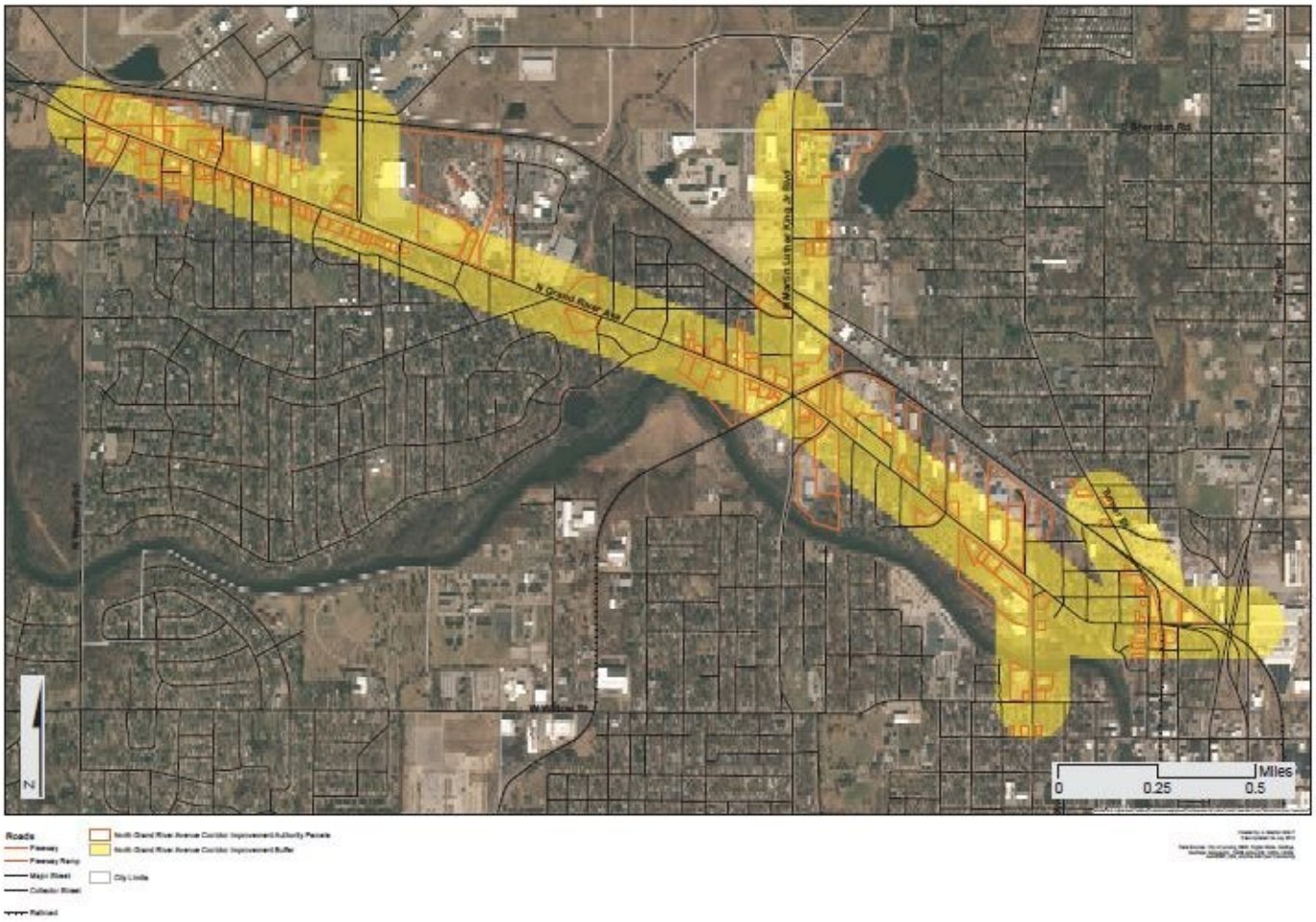
Lansing Gateway CIA District Map – Parcels included within Lansing Gateway Corridor

North Grand River Avenue Corridor Improvement Authority



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Appendix I:

Projections and Taxing Jurisdiction Impact Tables

Growth Rate	1.00%																
Year	**2024**	**2025**	**2026**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**Total**
Baseline Value	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	
Value w/ Inflation	$31,889,077.00	$32,207,967.77	$32,530,047.45	$32,530,047.45	$32,855,347.92	$33,183,901.40	$33,515,740.42	$33,850,897.82	$34,189,406.80	$34,531,300.87	$34,876,613.87	$35,225,380.01	$35,577,633.81	$35,933,410.15	$36,292,744.25	$36,655,671.70	
Increment	**$0.00**	**$318,890.77**	**$640,970.45**	**$640,970.45**	**$966,270.92**	**$1,294,824.40**	**$1,626,663.42**	**$1,961,820.82**	**$2,300,329.80**	**$2,642,223.87**	**$2,987,536.87**	**$3,336,303.01**	**$3,688,556.81**	**$4,044,333.15**	**$4,403,667.25**	**$4,766,594.70**	
Taxing Entity																	
CADL (1.5528 Mills)	$0.00	$495.17	$995.30	$995.30	$1,500.43	$2,010.60	$2,525.88	$3,046.32	$3,571.95	$4,102.85	$4,639.05	$5,180.61	$5,727.59	$6,280.04	$6,838.01	$7,401.57	$55,310.67
LCC (3.769 Mills)	$0.00	$1,201.96	$2,415.95	$2,415.95	$3,642.07	$4,880.45	$6,131.22	$7,394.50	$8,670.40	$9,959.07	$11,260.62	$12,575.19	$13,902.91	$15,243.90	$16,598.30	$17,966.25	$134,258.74
CATA (2.99 Mills)	$0.00	$953.32	$1,916.18	$1,916.18	$2,888.67	$3,870.88	$4,862.91	$5,864.86	$6,876.84	$7,898.93	$8,931.24	$9,973.88	$11,026.94	$12,090.53	$13,164.76	$14,249.73	$106,485.86
County (11.97 Mills)	$0.00	$3,819.42	$7,677.03	$7,677.03	$11,573.22	$15,508.37	$19,482.87	$23,497.12	$27,551.51	$31,646.44	$35,782.33	$39,959.57	$44,178.58	$48,439.79	$52,743.60	$57,090.46	$426,827.35
CRIA (0.699 Mills)	$0.00	$222.90	$448.04	$448.04	$675.42	$905.08	$1,137.04	$1,371.31	$1,607.93	$1,846.91	$2,088.29	$2,332.08	$2,578.30	$2,826.99	$3,078.16	$3,331.85	$24,898.35
City of Lansing (19.44 Mills)	$0.00	$6,199.24	$12,460.47	$12,460.47	$18,784.31	$25,171.39	$31,622.34	$38,137.80	$44,718.41	$51,364.83	$58,077.72	$64,857.73	$71,705.54	$78,621.84	$85,607.29	$92,662.60	$692,451.96
Total Capturable Mills	$0.00	$12,892.02	$25,912.96	$25,912.96	$39,064.11	$52,346.77	$65,762.26	$79,311.90	$92,997.04	$106,819.03	$120,779.24	$134,879.06	$149,119.87	$163,503.09	$178,030.14	$192,702.46	**$1,440,032.92**

Growth Rate	1.025%																
Year	**2024**	**2025**	**2026**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**Total**
Baseline Value	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	
Value w/ Inflation	$31,889,077.00	$32,215,940.04	$32,546,153.42	$32,546,153.42	$32,879,751.50	$33,216,768.95	$33,557,240.83	$33,901,202.55	$34,248,689.88	$34,599,738.95	$34,954,386.27	$35,312,668.73	$35,674,623.59	$36,040,288.48	$36,409,701.43	$36,782,900.87	
Increment	**$0.00**	**$326,863.04**	**$657,076.42**	**$657,076.42**	**$990,674.50**	**$1,327,691.95**	**$1,668,163.83**	**$2,012,125.55**	**$2,359,612.88**	**$2,710,661.95**	**$3,065,309.27**	**$3,423,591.73**	**$3,785,546.59**	**$4,151,211.48**	**$4,520,624.43**	**$4,893,823.87**	
Taxing Entity																	
CADL (1.5528 Mills)	$0.00	$507.55	$1,020.31	$1,020.31	$1,538.32	$2,061.64	$2,590.32	$3,124.43	$3,664.01	$4,209.12	$4,759.81	$5,316.15	$5,878.20	$6,446.00	$7,019.63	$7,599.13	$56,754.92
LCC (3.769 Mills)	$0.00	$1,232.01	$2,476.65	$2,476.65	$3,734.05	$5,004.34	$6,287.64	$7,584.10	$8,893.85	$10,217.03	$11,553.76	$12,904.20	$14,268.48	$15,646.75	$17,039.14	$18,445.80	$137,764.46
CATA (2.99 Mills)	$0.00	$977.16	$1,964.33	$1,964.33	$2,961.62	$3,969.14	$4,986.98	$6,015.25	$7,054.06	$8,103.52	$9,163.74	$10,234.83	$11,316.89	$12,410.05	$13,514.41	$14,630.09	$109,266.39
County (11.97 Mills)	$0.00	$3,914.90	$7,869.94	$7,869.94	$11,865.51	$15,902.03	$19,979.93	$24,099.63	$28,261.56	$32,466.14	$36,713.82	$41,005.04	$45,340.25	$49,719.89	$54,144.42	$58,614.31	$437,767.31
CRIA (0.699 Mills)	$0.00	$228.48	$459.30	$459.30	$692.48	$928.06	$1,166.05	$1,406.48	$1,649.37	$1,894.75	$2,142.65	$2,393.09	$2,646.10	$2,901.70	$3,159.92	$3,420.78	$25,548.49
City of Lansing (19.44 Mills)	$0.00	$6,354.22	$12,773.57	$12,773.57	$19,258.71	$25,810.33	$32,429.30	$39,115.72	$45,870.87	$52,695.27	$59,589.61	$66,554.62	$73,591.03	$80,699.55	$87,880.94	$95,135.94	$710,533.05
Total Capturable Mills	$0.00	$13,214.32	$26,564.09	$26,564.09	$40,050.69	$53,675.53	$67,440.03	$81,345.61	$95,393.72	$109,585.83	$123,923.40	$138,407.94	$153,040.94	$167,823.93	$182,758.45	$197,846.04	**$1,477,634.61**

Growth Rate	2.250%																
Year	**2024**	**2025**	**2026**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**Total**
Baseline Value	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	$31,889,077.00	
Value w/ Inflation	$31,889,077.00	$32,606,581.23	$33,340,229.31	$33,340,229.31	$34,090,384.47	$34,857,418.12	$35,641,710.03	$36,443,648.50	$37,263,630.59	$38,102,062.28	$38,959,358.68	$39,835,944.26	$40,732,253.00	$41,648,728.69	$42,585,825.09	$43,544,006.15	
Increment	**$0.00**	**$717,504.23**	**$1,451,152.31**	**$1,451,152.31**	**$2,201,307.47**	**$2,968,341.12**	**$3,752,633.03**	**$4,554,571.50**	**$5,374,553.59**	**$6,212,985.28**	**$7,070,281.68**	**$7,946,867.26**	**$8,843,176.00**	**$9,759,651.69**	**$10,696,748.09**	**$11,654,929.15**	
Taxing Entity																	
CADL (1.5528 Mills)	$0.00	$1,114.14	$2,253.35	$2,253.35	$3,418.19	$4,609.24	$5,827.09	$7,072.34	$8,345.61	$9,647.52	$10,978.73	$12,339.90	$13,731.68	$15,154.79	$16,609.91	$18,097.77	$131,453.61
LCC (3.769 Mills)	$0.00	$2,704.42	$5,469.68	$5,469.68	$8,297.17	$11,188.27	$14,144.42	$17,167.09	$20,257.77	$23,417.98	$26,649.31	$29,953.33	$33,331.70	$36,786.08	$40,318.18	$43,929.76	$319,084.85
CATA (2.99 Mills)	$0.00	$2,144.98	$4,338.22	$4,338.22	$6,580.81	$8,873.86	$11,218.50	$13,615.89	$16,067.23	$18,573.72	$21,136.61	$23,757.16	$26,436.67	$29,176.48	$31,977.93	$34,842.41	$253,078.68
County (11.97 Mills)	$0.00	$8,593.69	$17,380.74	$17,380.74	$26,365.50	$35,552.42	$44,946.04	$54,551.01	$64,372.10	$74,414.17	$84,682.18	$95,181.22	$105,916.49	$116,893.30	$128,117.09	$139,593.42	$1,013,940.10
CRIA (0.699 Mills)	$0.00	$501.54	$1,014.36	$1,014.36	$1,538.71	$2,074.87	$2,623.09	$3,183.65	$3,756.81	$4,342.88	$4,942.13	$5,554.86	$6,181.38	$6,822.00	$7,477.03	$8,146.80	$59,174.44
City of Lansing (19.44 Mills)	$0.00	$13,948.28	$28,210.40	$28,210.40	$42,793.42	$57,704.55	$72,951.19	$88,540.87	$104,481.32	$120,780.43	$137,446.28	$154,487.10	$171,911.34	$189,727.63	$207,944.78	$226,571.82	$1,645,709.82
Total Capturable Mills	$0.00	$29,007.05	$58,666.75	$58,666.75	$88,993.80	$120,003.20	$151,710.32	$184,130.85	$217,280.84	$251,176.71	$285,835.23	$321,273.57	$357,509.27	$394,560.27	$432,444.92	$471,181.98	**$3,422,441.50**

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LANSING GATEWAY CORRIDOR IMPROVEMENT AUTHORITY

DEVELOPMENT AND TIF PLAN

APPROVAL PROCESS SCHEDULE

DATE	RESPONSIBLE	ACTION	ATTENDANCE
June 25, 2024	LGCIA/ LEDC	Meeting to approve D/F Plan	
July 1, 2024	LEDC	Submit resolution approving Development and TIF plans for LGCIA and resolution to set public hearings to Laserfiche.	
July 8, 2024	Lansing City Council	Receives resolutions to approve the plans and set public hearings and refers it to the Committee on Development and Planning.	
July 10, 2024	Committee on Development and Planning	Board member(s) and facilitator present to the D&P Committee to review and approve resolutions to set public hearings.	
July 22, 2024	Lansing City Council	Council passes resolution setting the public hearings for 7:00PM on August 26, 2024.	
July 24, 2024	LEDC/ City Clerk	Posts Newspaper Advertisement I (20 days prior to public hearing)	
July 24, 2024	LEDC/City Clerk	Mail public hearing notice to taxing entities, all property taxpayers; place notice in 20 public places. (20 days prior to public hearing)	
July 31, 2024	LEDC/City Clerk	Posts Newspaper Advertisement II	
August 26, 2024	Lansing City Council	Holds public hearings at Council for creating Development and TIF Plan for LG. Refers to the D&P Committee for approval.	
August 28, 2024	Committee on Development and Planning	D&P Committee passes resolutions to approve the Development and TIF Plans.	(If requested)
Sept. 9, 2024	Lansing City Council	City Council approves	(If requested)

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

A RESOLUTION TO APPROVE THE DEVELOPMENT AND TAX INCREMENT FINANCE PLAN OF THE LANSING GATEWAY CORRIDOR IMPROVEMENT AUTHORITY OF THE CITY OF LANSING

WHEREAS, the City Council of the City of Lansing, MI, by Resolution 2019-334, passed on December 16, 2019, authorized the creation of the Lansing Gateway Corridor Improvement Authority (the "Authority") by the provisions of the State of Michigan's Corridor Improvement Authority Act, previously Act 280 of 2005 (MCL 125.2871, et seq.), recently reorganized as Part 6 of Act 57 of 2018 (125.4602, et seq.), as amended (the "Act"); and

WHEREAS, the Board of Directors of the Authority met and approved a joint Development and Tax Increment Finance Plan (together, the "Plan") on June 25, 2024 at a duly noticed public hearing of the Authority; and

WHEREAs, the Board of Directors for the Authority have transmitted the Plan to the City Council of the City of Lansing for review and approval after public hearing; and

WHEREAS, the City Council of the City of Lansing held a public hearing and received comments from members of the public, and each taxing jurisdiction levying taxes that would be subject to capture if the tax increment financing plan is approved, on all aspects of the Plan, on August 26, 2024, and in compliance with Sections 622 & 618 of the Act; and

WHEREAS, after public comment the Plan was reviewed by the Committee on Development and Planning, and further by City Council as a whole, with particular attention to the following considerations:

a) whether the plan meets the requirements under section 620(2) of the Act;
b) whether the proposed method of financing the development is feasible and the authority has the ability to arrange the financing;
c) whether the development is reasonable and necessary to carry out the purposes of the Act;
d) whether the land included within the development area to be acquired is reasonably necessary to carry out the purposes of the plan and of this part in an efficient and economically satisfactory manner;
e) whether the development plan is in reasonable accord with the land use plan of the municipality;
f) whether public services, such as fire and police protection and utilities, are or will be adequate to service the project area;
g) whether changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and for the municipality; and

h) whether the Plan is consistent with and supports the Qualified Development Area containing Transit-Oriented Development.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lansing determines that the Plan, containing both a Development Plan and Tax Increment Finance Plan, constitutes a public purpose.

BE IT FURTHER RESOLVED that the City Council of the City of Lansing finds that:

a) the plan meets the requirements under Section 620(2) of the Act;
b) the proposed method of financing the development is feasible and the authority has the ability to arrange the financing;
c) the development is reasonable and necessary to carry out the purposes of the Act;
d) no land included within the development area is required to be acquired to fulfill the Plan, but any ancillary acquisition that may become necessary is reasonably necessary to carry out the purposes of the Plan and of the Act in an efficient and economically satisfactory manner;
e) the Plan is in reasonable accord with the land use plan of the City of Lansing;
f) public services, such as fire and police protection and utilities, are or will be adequate to service the project area;
g) any changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and for the City of Lansing; and
h) the Plan is consistent with and supports the Qualified Development Area containing Transit-Oriented Development.

BE IT FINALLY RESOLVED that the City Council of the City of Lansing approves the Plan without modification.

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:

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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 July 12, 2024
Adopted by the Lansing City Council on _____

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ATTACHMENTS

Attachment A: Legal Description of the Property
Attachment B: EGLE BEA Acknowledgement Letter

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

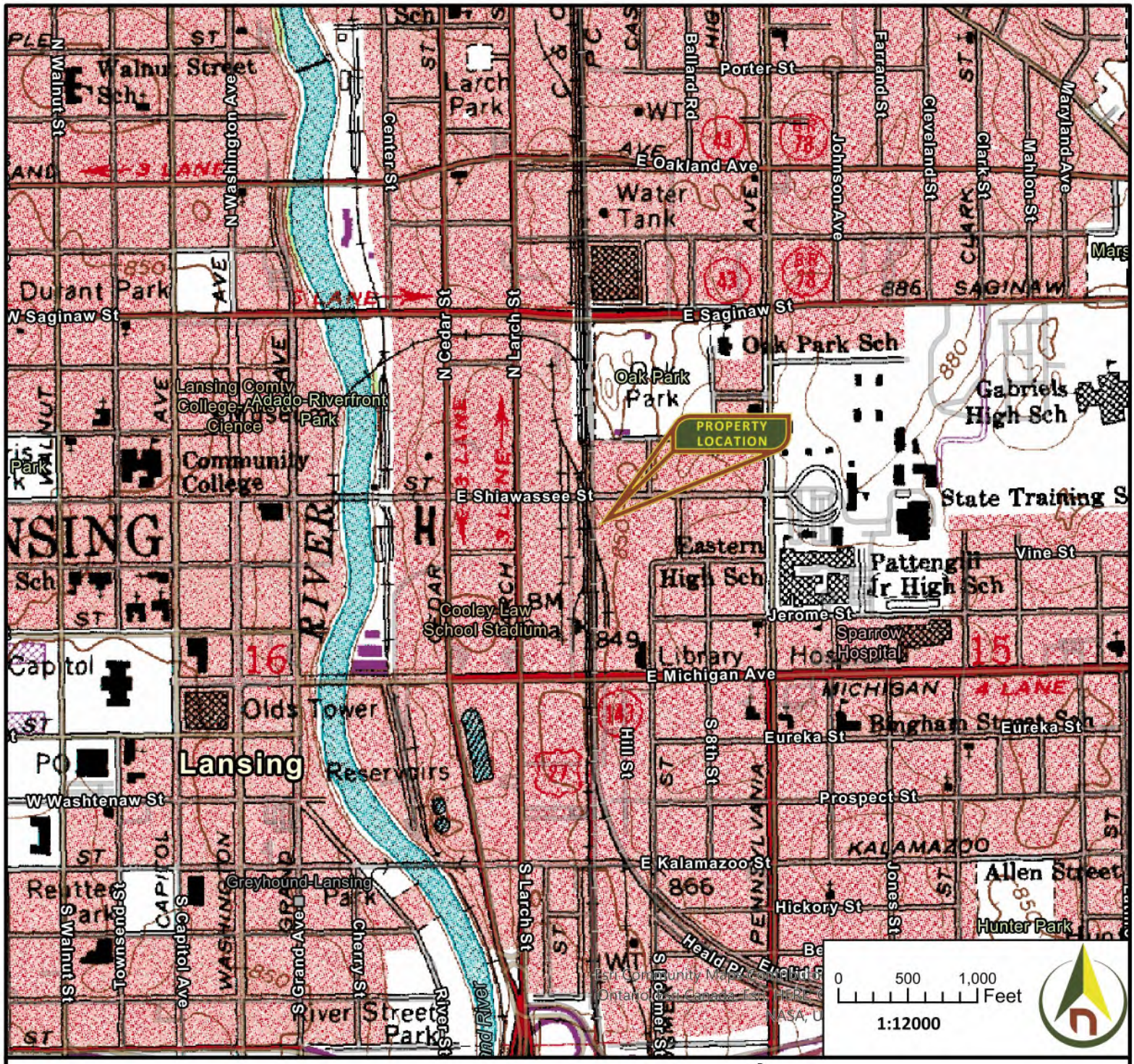
The LBRA and the Lansing City Council, in accordance with the Act, may further amend the Brownfield Plan, or this Amendment, in the future to fund additional eligible activities associated with the Project described herein.

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Map

Figure 3: Sample Locations with Analytical Exceedances



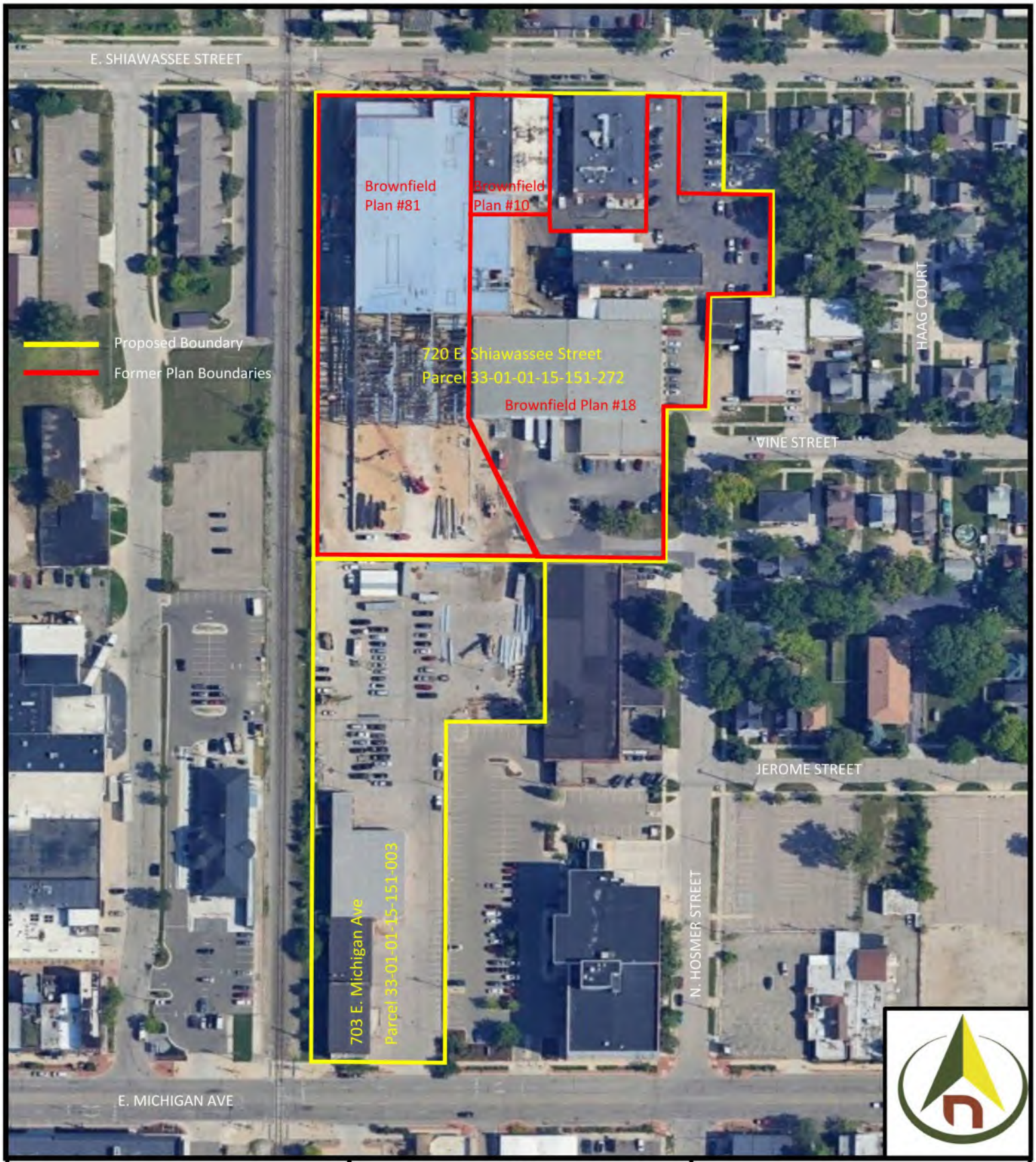
TRI TERRA

FIGURE 1 PROPERTY LOCATION

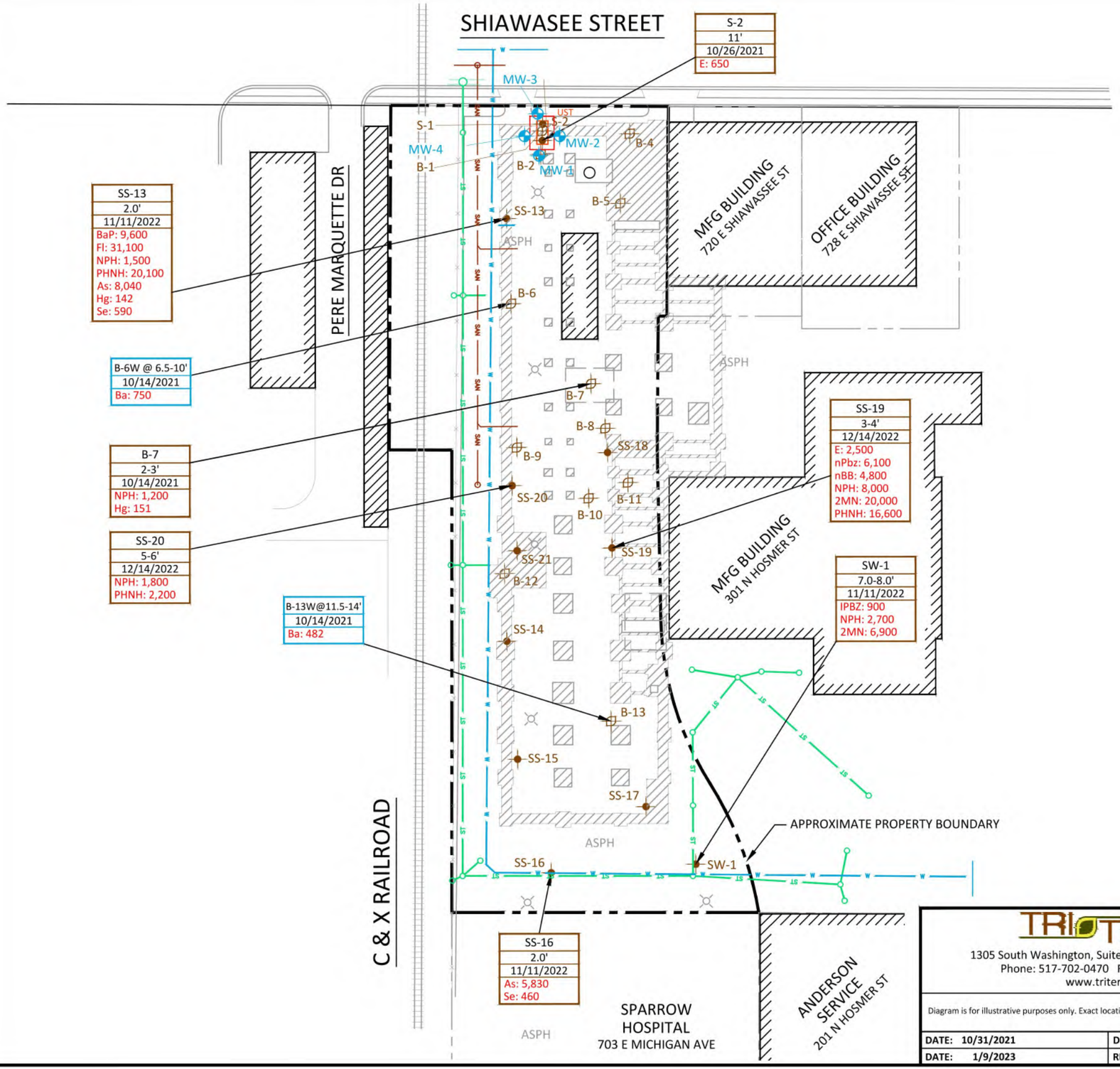
NORTHERN 2.568 ACRES OF PARCEL NO. 33-01-01-15-151-002
LANSING, MICHIGAN 48912

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.

TRI TERRA
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.

DATE: 10/31/2021	DRAWN BY: JWL		
DATE: 1/9/2023	REVISED BY: JWL		

SAMPLE LOCATIONS WITH ANALYTICAL EXCEEDANCES

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

PROJECT NUMBER: 21-2806 FIGURE 3

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

Table 4: Tax Increment Revenue Reimbursement Entity Allocation Table

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

	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	Beginning Balance													
	$ 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

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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

Access additional record information for a small convenience fee. *

> Additional areas of information include: *Delinquent Tax Information*

Show Purchase Options

* Additional record information is free for all homeowners, click the 'Show Purchase Options' button for more information.

Important Message

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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

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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.						

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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

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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*

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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 Transferred**	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

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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

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Attachment B

EGLE BEA Acknowledgement Letter

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

GRETCHEN WHITMER
GOVERNOR

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, 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

THE LANSING BROWNFIELD REDEVELOPMENT AUTHORITY (LBRA)

Resolution Recommending Approval of Plan #81 Amendment #1
NEOGEN Lansing Expansion - Brownfield Redevelopment Project

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

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

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

The following preamble and resolution was offered by;

Member: Van Fossen, and seconded by

Member: Jones

WHEREAS, The LBRA (Authority) staff has worked closely with representatives of NEOGEN Properties IX, LLC (the "Developer") to draft Brownfield Plan #81 - Amendment #1 – NEOGEN Lansing Expansion Brownfield Redevelopment Project (Plan); and

WHEREAS, The LBRA staff has duly reviewed such Plan and has found it to be in compliance with the provisions of Act 381 of Michigan Public Acts of 1996, as amended (Act), and meets the following determinations and findings:

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

WHEREAS, The LBRA staff recommends approval of Brownfield Plan #81 – Amendment #1 – NEOGEN Lansing Expansion Brownfield Redevelopment Project.

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

1. The Brownfield Plan described as Brownfield Plan #81 – Amendment #1 – NEOGEN Lansing Expansion Brownfield Redevelopment Project in the form filed herewith is hereby approved by the Lansing Brownfield Redevelopment Authority and recommended for consideration by the City Council of the City of Lansing pursuant to Act 381 of Michigan Public Acts of 1996, as amended.

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

YEAS: SIX (6)

NAYS: ZERO (0)

ABSTENTIONS: ZERO (0)

ABSENT: THREE (3)

STATE OF MICHIGAN)
) SS.
COUNTY OF INGHAM)

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

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

Shelly Davis Boyd, Chair

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

RESOLUTION APPROVING BROWNFIELD PLAN #81 AMENDMENT #1
NEOGEN EXPANSION BROWNFIELD REDEVELOPMENT PROJECT

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, LBRA Brownfield Plan #81 Amendment #1 – NEOGEN Expansion Brownfield Redevelopment Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on August 26, 2024, and at least 10 days before the public hearing the taxing jurisdictions were provided notice to be fully informed about the fiscal and economic implications of the proposed Plan and given a reasonable opportunity to express their views and recommendations regarding the Plan in accordance with Section 13 (10) and 14(1) of the Act; and

WHEREAS, the Lansing City Council, before and during its public hearing on August 26, 2024, reviewed testimony and evidence regarding the Plan, and found that:

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,

2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,

3. the Project may result in new private investment of approximately $208,000,000 million.

4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible actives they perform, in accordance with the Plan,

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

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

finds:

- The Plan constitutes a public purpose under the Act;
- The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;
- The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
- The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
- The amount of the captured taxable value estimated to result from the adoption of the Plan is reasonable; and
- The proposed project is consistent with local development and redevelopment plans and zoning ordinances as has also been determined by the City of Lansing Department of Economic Development and Planning.

BE IT FURTHER RESOLVED that the Lansing City Council hereby approves the LBRA 'Brownfield Plan #81 Amendment #1 – NEOGEN Expansion Brownfield Redevelopment Project'.

An Act 33 Review is a planning level review of the **location, character, and extent** of public improvements and City property transactions. Act 33 Reviews are conducted by the City of Lansing pursuant to the provisions of the Michigan Planning Enabling Act (P.A. 33 of 2008) and Section 208 of the Lansing Code of Ordinances.

APPLICANT	City of Lansing
PROPOSAL:	Purchase of Real Property, 2300 S Washington Ave.
PARCEL(S):	2300 S Washington Ave. - PID # 33-01-01-28-151-023
CURRENT OWNER(S):	Lansing Building Authority 124 W Michigan Ave. Lansing, Mi 48933-2500
EXISTING LAND USE & ZONING:	Use: Vacant office – former McLaren of Greater Lansing parking lot and buildings, Zoning: INST-1 Institutional
PROPERTY SIZE AND SHAPE:	11.7 acres, irregular
SURROUNDING ZONING & LAND USE	North: IND-2; parking South: R-5, Washington Park West: IND-2, railroad East: R-6a, residential

ANALYSIS

BACKGROUND:

The City of Lansing proposes to purchase the property at 2300 South Washington Ave. to facilitate the parcel combination with the city-owned 2500 South Washington Ave. (former Lansing Public Media Center offices) and development of the new Public Safety Complex. The new Public Safety Complex centralizes Lansing Police Department, Lansing Fire Department, and 54-A District Court operations on one campus. The project has been approved and funded using a $175 million bond voted and approved in 2022.

Relocation of the 54-A District Court, Lansing Police Department headquarters, and Lansing Fire Department Station #9 will result in updated operational facilities and will allow more flexibility for City Hall relocation plans. The subject parcel was previously owned by the McLaren Greater Lansing Hospital network and used as a parking lot. 2500 S Washington Ave. was once home to the Michigan National Guard Armory before it was donated to the City of Lansing in 2008, which then housed the City's elections office and the Lansing Public Media Center until 2023.

Site work for the Public Safety Complex has begun and the purchase of this property is necessary for the procedural process and for the lots to be properly combined.

LOCATION:

The subject property is located along S. Washington Ave, south of W Mt. Hope Ave., between S MLK Jr. Blvd. and S Cedar St. See Aerial.

CHARACTER:
The subject property was vacant serving as overflow parking for city operations. The site will be part of the new public safety complex.

EXTENT:

The extent of the acquisition is one parcel roughly 11.7 acres to facilitate the development of the new public safety complex.

AGENCY REFERRALS

Agency Referrals not conducted.

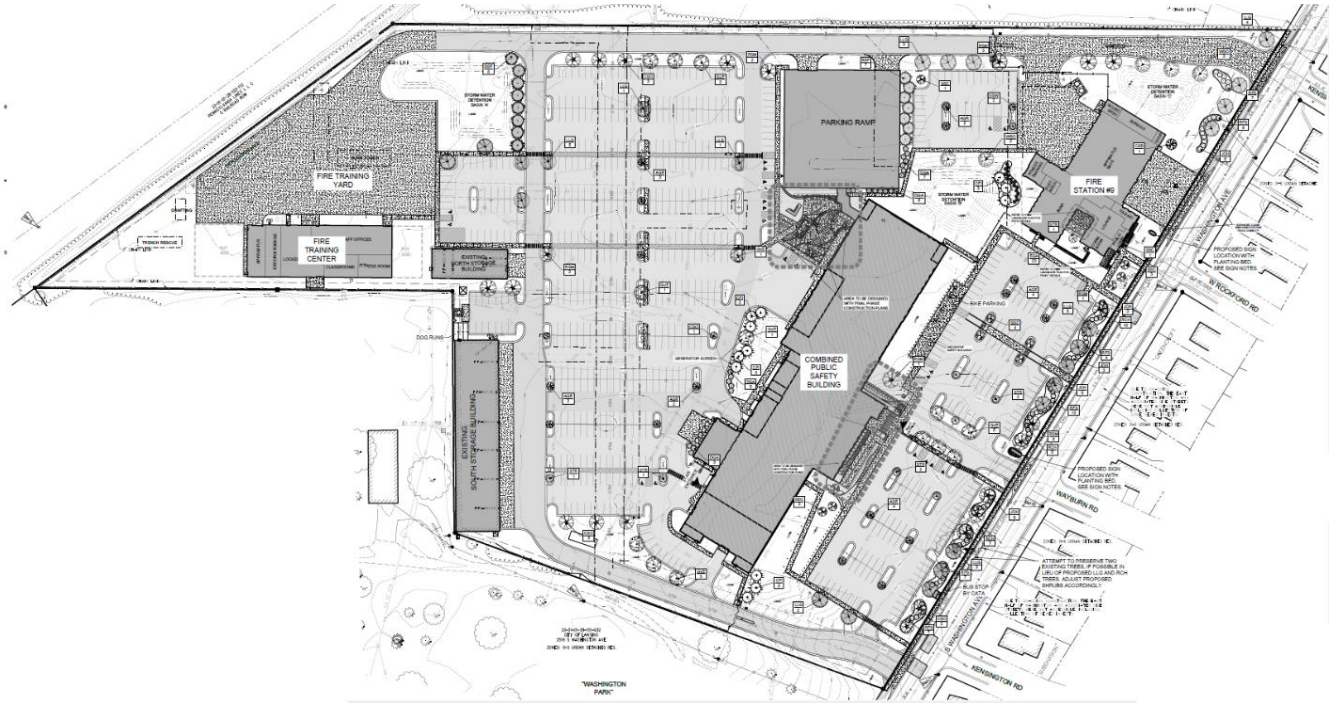
STAFF RECOMMENDATION

Staff recommends approval of Act-4-2024 as proposed, to support the goals of the City of Lansing and to effectively deliver government services.

Respectfully submitted,
Stephen Bezold, Planner

Aerial:

Proposed Site Plan:



Andy Schor, Mayor

ACT 33 REVIEW APPLICATION

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: ACT-_____

DATE SUBMITTED:_____

Applicant: City of Lansing

Address *(including zip code)*: 124 W. Michigan Ave, Lansing Mi 48933

Phone number: (517) 483-4456

Fax number: _____ Email: andrew.kilpatrick@lansingmi.gov

Interest in Property:

☒ Owner ☐ Represent owner ☐ Option to buy

☐ Other: _____

If applicant of not the owner, or if there is more than one owner, provide the following information *(attach additional sheets if necessary)*:

Name of owner(s): _____

Address *(including zip code)*: _____

Phone number(s): _____

Fax number: _____ Email: _____

SUBJECT PROPERTY GENERAL INFORMATION:

Address *(if any)*: 2300 South Washington Ave.

Location description: Former McLaren of Greater Lansing parking lot and buildings

Permanent parcel #: 33-01-01-28-151-023

Legal description *(see note below)*: COM INTERSECTION C/L MT HOPE & S WASHINGTON AVE, S 31DEG 56MIN 55SCD W 1382.08 FT FOR POB; TH W 1268.81 FT TO RR ROW, SW'LY 612.34 FT, E 1537.29 FT, NE'LY 428.82 FT TO BEG

Applicant's proposal: Transfer ownership of parcel from the Lansing Building Authority to the City of Lansing to enable the lots to be combined for the Public Safety Complex.

REQUESTED ACTION: (please check one)

✓ City Acquisition of Property _____ Street or Alley Closure _____ City Sale of Property

_____ Vacation of R.O.W _____ Significant Change of Use of City Property

_____ Other: _____

What positive impacts (if any) will occur as a result of approving this proposal?

Will enable construction of the Public Safety Complex.

What negative impacts (if any) will occur if this proposal is not approved?

If the property isn't transferred and the parcels aren't combined, buildings and other structures couldn't span the two parcels, utilities would have to be separate by parcels, etc.

What negative impacts (if any) will occur as a result of approving and implementing your proposal?

None.

Please fill out this application **COMPLETELY** and make sure that the following items are included:

Maps describing proposal. Maps should be readable and drawn to a specific scale.

Any other materials, brochures, pictures, etc. which will further explain the proposal.

NOTE:

If the action applied for will result in transfer of legal title from the City to the applicant or another or if the City otherwise requires, the applicant agrees to provide at the applicant's expense:

- A certified legal description
- Title insurance
- An appraisal
- An environmental report for the property

or to pay for same at closing, whichever the City determines.

FEES:

Involving land sales over $50,000	$100.00
Involving land sales under $50,000	$50.00

Signature of applicant:

_____ / 6/13/2024
Date

Signature of owner(s):

_____ / _____
Date

_____ / _____
Date

_____ / _____
Date

SUBMIT THE FULLY COMPLETED APPLICATION TO THE ADDRESS BELOW.

For assistance, please contact:

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933
(517) 483-4066
FAX: (517) 483-6036

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

Act-4-2024, Purchase of Property, 2300 South Washington Avenue

WHEREAS, the City of Lansing has requested to acquire from the Lansing Building Authority a parcel of real property, 2300 S Washington Avenue, Parcel Identification Number 33-01-01-28-151-023, and legally described below, to facilitate the construction of the Public Safety Complex; and

WHEREAS, the property is approximately 11.7 acres; and

WHEREAS, the agreed upon purchase price is Three Hundred Thousand Dollars ($300,000.00) plus closing costs; and

WHEREAS, on August 7, 2024, the Planning Commission reviewed the location, character, and extent of the proposal in accordance with its Act 33 Review procedure, and voted unanimously 5-0 to recommend approval of Act-4-2024, Purchase of Property, 2300 S Washington Ave.; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Commission and concurs therewith.

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves Act-4-2024, and approves the purchase of property in the City of Lansing, County of Ingham, State of Michigan, legally described as:

> Commencing at the intersection of the centerlines of Mt. Hope Avenue and South Washington Avenue, South 31 degrees 56 minutes 55 seconds West 1382.08 feet for the point of beginning; thence West 1268.81 feet to railroad Right of Way; thence Southwesterly 612.34 feet; thence East 1537.29 feet; thence Northeasterly 428.82 feet to beginning.

From the Lansing Building Authority for a sum of Three Hundred Thousand Dollars ($300,000.00), plus closing costs.

BE IT FINALLY RESOLVED, that the Mayor, on behalf of the City, is authorized to execute all documents necessary to complete this transaction, subject to the prior approval as to content and form by the City Attorney.

GENERAL INFORMATION

APPLICANT:	Brent Wheeler 1632 Robindale Dr. Hermitage, TN 37076
OWNER:	WM Investments LLC (Resident Agent: Brent Wheeler) 515 Allen St. Lansing, MI 48912
REQUESTED ACTIONS:	Rezone from R-3 "Suburban Residential" to MFR "Multi Family Residential"
EXISTING LAND USE:	Single-family residential
PROPERTY SIZE:	41,580 square feet, 0.955 acre
SURROUNDING LAND USE:	N: City of Lansing Fire Station S: BWL substation E: Single-family residential W: Multi-family residential
SURROUNDING ZONING:	N: R-3 "Suburban Residential" S: R-3 "Suburban Residential" E: MFR "Multi Family Residential" W: R-3 "Suburban Detached Residential"
MASTER PLAN:	The Design Lansing Master Plan designates the future land use of the subject property for low density residential development. Pleasant Grove Rd is designated as a neighborhood connector street type.

DESCRIPTION:

This request to rezone 3724 Pleasant Grove Road from R-3 "Suburban Residential" to MFR "Multi Family Residential" is to permit two five-unit, multi-family rowhouses. Exhibit A is a proposed plot plan intended to show site layout in compliance with the density restrictions and development requirements of the proposed MFR zoning district. The existing single-family house would be demolished to facilitate the new buildings.

REZONING ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE:

The property is currently zoned R-3 Residential, which district permits one single-family residential dwelling unit per parcel. The proposed MFR zoning, by contrast, permits multiple family residential development with density limits that accommodate the proposed development. The acreage of the

subject property (0.955 acres) is sufficient to fit the 10-unit concept plan proposed by the applicant, under the permitted density of the proposed "MFR" zoning.

The proposed development will be compatible with and should have no negative impacts on any of the surrounding properties. Directly north of the subject parcel is a Lansing Fire Department Station, directly south is a Board of Water and Light substation, and west is an approximately 20-acre campus of two-story rowhouses similar to the proposed development.

COMPLIANCE WITH MASTER PLAN:

Although the Future Land Use Plan Map designates this area as low-density residential it fails to reflect the multi-family residential campus adjacent to the subject parcel or other multi-family developments nearby in this neighborhood.

At ten units per acre, the proposed development does fall within density norms stated in the master plan. Mid-century neighborhoods are usually six units per acre while pre-WWII are six to ten per acre. Rowhouse developments are stated as 10-20 units per acre. The existing single-family home is slightly unusual at one unit per acre and could be considered an inefficient use of land.

The proposed development meets other master plan strategies and goals such as meeting the current housing demand, compatible residential infill, diverse housing choice and middle housing (dwellings two- to six-units) and locating multi-family housing near transit.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The subject property is located on Pleasant Grove Road and is less than a quarter mile (approximately 5-minute walk) from Holmes Road; both are the neighborhood connector street type which is designed to accommodate local traffic as a collector street. The ideal neighborhood connector street should have bike lanes and bus service, which are present on both Pleasant Grove Rd. and Holmes Rd. do so this site is well suited to accommodate increased residential density. This location gives residents options to move about without a personal vehicle, but anticipated traffic from a 10-unit development is predicted to have a negligible impact on the circulation network. The proposed development will have 25 parking spaces, slightly more than the required 20.

IMPACT ON PUBLIC FACILITIES:

The site plan for the proposed development will require administrative review and approval. Primary components of this review are the plans for the storm sewer/drainage and all other utility systems.

ENVIRONMENTAL IMPACT:

The site plan will be reviewed for compliance with all applicable City codes and ordinances, many of which are specifically designed to ensure that the development does not have any negative impact on the environment. Furthermore, Pleasant Grove Road and Holmes Road are bus routes which will allow residents of the development to be less dependent on private transportation. Reducing motorized traffic has a positive impact on the environment as less traffic results in less pollution created by greenhouse gas emissions. It also results in less wear and tear on streets.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The rezoning will allow for residential development on just one acre, consistent with the low-medium density standards in City's Master Plan. Because the subject property is adjacent to a 20-acre rowhouse development and between two non-residential land uses the two 5-unit buildings are not expected to have negative impacts on future patterns of development in the area nor set an unusual precedent for multi-family residential in the area.

The number of dwelling units, or density, in the MFR district is controlled by the minimum lot size per dwelling unit standard based on the number of bedrooms per unit. These standards are as follows: 2200 square feet of lot size per efficiency unit. 1-bdrm: 2600 sq. ft., 2 bdrm: 3000 sq. ft., 3+ bdrms: 3800 sq. ft. In this instance, to accommodate ten three-bedroom units the parcel would have to have at least 3,800 square feet of property per unit, or 38,000 square feet. At 41,580 sq. ft., this requirement for the subject property would be satisfied.

SUMMARY

This purpose of this request to rezone 3724 Pleasant Grove Rd. from "R-3" Suburban Residential to "MFR" Multi Family Residential is to permit two five-unit, two-story rowhouses. Attached is a proposed plot plan. The subject property is large enough to satisfy the lot size per dwelling unit and required parking standards.

The findings of fact as described in this staff report support a positive recommendation for the requested rezoning. The proposed rezoning will have no negative impacts on traffic, public services, the environment, or future patterns of development in the area. In addition, new residential units will provide much needed housing with convenient access to public transportation and bike lanes.

RECOMMENDATION

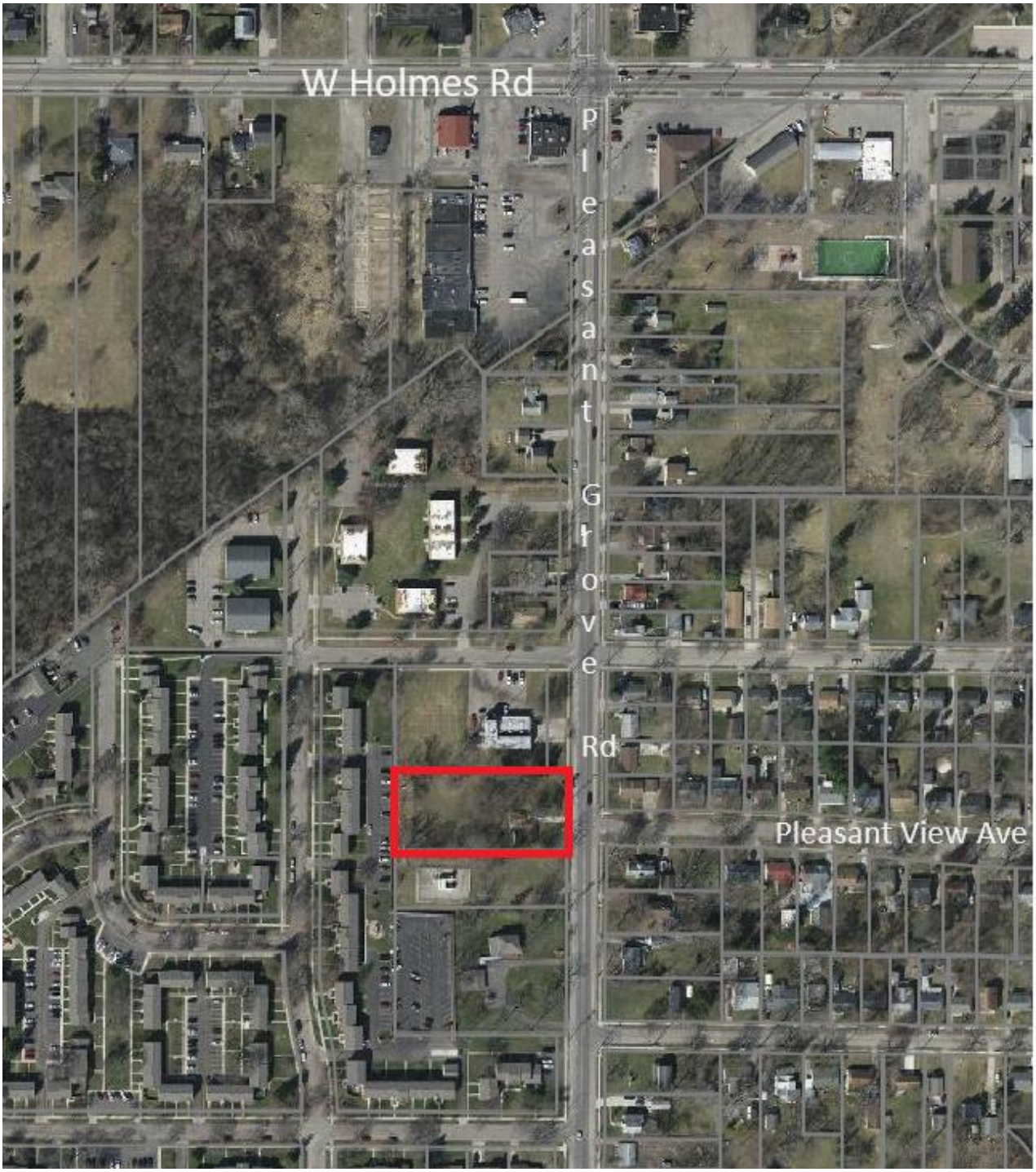
Pursuant to the findings described above, the following motion is offered for the Planning Commission's consideration:

"I make a motion to recommend approval of Z-1-2024 to rezone 3724 Pleasant Grove Road from "R-3" Suburban Residential to "MFR" Multi Family Residential."

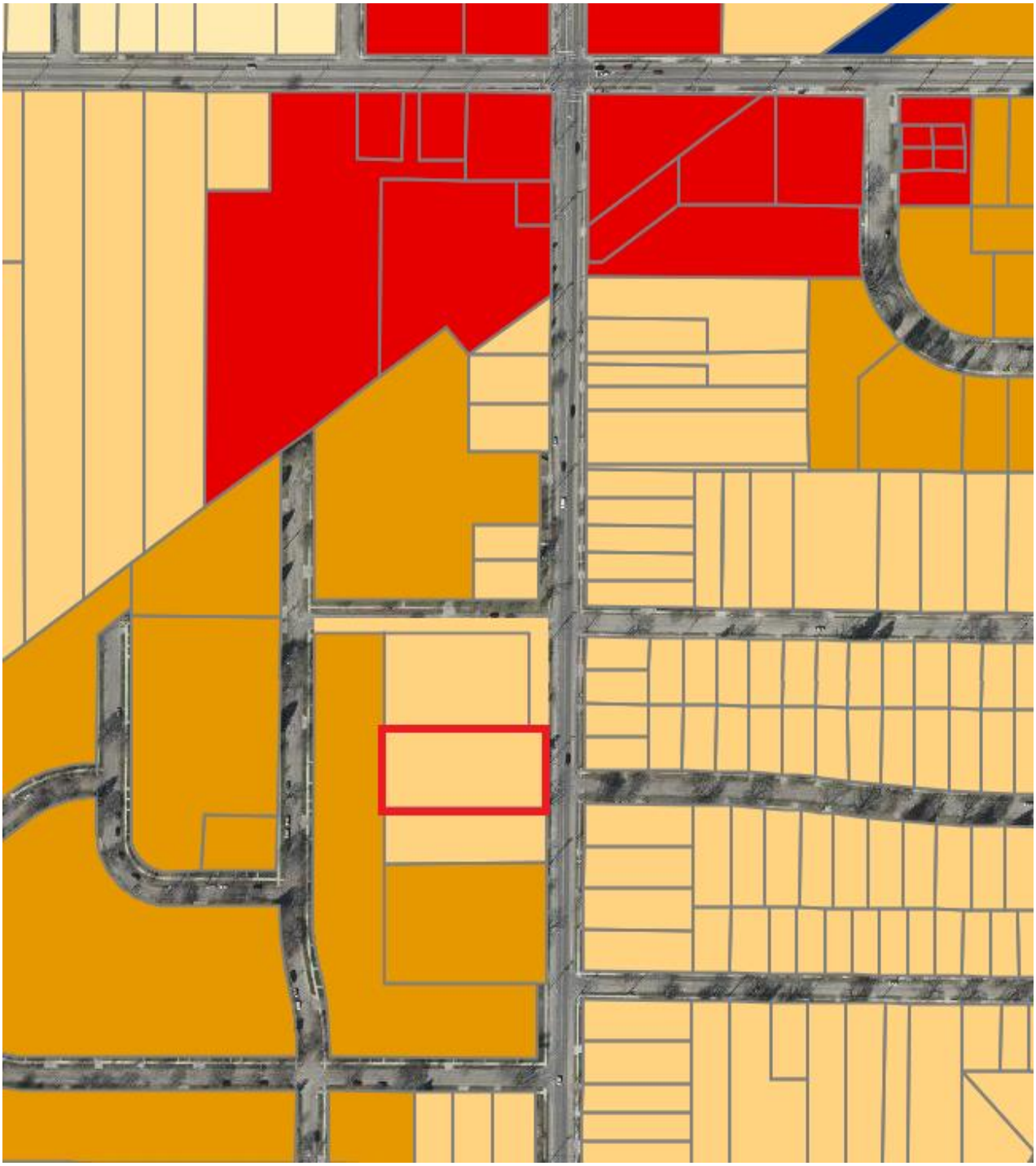
Respectfully Submitted,

Andy Fedewa
Planner

Aerial:



Zoning:



MX-1 - Mixed-Use Neighborhood Center

R-3 - Suburban Residential

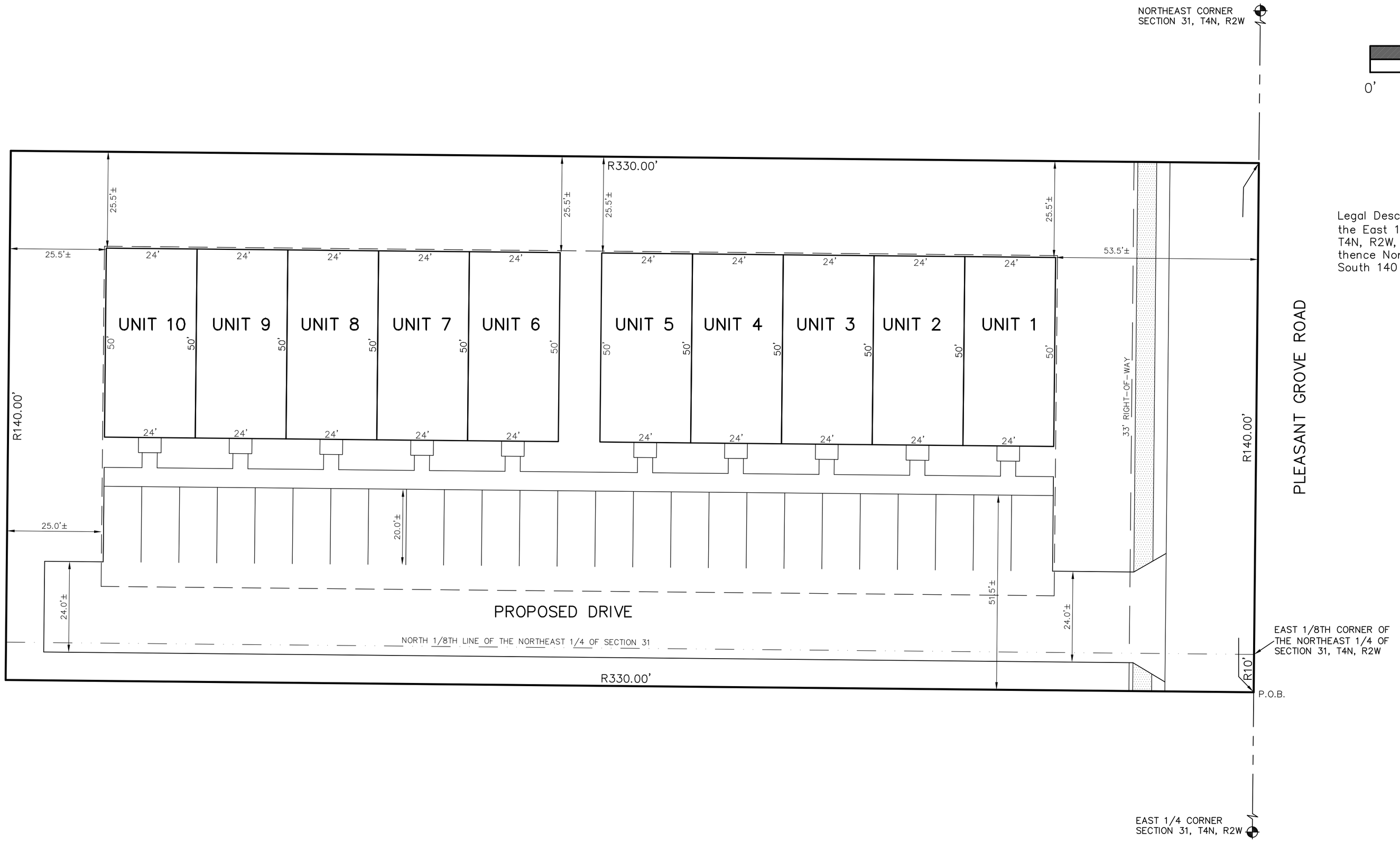
MFR - Multi-Family Residential

SKETCH PLAN

3724 PLEASANT GROVE ROAD

For:
WM Investments, LLC
1632 Robindale Drive
Hermitage, TN 37076

Survey Address:
3724 Pleasant Grove Road
Lansing, MI 48910
ID: 33-01-01-31-231-041



Legal Description (as provided): Commencing 10 South of the East 1/8th post of the Northeast 1/4 of Section 31, T4N, R2W, City of Lansing, Ingham County, Michigan; thence North 140 feet; thence West 330 feet; thence South 140 feet; East to the point of beginning.

R = Recorded Dimension
= Deed Line
= Distance Not to Scale
= Deck, Porch, Sidewalk, & Patio Areas

This plan was made at the direction of the parties hereon and intended solely for their immediate use and no survey has been made and no property lines were monumented, all easements recorded or unrecorded may not be shown, unless specifically noted, and no dimensions are intended for use in establishing property lines.

PRELIMINARY

ERICK R. FRIESTROM DATE
PROFESSIONAL SURVEYOR NO. 53497

REVISIONS	COMMENTS
06/11/2024	SKETCH

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

DRAWN BY SLH	SECTION 31, T4N, R2W
FIELD WORK BY –	JOB NUMBER: 102666.PLT
SHEET 1 OF 1	

Andy Schor, Mayor

PETITION FOR RE-ZONING

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER:_____

DATE SUBMITTED:_____

To the Honorable Mayor and City Council:

The undersigned do hereby petition for approval to rezone the following described property:

3724 Pleasant Grove Rd, Lansing, MI 48910

Street address, including zip code, of property to be rezoned

From _____ district to _____ district.

Legal description: COM 10 FT S OF E 1/8 POST OF NE 1/4 SEC 31, TH N 140 FT, W 330 FT, S 140 FT, E TO BEG; SEC 31 T4N R2W

Applicant: Brent Wheeler

Address *(including zip code)*: 3724 Pleasant Grove Rd

Phone number(s): 517-881-5655

Fax number: _____ Email: wminvestmentsllc@gmail.com

Name of owner: Brent Wheeler

Address *(including zip code)*: 1632 Robindale Dr, Hermitage, TN 37076

Phone number: 517-881-5655

Interest in Property *(please check one)*:

- ☐ Option to buy
- ☑ Owner
- ☐ Lessee
- ☐ Represent owner
- ☐ Other (please specify): _____

IF MORE SPACE IS NEEDED FOR THE ITEMS LISTED BELOW, PLEASE ATTACH EXTRA SHEETS

Do you have a specific plan for using this property? ■ Yes ☐ No

If so, describe and / or explain the specific land use proposed for this property: Build two separate 5 unit buildings for a total of 10 units

Please answer the following:

☑ Check here if residential

Number of bedrooms:

Bedrooms	# of Units	Total Bedrooms
Efficiency		
One bedroom		
Two bedrooms	10	20
Three bedrooms		
TOTAL UNITS		

# of accessible onsite parking spaces: 25

☐ Check here if non-residential

Number of employees (largest shift): _____

Number of accessible onsite parking spaces: _____

Hours and days / week of operation: _____

Explain what changes or changing conditions make the passage of this rezoning necessary:

Home is surrounded by other multi-family properties. No direct contact with any other single family homes. Would allow for more affordable housing units within the city.

Comment on other circumstances which justify the amendment:

New development of homes in the area would help lift the neighborhood. Raising the value of homes would allow for higher tax revenue in which the city could use to reinvest in the area.

A site plan is always helpful in analyzing the petition to rezone land.

A site plan, if appropriate at this time, should be attached to each copy of not less than 1" = 100', identifying the land which would be affected by the rezoning, the existing zoning classification of all abutting land within 300 feet, all public and private rights-of-way and easements. also, show the proposed development on the land with setbacks, access points, locations of accessory structures, trash receptacles, and parking spaces. A Landscape Screening and Buffering plan must be submitted in accordance with Chapter 1290.

If exhibits are to be furnished late, please indicate date of submittal: _____

If exhibits are not submitted in a timely manner, the petition may be tabled or the process delayed.

FEES:

Less than one (1) acre:	$500.00
One (1) to three (3) acres:	$650.00
Greater than three (3) acres:	$800.00

Please have the petition reviewed by and filed with the Planning Office. The Planning Office will transmit it to the City Clerk for official submission.

Signature of applicant: _____

Name: Brent Wheeler

For assistance, please contact:

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933-1236
(517) 483-4066
FAX: (517) 483-6036

Z-1-2024

3724 Pleasant Grove Road

Rezoning from “R-3” Suburban Residential to “MFR” Multi Family Residential

At its August 7, 2024 meeting, the Planning Commission voted 5-0 to recommend approval of Z-1-2024. This is a request to rezone the property at 3724 Pleasant Grove Road from “R-3” Suburban Residential to “MFR” Multi Family Residential. The purpose of the rezoning is to facilitate the building of two five-unit rowhouses.

The Planning Commission held a public hearing at its August 7 meeting at which no one spoke in favor or in opposition of the request. The Planning and Zoning Office staff recommended approval.

ORDINANCE # _____

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

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1242.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

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

Case Number:	Z-1-2024
Parcel Number's:	33-01-01-31-231-041
Addresses:	3724 Pleasant Grove Road
Legal Descriptions:	COM 10 FT S OF E 1/8 POST OF NE 1/4 SEC 31, TH N 140 FT, W 330 FT, S 140 FT, E TO BEG; SEC 31 T4N R2W, from "R-3" Suburban Residential to "MFR" Multi Family Residential

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

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2024, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

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

INTRODUCTION OF ORDINANCE

An ordinance of the City of Lansing, Michigan, providing for the rezoning of a parcel of real property located in the City of Lansing, Michigan, and for the revision of the district maps adopted by Section 1246.02 of the Code of Ordinances. Property located at:

Z-1-2024: 3724 Pleasant Grove Road, Rezoning from “R-3” Suburban Residential to “”MFR” Multi Family Residential

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

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

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, September 30, 2024 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-1-2024: 3724 Pleasant Grove Road – Rezoning from "R-3" Suburban Residential to "MFR" Multi Family Residential

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-1-2024, 3724 Pleasant Grove Road
Rezoning from R-3 “Suburban Residential” to MFR “Multi Family Residential”

The Lansing City Council will hold a public hearing on Monday, September 30, 2024 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider a request to rezone 3724 Pleasant Grove Road from R-3 “Suburban Residential” to MFR “Multi Family Residential”. The purpose of the rezoning is to permit multiple-family residential use of the subject property.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, September 30, 2024 at the City Clerk’s Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

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

GENERAL INFORMATION

APPLICANT: (Sponsor/Developer)	Lansing Housing Commission
OWNERSHIP ENTITY:	220 Kalamazoo Limited Dividend Housing Association LP
STATUS OF APPLICANT:	Newly Formed Ownership Entity
REQUESTED PILOT:	5% of rents received (less utilities) as payment in lieu of taxes.
REQUESTED TERM OF PILOT:	40 years
EXISTING LAND USE:	Parking Lot.
EXISTING ZONING:	DT-1-Urban Edge
PROPERTY SIZE & SHAPE:	1.6-acre site. Vacant property with flat features with frontage on S. Grand Avenue.
SURROUNDING LAND USE:	N: Office S: Office E: Office W: Retail/Office
SURROUNDING ZONING:	N: DT-3 Downtown Core S: DT-3 Downtown Core E: DT-3 Downtown Core W: DT-3 Downtown Core

PROJECT ANALYSIS

Request and description of project: The request for a site-specific PILOT ordinance is submitted by Lansing Housing Commission. The request is for a 40-year 5% PILOT for property located at 220 E. Kalamazoo Street (TPN 33-01-01-16-452-013). The new construction project is proposed for this site utilizing LIHTC funding. The completed 4 story building will contain a total of 63 housing units, of which 7 will be market rate and 56 will be affordable housing units, with households occupying the affordable units being at or below 60% of Area Median Income, paying 30% of their adjusted income, along with a rental subsidy of PBV and RAD. These 56 affordable units include fifty-two 2-bedroom units and four 3-bedroom units designated as

affordable housing, including seven barrier free units. This project also includes 2,000 square feet of office space for lease. The office space and market rate housing units contained within this project will not receive a PILOT but instead will pay ad valorem taxes. The project has been awarded a Low-Income Housing Tax Credit. Construction will begin in December of 2024 and will be completed in September of 2026. The estimated total development cost of this new 62,000 sq. ft. construction multifamily and commercial office project is $22,995.310.

Project Financing: This project consists of new construction of 63 units and 2000 square feet of office space. It will be competing for Low Income Housing Tax Credits to be awarded by MSHDA. If approved for tax credits, the basic criteria will be met in order to be considered for a 5% PILOT. The Owner anticipates permanently financing the project using MSHDA loans, a LHC Sponsor loan and deferred Developer fee, for a total development cost of $22,995,310.

FINANCIAL ANALYSIS

Assessor's Financial Analysis:

The project includes one parcel that has a current Taxable Value of $738,400. The parcel is currently an improved property with substantial off-street parking. The building is vacant and was previously used as office space.

- Estimated taxes for 2024: $58,896

The fully developed property will contain a total of 63 units of which 56 will be subsidized and the remaining 7 will be at market rent. It will consist of 56-two bedroom, 7-three bedroom units and 2,000 square feet of commercial retail/office space. The Taxable Value "as if" fully developed is $2,871,900 (subsidized units only) or $3,316,700 (includes all units).

- Estimated taxes "as if" fully developed **w/out** a PILOT: *$229,068
- Estimated taxes "as if" fully developed **with** a 5% PILOT: *$40,844

(Calculated for subsidized units only)

Additional consideration should be given noting this project has already received a 10% PILOT request. It should be noted that the assessor's analysis did not calculate tax revenue that will be collected from the market rate units and commercial space planned.

RECOMMENDATION

Staff recommends adoption of the PILOT ordinance based on the following: The project is consistent with the City's Form-Based Zoning Code. Significant investment will take place to create 56 affordable housing units for the community.

Andy Schor, Mayor

2024 APPLICATION FOR PAYMENT IN LIEU OF TAXES (PILOT)

PROJECT NAME:	Riverview 220 Apartments
PILOT PERIOD REQUESTED:	40 Years (Should match term of qualifying mortgage)
NUMBER OF PARCELS IN PROJECT:	1 Parcels (33-01-01-16-452-013)
APPLICATION TYPE: (Check all that apply)	☒NEW PROJECT ☐ RESTRUCTURE OF PROJECT FINANCING ☐ CHANGE IN OWNERSHIP
PILOT Percentage Requested:	The annual service charge shall be equal to five (5%) percent of the difference between the Rents collected and landlord paid utilities

A. OWNERSHIP INFORMATION

NAME OF OWNERSHIP ENTITY:	220 Kalamazoo Limited Dividend Housing Association LP

TYPE OF OWNERSHIP:	✓ LIMITED DIVIDEND HOUSING ASSOCIATION
	☐ QUALIFIED NONPROFIT HOUSING CORPORATION
	☐ CONSUMER HOUSING COOPERATIVE
	☐ OTHER: (DESCRIBE)

DEVELOPER/SPONSOR	Lansing Housing Commission
DEVELOPER ADDRESS:	419 Cherry Street Lansing, MI 48933

CONTACT PERSON	Doug Fleming
TELEPHONE	517-487-6550
EMAIL	dfleming@lanshc.org

LIHTC Application Date:	Applied April 2023
LIHTC Status:	Award Received
Initial Use Commitment in LIHTC Application:	15 Years
Extended Use Commitment in LIHTC Application:	30 Years

Andy Schor, Mayor

Total Length of Affordability Commitment in LIHTC Application:	45 Years

Contact Person for Qualifying Federal or State Financing:	
Phone Number:	Not Applicable
Email:	

B. CITY APPROVALS NEEDED

PLANNING BOARD	✓ YES ☐ NO ☐ NOT APPLICABLE
	STATUS:
ZONING BOARD OF APPEALS	☐ YES ☐ NO ☒ NOT APPLICABLE
	STATUS:
HISTORIC DISTRICT COMMISSION	☐ YES ☐ NO ☒ NOT APPLICABLE
	STATUS:
OTHER:	STATUS:
EXPECTED PROJECT START DATE	12/01/2024
EXPECTED PROJECT COMPLETION DATE	09/01/2026

C. PROJECT INFORMATION

Project Address:	220 E. Kalamazoo Street Lansing, MI 48933
General Location (e.g., cross streets)	Parcel located with following borders: North – W. Kalamazoo Street South – W. Lenawee Street West – S. Grand Avenue East – S. Cherry Street
Is Project located in a Renaissance Zone?	☐ Yes ✓ No
Is Project located in a Neighborhood Enterprise Zone?	☐ Yes ✓ No
Is Project located in an Opportunity Zone?	✓ Yes ☐ No
Is Ownership Entity able to demonstrate site control?	✓ Yes ☐ No

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

Andy Schor, Mayor

D. BUILDING INFORMATION

Building Type (e.g., single/multi-family, number of floors) Multi-family 4 floors
Total Number of Units: 63
Number of Rent Restricted Units: 56
Number of Market Rate Units: 7
Total Number of Barrier-Free Units: 7
Target Demographic(s) (seniors, families, persons with disabilities) families

Transitional Housing for Homeless Project	☐ Yes ☒ No
Emergency Shelter Project	☐ Yes ☒ No
Permanent Supportive Housing?	☐ Yes ☒ No Number of PSH Units _____
Targeted Income (% of Area Median Income)	<60% AMI
Residential Space Square Footage:	~60,000
Non-Residential (N/R Space):	☒ Yes ☐ No
Square Footage (of N/R Space):	~2,000
Use (of N/R Space):	Office Space for Lease
Neighborhood District:	Cherry Hill

Note: The number of units included this application must be final. Council will not vote on a PILOT that contains a unit range.

Andy Schor, Mayor

E. UNIT INFORMATION

Unit Type	Number of Units	Average Unit Size (sq. ft.)	Projected Monthly Rent per Unit (including utility allowances)	
Rent Restricted Units			Restricted Rate	Market Rate *
0- Bedroom				
1- Bedroom				
2- Bedroom (Residents pay 30% of income, not full restricted rent)	52	~870	$1,000 - $1,200 (PBV and RAD)	$1,300 - $1,400
3- Bedroom (Residents pay 30% of income, not full restricted rent)	4	~1130	$1,400 - $1,450 (PBV and RAD)	$1,500 - $1,550
4- Bedroom				
5- Bedroom				
Subtotal				

*The expected market rate for the rent restricted unit. The information is used for comparison purposes.

Provide a description of the units in the project: The 56 units outlined above will provide affordable housing for residents earning less than 60% AMI. Residents will only pay 30% of their income for rent, not the entire restricted rental rate as listed. HAP contract / subsidy will provide funding for the remainder of the restricted rental rate.

Unit Type	Number of Units	Average Unit Size (sq. ft.)	Projected Monthly Rent per Unit (including utility allowances)
Market Rate Units			
0- Bedroom			
1- Bedroom			
2- Bedroom	4	~870	$1,300 - $1,400
3- Bedroom	3	~1130	$1,500 - $1,550
4- Bedroom			
5- Bedroom			
Subtotal			
Total			

Andy Schor, Mayor

F. PROJECT FINANCING

Federally-aided Mortgage, Advance, or Grant	✓ Yes	☐ No
Name of Loan/Credit Program	Term of Financing	Amount
		$~5.4M
		$
		$

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

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

Low Income Housing Tax Credits (LIHTC)	✓ Yes	☐ No
Name of Loan/Credit Program	Term of Financing	Amount
		$~13.2M
		$
		$

Description and status of other (private) financing:	LHC Sponsor Loan / Funds ~$4.0M

Andy Schor, Mayor

G. NARRATIVE

Provide a complete description of the project including the parties involved, necessary background information, number of parking spaces being provided, and any special certification (e.g. LEED) the project will target. Include all amenities that will be included in the development.

Please see Description of Project in LHC – Riverview 220 – Support Documents.

Does the proposed development comport with Lansing's Form Based Code found at Zoning | Lansing, MI - Official Website (lansingmi.gov)

Yes.

Provide a narrative explaining why the PILOT is needed, and how the requested PILOT will assist with the operation of the affordable housing development.

The property will create a community for Lansing's low-income residents. A 5% PILOT allows the property to operate at a level which can support the debt required to complete the development. Without this PILOT, debt and operating requirements would limit the quality and capability of the end product and hinder the long-term maintenance and operations. Specifically, over the past 2 years rising interest rates, insurance expenses, building costs, etc. have put significant amount of pressure on new projects and increasing the supply of safe high quality affordable housing. This includes both debt needed to cover project costs and cash flows to maintain operations and building quality. This 5% PILOT is needed to support the completion and long term sustainability of this project.

If project financing is being restructured, detail all physical improvements to the project completed within the last five (5) years and any planned rehabilitation. (attach additional pages if necessary)

Not Applicable

Describe how the project is designed to fit into and compliment the surrounding neighborhood:

The project provides 63 new housing units to the Cherry Hill neighborhood, 56 affordable subsidized units and 7 market rate units. The 56 units would be available to residents at 60% or less AMI paying 30% of their adjusted income. The 7 units would be market rate. A commercial space of approximately 2,000 square feet would be available to a business. This approach provides a great multipurpose building in the Cherry Hill neighborhood. The new residents and potential employees will add an influx of business to the downtown area. Additionally, this project fits in well with Cherry Street community and will serve as beautiful gateway to the Cherry Hill neighborhood as people cross the river on Kalamazoo Street. The project will further support the revitalization occurring on Kalamazoo Street.

Provide results of neighborhood feedback sought regarding any proposed new construction:

Not available at this time.

Andy Schor, Mayor

H. Required Documents

Attach the following required documents to this application.

☒Ownership Entity Organizational Documents (see LHC – Riverview 220 – PILOT Application - Support Documents)

☒Description of Project (see LHC – Riverview 220 – PILOT Application - Support Documents)

☒Legal Description of property (electronic version should be available on request) (see LHC – Riverview 220 – PILOT Application - Support Documents)

☒Evidence of Site Control (see LHC – Riverview 220 – PILOT Application - Support Documents)

☒Sources and Uses Statement (indicate if the funding is committed or pending) (see LHC – Riverview 220 – PILOT Application - Support Documents)

☒Development Proforma (see Sources and Uses Statement)

☒Operating Proforma (highlighting PILOT contribution to project)

☐Financing Mortgage (Not yet applicable see preliminary terms in S&U Statement)

☐Financing Note (Not yet applicable see preliminary terms in S&U Statement)

☐Financing or Development Agreement/Copy of Regulatory Agreement

(Not yet available, will be as project progresses)

☒Location Map of Project Parcels (see LHC – Riverview 220 – PILOT Application - Support Documents)

☒Statement of Development Team Experience (be specific) (see Description of Project)

☒Summary of Market Study supporting need for your development (see LHC – Riverview 220 – PILOT Application - Support Documents)

☒Property Manager Information and Portfolio (of properties) (see LHC – Riverview 220 – PILOT Application - Support Documents)

☐Most Recent Financial Statement of Developer (Provided annually to City Council, available upon request)

Andy Schor, Mayor

☒Capital Improvements Schedule (see Operating Proforma)

☒Site Plan (see LHC – Riverview 220 – PILOT Application - Support Documents)

☐Exterior Elevations (not included)

☐Other Attachment (Describe)

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

Note: If exterior elevations are not available, please provide a description of exterior building materials:

Brick, siding, doors, fenestrations, window, door, corner and cornice trim, roofline, below:

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

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

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

Douglas E. Fleming

Date: 07-01-2024

Signature of Authorized Representative
Name: Douglas E. Fleming
Title: Executive Director

LHC – Riverview 220 – PILOT Application - Support Documents

Ownership Entity

Please see attached documents: 1.0 Riverview 220 GP Articles of Org and 1.0 Riverview 220 Cert of LP.

Description of Project

Riverview 220, located at 220 Kalamazoo St., will include the demolition of an old vacant office building and the construction of a new high quality safe mixed housing community which will include both affordable housing and market rate units. The project has received a 9% low-income housing tax credit (LIHTC) via Michigan State Housing Development Authority (MSHDA).

The new construction should result in 56 affordable subsidized units and 7 market rate units. 56 units would be available to residents at 60% or less AMI paying 30% of their adjusted income. 7 units would be market rate. A commercial space of approximately 2,000 square feet would be available to a business. This approach provides a great multipurpose building in the Cherry Hill neighborhood.

The project is within walking distance of multiple shops and restaurants in the heart of downtown Lansing. There will be sufficient parking for this project on site as well as nearby street parking.

The new residents and potential employees will add an influx of business to the downtown area. Additionally, this project fits in well with Cherry Street community and will serve as beautiful gateway to the Cherry Hill neighborhood as people cross the river on Kalamazoo Street. The project will further support the revitalization occurring on Kalamazoo Street.

The new construction is expected to meet at least LEED Silver green standards.

Lansing Housing Commission (LHC) is the developer and owner of this project. LHC is the leader of affordable housing and voucher administration in the Lansing area. In the past 3 years LHC has closed 4 LIHTC deals resulting the rehab of 527 units at 4 sites in the Lansing area. All 4 of the projects have completed construction. All 4 have been successful and involved partnerships that will be leveraged in this deal including but not limited to HUD, MSHDA, development, and construction partners.

Legal Description of Property

LOTS 1, 2, 3, 4, 9, 10 & E 33 FT LOTS 11 & 12, BLOCK 134 ORIG PLAT

Evidence of Site Control

Please see attached document: 2.0 Riverview 220 Evidence of Site Control.

Sources and Uses Statement

Riverview 220 **9% LIHTC Financing/New Debt/LHC Subordinate Loan**
220 E. Kalamazoo St., Lansing, MI
Number of Units **63**

Sources & Uses for Tax Credit Development

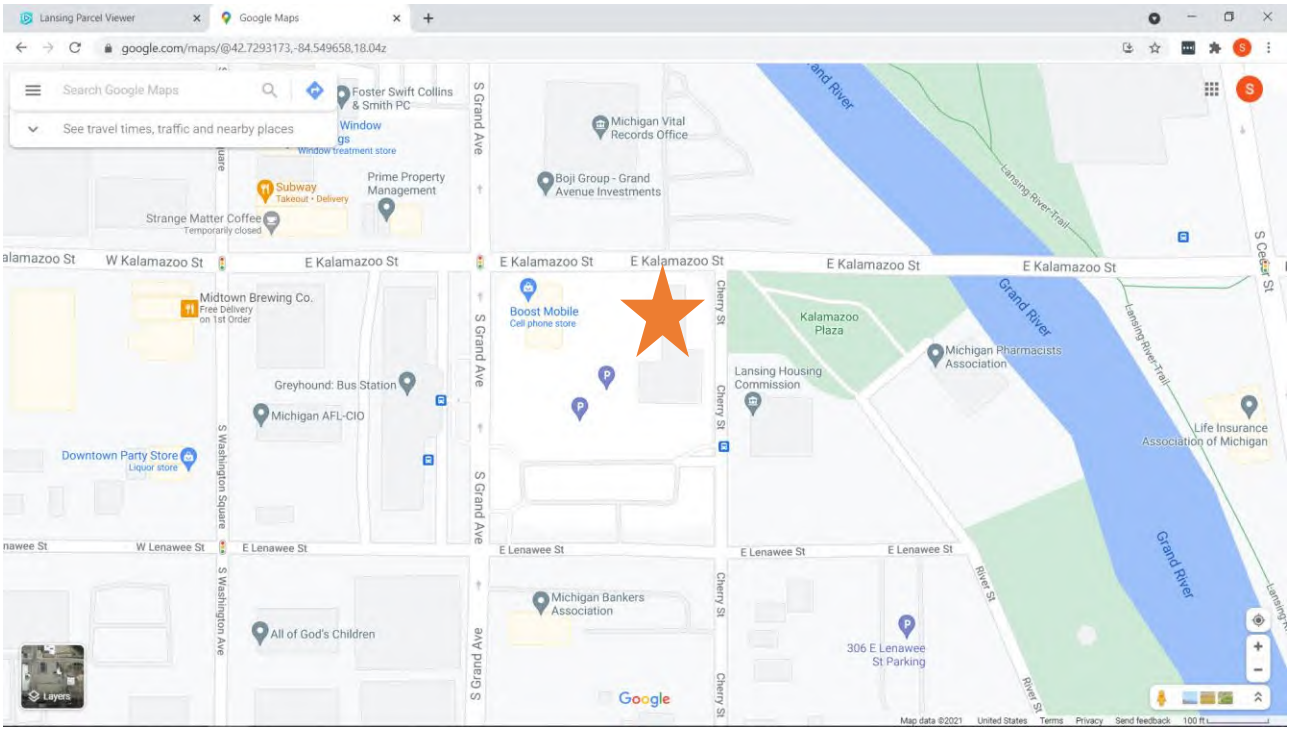
Sources of Funds	Description	Rate	Per Unit	Amount	Percent
First Mortgage		6.50%	103,853	5,400,358	23%
LHC Sponsor Loan/Capital Funds		3.00%	77,840	4,047,669	18%
Deferred Development Fee			7,212	375,000	2%
LIHTC Equity		$0.88	253,313	13,172,283	57%
Total Sources of Funds			442,218	22,995,310	100%

Uses of Funds	Description	Per Unit	Amount	Percent
Acquisition*		18,269	950,000	4%
Construction		352,244	18,316,708	80%
Professional Fees		7,776	404,339	2%
Financing Costs		21,971	1,142,466	5%
Tax Credit & Syndication Costs		3,072	159,730	1%
Reserves		10,040	522,067	2%
Development, Services Fee		28,846	1,500,000	7%
Total Uses of Funds		442,218	22,995,310	100%

Operating Proforma

Riverview 220															
Cash Flow and Debt Coverage Ratio															
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Net Income	**834,116**	**850,798**	**867,814**	**885,170**	**902,874**	**920,931**	**939,350**	**958,137**	**977,299**	**996,845**	**1,016,782**	**1,037,118**	**1,057,860**	**1,079,017**	**1,100,598**
Operating Expenses	291,958	300,717	309,738	319,030	328,601	338,459	348,613	359,072	369,844	380,939	392,367	404,138	416,262	428,750	441,613
Utilities	47,863	49,299	50,778	52,301	53,870	55,486	57,151	58,865	60,631	62,450	64,324	66,254	68,241	70,288	72,397
Taxes on Market Rate Units	7,000	7,140	7,283	7,428	7,577	7,729	7,883	8,041	8,202	8,366	8,533	8,704	8,878	9,055	9,236
Taxes - PILOT on Affordable Units	32,083	32,725	33,379	34,047	34,728	35,422	36,131	36,854	37,591	38,342	39,109	39,891	40,689	41,503	42,333
Total Operating Expenses	**378,904**	**389,881**	**401,178**	**412,807**	**424,776**	**437,097**	**449,778**	**462,831**	**476,267**	**490,097**	**504,333**	**518,987**	**534,070**	**549,597**	**565,579**
NOI	**455,211**	**460,917**	**466,636**	**472,363**	**478,097**	**483,834**	**489,571**	**495,305**	**501,032**	**506,748**	**512,449**	**518,131**	**523,790**	**529,421**	**535,019**
Replacement Reserves	18,900	19,467	20,051	20,653	21,272	21,910	22,568	23,245	23,942	24,660	25,400	26,162	26,947	27,755	28,588
NOI After Replacement Reserves	**436,311**	**441,450**	**446,585**	**451,711**	**456,825**	**461,924**	**467,004**	**472,061**	**477,090**	**482,088**	**487,049**	**491,969**	**496,843**	**501,665**	**506,431**
Debt Service - First Mortgage	379,401	379,401	379,401	379,401	379,401	379,401	379,401	379,401	379,401	379,401	379,401	379,401	379,401	379,401	379,401
DCR on 1st Mortgage	1.15	1.16	1.18	1.19	1.20	1.22	1.23	1.24	1.26	1.27	1.28	1.30	1.31	1.32	1.33
Asset management Fee	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500
Project Cash Flow	**53,410**	**58,549**	**63,683**	**68,809**	**73,924**	**79,023**	**84,103**	**89,160**	**94,189**	**99,187**	**104,148**	**109,068**	**113,942**	**118,764**	**123,529**

Location Map of Project Parcels



Summary of Market Study

Please see attached document: 3.0 Riverview 220 Market Study.

Property Manager Portfolio

Please see attached document: 4.0 Riverview 220 Property Manager Portfolio.

Site Plan

Please see attached document: 5.0 Riverview 220 Site Plan.

August ___, 2024

Lansing Housing Commission, (“Owner”)
Attn: Doug Fleming

Re: Prevailing Wage (“Davis-Bacon”) Determination for Riverview 220 Apartments (the "Development")

To Whom it May Concern:

City of Lansing policy requires the enforcement of the Davis-Bacon Act and other federal labor standards and requirements with respect to all housing developments receiving a benefit from the City of Lansing. The City of Lansing has agreed to grant tax exempt status to the Development and to accept a payment in lieu of taxes pursuant to the contract between the City of Lansing and the Owner. The Davis-Bacon Act requires the Owner and the Contractor to agree to pay prevailing wages to all laborers and mechanics providing work at the Development, and to certify the payment of those prevailing wage rates. The applicable Davis-Bacon prevailing wage determinations for this Development are as set forth by the Michigan Department of Labor and Economic Opportunity. The Federal Labor Standards provisions are also attached to this letter.

Please indicate your agreement to pay at least the greater of (1) the minimum hourly wage rate established by Michigan law or (2) the basic hourly prevailing wage rates set by the Michigan Department of Labor and Economic Opportunity and to comply with Federal Labor Standards during the construction of the Development by indicating your concurrence in the spaces provided for that purpose below. These prevailing wage determinations must be incorporated into the Construction Contract between the Owner and the Contractor (the "Contract"). The Owner and Contractor must also certify to the City of Lansing on a quarterly basis, beginning in _____, and ending upon completion of construction (as evidenced by the issuance of Certificates of Occupancy or equivalent on all of the units in the Development), that all laborers and mechanics have been paid prevailing wages as required by this Letter and under the Contract. The Certification issued by the Owner shall be in the form attached hereto as Exhibit A.

Sincerely,

CITY OF LANSING

By:_____

Andy Schor, Mayor

We hereby agree to require the Contractor to comply with the prevailing wage and other requirements contained in this letter, and to incorporate these requirements and the Federal Labor Standards Provisions in the Contract and each subcontract, as set forth in Exhibit B.

The provisions of this Letter may be enforced by the Owner, the City of Lansing, the U.S. Department of Labor, and, to the extent permitted by law, any person intended to be benefitted by them. A breach of the provisions of this Letter shall be considered a material breach of the Contract and shall give the Owner the rights following a default under the Contract. A breach of the provisions of this Letter may also result in the debarment of the Contractor from future participation in U.S. Government contracts under 29 CFR Part 98.

Owner:
Lansing Housing Commission

_____

By: Doug Fleming
Its: Executive Director

We hereby agree to comply with the prevailing wage and other requirements listed in this letter and agree that these requirements are hereby incorporated in the Contract. We further agree that representatives of each of the foregoing parties with enforcement rights shall have full and free access, during working hours and after reasonable notice, to all our labor- related books of account and records, including, but not limited to, time sheets, company payrolls and certified payrolls, relating to the work under the Contract, including the right to make excerpts or transcripts from such books of account and records and related and supporting documents and statements. We further agree that we shall promptly respond to all requests for information made by the City of Lansing respecting compliance with these requirements.

We shall further cause and require to be included in all subcontracts a provision that representatives of the City of Lansing shall have full and free access, during working hours and after reasonable notice, to all labor-related books of account and records, including, but not limited to, time sheets, company payrolls and certified payrolls, of the subcontractor relating to the work under the Contract, including the right to make excerpts or transcripts from such books of account and records and related and supporting documents and statements.

_____ Construction Company, Inc.

_____

By: (Print)_____

Its: Owner

EXHIBIT A

Prevailing Wage Certification

August ____, 2024

City of Lansing
Attn: City Assessor's Office
124 W. Michigan Avenue
Lansing, Michigan

RE: Riverview 220 Apartments

Pursuant to that certain Prevailing Wage Letter Agreement (the "Letter") dated August ____, 2024 the undersigned, Lansing Housing Commission("Owner"), and _____ Construction Company, Inc. ("Contractor"), hereby certify, each on their own behalf and to the best of their knowledge, to the City of Lansing that each have complied with the requirements of the Letter and that all laborers and mechanics have been paid prevailing wages as required by the Letter and under the Contract.

Lansing Housing Commission

_____
By: Doug Fleming
Its: Executive Director

_____ Construction Company, Inc.

_____
By: (Print) _____
Its: Owner

Federal Labor Standards Provisions

U.S. Department of Housing and Urban Development
Office of Labor Relations

Applicability

The Project or Program to which the construction work covered by this contract pertains is being assisted by the United States of America and the following Federal Labor Standards Provisions are included in this Contract pursuant to the provisions applicable to such Federal assistance.

A. 1. (i) Minimum Wages. All laborers and mechanics employed or working upon the site of the work, will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR Part 3), the full amount of wages and bona f ide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona f ide fringe benefits under Section l (b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5. 5(a)(1)(iv); also, regular contributions made, or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs, which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period.

Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5. 5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: Provided, That the employer' s payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR 5. 5 (a)(1)(ii) and the Davis-Bacon poster (WH- 1321) shall be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible, place where i t can be easily seen by the workers.

(ii) (a) Any class of laborers or mechanics which is not listed in the wage determination, and which is to be employed under the contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate and fringe benefits therefor only when the following criteria have been met:

(1) The work to be performed by the classification requested is not performed by a classification in the wage determination; and

(2) The classification is utilized in the area by the construction industry; and

(3) The proposed wage rate, including any bona f ide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(b) I f the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and HUD or its designee agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by HUD or its designee to the Administrator of the W age and Hour Division, Employment Standards Administration, U. S. Department of Labor,

(c) Washington, D. C. 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30 -day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB control number 1215- 0140.)

(d) In the event the contractor, the laborers or mechanics to be employed in the classification or their representatives, and HUD or its designee do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), HUD or its designee shall refer the questions, including the views of all interested parties and the recommendation of HUD or its designee, to the Administrator for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB Control Number 1215 -0140.)

(e) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (1)(ii)(b) or (c) of this paragraph, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

(iii) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a

(iv) fringe benefit, which is not expressed as an hourly rate, the contractor shall either pay the benefit as stated in the wage determination or shall pay another bona f ide fringe benefit or an hourly cash equivalent thereof.

(v) I f the contractor does not make payments to a trustee or other third person, the contractor may consider as part

of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona f ide fringe benefits under a plan or program, Provided, That the Secretary of Labor has found, upon the written request of the contractor, that the applicable standards of the Davis- Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account asset for the meeting of obligations under the plan or program. (Approved by the Office of Management and Budget under OMB Control Number 1215- 0140.)

2. Withholding. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld from the contractor under this contract or any other Federal contract with the same prime contractor, or any other Federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime contractor so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees and helpers, employed by the contractor or any subcontractor the full amount of wages required by the contract In the event of failure to pay any laborer or mechanic, including any apprentice,

3. trainee or helper, employed or working on the site of the work, all or part of the wages required by the contract, HUD or its designee may, after written notice to the contractor, sponsor, applicant, or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased. HUD or its designee may, after written notice to the contractor, disburse such amounts withheld for and on account of the contractor or subcontractor to the respective employees to whom they are due. The Comptroller General shall make such disbursements in the case of direct Davis-Bacon Act contracts.

4. (i) Payrolls and basic records. Payrolls and basic records relating thereto shall be maintained by the contractor during the course of the work preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona f ide fringe benefits or cash equivalents thereof of the types described in Section l(b)(2)(B) of the Davis-bacon Act), daily and weekly number of hours worked, deductions made and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5. 5 (a)(1)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in Section l (b)(2)(B) of the Davis- Bacon Act, the contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs. (Approved by the Office of Management and Budget under OMB Control Numbers 1215 -0140 and 1215-0017.)

(ii) (a) The contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to HUD or its designee i f the agency is a party to the contract, but i f the agency is not such a party, the contractor will submit the payrolls to the applicant sponsor, or owner, as the case may be, for transmission to HUD or its designee. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR 5. 5(a)(3)(i) except that full social security numbers and home addresses shall not be included on weekly transmittals. Instead the payrolls shall only need to include an individually identifying number for each employee (e. g., the last four digits of the employee' s social security number). The required weekly payroll information may be submitted in any form desired. Optional Form W H-347 is available for this purpose f rom the W age and Hour Division W eb site at *http:// www. dol. gov/ esa/whd/forms/ wh347instr. htm* or its successor site. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. Contractors and subcontractors shall maintain the full social security number and current address of each covered worker, and shall provide them upon request to HUD or its designee i f the agency is a party to the contract, but i f the agency is not such a party, the contractor will submit the payrolls to the applicant sponsor, or owner, as the case may be, for

(iii) transmission to HUD or its designee, the contractor, or the W age and Hour Division of the Department of Labor for purposes of an investigation or audit of compliance with prevailing wage requirements. I t is not a violation of this subparagraph for a prime contractor to require a subcontractor to provide addresses and social security numbers to the prime contractor for its own records, without weekly submission to HUD or its designee. (Approved by the Office of Management and Budget under OMB Control Number 1215 -0149.)

(b) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

(1) That the payroll for the payroll period contains the information required to be provided under 29 CFR 5. 5 (a)(3)(ii), the appropriate information is being maintained under 29 CFR 5. 5(a)(3)(i), and that such information is correct and complete;

(2) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR Part 3;

(3) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

(c) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirement for submission of the "Statement of Compliance" required by subparagraph A. 3.(ii)(b).

(d) The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 231 of Title 31 of the United States Code.

(iv) The contractor or subcontractor shall make the records required under subparagraph A. 3.(i) available for inspection, copying, or transcription by authorized representatives of HUD or its designee or the Department of Labor, and shall permit such representatives to interview employees during working hours on the job. If the contractor or subcontractor fails to submit the required records or to make them available, HUD or its designee may, after written notice to the contractor, sponsor, applicant or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

5. Apprentices and Trainees.

(i) Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U. S. Department of Labor, Employment and Training Administration, Office of Apprenticeship Training, Employer and Labor Services, or with a State Apprenticeship Agency recognized by the Office, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Office of Apprenticeship Training, Employer and Labor Services or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeymen hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency recognized by the Office, withdraws approval of an apprenticeship program, the contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(ii) Trainees. Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant ', to and individually registered in a program which has received prior approval, evidenced by formal certification by the U. S. Department of Labor, Employment and Training Administration. The ratio of

(iii) trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by

the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(iv) Equal employment opportunity. The utilization of apprentices, trainees and journeymen under 29 CFR Part 5 shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.

6. Compliance with Copeland Act requirements. The contractor shall comply with the requirements of 29 CFR Part 3 which are incorporated by reference in this contract

7. Subcontracts. The contractor or subcontractor will insert in any subcontracts the clauses contained in subparagraphs 1 through 11 in this paragraph A and such other clauses as HUD or its designee may by appropriate instructions require, and a copy of the applicable prevailing wage decision, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in this paragraph.

8. Contract termination; debarment. A breach of the contract clauses in 29 CFR 5. 5 may be grounds for termination of the contract and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

9. Compliance with Davis-Bacon and Related Act Requirements. All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR Parts 1, 3, and 5 are herein incorporated by reference in this contract.

10. Disputes concerning labor standards. Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR Parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and HUD or its designee, the U. S. Department of Labor, or the employees or their representatives.

11. (i) Certification of Eligibility. By entering into this contract the contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of Section 3 (a) of the Davis-Bacon Act or 29 CFR 5. 12 (a)(1) or to be awarded HUD contracts or participate in HUD programs pursuant to 24 CFR Part 24.

(ii) No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of Section 3 (a) of the Davis-Bacon Act or 29 CFR 5. 12(a)(1) or to be awarded HUD contracts or participate in HUD programs pursuant to 24 CFR Part 24 .

(iii) The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U. S. C. 1001. Additionally, U. S. Criminal Code, Section 1 01 0, Title 18, U.S.C., "Federal Housing Administration transactions", provides in part:

(iv) "Whoever, for the purpose of . . . influencing in any way the action of such Administration.... makes, utters or publishes any statement knowing the same to be false.... shall be fined not more than $5, 000 or imprisoned not more than two years, or both."

12. Complaints, Proceedings, or Testimony by Employees. No laborer or mechanic to whom the wage, salary, or other labor standards provisions of this Contract are applicable shall be discharged or in any other manner discriminated against by the Contractor or any subcontractor because such employee has filed any complaint or instituted or caused to be instituted any proceeding or has testified or is about to testify in any proceeding under or relating to the labor standards applicable under this Contract to his employer.

B. Contract Work Hours and Safety Standards Act. The provisions of this paragraph B are applicable where the amount of the prime contract exceeds $100,000. As used in this paragraph, the terms "laborers" and "mechanics" include watchmen and guards.

(1) Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which the individual is employed on such work to work in excess of 40 hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of 40 hours in such workweek.

(2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in subparagraph (1) of this paragraph, the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in subparagraph (1) of this paragraph, in the sum of $10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of 40 hours without payment of the overtime wages required by the clause set forth in sub paragraph (1) of this paragraph.

(3) Withholding for unpaid wages and liquidated damages. HUD or ts designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contract, or any other Federally- assisted contract subject to the Contract

(4) Work Hours and Safety Standards Act which is held by the same prime contractor such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in subparagraph (2) of this paragraph.

(5) Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in subparagraph (1) through (4) of this paragraph and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower t er subcontractor with the clauses set forth in subparagraphs (1) through (4) of this paragraph.

C. Health and Safety. The provisions of this paragraph C are applicable where the amount of the prime contract exceeds $100,000.

(1) No laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to his health and safety as determined under construction safety and health standards promulgated by the Secretary of Labor by regulation.

(2) The Contractor shall comply with all regulations issued by the Secretary of Labor pursuant to Title 29 Part 1926 and failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act, (Public Law 91- 54, 83 Stat 96). 40 USC 3701 et seq.

(3) The contractor shall include the provisions of this paragraph in every subcontract so that such provisions will be binding on each subcontractor. The contractor shall take such action with respect to any subcontractor as the Secretary of Housing and Urban Development or the Secretary of Labor shall direct as a means of enforcing such provisions.

Ordinance no. _____

An ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing by adding a new section 888.____ for the purposes of providing for a service charge in lieu of taxes for fifty-six (56) low-income multi-family dwelling units in a project known as Riverview 220 Apartments, pursuant to the provisions of the State Housing Development Authority Act of 1966, (being Public Act 346 of 1966, as amended [MCL 125.1401, et seq.]) (The "Act").

The City of Lansing ordains:

Section 1. That chapter 888 of the Code of Ordinances of the City of Lansing, Michigan be amended to add a new section _____ to read as follows:

_____ Riverview 220 Apartments

(a) ***Purpose.*** **It is acknowledged that it is a proper public purpose of the state and its political subdivisions to provide housing for its residents of low and moderate income and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the State Housing Development Authority Act of 1966, being Public Act 346 of 1966, as amended [mcl 125.1401, et seq.]. The City is authorized by such Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under such Act at any amount it chooses, not to exceed the taxes that would be paid but for this Act. It is further acknowledged that such housing for persons of low and moderate income is a public necessity, and as the City will be benefited and improved by such housing, the encouragement of the same by providing certain real estate tax exemption for such housing is a valid public purpose.**

(b) ***Definitions.***

(1) "*Act*" means the State Housing Development Authority Act, being Public Act 346 of 1966, as amended.

(2) "*Annual shelter rents*" means the total collections during an agreed annual period from all persons of low or moderate income, occupying the housing development representing rents for occupancy, which rental amounts shall be exclusive of charges for gas, electricity, heat or other utilities furnished to the occupants.

(3) "*Authority*" means the Michigan State Housing Development Authority.

(4) "*Housing development" or "Development*" means a development which contains a significant element of housing for persons of low and moderate income and such elements of other housing, commercial, recreational, industrial, communal and educational facilities as the authority may determine will improve the quality of the development as it relates to housing for persons of low and moderate income. For the purpose of this section, the name of this development is Riverview 220 Apartments, and consist of fifty-six (56) units of rental housing located within Lansing at:

LOTS 1, 2, 3, 4, 9, 10 & E 33 FT LOTS 11 & 12, BLOCK 134 ORIG PLAT

(5) "*HUD*" means The Department of Housing and Urban Development of the United States government.

(6) "*Low-income housing tax credit program*" means the program established by Section 42 of the United States internal revenue code.

(7) "*Low or moderate income*" means low- or moderate-income eligibility under the authority act or rules.

(8) "*Mortgage loan*" means a loan that is federally aided (as defined in Section 11 of the act) or a loan or grant made or to be made by the authority to the Sponsor for the construction, rehabilitation, acquisition and/or permanent financing of a housing project and secured by a mortgage on the housing project.

(9) "*Sponsor*" means a person or other entity with a housing development which is financed or assisted pursuant to the act. For purposes of this section, the Sponsor of Riverview 220 Apartments is the Lansing Housing Commission, or its successors or assigns.

(10) "*Utilities*" means fuel, water, sanitary sewer and/or electrical service, which is paid for by the housing development.

(c) *Establishment of annual service charge.*

(1) The City acknowledges that the Sponsor and the authority have established the economic feasibility of Riverview 220 Apartments in reliance upon the enactment and continuing effect of this section and upon the qualification of the fifty-six (56) units of housing in the housing development for exemption from all property taxes as established in this section,

(2) Subject to the conditions and requirements of this section and the act, the fifty-six (56) units in the housing development for persons of low and moderate income identified as Riverview 220 Apartments and the property on which they are constructed shall be exempt from all property taxes for not more than forty (40) years, commencing with and including tax year 2025.

(3) In lieu of all said property taxes on the fifty-six (56) units in the housing development, the Sponsor shall pay, and the City will accept, an annual service

charge for public services in the sum equal to five percent (5%) of the annual shelter rents.

(4) The exemption provided under this section shall commence when the Sponsor complies with section 15a(1) of 1966 PA 346, as amended, codified as MCL 125.1415a(1), which provides: the owner of a housing project eligible for the exemption shall file with the local assessing officer (the City Assessor) a notification of the exemption, which shall be in an affidavit form as provided by the authority. The completed affidavit form first shall be submitted to the authority for certification by the authority that the project is eligible for the exemption. The owner then shall file or cause to be filed the certified notification of the exemption with the local Assessing Officer before November 1 of the year preceding the tax year in which the exemption is to begin.

(5) In addition to the certification required pursuant to subsection (c)(4), the Sponsor shall provide for the housing development annually in writing to the City Assessor for the preceding year in which the property tax exemption was in effect:

A. The annual audited accounting report for the Payment In Lieu Of Taxes; and

B. A certified statement identifying all the units rented to persons of low or moderate income; and

C. If requested by the City, proof that the housing development units have not increased, decreased, or been altered in any form, unless the City has otherwise amended the provisions of this section.

(d) ***Limitation on the payment of the annual service charge.*** **Notwithstanding Subsection (c), the service charge to be paid each year in lieu of taxes for the part of the housing**

development project that is tax exempt and occupied by other than low- or moderate-income persons shall be equal to the full amount of the taxes that would otherwise be due and payable on that portion of the housing development project if the project were not tax exempt.

(e) ***Payment of annual service charge.*** **The service charge in lieu of taxes, as established under this section, shall be payable in the same manner as general property taxes are payable to the City, except that the annual payment shall be made on or before July 1 of the year following the year upon which such charge is calculated. Collection procedures shall be in accordance with the provisions of the General Property Tax Act (1893 PA 206 as amended; mcl 211.1 et.seq.).**

(f) ***Contractual effect.*** **Notwithstanding the provisions of Section 15(a)(5) of the act to the contrary, a contract between the City and the Sponsor with the authority as third-party beneficiary under the contract, to provide tax exemption and accept payment in lieu of taxes as previously described, is effectuated by the enactment of this section.**

(g) ***Duration.*** **This section shall remain in effect and shall not terminate for forty (40) years, commencing with and including tax year 2025, provided that the Sponsor complies with the requirements of the act and this section, and further provided that the housing development continues to be rented to low or moderate income persons at rents determined under the low income housing tax credit program, as the same maybe further amended or superseded, or there is an authority-aided or federally-aided mortgage on the housing development as provided in the act, or the authority or HUD has an interest in the property; but in no event beyond December 31, 2065. If (a) the construction of the housing development project does not commence or the Sponsors fail**

to obtain a mortgage loan within two (2) years from the effective date of this ordinance, or (b) if transfer of title is not effectuated to 220 Kalamazoo Limited Dividend Housing Association LP within two (2) years from the effective date of this ordinance or (c) if the Sponsors change the scope or purpose of the fifty-six (56) units of housing within the housing development project without the consent of the City, by and through its representatives, and in accordance with the requirements of the Lansing City charter, and the Sponsor or other responsible party does not cure the violation within ninety (90) days after written notice is given to the Sponsor, then this ordinance shall automatically expire, terminate and be of no further effect.

Section 2. All ordinances, resolutions or rules, ordinances, parts of ordinances, resolutions or rules inconsistent with the provisions hereof including the Payment In Lieu of Taxes Agreement dated April 1, 2023, are hereby repealed as they pertain to Riverview 220 Apartments at the time this exemption commences.

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

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

LARA Corporations Online Filing System
Department of Licensing and Regulatory Affairs

Form Revision Date 02/2017

ARTICLES OF ORGANIZATION

For use by DOMESTIC LIMITED LIABILITY COMPANY

Pursuant to the provisions of Act 23, Public Acts of 1993, the undersigned executes the following Articles:

Article I

The name of the limited liability company is:

220 KALAMAZOO GP, LLC

Article II

Unless the articles of organization otherwise provide, all limited liability companies formed pursuant to 1993 PA 23 have the purpose of engaging in any activity within the purposes for which a limited liability company may be formed under the Limited Liability Company Act of Michigan. You may provide a more specific purpose:

Article III

The duration of the limited liability company if other than perpetual is:

PERPETUAL

Article IV

The street address of the registered office of the limited liability company and the name of the resident agent at the registered office (P.O. Boxes are not acceptable):

1. Agent Name: SAM SPADAFORE
2. Street Address: 419 CHERRY STREET
   Apt/Suite/Other:
   City: LANSING
   State: MI Zip Code: 48933
3. Registered Office Mailing Address:
   P.O. Box or Street Address: 419 CHERRY STREET
   Apt/Suite/Other:
   City: LANSING
   State: MI Zip Code: 48933

Article V

(Insert any desired additional provision authorized by the Act.)

THE COMPANY SHALL BE MANAGED BY A MANAGER.

Signed this 3rd Day of February, 2023 by the organizer(s):

Signature	Title	Title if "Other" was selected
Sam Spadafore	Organizer	

By selecting ACCEPT, I hereby acknowledge that this electronic document is being signed in accordance with the Act. I further certify that to the best of my knowledge the information provided is true, accurate, and in compliance with the Act.

Decline Accept

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS

FILING ENDORSEMENT

This is to Certify that the ARTICLES OF ORGANIZATION

for

220 KALAMAZOO GP, LLC

ID Number: 802983492

received by electronic transmission on February 03, 2023 ***, is hereby endorsed.***

Filed on February 03, 2023 ***, by the Administrator.***

The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.

In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 3rd day of February, 2023.

Linda Clegg, Director

Corporations, Securities & Commercial Licensing Bureau

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

Date Received			(FOR
	$60 V CEPAS 23032470838154		**FILED**
MAR 24 2023			**MAR 24 2023**
Name THOMAS L. LAPKA			**ADMINISTRATOR CORPORATIONS DIVISION**
Address 605 S. CAPITOL AVE			
City LANSING	**State** MICHIGAN	**Zip Code** 48933	EFFECTIVE DATE:

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

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

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

Section 1

The name of the limited partner is:

220 KALAMAZOO LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP

Section 2

The general character of its business is:

The Partnership has been organized exclusively to provide housing facilities for persons of low and moderate income, or for persons whose income does not exceed limits established in Act No. 346 of the Public Acts of 1966 of the State of Michigan, as amended (the "Act"), and Section 42 of the Internal Revenue Code of 1986, as amended, and for social, recreational, commercial, and communal facilities as may be necessary to serve and improve a residential area in which Authority-aided or federally-aided housing is located or is planned to be located, thereby enhancing the viability of the housing.

Section 3

a. The address of the office at which the limited partnership records are kept is: **419 Cherry Street Lansing MI 48933**

b. The name of the agent for service of process is: **Douglas E. Fleming**

c. The address of the agent for service is: **419 Cherry Street, Lansing MI 48933**

Section 4

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

None.

SS

Section 5

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

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

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

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

Section 6

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

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

Section 7

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

None.

Section 8

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

The term of the Partnership shall be until December 31, 2077, unless the Partnership shall terminate upon the happening of any of the following events:

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

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

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

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

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

Section 9

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

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

Section 10

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

Michigan State Housing Development Authority Provisions

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

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

(a) The Partnership has received a loan or advance as provided in the Act and the Authority determines that the loan or advance is in jeopardy of not being repaid;

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

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

(d) The Authority determines that the Partnership is in violation of the rules promulgated under Section 22 of the Act; or

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

3. Return. Notwithstanding any other provisions of the Partnership Agreement, by acceptance of a beneficial interest in the Partnership or by executing the document of basic organization, every partner of the Partnership shall be deemed to have agreed that he or she at no time shall receive from the Partnership, any return in excess of the face value of the investment attributable to his or her respective interest plus cumulative dividend payments at a rate which the Michigan State Housing Development Authority (the "Authority") determines to be reasonable and proper, computed from the initial date on which money was paid or property delivered in consideration for the interest; and that upon the dissolution of the Partnership, any surplus in excess of those amounts shall be paid to the Authority or to any other regulating governmental body as the Authority directs.

As used in the foregoing paragraph, the terms "surplus" and "return" are defined as follows:

(a) The term "surplus" as used herein shall not be deemed to include any increase in assets of the Partnership by reason of reduction of a mortgage, by amortization or similar payments, or realized from the sale or disposition of any assets of the Partnership to the extent such surplus can be attributed to any increase in market value of any real property or tangible personal property accruing during the period the assets were owned and held by the Partnership.

(b) Any payment to a person having a beneficial interest in the Partnership shall not be deemed a "return" to such person if the funds with which such payment is made are funds contributed to the Partnership by persons purchasing a beneficial interest in the Partnership.

4. Authority's Reliance on Continuing Effect of Provisions. Notwithstanding any other provisions of the Partnership Agreement, the partners of the Partnership agree that the Authority may rely upon the continuing effect of the Partnership Agreement in this form as approved by the Authority and, by the execution of the Partnership Agreement, such partners agree not to amend, alter or change the provisions the Partnership Agreement without the prior written consent of an Authorized Officer of the Authority.

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

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

Section 11

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

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

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

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

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

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

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

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

SUPPLEMENT P

Limited Partnership Name: 220 KALAMAZOO LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP

1. Type of Partner X **General (Managing)** ☐ **Limited**

2. Partner Name: 220 KALAMAZOO GP, LLC

3. Address (No., Street, City, State, ZIP Code) 419 Cherry Street, Lansing, MI 48933

4. Contributions Previously Made (Limited Partners Only)
Cash $_____ Other $ _____

5. Future Contributions to be Made (Limited Partners Only)
Cash $ _____ Other $ _____

6. Description of Contributions Other than Cash: (Include all property or services contributed or to be contributed) NONE

7. Times or Event Requiring Future Contributions: (Cash, Property or Services) NONE

8. Signature:

9. Date: March 23, 2023

By: Lansing Housing Commission, its Sole Member

By: Douglas E. Fleming
Douglas Fleming, Executive Director

1. Type of Partner X **General (Minority)** ☐ **Limited**

2. Partner Name: CCA-LHC, LLC

3. Address (No., Street, City, State, ZIP Code) 2700 Lighthouse Pointe E, Suite 230, Baltimore MD 21224

4. Contributions Previously Made (Limited Partners Only)
Cash $_____ Other $ _____

5. Future Contributions to be Made (Limited Partners Only)
Cash $ _____ Other $ _____

6. Description of Contributions Other than Cash: (Include all property or services contributed or to be contributed) NONE

7. Times or Event Requiring Future Contributions: (Cash, Property or Services) NONE

8. Signature:

9. Date: March 23, 2023

By: Chesapeake Community Advisors, Inc.

By: _____
John Schuster, III, Vice President

1. Type of Partner ☐ **General** X **Limited**

2. Partner Name. Lansing Housing Commission

3. Address (No., Street, City, State, ZIP Code) 419 Cherry Street, Lansing MI 48933

4. Contributions Previously Made (Limited Partners Only)
Cash $ 99.00 Other $ _____

5. Future Contributions to be Made (Limited Partners Only)
Cash $ _____ Other $ _____

6. Description of Contributions Other than Cash: (Include all property or services contributed or to be contributed) NONE

7. Times or Event Requiring Future Contributions: (Cash, Property or Services) NONE

8. Signature: Douglas E. Fleming

9. Date: March 23, 2023

Douglas Fleming, Executive Director

UNITED STATES OF AMERICA

The State of Michigan

Department of Licensing and Regulatory Affairs

Lansing, Michigan

This is to Certify that the annexed copy has been compared by me with the record on file in this Department and that the same is a true copy thereof.

This certificate is in due form, made by me as the proper officer, and is entitled to have full faith and credit given it in every court and office within the United States.

In testimony whereof, I have hereunto set my hand, in the City of Lansing, this 29th day of March , 2023.

Linda Clegg, Director

Corporations, Securities & Commercial Licensing Bureau

Sent by electronic transmission

Certificate Number: 23030671602

Verify this certificate at: URL to eCertificate Verification Search http://www.michigan.gov/corpverifycertificate.

OPTION AGREEMENT

THIS OPTION AGREEMENT ("Agreement") is made and entered into effective as of May ____, 2024 (the "Effective Date") by and between **220 KALAMAZOO LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP**, a Michigan limited partnership (the "Buyer"), whose address is 419 Cherry Street, Lansing, Michigan 48933, and **PRESERVATION NON-PROFIT HOUSING CORPORATION,** a Michigan nonprofit corporation ("Seller"), whose address is 1118 S. Washington Avenue, Lansing, Michigan 48910.

;

WHEREAS, Seller, is currently the fee owner of certain real property commonly known as 220 East Kalamazoo Street, Lansing, Michigan 48933, which is more fully described in Exhibit A attached hereto (the "Property"); and

WHEREAS, Buyer wishes to obtain an option to purchase the Property from Seller, and Seller is willing to grant Buyer an option to purchase the Property pursuant to this Agreement.

NOW, THEREFORE, based upon the foregoing and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Buyer and Seller hereby agree as follows:

a. Buyer shall purchase Seller's entire interest in the Property for the sum of Nine Hundred Five Thousand and 00/100 Dollars ($905,000.00) (the "Purchase Price"). Notwithstanding the foregoing, the Purchase Price shall be increased as follows:

   (1) From and after the date the Property is purchased by Seller, the Purchase Price shall be increased at a rate per annum equal to the secured overnight financing rate ("SOFR") plus two hundred fifty (250) basis points (the "SOFR Rate"), which shall be calculated in the reasonable discretion of Seller; and
   (2) Seller shall not unreasonably change the method of calculating the SOFR Rate, and Seller, upon the reasonable request of Buyer, shall provide Buyer with the amount of the Purchase Price, as increased by the SOFR Rate, on any specified date. If the Seller is able to refinance its source of funds used to purchase the Property with capital magnet funds, the SOFR Rate will be reduced to a rate to be determined in the reasonable discretion of the Seller.
   (3) Buyer shall pay to Seller all of its title/recording fees and its reasonable legal fees.
   (4) Included in the "Seller's entire interest in the Property" is the right to terminate the temporary license to manage and control the surface parking rights on the Property which was granted to Grand Avenue Investments, LLC.

b. Until March 31, 2025 (the "Option Period"): upon (1) written request by the Buyer; and (2) payment in full of the Purchase Price (as increased by the SOFR Rate) at a closing within a reasonable time after receiving a written request from Buyer; Seller shall execute and deliver to the Buyer a warranty deed conveying its entire right, title and interest in the Property. Buyer and Seller also agree to work in good faith and deliver such other closing documents that are customarily exchanged at a closing for a sale of the Property.

c. Seller shall not encumber the Property nor do any act or deed which would diminish the value of the Property during the Option Period. Seller represents and warrants that it is the fee simple owner of the Property. Seller and Buyer warrant that formal action has been taken to authorize the signatory to this Agreement to enter into this Agreement.

d. Neither Seller nor Buyer shall assign its interest in this Agreement without the other party's prior written consent.

e. Notwithstanding any other provision of this Agreement, Buyer shall have no obligation to purchase the Property, and no transfer of title to the Buyer may occur until they have completed all of their due diligence to include any federal environmental reviews and approvals that may or may not be necessary. Buyer will work expeditiously to exercise this Option and complete the purchase of the Property.

f. All notices, demands, consents, approvals, and requests given by either party to the other hereunder shall be deemed adequately given if in writing and sent by hand delivery, by a nationally recognized overnight courier, by facsimile, by e-mail (but only if attaching a so-called "pdf" or similar electronic copy of any applicable notice) or by registered or certified mail, postage prepaid, return receipt requested, to the parties at the addresses below, as the case may be, or to such other address and to the attention of such other person as either party may from time to time designate in writing. Notices properly given as described above shall be deemed given, received and effective upon receipt (or refusal of receipt).

To Buyer:	220 Kalamazoo Limited Dividend Housing Association Limited Partnership Attn: Doug Fleming 419 Cherry Street Lansing, Michigan 48933 DFleming@lanshc.org
With copies to:	Mallory, Lapka, Scott & Selin, PLLC Attn: Tom Lapka 605 South Capitol Avenue Lansing, Michigan 48933
To Seller:	Preservation Non-Profit Housing Corporation Attn: Mike Witt 1118 S. Washington Avenue Lansing, Michigan 48910
With copies to:	Clark Hill PLC Attn: Dominic Rios 215 S. Washington Square, Suite 200 Lansing, Michigan 48933

g. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

[*Signature Page Follows*]

IN WITNESS WHEREOF, Buyer and Seller have entered into this Agreement effective as of the Effective Date.

Seller:

PRESERVATION NON-PROFIT HOUSING CORPORATION, a Michigan nonprofit corporation

By: _____
Mike Witt
Its: President

Buyer:

220 KALAMAZOO LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP, a Michigan limited partnership

By: 220 Kalamazoo GP, LLC
Its: General Partner

By: Lansing Housing Commission
Its: Sole Member

By: Douglas E. Fleming
Douglas E. Fleming
Its: Executive Director

EXHIBIT A
LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 9, 10 and East 33 feet of Lots 11 and 12, Block 134, Original Plat of City of Lansing, Ingham County, Michigan, according to the recorded plat thereof as recorded in Liber 2 of Plats, Page 36, 37 and 38, Ingham County Records.

Address: 220 E. Kalamazoo Street, Lansing, MI 48933

Riverview 220

Exhibit 5

Market Data

Enclosed is a market study prepared in MSHDA format by Market Analyst Professionals.

A Feasibility Analysis For

Riverview 220

220 Kalamazoo St
Lansing, MI
Ingham County
Census Tract 67

Date of Report

March 31, 2023

Date of Inspection

March 16, 2023

Prepared for:

Michigan State Housing Development Authority
735 E. Michigan Ave
Lansing, MI 48912
(517) 335-4786

For Sponsor:
Lansing Housing Commission

Prepared by:

Chris Vance

Market Analyst Professionals
222 South 9th Street, Suite 1600
Minneapolis, MN 55402
PH: 248-515-0496
cavance@mindspring.com
chris.vance@mapyourproject.com

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Market Study Key Data Spreadsheet

Information Type	Data/Information
PROPOSAL DESCRIPTION	
Project Name	Riverview 220
Project Street Address, City	220 Kalamazoo St, Lansing
Repeat submission?	No
Number of Units	63
Construction Type	New
Building type	5 Story, Apartment ,1 buildings
Unit Type (townhome, flat, etc.)	Apartment
Studios - % of total	0 Percent Studio
Below grade units - % of Total	0
Target (senior, family, special needs)	Open
Senior Housing Type (optional drop down)	NA
80% of AMI units included? (yes/no)	No
Percent of Units that are market-rate	11%
% of Units with project-based subsidy	89%
Other notable information, such as existence of a phase I, inclusion in larger development efforts, etc.	None
SITE FACTORS	
List notable factors that impact the site, such as railroad tracks, industrial uses, blight, proximity to employment centers, etc.	Site is located in downtown with a high concentration of amenities nearby, near the river.
PROPOSAL STRENGTHS/WEAKNESSES	
Briefly describe the proposal's major strengths and weaknesses	Strengths: Project based subsidy covering the majority of units Location near river High occupancy and demand is evident among the most competitive projects Estimated achievable rents are consistent with MAP estimates Weaknesses: Subject lacks some amenities common at competitive projects, but not deemed necessary for the subject's success
RENT DISCOUNT	
See MSHDA's preferred discounts from the market study guidelines. List unit types that don't provide at least MSHDA's preferred discount.	
DEMAND RATIOS THAT EXCEED MSHDA's PREFERRED LEVELS	
Penetration Rate-TOTAL LIHTC RATE	None
Capture Rate	None
Saturation Rate	None
ABSORPTION	
Absorption Period	4 to 6 Months
FINAL RECOMMENDATION	
Analyst's Recommendation	Proceed as proposed
ANALYST'S NOTES	

Comments:

MSHDA Narrative

Riverview 220 is the proposed new of open apartment located at 220 Kalamazoo St in the City of Lansing, Ingham County. The site is an existing building to be demolished. The proposed development consists of 1, 5-story buildings containing 63 units. The unit mix includes: 2 BR-60%, 2 BR-Mrkt, 3 BR-60%, 3 BR-Mrkt.

Included amenites: On-Site Management, Exercise/Fitness Room, Entry Security, Hook Up Laundry, Coin Op. Laundry, Mini-Blinds, Central Air, Microwave, Dishwasher.

Section 1: Executive Summary

	AMI Target	# of Units	# of PBRA Units	# of Baths	Type	Average Sq. Footage	Contract Rent	Utility Allowance	Gross Rent	Max Gross Rent	Maximum Income
Total		**63**	**56**								**$92,050**
Summary 2 BR		**56**									**$79,700**
2 BR-Apt-S	60%	24	24	1.0	Apt	914	$1,033	$136	$1,169	$1,195	$47,820
2 BR-Apt-S	60%	28	28	1.0	Apt	914	$974	$136	$1,110	$1,195	$47,820
2 BR-Apt	Mrkt	4		1.0	Apt	914	$1,340	$136	$1,476	NA	$79,700
Summary 3 BR		**7**									**$92,050**
3 BR-Apt-S	60%	4	4	1.0	Apt	1,197	$1,348	$163	$1,511	$1,380	$55,230
3 BR-Apt	Mrkt	3		1.0	Apt	1,197	$1,520	$163	$1,683	NA	$92,050

- Based on the analysis within this report, the proposal will be successful as is; no changes are recommended for the project. The subject is the new construction with a subsidy covering the majority of unit and a small number of unrestricted units. Household growth in the PMA was positive between 2010 and 2020 and is forecasted to increase through 2028. Unemployment rates had been declining in recent years, prior to 2020 and impacts of the Covid-19 pandemic before recovering in 2021. More recently inflation has become an increasing concern for the economy. MAP has assumed the economy will have improved at the time of market entry for the subject, however, it should be noted no negative impact is currently evident in occupancy rates among surveyed projects. Moderate household growth, as well as ongoing demolition and obsolescence of existing rental housing in the area will fuel demand for the subject in the long term. It is anticipated the subject will offer an attractive construction design and amenities, and will be competitively positioned with the most similar projects in terms of unit appeal and rent positioning for the small number of units not covered by project based subsidy. As a result, the development of the proposal to more adequately serve the PMA's population is appropriate.

Strengths:

- Project based subsidy covering the majority of units
- Location near river
- High occupancy and demand is evident among the most competitive projects
- Estimated achievable rents are consistent with MAP estimates

Weaknesses:

- Subject lacks some amenities common at competitive projects, but not deemed necessary for the subject's success

- The proposal is located in Census Tract 67 of Ingham County. Census Tracts were used in the delineation of the market area. Major factors in defining the PMA were proximity to the site and natural boundaries. To the west, north and east, declining proximity to the site was the primary factor in limiting expansion of the PMA. To the south the river serves as a natural boundary, limiting linkages to the south, but given immediate proximity to the site Census Tracts to the south are included.

- Utilizing methodology provided by MSHDA, demand estimates for the proposal are outlined in the following pages based on qualified income ranges for the proposal. Income ranges are based on an affordability ratio of 40 percent of income and maximum LIHTC rents. Based on MSHDA methodology, annual demand is measured by movership from existing households as well as new additions to renter households between the current year and time of market entry. Demand estimates are presented for each income target (unduplicated demand estimates) as well as total project demand. Based on these estimates, the proposal's demand estimates are within acceptable thresholds for all calculations.

- Among competitive projects Walnut Park indicated absorption of 18 units per month, while Capitol Park Center indicated absorption of 8 units per month. An absorption period of approximately 4 to 6 months is anticipated for the subject to reach 93 percent stabilized occupancy operating with the project based subsidy in place. This estimate is based movership ratios from the American Housing Survey and estimated "capture" rates among these households as well as the reported experience of LIHTC projects indicated above.

Section 2: Introduction and Scope of Work

Market Analyst Professionals, LLC (MAP) has prepared the following Full Market Analysis report to determine the market feasibility of an affordable housing project located in Lansing, Michigan. The report was prepared for the Michigan State Housing Development Authority (MSHDA) for Riverview 220, submitted by Lansing Housing Commission. The subject proposal is described in detail in Section 3. The study assumes Low Income Housing Tax Credits will be utilized in financing the subject property. The market study was prepared in accordance with MSHDA guidelines and industry accepted practices for use by MSHDA. Information contained within the report is assumed to be trustworthy and reliable. Recommendations and conclusions in the report are based on professional opinion. MAP does not guarantee the data nor assume any liability for any errors in fact, analysis or judgment resulting from the use of the report. The market study includes a site visit and field work by the analyst signing the report conducted on March 16, 2023 with the analyst signing the report responsible for conclusions and analysis of the report.

Section 3: Project Description

Name:	Riverview 220
Address:	220 Kalamazoo St Lansing, MI 48933
Target Population:	Open
Total Units:	63
Subsidized Units:	56
LIHTC Units:	56
Unrestricted Units:	7
Handicap Units:	7
Utilities Included in Rent	
Heat:	No
Electric:	No
Water:	Yes
Sewer:	Yes
Trash:	Yes
Heat Type:	Gas
Construction Detail:	
Construction:	New
Building Type:	Apartment
Total Buildings:	1
Stories:	5
Site Acreage:	1.56
Construction Schedule:	
Beginning:	Jul-24
Ending:	Sep-25
Total Parking Spaces:	
Surface:	64
Plans:	Preliminary-Assumed competetive at development

Unit Configuration

	AMI Target	# of Units	# of PBRA Units	# of Baths	Type	Average Sq. Footage	Contract Rent	Utility Allowance	Gross Rent	Max Gross Rent	Maximum Income
Total		**63**	**56**								**$92,050**
Summary 2 BR		**56**									**$79,700**
2 BR-Apt-S	60%	24	24	1.0	Apt	914	$1,033	$136	$1,169	$1,195	$47,820
2 BR-Apt-S	60%	28	28	1.0	Apt	914	$974	$136	$1,110	$1,195	$47,820
2 BR-Apt	Mrkt	4		1.0	Apt	914	$1,340	$136	$1,476	NA	$79,700
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3 BR-Apt-S	60%	4	4	1.0	Apt	1,197	$1,348	$163	$1,511	$1,380	$55,230
3 BR-Apt	Mrkt	3		1.0	Apt	1,197	$1,520	$163	$1,683	NA	$92,050

Proposed and Recommended Amenities

Unit Amenities

Yes	**A/C - Central**	**Yes**	**Microwave**	**Yes***	Patio/Balcony
	A/C - Wall Unit		Ceiling Fan		Basement
	A/C - Sleeve Only		Walk-In Closet		Fireplace
	Garbage Disposal	**Yes**	**Window - Mini-Blinds**		High Speed Internet
Yes	**Dishwasher**		Window - Draperies		Individual Entry

Development Amenities

	Clubhouse *(separate building)*		Swimming Pool		Sports Courts *(b-ball, tennis, v-ball, etc.)*
Yes	**Community Room**		Playground/Tot Lot	**Yes**	**On-Site Management**
Yes	**Computer Center**		Gazebo		Secured Entry - Access Gate
Yes	**Exercise/Fitness Room**	**Yes**	**Elevator**	**Yes**	**Secured Entry - Intercom or Camera**
Yes	**Community Kitchen*(ette)***		Exterior Storage Units		

Laundry Type		**Parking Type**			
Yes	**Coin-Operated Laundry**	**Yes**	**Surface Lot**	**64**	Number of Spots Total
Yes	**In-Unit Hook-up Only**		Carport		
	In-Unit Washer/Dryer		Garage *(attached)*		
	None		Garage *(detached)*		

*-Community Patio

Section 4: Site Profile

Date of Inspection:	3/16/2023	By Chris Vance	
Acreage:	**1.56**		
Total Residential Buildings:	**1**		
Density: (Acres/Building)	**1.6**		
Topography:	Existing building to be demolished		
Adjacent Land Uses:			**Impact:**
North:	Commercial		Neutral
East:	Commercial		Neutral
South:	Commercial/residential		Neutral
West:	Commercial		Neutral
QCT or DDA:	Yes Per Applicant		

Neighborhood Characteristics

The site is located southwest of East Kalamazoo Street and Cherry Street in Lansing, Michigan, the capital of Michigan. The site is located in a densely developed, primarily commercial, urban environment. The site excludes a commercial development which will be located to the immediate northwest of the subject with a cleaners and space for lease. To the immediate west of the site is a bus station, to the north is an office building (Department of Health and Human Services), to the east is an office building, to the south is a parking lot with a commercial building and single-family residential to the west and east respectively. Buildings near the site are in generally good condition. Just removed from the site to the east is Grand River, with a pathway along the river considered an attractive amenity. Farther removed from the site to the west, north and east is generally commercial in nature, while land to the southeast land is more residential in nature.

Neighborhood Amenities/Retail/Services

As the map on the follow page illustrates, the site's locations in the densely packed city provides immediate access to a number of establishments. A wide variety of retail, dining, cultural, health care,

educational and employment opportunities are available within a short distance of the site. A number of commercial concentrations offering big box retailers are easily accessible from the site, including Target, Walmart, Meijer, Whole Foods and Kroger.

Marketability of Proposal

The proposal is attractive to the targeted tenant group. Location in the downtown area enhances the site's marketability. Additionally, while the immediate area is commercial in nature, single-family residential concentration is located just southeast of the site establishing precedent near the site. The site offers one parking space per unit, which given the mix and tenancy (largely subsidized) and location in downtown seems adequate.

Visibility and accessibility of the site

The site is readily visible off of Kalamazoo and Grand Avenue, with nearby commercial properties enhancing visibility of the site. The site is easily accessible via the local roadways.

Health Care

The nearest major health care is at Sparrow Hospital located within 1.0 mile of the site.

Crime

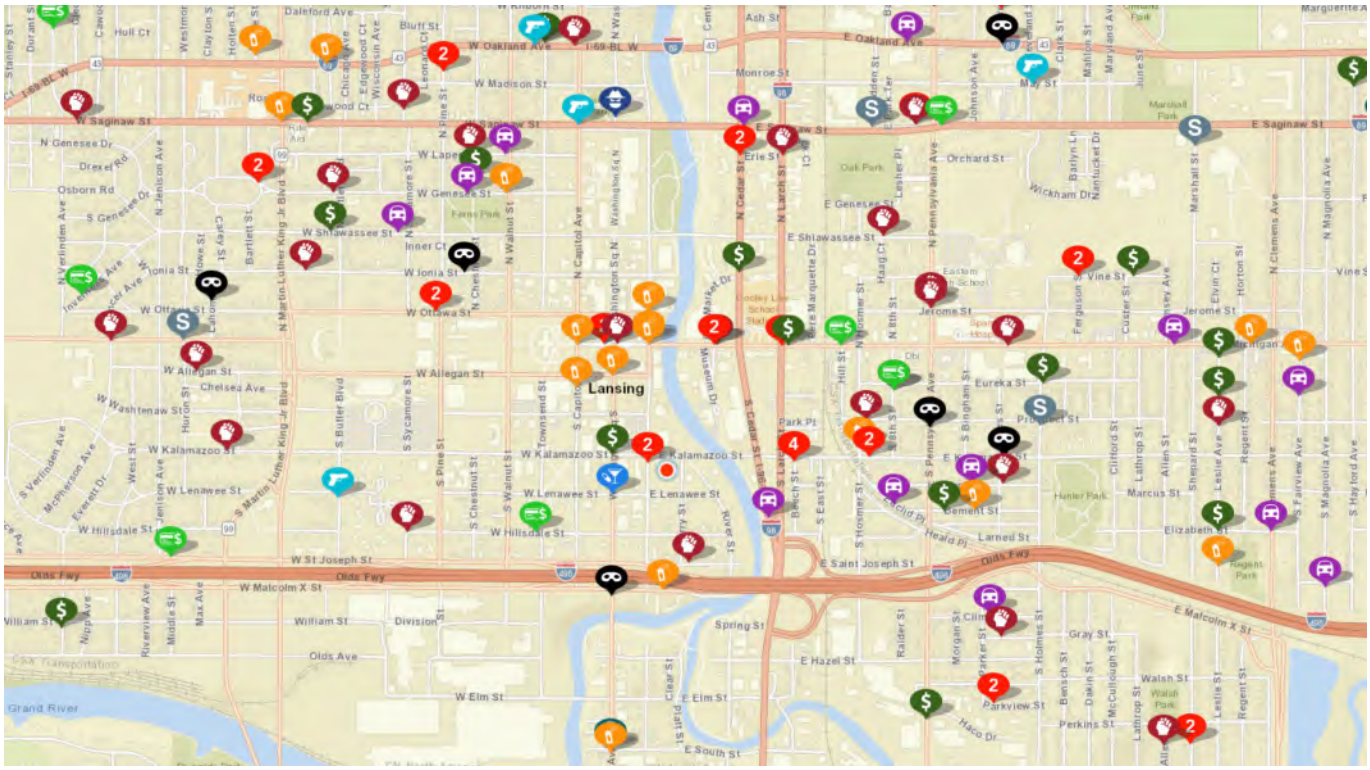
For the PMA the crime index is above the state and national index, (the national average is by definition 100) but consistent, although also higher, with the city per the data illustrated below. Crime rates in the PMA are higher relative to the county. MAP has considered local crime in its assessment of site appeal incorporated into rent analysis in a latter section of this report, it should be noted other projects in the survey are subject to similar dynamics. A geographical representation of crime (through crimemapping.com) is presented showing crime near the site—with crime generally concentrated outside of the immediate area.

Crime Index For Subject Area

Area	City of Lansing	PMA	County of Ingham	State of MI	National
Total Crime Risk	156	196	98	79	100
Personal Crime Risk	300	372	147	112	100
Property Crime Risk	132	166	90	74	100

Source: ESRI

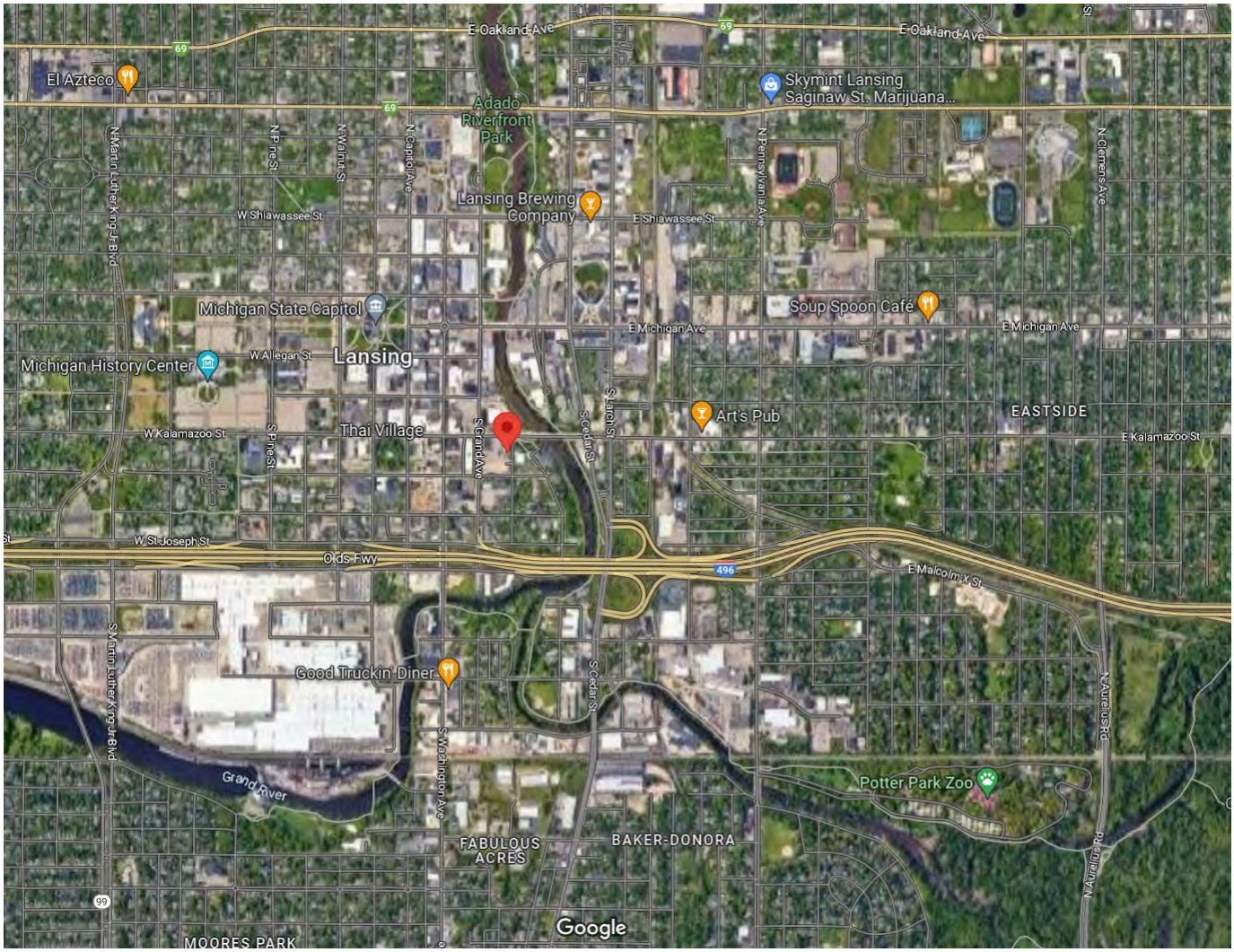
Crime Map



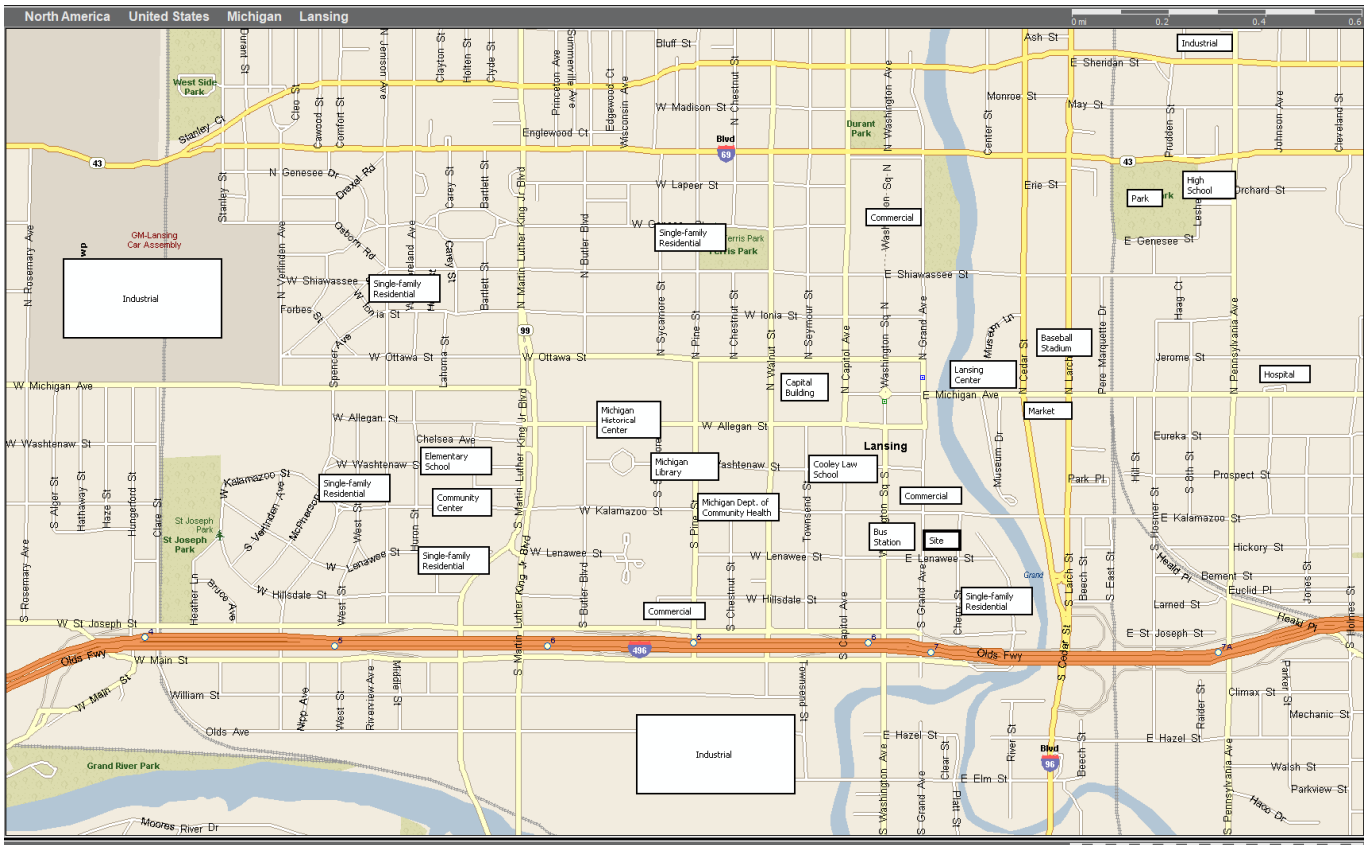
Source:Crimemapping.com—Four week period prior to date of report

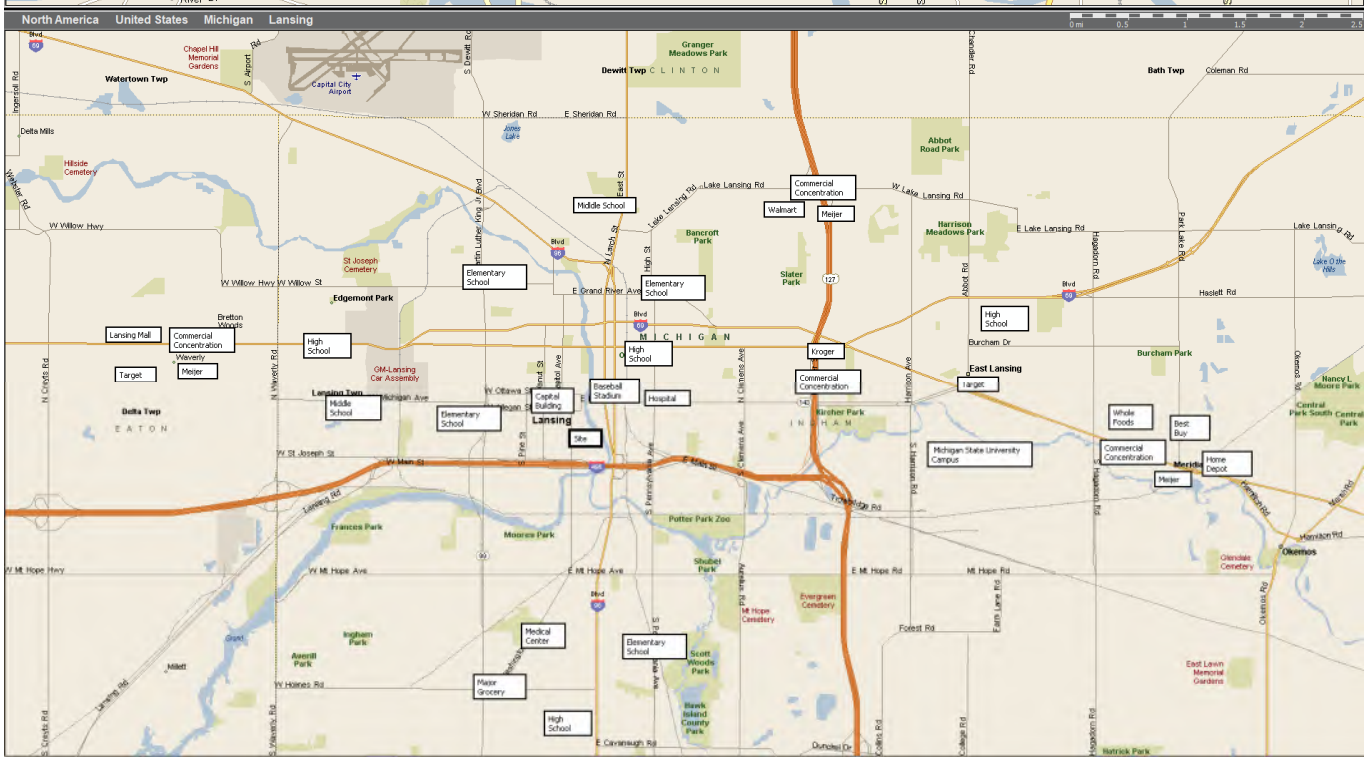
Map: Aerial Map via Google

Map: Aerial Map via Google



Map: Site and Adjacent Features





Site Photos

Looking south at site on Kalamazoo Street

Looking west from site on Kalamazoo Street

Looking north from site on Kalamazoo Street

Looking east from site on Kalamazoo Street

Looking south from site on Grand Avenue

Looking west from site on Grand Avenue

Looking north from site on Grand Avenue

Commercial building northwest of site

Commercial east of site

Sample residential near site

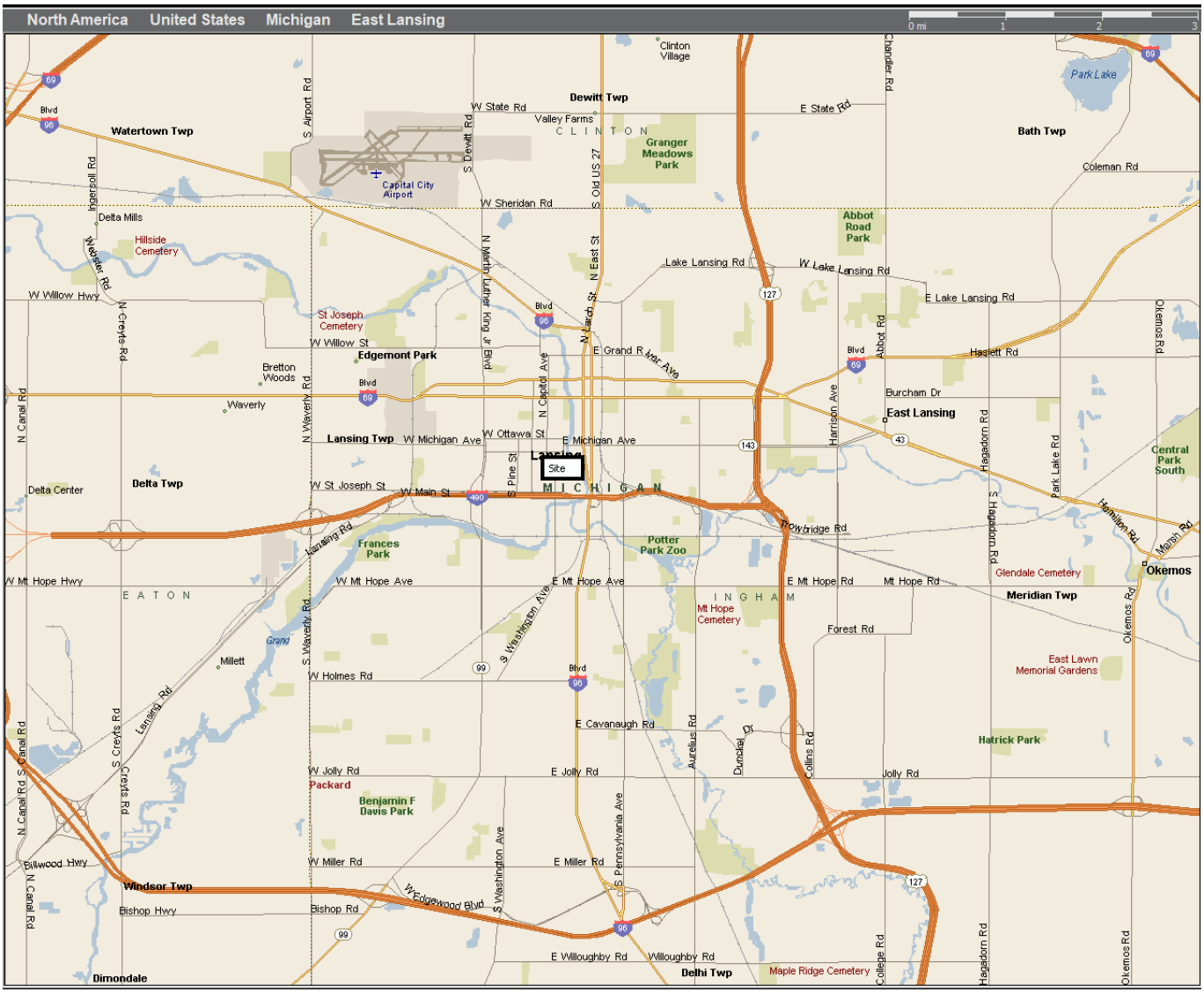
Sample residential near site

Section 5: Market Area Delineation

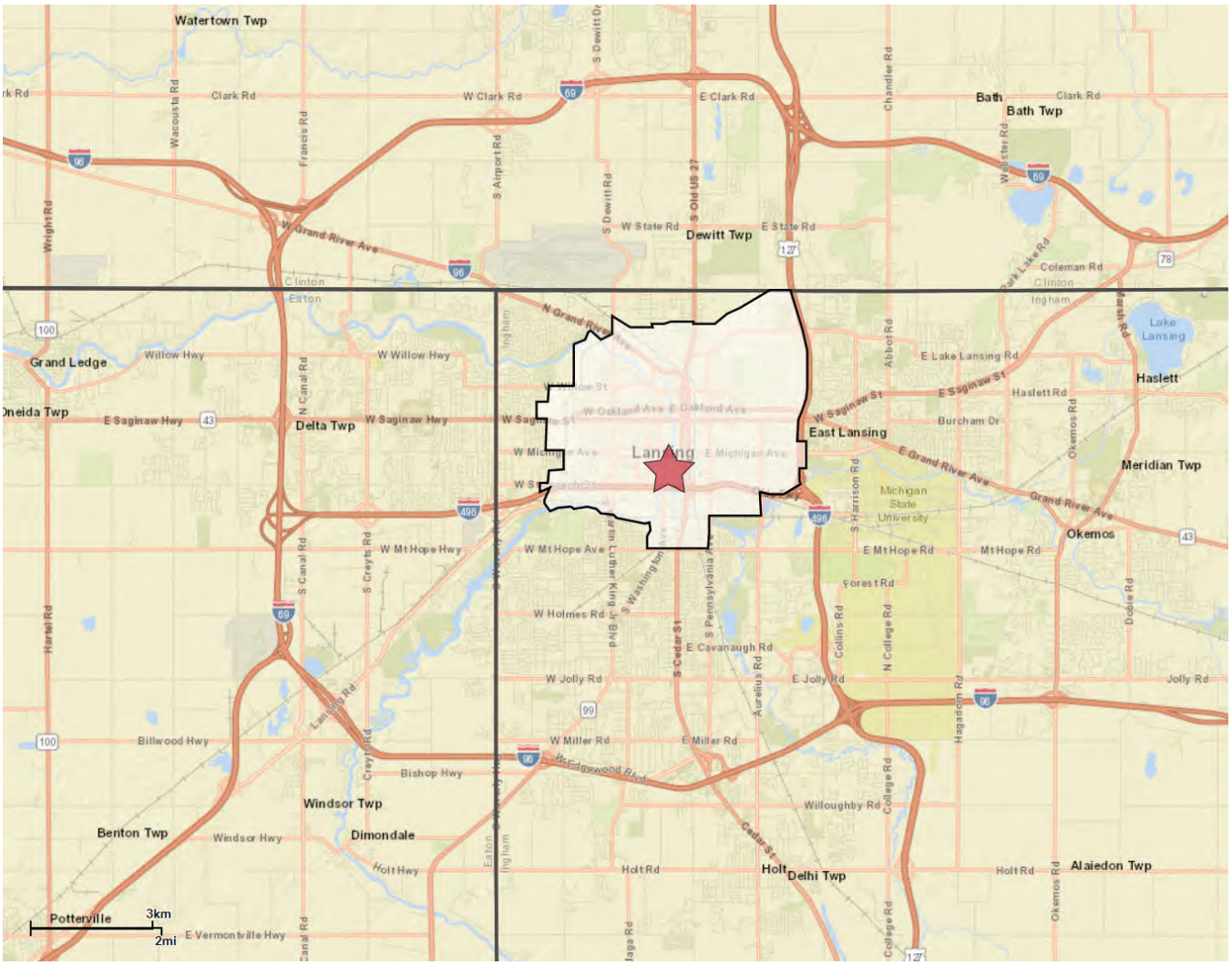
The Primary Market Area (PMA) is considered to be the area from which households residing near the site would look first for housing. The formulation of the PMA is influenced by proximity to nearby communities (i.e. the gravity model), natural barriers, political boundaries, employment centers, commuting patterns, proximity, transportation linkages and the availability of competitive housing (e.g. limited senior housing options generally increase the relative size of market areas for senior housing). The following demographic information, comparables, and demand analysis are based on the Primary Market Area (PMA) as defined below and outlined in the following maps. The subject is located in the city of Lansing. For comparison purposes data pertaining to the city of Lansing, Ingham County and the state of Michigan has also been included throughout the analysis. The proposal is located in Census Tract 67 of Ingham County. Census Tracts were used in the delineation of the market area.

Major factors in defining the PMA were proximity to the site and natural boundaries. To the west, north and east, declining proximity to the site was the primary factor in limiting expansion of the PMA. To the south the river serves as a natural boundary, limiting linkages to the south, but given immediate proximity to the site Census Tracts to the south are included.

Local Area Map



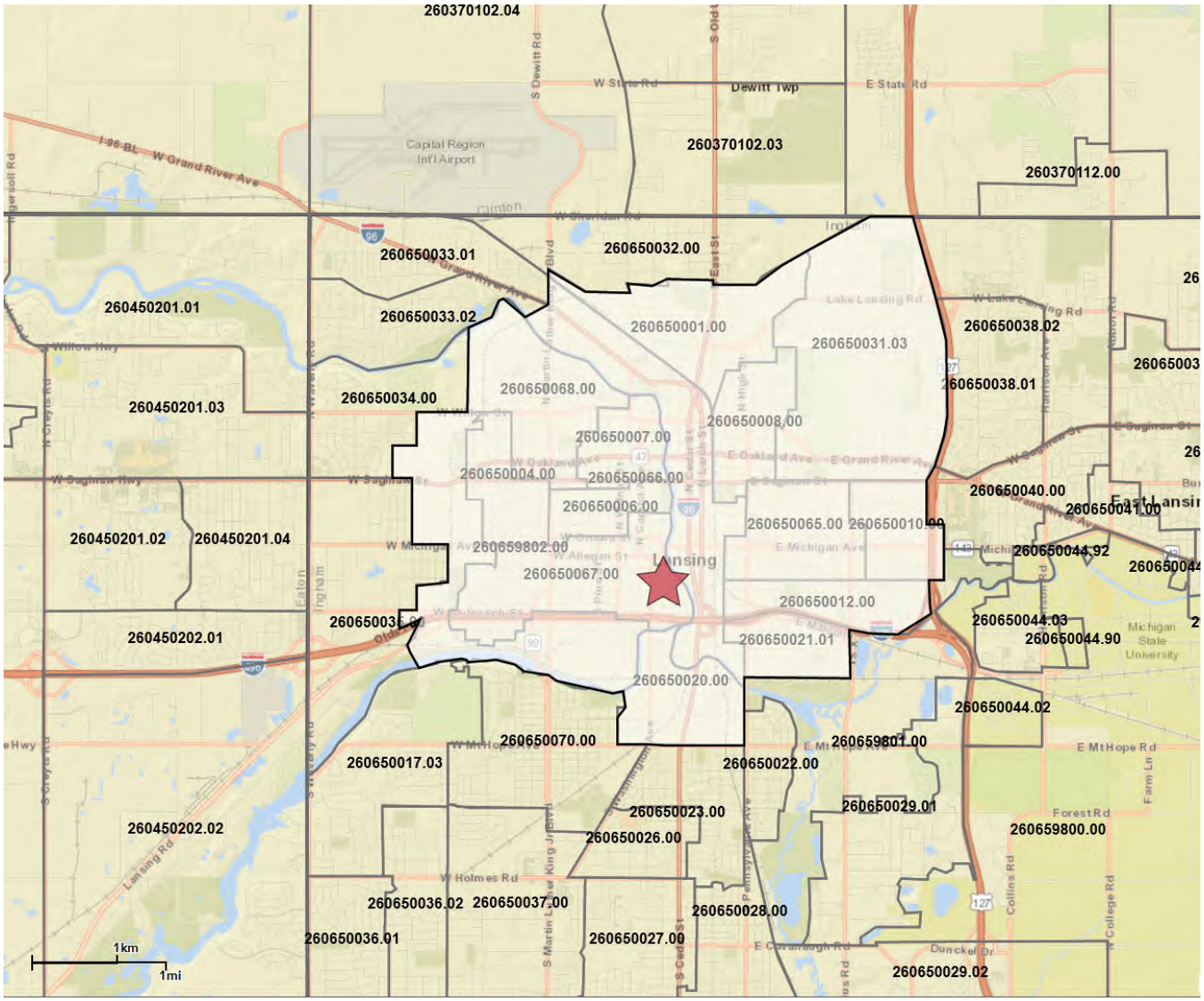
PMA Map



Primary Market Area

Site Location

Tract Map



Primary Market Area

Site Location

Section 6: Employment and Economy

Economic Overview

The proposal will offer affordable units targeted at households within the Lansing area. Economic analysis is provided for Ingham County and the Lansing MSA which is deemed the most insightful for the site's economic viability. In addition, information for the State of Michigan and United States are illustrated to put these trends into greater context.

Local economics are largely driven by the national economy, particularly for larger, more urban areas with greater economic diversification. This is visually evident in the unemployment rate comparison presented in the following pages (i.e., movements in the unemployment rate for the United States coincide with state and local movements). While generally moving in tandem with national levels, the unemployment rate within Michigan has been higher in comparison to national levels in recent years.

After a period of disruption due to the Covid-19 pandemic in 2020 the United States economy stabilized in 2021. The impact of this had been significant, with a dramatic surge in unemployment evident in 2020 before declining in 2021. However, more recently inflation has become an increasing concern for the economy with interest rates on major purchases (including housing and automotive purchases) potentially hindering economic growth. The effects of a deceleration or stagnation in the economy generally serve to increase demand for affordable housing among those experiencing wage cuts while eliminating from consideration those who become unemployed. MAP has assumed the economy will have improved at the time of market entry for the subject. The subject's units are mostly covered by a project based subsidy largely insulating the subject from economic disruption.

Economic Characteristics and Trends

The subject is located within Lansing, with the downtown and surrounding area representing a high concentration of employment opportunities within the immediate area. Consistent with this within the PMA, approximately 44 percent of workers find employment within a less than 15 minute travel time, while an additional 39 percent of workers find employment within a 30 minute radius. Commute times in the city and PMA are lower relative to the county as a whole.

Employee Commute Times

	City of Lansing	PMA	County of Ingham	State of MI
2020 Total Workers via Census	**55,368**	**20,476**	**140,828**	**4,560,759**
Travel Time: < 15 Minutes	21,151	9,034	49,149	1,277,013
Percent of Workers	38.2%	44.1%	34.9%	28.0%
Travel Time: 15 - 29 Minutes	25,469	8,062	64,922	1,760,453
Percent of Workers	46.0%	39.4%	46.1%	38.6%
Travel Time: 30 - 44 Minutes	4,319	1,581	14,787	898,470
Percent of Workers	7.8%	7.7%	10.5%	19.7%
Travel Time: 45 - 59 Minutes	1,495	518	4,225	332,935
Percent of Workers	2.7%	2.5%	3.0%	7.3%
Travel Time: 60+ Minutes	2,990	1,288	7,605	291,889
Percent of Workers	5.4%	6.3%	5.4%	6.4%
Avg Travel Time in Minutes for Commuters	**20**	**19**	**21**	**25**

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Industry employment concentrations in the city, county and state are illustrated below with national trends illustrated to put state and local trends into greater context. Within all areas the highest concentration of employment is within the services sector encompassing education and health services as well as professional and business services with Michigan State University impacting employment in the area. Manufacturing employment is lower in the city and county relative to the state, largely owing to the high concentration of public administration and education employment.

Employment Concentrations

	City of Lansing	County of Ingham	State of MI	USA
Ag, forestry, fishing and hunting, and mining	**0.8%**	**0.6%**	**1.1%**	**1.7%**
Construction	**4.2%**	**3.7%**	**5.5%**	**6.7%**
Manufacturing	**10.6%**	**9.1%**	**18.6%**	**10.0%**
Wholesale trade	**2.1%**	**2.0%**	**2.4%**	**2.5%**
Retail trade	**11.7%**	**10.0%**	**10.7%**	**11.0%**
Transp and warehousing, and util	**6.5%**	**4.1%**	**4.4%**	**5.5%**
Information	**1.4%**	**1.3%**	**1.3%**	**2.0%**
Fin and ins, and r.estate and rent/lease	**5.7%**	**7.3%**	**5.6%**	**6.6%**
Prof, sci, and mngt, and admin and waste	**9.5%**	**10.2%**	**9.7%**	**11.7%**
Ed services, and hlth care and soc assist	**23.9%**	**29.2%**	**23.4%**	**23.3%**
Arts, ent, and rec, and accommod/food	**11.2%**	**10.8%**	**9.2%**	**9.4%**
Other services, except public administration	**5.3%**	**4.7%**	**4.6%**	**4.8%**
Public administration	**6.8%**	**7.0%**	**3.5%**	**4.7%**

Source: Census of Population and Housing, U.S. Census Bureau

Top Employers within Ingham County

Rank	Company Name	Business Description	# of Employees
1	State Of Michigan	Government	13,880
2	Michigan State University	Education	10,253
3	Sparrow Health System	Healthcare	9,000
4	General Motors	Automotive	4,549
5	Mclaren Health	Healthcare	3,000
6	Auto-Owners Insurance Group	Insurance	2,720
7	Peckham Inc	Apparel	2,510
8	Jackson National Life Ins Co	Insurance	2,500
9	Peckham Inc	Manufacturing	2,200
10	Dart Container Corp	Foodservice Packaging	2,000
11	Lansing Community College	Education	1,957
12	Meijer Distribution Ctr	Logistics	1,500

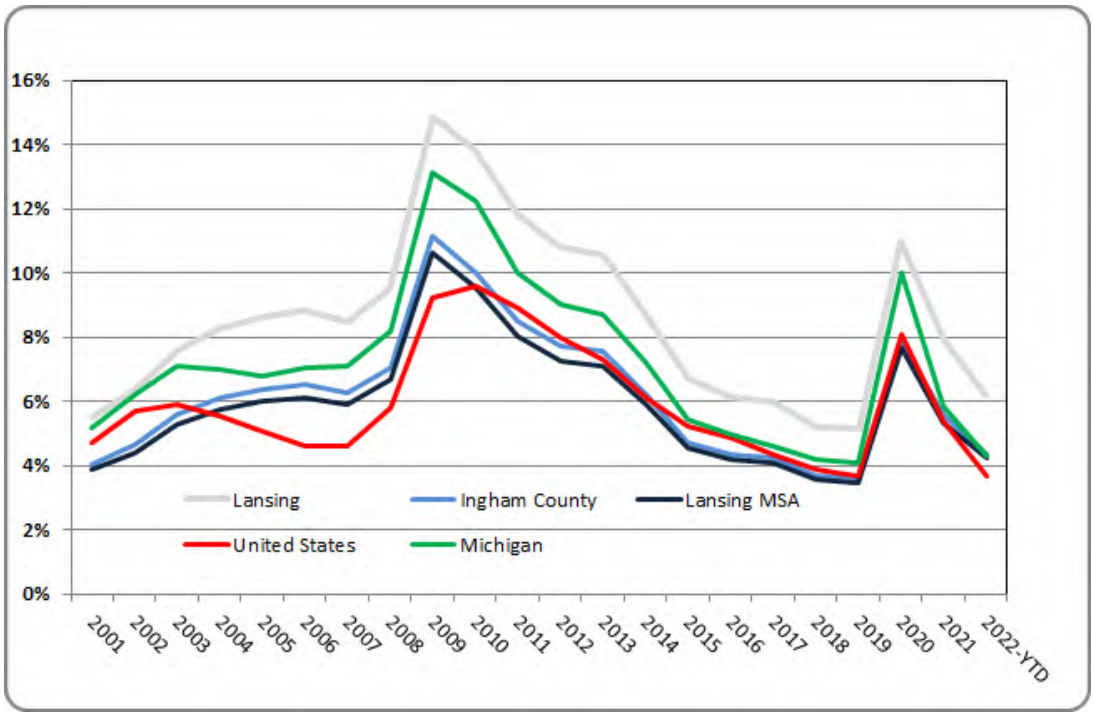
Source: LEAP-Gathered 9/22

Annual At Place Employment Statistics

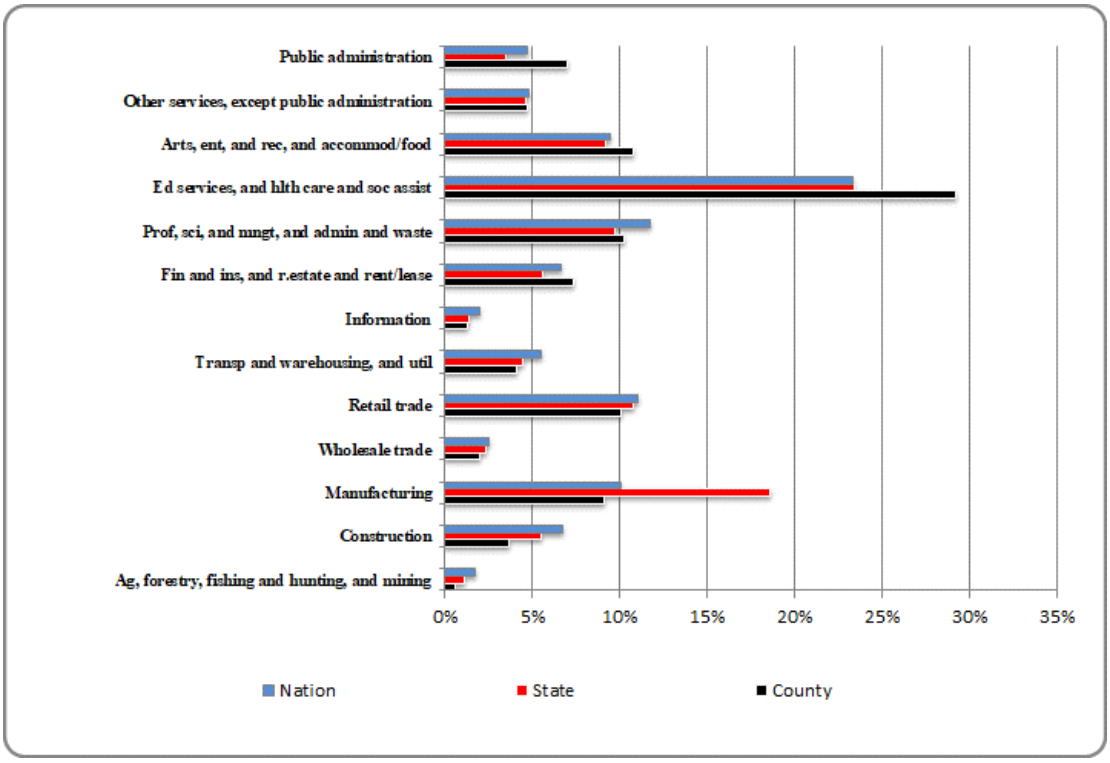
	At Place Employment			
Year	**Michigan**	**Yr/Yr Change**	**Ingham County**	**Yr/Yr Change**
2011	3,854,837	2.2%	153,551	0.8%
2012	3,935,694	2.1%	153,389	-0.1%
2013	4,018,602	2.1%	150,395	-2.0%
2014	4,090,009	1.8%	149,788	-0.4%
2015	4,161,641	1.8%	146,479	-2.2%
2016	4,242,537	1.9%	149,623	2.1%
2017	4,294,711	1.2%	152,106	1.7%
2018	4,340,045	1.1%	151,451	-0.4%
2019	4,358,167	0.4%	153,127	1.1%
2020	3,968,230	-8.9%	140,841	-8.0%
2021	4,132,277	4.1%	143,068	1.6%

Source: Bureau of Labor and Statistics

Graph: Unemployment Rate Comparison



Graph: Industry Employment Concentrations



Annual Labor Force and Employment Statistics

	Lansing				Ingham County				Lansing MSA				Michigan				U.S.
Year	Number Employed	Labor Force	Annual Change	Unemp. Rate	Number Employed	Labor Force	Annual Change	Unemp. Rate	Number Employed	Labor Force	Annual Change	Unemp. Rate	Number Employed	Labor Force	Annual Change	Unemp. Rate	Unemp. Rate
2001	63,096	66,767	NA	5.5%	149,177	155,407	NA	4.0%	240,394	250,028	NA	3.9%	4,872,118	5,138,844	NA	5.2%	4.7%
2002	61,428	65,591	(1,668)	6.3%	145,195	152,275	(3,982)	4.6%	234,864	245,721	(5,530)	4.4%	4,723,286	5,034,722	(148,832)	6.2%	5.7%
2003	60,794	65,785	(634)	7.6%	143,631	152,130	(1,564)	5.6%	233,513	246,500	(1,351)	5.3%	4,678,901	5,036,119	(44,385)	7.1%	5.9%
2004	60,731	66,207	(63)	8.3%	143,476	152,807	(155)	6.1%	233,723	247,994	210	5.8%	4,703,962	5,056,148	25,061	7.0%	5.5%
2005	60,413	66,126	(318)	8.6%	142,662	152,383	(814)	6.4%	233,507	248,445	(216)	6.0%	4,725,701	5,069,602	21,739	6.8%	5.1%
2006	60,555	66,407	142	8.8%	142,972	152,947	310	6.5%	234,787	250,035	1,280	6.1%	4,701,385	5,056,734	(24,316)	7.0%	4.6%
2007	60,864	66,497	309	8.5%	143,744	153,341	772	6.3%	235,263	250,069	476	5.9%	4,640,173	4,994,841	(61,212)	7.1%	4.6%
2008	59,987	66,283	(877)	9.5%	141,670	152,368	(2,074)	7.0%	232,114	248,682	(3,149)	6.7%	4,513,249	4,915,781	(126,924)	8.2%	5.8%
2009	56,810	66,712	(3,177)	14.8%	134,201	151,008	(7,469)	11.1%	219,583	245,641	(12,531)	10.6%	4,221,462	4,860,036	(291,787)	13.1%	9.2%
2010	51,809	60,123	(5,001)	13.8%	132,451	147,144	(1,750)	10.0%	219,944	243,148	361	9.5%	4,173,946	4,754,799	(47,516)	12.2%	9.6%
2011	51,666	58,589	(143)	11.8%	132,587	144,888	136	8.5%	220,207	239,384	263	8.0%	4,201,785	4,668,979	27,839	10.0%	8.9%
2012	51,611	57,850	(55)	10.8%	132,626	143,745	39	7.7%	220,304	237,519	97	7.2%	4,261,963	4,685,462	60,178	9.0%	8.0%
2013	51,927	58,056	316	10.6%	133,742	144,696	1,116	7.6%	222,424	239,389	2,120	7.1%	4,323,410	4,736,919	61,447	8.7%	7.3%
2014	52,936	57,990	1,009	8.7%	136,700	145,727	2,958	6.2%	227,032	241,265	4,608	5.9%	4,416,017	4,759,720	92,607	7.2%	6.1%
2015	53,975	57,849	1,039	6.7%	139,586	146,506	2,886	4.7%	231,536	242,556	4,504	4.5%	4,501,816	4,760,207	85,799	5.4%	5.2%
2016	55,321	58,949	1,346	6.2%	142,853	149,317	3,267	4.3%	236,617	246,976	5,081	4.2%	4,606,948	4,848,638	105,132	5.0%	4.9%
2017	56,145	59,730	824	6.0%	144,847	151,233	1,994	4.2%	239,313	249,477	2,696	4.1%	4,685,853	4,911,247	78,905	4.6%	4.3%
2018	56,727	59,850	582	5.2%	145,837	151,380	990	3.7%	240,930	249,806	1,617	3.6%	4,734,158	4,940,313	48,305	4.2%	3.9%
2019	56,672	59,731	(55)	5.1%	145,801	151,232	(36)	3.6%	241,382	250,069	452	3.5%	4,766,050	4,969,294	31,892	4.1%	3.7%
2020	52,446	58,910	(4,226)	11.0%	134,870	146,305	(10,931)	7.8%	223,959	242,576	(17,423)	7.7%	4,361,873	4,846,013	(404,177)	10.0%	8.1%
2021	52,016	56,473	(430)	7.9%	133,763	141,678	(1,107)	5.6%	222,153	234,665	(1,806)	5.3%	4,495,651	4,776,110	133,778	5.9%	5.4%
2022-YTD	54,168	57,745	2,152	6.2%	139,301	145,642	5,538	4.4%	231,285	241,467	9,132	4.2%	4,640,654	4,848,869	145,003	4.3%	3.6%
	Number	***Percent***	***Annualized Rate***		***Number***	***Percent***	***Annualized Rate***		***Number***	***Percent***	***Annualized Rate***		***Number***	***Percent***	***Annualized Rate***		
Change in Employment:																	
2016-2022:	**(1,153)**	**-2.1%**	**-0.3%**		**(3,552)**	**-2.5%**	**-0.4%**		**(5,333)**	**-2.3%**	**-0.3%**		**33,706**	**0.7%**	**0.1%**		
2019-2022:	**(2,504)**	**-4.4%**	**-1.1%**		**(6,500)**	**-4.5%**	**-1.1%**		**(10,098)**	**-4.2%**	**-1.1%**		**(125,396)**	**-2.6%**	**-0.7%**		
Change in Labor Force:																	
2016-2022:	**(1,204)**	**-2.0%**	**-0.3%**		**(3,675)**	**-2.5%**	**-0.4%**		**(5,509)**	**-2.2%**	**-0.3%**		**231**	**0.0%**	**0.0%**		
2019-2022:	**(1,986)**	**-3.3%**	**-0.8%**		**(5,590)**	**-3.7%**	**-0.9%**		**(8,602)**	**-3.4%**	**-0.9%**		**(120,425)**	**-2.4%**	**-0.6%**		

Source: Bureau of Labor and Statistics

Monthly Labor Force and Employment Statistics (Year/Year)

	Lansing				Ingham County				Lansing MSA				Michigan			
Date	Number Employed	Labor Force	Yr/Yr Employed	Yr/Yr Labor Force	Number Employed	Labor Force	Yr/Yr Employed	Yr/Yr Labor Force	Number Employed	Labor Force	Yr/Yr Employed	Yr/Yr Labor Force	Number Employed	Labor Force	Yr/Yr Employed	Yr/Yr Labor Force
Jan-20	56,669	59,400			145,732	150,561			241,638	249,600			4,719,944	4,930,210		
Feb-20	57,399	60,007			147,609	152,219			244,824	252,407			4,735,879	4,924,058		
Mar-20	56,234	59,623			144,614	150,603			239,912	249,758			4,651,630	4,892,627		
Apr-20	44,122	57,908			113,464	137,578			188,392	230,660			3,479,349	4,506,501		
May-20	47,917	59,172			123,224	142,978			204,727	238,517			3,888,599	4,844,614		
Jun-20	52,852	62,410			135,912	152,858			225,780	252,968			4,293,987	5,033,843		
Jul-20	51,143	59,897			131,516	147,084			218,627	243,096			4,325,638	4,956,655		
Aug-20	52,133	58,726			134,062	145,810			222,929	241,099			4,444,765	4,912,749		
Sep-20	52,207	57,850			134,256	144,305			223,155	238,738			4,435,778	4,837,156		
Oct-20	53,184	57,537			136,767	144,534			227,218	239,084			4,503,619	4,818,269		
Nov-20	53,453	57,612			137,460	144,868			228,210	239,693			4,489,625	4,788,296		
Dec-20	52,038	56,780			133,821	142,260			222,094	235,289			4,373,657	4,707,173		
Jan-21	51,763	56,589	-8.7%	-4.7%	133,114	141,687	-8.7%	-5.9%	220,836	234,371	-8.6%	-6.1%	4,379,968	4,714,096	-7.2%	-4.4%
Feb-21	52,367	57,055	-8.8%	-4.9%	134,668	143,012	-8.8%	-6.0%	223,487	236,541	-8.7%	-6.3%	4,405,204	4,725,011	-7.0%	-4.0%
Mar-21	52,393	57,121	-6.8%	-4.2%	134,732	143,140	-6.8%	-5.0%	223,676	236,925	-6.8%	-5.1%	4,428,035	4,742,773	-4.8%	-3.1%
Apr-21	51,719	56,828	17.2%	-1.9%	133,001	142,028	17.2%	3.2%	220,794	235,451	17.2%	2.1%	4,430,366	4,722,624	27.3%	4.8%
May-21	52,354	57,406	9.3%	-3.0%	134,632	143,617	9.3%	0.4%	223,637	237,723	9.2%	-0.3%	4,460,718	4,760,352	14.7%	-1.7%
Jun-21	51,267	56,513	-3.0%	-9.4%	131,838	141,181	-3.0%	-7.6%	218,996	233,481	-3.0%	-7.7%	4,483,343	4,808,899	4.4%	-4.5%
Jul-21	51,090	56,402	-0.1%	-5.8%	131,384	140,853	-0.1%	-4.2%	218,380	232,980	-0.1%	-4.2%	4,511,512	4,842,176	4.3%	-2.3%
Aug-21	50,701	55,791	-2.7%	-5.0%	130,380	139,374	-2.7%	-4.4%	216,815	231,389	-2.7%	-4.0%	4,533,275	4,829,141	2.0%	-1.7%
Sep-21	51,587	55,971	-1.2%	-3.2%	132,661	140,392	-1.2%	-2.7%	220,547	233,209	-1.2%	-2.3%	4,540,467	4,788,645	2.4%	-1.0%
Oct-21	52,502	55,733	-1.3%	-3.1%	135,014	140,764	-1.3%	-2.6%	224,330	233,322	-1.3%	-2.4%	4,578,254	4,792,896	1.7%	-0.5%
Nov-21	53,471	56,307	0.0%	-2.3%	137,505	142,556	0.0%	-1.6%	228,310	236,212	0.0%	-1.5%	4,608,121	4,798,984	2.6%	0.2%
Dec-21	52,972	55,952	1.8%	-1.5%	136,227	141,527	1.8%	-0.5%	226,022	234,375	1.8%	-0.4%	4,588,543	4,787,712	4.9%	1.7%
Jan-22	51,475	55,355	-0.6%	-2.2%	132,379	139,239	-0.6%	-1.7%	219,535	230,622	-0.6%	-1.6%	4,546,941	4,791,688	3.8%	1.6%
Feb-22	52,994	56,638	1.2%	-0.7%	136,282	142,741	1.2%	-0.2%	226,094	236,460	1.2%	0.0%	4,563,207	4,817,944	3.6%	2.0%
Mar-22	54,301	57,512	3.6%	0.7%	139,643	145,346	3.6%	1.5%	231,779	240,868	3.6%	1.7%	4,635,585	4,852,996	4.7%	2.3%
Apr-22	54,323	57,711	5.0%	1.6%	139,697	145,707	5.0%	2.6%	231,853	241,464	5.0%	2.6%	4,607,418	4,811,580	4.0%	1.9%
May-22	54,775	58,775	4.6%	2.4%	140,856	147,922	4.6%	3.0%	233,972	245,503	4.6%	3.3%	4,635,756	4,860,351	3.9%	2.1%
Jun-22	53,722	57,726	4.8%	2.1%	138,150	145,276	4.8%	2.9%	229,497	240,712	4.8%	3.1%	4,643,414	4,876,984	3.6%	1.4%
Jul-22	53,217	57,816	4.2%	2.5%	136,852	144,959	4.2%	2.9%	227,424	240,767	4.1%	3.3%	4,681,781	4,891,855	3.8%	1.0%
Aug-22	53,625	57,440	5.8%	3.0%	137,902	144,672	5.8%	3.8%	229,232	240,063	5.7%	3.7%	4,693,619	4,890,318	3.5%	1.3%
Sep-22	54,991	58,218	6.6%	4.0%	141,416	147,157	6.6%	4.8%	234,965	244,066	6.5%	4.7%	4,688,131	4,867,403	3.3%	1.6%
Oct-22	54,895	58,019	4.6%	4.1%	141,170	146,726	4.6%	4.2%	234,438	243,253	4.5%	4.3%	4,654,118	4,832,143	1.7%	0.8%
Nov-22	56,166	59,168	5.0%	5.1%	144,438	149,778	5.0%	5.1%	239,732	248,195	5.0%	5.1%	4,679,005	4,848,178	1.5%	1.0%
Dec-22	55,536	58,559	4.8%	4.7%	142,822	148,177	4.8%	4.7%	236,893	245,627	4.8%	4.8%	4,658,868	4,844,991	1.5%	1.2%

Source: Bureau of Labor and Statistics

Wages by Occupation

Wages by occupation within the Lansing MSA, which includes Ingham County, are illustrated below. Wages are ordered from highest to lowest. Based on the subject's maximum income, including market rate units, nearly all occupations would be income eligible for the proposal.

Wages by Occupation-Lansing MSA

Occupation	Total Employment	Hourly Mean Wage	Annual Mean Wage
All Occupations	197,180	$27.20	$56,570
Management Occupations	13,190	$53.35	$110,960
Legal Occupations	1,490	$50.59	$105,220
Healthcare Practitioners and Technical Occupations	11,050	$42.23	$87,840
Architecture and Engineering Occupations	NA	$39.18	$81,490
Computer and Mathematical Occupations	7,820	$37.18	$77,330
Business and Financial Operations Occupations	15,830	$35.31	$73,430
Life, Physical, and Social Science Occupations	2,810	$34.39	$71,530
Arts, Design, Entertainment, Sports, and Media Occupations	2,840	$29.10	$60,520
Construction and Extraction Occupations	7,220	$27.86	$57,940
Community and Social Service Occupations	4,150	$25.10	$52,200
Protective Service Occupations	3,050	$25.07	$52,140
Installation, Maintenance, and Repair Occupations	7,880	$23.57	$49,030
Production Occupations	14,200	$21.68	$45,080
Office and Administrative Support Occupations	30,180	$21.28	$44,260
Sales and Related Occupations	15,040	$20.17	$41,950
Transportation and Material Moving Occupations	17,030	$18.88	$39,270
Personal Care and Service Occupations	2,770	$16.65	$34,620
Building and Grounds Cleaning and Maintenance Occupations	4,790	$15.83	$32,930
Healthcare Support Occupations	6,920	$15.53	$32,300
Food Preparation and Serving Related Occupations	13,610	$14.18	$29,500

Source: U.S. Bureau of Labor Statistics

Section 7: Demographic Trends and Characteristics

Demographic Overview

Between 2010 and 2020 population decreased in the city, increased in the county and increased in the state. The rate of change in the PMA over this period was slower relative to the state as a whole which increased at a mild annual rate and also slower relative to the county which increased over this period. Between 2020 and 2023 ESRI estimates that population increased in the city, decreased in the county and decreased in the state. Between 2020 and 2028 ESRI forecasts that population will increase in the city, decrease in the county and decrease in the state. Between 2020 and 2023 ESRI estimates that households increased in all areas. Between 2020 and 2028 ESRI forecasts that households will increase in all areas. Between 2020 and 2028 ESRI forecasts that senior population will increase in all areas.

Population Characteristics and Trends

Information for Ingham County, Lansing and the PMA is illustrated below. In addition, information for the state of Michigan is provided to put demographic trends in greater context. Population in the PMA represents 15 percent of the total population of the county. Between 2010 and 2020 population decreased in the city, increased in the county and increased in the state. Population in the PMA decreased at an annual rate of 0.5 percent, representing a moderate annual rate in MAP's estimation, while increasing in the county over this period at a rate of 0.1 percent, considered a mild rate. The highest rate of growth among all submarkets was in the county at 0.1 percent relative to an overall increase in the state of 0.2 percent annually. The overall total change over this period was: -2,345, -1,923, 4,005 and 193,691 in the city, PMA, county and state respectively. Between 2020 and 2023 ESRI estimates that population increased in the city, decreased in the county and decreased in the state. Over this period population in the PMA increased at an annual rate of 0.2 percent while decreasing in the county at a rate of 0 percent. The rate of change in the PMA over this period was faster relative to the state as a whole which decreased at a moderate annual rate and also faster relative to the county which decreased over this period. Between 2020 and 2028 ESRI forecasts that population will increase in the city, decrease in the county and decrease in the state. Population in the PMA will increase at an annual rate of 0.2 percent, representing a mild annual rate in MAP's estimation, while decreasing in the county over this period at a rate of 0 percent, considered a moderate rate. The highest rate of forecasted growth among all submarkets is in the PMA at 0.2 percent relative to an overall decrease in the state of near 0 percent annually.

Population Trends and Forecast

	City of Lansing	PMA	County of Ingham	State of MI
2010 Population	**114,989**	**42,111**	**280,895**	**9,883,640**
2020 Population	**112,644**	**40,188**	**284,900**	**10,077,331**
Percent Change (2010 to 2020)	-2.0%	-4.6%	1.4%	2.0%
Total Change (2010 to 2020)	-2,345	-1,923	4,005	193,691
Annual Change (2010 to 2020)	-235	-192	401	19,369
Annualized Change (2010 to 2020)	-0.2%	-0.5%	0.1%	0.2%
2023 Population Estimate	**112,844**	**40,413**	**284,809**	**10,069,806**
Percent Change (2020 to 2023)	0.2%	0.6%	0.0%	-0.1%
Total Change (2020 to 2023)	200	225	-91	-7,525
Annual Change (2020 to 2023)	67	75	-30	-2,508
Annualized Change (2020 to 2023)	0.1%	0.2%	0.0%	0.0%
2025 Population Forecast	**112,977**	**40,564**	**284,749**	**10,064,790**
Percent Change (2020 to 2025)	0.3%	0.9%	-0.1%	-0.1%
Total Change (2020 to 2025)	333	376	-151	-12,541
Annual Change (2020 to 2025)	67	75	-30	-2,508
Annualized Change (2020 to 2025)	0.1%	0.2%	0.0%	0.0%
2028 Population Forecast	**113,176**	**40,789**	**284,658**	**10,057,266**
Percent Change (2020 to 2028)	0.5%	1.5%	-0.1%	-0.2%
Total Change (2020 to 2028)	532	601	-242	-20,066
Annual Change (2020 to 2028)	67	75	-30	-2,508
Annualized Change (2020 to 2028)	0.1%	0.2%	0.0%	0.0%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Age distribution characteristics are similar within all three submarkets with a lower concentration in seniors relative to the state in these markets. The aging of the Baby Boom generation has and will continue to shift the national age distribution toward the 65 and over population segments in the coming years. This national trend is evident within all areas here, with growth through 2028 forecasted to be concentrated in the 65 and over age segment.

Population by Age Group

	City of Lansing	PMA	County of Ingham	State of MI
Age 24 and Under - 2010	**42,211**	**15,533**	**113,327**	**3,317,957**
Percent of total 2010 population	36.7%	36.9%	40.3%	33.6%
Age Between 25 and 44 - 2010	**34,603**	**13,432**	**70,856**	**2,442,123**
Percent of total 2010 population	30.1%	31.9%	25.2%	24.7%
Age Between 45 and 64 - 2010	**27,187**	**9,560**	**67,299**	**2,762,030**
Percent of total 2010 population	23.6%	22.7%	24.0%	27.9%
Age 65 and Over - 2010	**10,987**	**3,398**	**30,251**	**1,563,396**
Percent of total 2010 population	9.6%	8.1%	10.8%	15.8%
Age 24 and Under - 2020	**41,231**	**14,392**	**113,114**	**3,120,233**
Percent of total 2020 population	36.6%	35.8%	39.7%	31.0%
Percent change (2010 to 2020)	-2.3%	-7.3%	-0.2%	-6.0%
Age Between 25 and 44 - 2020	**36,202**	**13,598**	**74,021**	**2,454,212**
Percent of total 2020 population	32.1%	33.8%	26.0%	24.4%
Percent change (2010 to 2020)	4.6%	1.2%	4.5%	0.5%
Age Between 45 and 64 - 2020	**25,725**	**8,082**	**64,237**	**2,686,621**
Percent of total 2020 population	22.8%	20.1%	22.5%	26.7%
Percent change (2010 to 2020)	-5.4%	-15.5%	-4.5%	-2.7%
Age 65 and Over - 2020	**14,330**	**4,442**	**39,551**	**1,712,841**
Percent of total 2020 population	12.7%	11.1%	13.9%	17.0%
Percent change (2010 to 2020)	30.4%	30.7%	30.7%	9.6%
Age 24 and Under - 2028	**38,372**	**13,499**	**103,583**	**2,948,078**
Percent of total 2028 population	33.9%	33.1%	36.4%	29.3%
Percent change (2020 to 2028)	-6.9%	-6.2%	-8.4%	-5.5%
Age Between 25 and 44 - 2028	**34,029**	**13,183**	**73,524**	**2,495,476**
Percent of total 2028 population	30.1%	32.3%	25.8%	24.8%
Percent change (2020 to 2028)	-6.0%	-3.1%	-0.7%	1.7%
Age Between 45 and 64 - 2028	**24,548**	**8,700**	**60,095**	**2,507,156**
Percent of total 2028 population	21.7%	21.3%	21.1%	24.9%
Percent change (2020 to 2028)	-4.6%	7.6%	-6.4%	-6.7%
Age 65 and Over - 2028	**16,832**	**5,448**	**48,209**	**2,093,628**
Percent of total 2028 population	14.9%	13.4%	16.9%	20.8%
Percent change (2020 to 2028)	17.5%	22.7%	21.9%	22.2%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Household Characteristics and Trends

Between 2020 and 2023 ESRI estimates that households increased in all areas. Over this period households in the PMA increased at an annual rate of 0.3 percent while increasing in the county at a rate of 0.1 percent. The rate of change in the PMA over this period was faster relative to the state as a whole which increased at a mild annual rate and also faster relative to the county which increased over this period. Between 2020 and 2028 ESRI forecasts that households will increase in all areas. Households in the PMA will increase at an annual rate of 0.3 percent, representing a mild annual rate in MAP's estimation, while increasing in the county over this period at a rate of 0.1 percent, also considered a mild rate. The highest rate of forecasted growth among all submarkets is in the PMA at 0.3 percent relative to an overall increase in the state of 0.1 percent annually.

Household Trends and Forecast

	City of Lansing	PMA	County of Ingham	State of MI
2010 Household	**48,668**	**17,986**	**111,162**	**3,872,508**
2020 Household	**49,503**	**18,214**	**115,591**	**4,041,760**
Percent Change (2010 to 2020)	1.7%	1.3%	4.0%	4.4%
Total Change (2010 to 2020)	835	228	4,429	169,252
Annual Change (2010 to 2020)	84	23	443	16,925
Annualized Change (2010 to 2020)	0.2%	0.1%	0.4%	0.4%
2023 Household Estimate	**49,674**	**18,357**	**115,800**	**4,050,216**
Percent Change (2020 to 2023)	0.3%	0.8%	0.2%	0.2%
Total Change (2020 to 2023)	171	143	209	8,456
Annual Change (2020 to 2023)	57	48	70	2,819
Annualized Change (2020 to 2023)	0.1%	0.3%	0.1%	0.1%
2025 Household Forecast	**49,788**	**18,452**	**115,939**	**4,055,853**
Percent Change (2020 to 2025)	0.6%	1.3%	0.3%	0.3%
Total Change (2020 to 2025)	285	238	348	14,093
Annual Change (2020 to 2025)	57	48	70	2,819
Annualized Change (2020 to 2025)	0.1%	0.3%	0.1%	0.1%
2028 Household Forecast	**49,960**	**18,596**	**116,148**	**4,064,309**
Percent Change (2020 to 2028)	0.9%	2.1%	0.5%	0.6%
Total Change (2020 to 2028)	457	382	557	22,549
Annual Change (2020 to 2028)	57	48	70	2,819
Annualized Change (2020 to 2028)	0.1%	0.3%	0.1%	0.1%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Average household size can reflect economic conditions (with household size increasing during periods of recession) or indicative of the construction of larger units within the area. Average household size is estimated to have decreased within all areas 2010 and 2023. ESRI projections indicate an ongoing decrease in average household size within all markets through 2028.

Average Household Size and Group Quarters

	City of Lansing	PMA	County of Ingham	State of MI
2010 Average Household Size	**2.34**	**2.30**	**2.36**	**2.49**
2020 Average Household Size	**2.26**	**2.19**	**2.31**	**2.44**
Percent Change (2010 to 2020)	-3.3%	-4.9%	-2.0%	-2.2%
2023 Average Household Size Estimate	**2.26**	**2.18**	**2.31**	**2.43**
Percent Change (2020 to 2023)	-0.2%	-0.2%	-0.2%	-0.3%
2025 Average Household Size Forecast	**2.26**	**2.18**	**2.30**	**2.43**
Percent Change (2020 to 2025)	-0.3%	-0.4%	-0.4%	-0.5%
2028 Average Household Size Forecast	**2.25**	**2.17**	**2.30**	**2.42**
Percent Change (2020 to 2028)	-0.5%	-0.6%	-0.6%	-0.8%
2010 Group Quarters	**1,199**	**730**	**18,478**	**229,068**
2020 Group Quarters	**671**	**353**	**17,515**	**221,716**
Percent Change (2010 to 2020)	-44.0%	-51.6%	-5.2%	-3.2%
2023 Group Quarters Estimate	**683**	**353**	**17,515**	**221,716**
Percent Change (2020 to 2023)	1.8%	0.0%	0.0%	0.0%
2025 Group Quarters Forecast	**691**	**353**	**17,515**	**221,716**
Percent Change (2020 to 2025)	2.9%	0.0%	0.0%	0.0%
2028 Group Quarters Forecast	**703**	**353**	**17,515**	**221,716**
Percent Change (2020 to 2028)	4.7%	0.0%	0.0%	0.0%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Between 2010 and 2020 renter penetration rates increased in the PMA relative to a decrease in the county and decrease in the state over this period. Increases over this period are consistent with the financial crisis of 2008 and lasting impacts on home ownership. Among all submarkets renter penetration is highest within the PMA at 53.2 percent relative to the lowest rate in the county at 40.5 percent and an overall rate of 27.8 percent in the state. Between 2010 and 2028 ESRI forecasts renter households will increase in the PMA consistent with a increase in the renter penetration rate over this period and relative to a increase in overall households.

Renter Households

	City of Lansing	PMA	County of Ingham	State of MI
2010 Renter Households	**22,800**	**9,351**	**45,310**	**1,079,166**
Percent of Total HHs	46.8%	52.0%	40.8%	27.9%
2020 Renter Households	**24,009**	**9,686**	**46,799**	**1,124,923**
Percent of Total HHs	48.5%	53.2%	40.5%	27.8%
Percent Change (2010 to 2020)	5.3%	3.6%	3.3%	4.2%
Total Change (2010 to 2020)	1,209	335	1,489	45,757
Annual Change (2010 to 2020)	121	34	149	4,576
Annualized Change (2010 to 2020)	0.5%	0.4%	0.3%	0.4%
2023 Renter Households Estimate	**25,032**	**10,957**	**47,748**	**1,171,491**
Percent of Total HHs	50.4%	59.7%	41.2%	28.9%
Percent Change (2020 to 2023)	4.3%	13.1%	2.0%	4.1%
Total Change (2020 to 2023)	1,023	1,271	949	46,568
Annual Change (2020 to 2023)	341	424	316	15,523
Annualized Change (2020 to 2023)	1.4%	4.2%	0.7%	1.4%
2025 Renter Households Forecast	**24,861**	**10,745**	**47,590**	**1,163,730**
Percent of Total HHs	49.9%	58.2%	41.0%	28.7%
Percent Change (2020 to 2025)	3.5%	10.9%	1.7%	3.4%
Total Change (2020 to 2025)	852	1,059	791	38,807
Annual Change (2020 to 2025)	170	212	158	7,761
Annualized Change (2020 to 2025)	0.7%	2.1%	0.3%	0.7%
2028 Renter Households Forecast	**25,373**	**11,380**	**48,065**	**1,187,014**
Percent of Total HHs	50.8%	61.2%	41.4%	29.2%
Percent Change (2020 to 2028)	5.7%	17.5%	2.7%	5.5%
Total Change (2020 to 2028)	1,364	1,694	1,266	62,091
Annual Change (2020 to 2028)	170	212	158	7,761
Annualized Change (2020 to 2028)	0.7%	2.0%	0.3%	0.7%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

All submarkets have similar renter persons per household distribution but trending slightly smaller in the PMA and city. The subject will offer two- and three-bedroom units appealing to a broad range of ages but generally larger and younger households.

Households by Tenure by Number of Persons in Household

	City of Lansing	PMA	County of Ingham	State of MI
Total 2020 Owner Occupied HUs	**25,530**	**7,603**	**66,879**	**2,855,485**
1-person HH	9,034	2,720	18,825	700,075
2-person HH	9,145	2,839	25,369	1,091,150
3-person HH	3,014	739	9,557	434,044
4-person HH	2,587	858	8,134	370,829
5-person HH	929	229	2,969	165,235
6-person HH	425	116	1,459	59,089
7-person or more HH	396	102	566	35,063
Imputed Avg. Owner HH Size*	2.2	2.2	2.4	2.5
Total 2020 Renter Occupied HUs	**24,009**	**9,686**	**46,799**	**1,124,923**
1-person HH	10,637	4,720	20,195	489,519
2-person HH	6,341	2,441	14,029	303,177
3-person HH	3,217	1,049	6,079	147,407
4-person HH	2,255	680	4,414	106,029
5-person HH	907	331	1,207	47,936
6-person HH	377	262	525	19,302
7-person or more HH	275	203	350	11,553
Imputed Avg. Renter HH Size*	2.1	2.1	2.0	2.1
Percent 2020 Owner Occupied HUs	**25,530**	**7,603**	**66,879**	**2,855,485**
1-person HH	35.4%	35.8%	28.1%	24.5%
2-person HH	35.8%	37.3%	37.9%	38.2%
3-person HH	11.8%	9.7%	14.3%	15.2%
4-person HH	10.1%	11.3%	12.2%	13.0%
5-person HH	3.6%	3.0%	4.4%	5.8%
6-person HH	1.7%	1.5%	2.2%	2.1%
7-person or more HH	1.6%	1.3%	0.8%	1.2%
Percent 2020 Renter Occupied HUs	**24,009**	**9,686**	**46,799**	**1,124,923**
1-person HH	44.3%	48.7%	43.2%	43.5%
2-person HH	26.4%	25.2%	30.0%	27.0%
3-person HH	13.4%	10.8%	13.0%	13.1%
4-person HH	9.4%	7.0%	9.4%	9.4%
5-person HH	3.8%	3.4%	2.6%	4.3%
6-person HH	1.6%	2.7%	1.1%	1.7%
7-person or more HH	1.1%	2.1%	0.7%	1.0%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI
**-MAP estimated based on 7 persons per 7 or more HH size*

Tenure by Age by Household

	City of Lansing	PMA	County of Ingham	State of MI
Total 2020 Owner Occupied HUs	25,530	7,603	66,879	2,855,485
15 to 24 years	650	356	1,242	31,491
25 to 34 years	3,353	958	7,346	287,934
35 to 44 years	4,171	1,382	10,670	422,335
45 to 54 years	4,602	1,197	12,735	549,841
55 to 64 years	2,642	915	6,714	327,164
Total Non-senior (64 years and under)	**15,418**	**4,808**	**38,707**	**1,618,765**
65 years and over	**10,112**	**2,795**	**28,172**	**1,236,720**
Total 2020 Renter Occupied HUs	24,009	9,686	46,799	1,124,923
15 to 24 years	3,758	1,313	10,926	128,188
25 to 34 years	7,297	3,499	12,470	284,946
35 to 44 years	3,906	1,638	7,083	190,605
45 to 54 years	3,071	943	5,288	167,884
55 to 64 years	1,462	536	2,357	81,752
Total Non-senior (64 years and under)	**19,494**	**7,929**	**38,124**	**853,375**
65 years and over	**4,515**	**1,757**	**8,675**	**271,548**
Percent 2020 Owner Occupied HUs	25,530	7,603	66,879	2,855,485
15 to 24 years	2.5%	4.7%	1.9%	1.1%
25 to 34 years	13.1%	12.6%	11.0%	10.1%
35 to 44 years	16.3%	18.2%	16.0%	14.8%
45 to 54 years	18.0%	15.7%	19.0%	19.3%
55 to 64 years	10.3%	12.0%	10.0%	11.5%
Total Non-senior (64 years and under)	**60.4%**	**63.2%**	**57.9%**	**56.7%**
65 years and over	**39.6%**	**36.8%**	**42.1%**	**43.3%**
Percent 2020 Renter Occupied HUs	24,009	9,686	46,799	1,124,923
15 to 24 years	15.7%	13.6%	23.3%	11.4%
25 to 34 years	30.4%	36.1%	26.6%	25.3%
35 to 44 years	16.3%	16.9%	15.1%	16.9%
45 to 54 years	12.8%	9.7%	11.3%	14.9%
55 to 64 years	6.1%	5.5%	5.0%	7.3%
Total Non-senior (64 years and under)	**81.2%**	**81.9%**	**81.5%**	**75.9%**
65 years and over	**18.8%**	**18.1%**	**18.5%**	**24.1%**

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Household Income

Median household income is estimated to have increased at a modest annual rate between 2020 and 2023 within all areas. Income levels within the county are the highest among all submarkets. ESRI forecasts a continuation in growth of median income for all areas through 2028, with income expected to increase at a 2.3 percent annual rate within the PMA consistent with the rate of the state overall.

Median Household Income

	City of Lansing	PMA	County of Ingham	State of MI
2020 Median Household Income	**$44,233**	**$42,665**	**$55,253**	**$59,234**
2023 Median Household Income Estimate	**$47,011**	**$45,908**	**$59,908**	**$64,648**
Percent Change (2020 to 2023)	6.3%	7.6%	8.4%	9.1%
Annualized Change (2020 to 2023)	2.1%	2.5%	2.7%	3.0%
2025 Median Household Income Forecast	**$48,862**	**$48,070**	**$63,011**	**$68,258**
Percent Change (2020 to 2025)	10.5%	12.7%	14.0%	15.2%
Annualized Change (2020 to 2025)	2.0%	2.4%	2.7%	2.9%
2028 Median Household Income Forecast	**$51,640**	**$51,313**	**$67,666**	**$73,672**
Percent Change (2020 to 2028)	16.7%	20.3%	22.5%	24.4%
Annualized Change (2020 to 2028)	2.0%	2.3%	2.6%	2.8%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

The table below presents household income by tenure for senior (ages 65 and over) households as well as total and total less senior. Senior housing by income tenure is not available for the PMA. As a result, estimates below are based on extrapolations considering household income distribution by age, household growth, inflation rates and tenure. In particular, household income distribution based on 2010 Census and HUD data is applied to forecasted households for 2025. Additionally, these income distributions are inflated to current year dollars based on the Consumer Price Index.

Household Income Distribution by Tenure PMA

	Total Households	Owner Households	Renter Households
Less than $11,599	**1,917**	**403**	**1,513**
Percent of 2025 Households	10.4%	5.2%	14.1%
$11,599-$17,399	**1,094**	**248**	**845**
Percent of 2025 Households	5.9%	3.2%	7.9%
$17,399-$23,199	**981**	**222**	**759**
Percent of 2025 Households	5.3%	2.9%	7.1%
$23,199-$28,999	**1,032**	**288**	**744**
Percent of 2025 Households	5.6%	3.7%	6.9%
$28,999-$40,599	**2,602**	**996**	**1,606**
Percent of 2025 Households	14.1%	12.9%	14.9%
$40,599-$57,999	**2,909**	**1,253**	**1,656**
Percent of 2025 Households	15.8%	16.3%	15.4%
$57,999-$86,999	**3,761**	**1,989**	**1,772**
Percent of 2025 Households	20.4%	25.8%	16.5%
$87,000 or More	**4,158**	**2,308**	**1,849**
Percent of 2025 Households	22.5%	29.9%	17.2%

Source: ESRI, MAP, Census of Population and Housing, U.S. Census Bureau; Bureau of Labor and Statistics

Senior Household (65+) Income Distribution by Tenure PMA

	Total Senior Households	Senior Owner Households	Senior Renter Households
Less than $11,599	**403**	**98**	**305**
Percent of 2025 Households	9.5%	4.9%	15.6%
$11,599-$17,399	**301**	**72**	**229**
Percent of 2025 SR Households	7.1%	3.6%	11.8%
$17,399-$23,199	**238**	**83**	**155**
Percent of 2025 SR Households	5.6%	3.8%	8.0%
$23,199-$28,999	**330**	**127**	**204**
Percent of 2025 SR Households	7.8%	5.8%	10.5%
$28,999-$40,599	**689**	**415**	**273**
Percent of 2025 SR Households	16.2%	17.9%	14.0%
$40,599-$57,999	**610**	**383**	**227**
Percent of 2025 SR Households	14.4%	16.4%	11.6%
$57,999-$86,999	**851**	**646**	**205**
Percent of 2025 SR Households	20.1%	27.2%	10.5%
$87,000 or More	**822**	**471**	**351**
Percent of 2025 SR Households	19.4%	20.4%	18.0%

Source: ESRI, MAP, Census of Population and Housing, U.S. Census Bureau; Bureau of Labor and Statistics

Non-Senior Household Income by Tenure PMA

	Total Less SR Households	Owner Less SR Households	Renter Less SR Households
Less than $11,599	**1,514**	**305**	**1,209**
Percent of 2025 Households	10.7%	5.6%	13.7%
$11,599-$17,399	**792**	**176**	**616**
Percent of 2025 Households	5.6%	3.3%	7.0%
$17,399-$23,199	**743**	**139**	**603**
Percent of 2025 Households	5.2%	2.6%	6.9%
$23,199-$28,999	**702**	**161**	**541**
Percent of 2025 Households	4.9%	3.0%	6.1%
$28,999-$40,599	**1,913**	**580**	**1,333**
Percent of 2025 Households	13.5%	10.7%	15.2%
$40,599-$57,999	**2,299**	**870**	**1,429**
Percent of 2025 Households	16.2%	16.1%	16.2%
$57,999-$86,999	**2,910**	**1,343**	**1,567**
Percent of 2025 Households	20.5%	24.8%	17.8%
$87,000 or More	**3,336**	**1,837**	**1,498**
Percent of 2025 Households	23.5%	33.9%	17.0%

Source: ESRI, MAP, Census of Population and Housing, U.S. Census Bureau; Bureau of Labor and Statistics

Building Permit Trends

Information concerning the issuance of building permits can be used to analyze trends in building; the tables below illustrate this data within Lansing, Ingham County and the state of Michigan. Construction dropped off after 2005-6 within all areas, consistent with the slowing housing market across the nation at this time, and with levels remaining well below pre-crisis levels through the latest available data in the state and county, but exceeding this rate in the city.

Building Permits

Ingham County	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Total Units	**1,023**	**558**	**390**	**147**	**109**	**465**	**245**	**361**	**750**	**315**	**735**	**858**	**536**	**431**	**557**	**571**	**665**
Units in Single-Family Structures	719	404	240	112	107	249	208	217	280	243	239	242	274	196	277	167	254
Units in All Multi-Family Structures	304	154	150	35	2	216	37	144	470	72	496	616	262	235	280	404	411
Units in 2-unit Multi-Family Structures	14	6	4	0	2	0	0	0	0	0	0	0	2	0	6	0	20
Units in 3- and 4-unit Multi-Family Structures	12	6	4	0	0	0	0	0	0	0	4	4	16	0	0	0	10
Units in 5+ Unit Multi-Family Structures	278	142	142	35	0	216	37	144	470	72	492	612	244	235	274	404	381

Lansing	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Total Units	**227**	**121**	**53**	**10**	**5**	**7**	**50**	**43**	**182**	**14**	**461**	**507**	**210**	**261**	**269**	**315**	**362**
Units in Single-Family Structures	135	59	47	10	3	7	37	43	36	14	39	41	51	26	25	27	30
Units in All Multi-Family Structures	92	62	6	0	2	0	13	0	146	0	422	466	159	235	244	288	332
Units in 2-unit Multi-Family Structures	12	2	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	4	0	0	0	0	0	0	0	0	0	8	0	0	0	0
Units in 5+ Unit Multi-Family Structures	80	60	0	0	0	0	13	0	146	0	422	466	151	235	244	288	332

Michigan	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Total Units	**45,328**	**29,191**	**17,767**	**10,911**	**6,884**	**9,075**	**9,341**	**11,692**	**15,757**	**15,933**	**18,198**	**20,377**	**23,587**	**19,545**	**20,575**	**19,711**	**14,157**
Units in Single-Family Structures	38,875	24,782	15,195	8,984	6,236	7,755	7,937	10,234	12,915	12,381	13,370	14,503	16,616	15,598	14,598	15,130	9,833
Units in All Multi-Family Structures	6,453	4,409	2,572	1,927	648	1,320	1,404	1,458	2,842	3,552	4,828	5,874	6,971	3,947	5,977	4,581	4,324
Units in 2-unit Multi-Family Structures	464	370	260	142	50	100	104	142	350	246	354	532	258	324	244	468	248
Units in 3- and 4-unit Multi-Family Structures	525	396	160	233	81	198	140	135	168	263	252	240	438	394	567	391	495
Units in 5+ Unit Multi-Family Structures	5,464	3,643	2,152	1,552	517	1,022	1,160	1,181	2,324	3,043	4,222	5,102	6,275	3,229	5,166	3,722	3,581

Source: HUD

Section 8: Competitive Environment

Local Rental Market Analysis

MAP completed a survey of existing rental projects within the market area in February 2023. Leasing specialists of developments within or near the market area were contacted to identify rental housing trends as well as the most competitive projects within the area. Student only projects are excluded from the analysis to the extent possible but the presence of Michigan State University exerts an impact on local rental pricing. Information for Philip C Dean and Capitol Park Center could not be reached for information—information from a December 2021 survey is presented, however, rents should be interpreted accordingly, that is they are likely to have increased since time of last contact. Penn Avenue a dated LIHTC project in the market area could not be reached for information. Additionally, the area was surveyed regarding current developments under construction discussed in greater detail below.

A total of 19 projects responded to the survey; of these, 5 reported operating under LIHTC guidelines for all or a portion of units at an average occupancy of 94.1 percent. The survey encompassed 1,869 units with 490 LIHTC units. The overall occupancy rate for the area was 93.8 percent indicative of stable demand for rental housing throughout the area. The average build year for the surveyed facilities was 1982 while the average build year for LIHTC facilities was 2008. For those facilities providing information, the rental stock was weighted toward two-bedroom units which represent 28 percent of the total housing stock.

Comparable Project Analysis

The subject is general occupancy new construction of two- and three-bedroom apartments with the majority of units operating with a project based subsidy and the remaining units operating as unrestricted. Demand for subsidized units is strong at 93.3 percent occupancy for Camelot Hills and Willow Vista Apartments. MAP has also analyzed the project as it would operate under LIHTC guidelines. Under a LIHTC scenario the most relevant projects are those operating under LIHTC guidelines in close proximity to the subject and offering similar unit types (i.e. two- and three-bedroom apartments). Among LIHTC projects Capitol Commons is excluded as offering primarily 50 percent AMI units not deemed insightful to the subject. While Walnut Street (FKA Ferris Manor) only offers one-bedroom units not deemed relevant to the subject and is also excluded. Given inclusion of unrestricted units MAP has also included

market rate projects offering two- and three-bedroom units to help gauge achievable rent for these units. The overall occupancy rate for the most comparable projects is 97.0 percent. Detailed information on these projects is presented on the following pages.

The subject's location is deemed superior to competitive set projects located outside the immediate area (which has a high concentration of amenities within walking distance) and is deemed to command a premium relative to projects located outside of this core area. In terms of project appeal the condition of the subject's newly constructed units are assessed as generally comparable to the majority of existing competitive set projects which are of more recent construction. The subject's amenity package is generally comparable to other competitive set projects, however, the subject lacks in-unit washer dryer and disposals reported at the majority of competitive set projects, but given the project based subsidy covering the majority of units is not deemed necessary for the success of the subject. The subject's unit sizes are consistent with other projects in the competitive set. Finally the subject offers 1 bath for three-bedroom units—identical to The Arbaugh among surveyed projects and reflected in market rent adjustments.

Considering adjustments including amenities and utilities, proposed rents for the subject's units are deemed achievable. Rents for some units operating with a project based subsidy are above maximum allowable gross and would need to be reduced under a LIHTC scenario. For market rate units, proposed rent are consistent with estimated achievable market rent. Considering the high occupancy among the competitive set, project based subsidy and competitive rents no changes are recommended.

Competitive Environment

Credit restrictions particularly for lower income buyers, as well as upfront money costs have made purchasing a home outside the reach of potential buyers who would fall within the qualified income range. Thus, competition between rental and ownership options are limited for the subject within the qualified income range, making rental housing the most viable option for low to moderate income families. Given the high occupancy evident among comparable properties the subject will have no negative impact on existing housing in the area.

Pipeline Considerations

Both Walter French and Hillsdale Place received an allocation in the area in 2022 but are Permanent Supportive Housing.

Stadium North Lofts (66 units) received an allocation in the area and will offer 66 units—these units are deducted from the demand analysis in the following section.

Rental Housing Survey-Competitive Set

Project Name	Program	Year Built (1)	Last Rehab (1)	Tenancy	Occ. Rate	Total Units	0BR	1BR	2BR	3BR	4BR	Heat Inc.	Ele. Inc.	Trash Inc.	Water Inc.	Sewer Inc.	Heat Type
Walnut Park Apts	LIHTC/MRKT	2018		Open	99%	72	0	18	36	18	0	No	No	Yes	Yes	Yes	GAS
Phillip C Dean Apts	LIHTC	2005	NA	Open	98%	48	0	0	16	28	4	Yes	No	Yes	Yes	Yes	GAS
Capitol Park Center	LIHTC	2021		Open	98%	48	0	24	24	0	0	No	No	Yes	Yes	Yes	GAS
Capitol View Apts	MARKET	2020		Open	96%	96	44	44	8	0	0	No	No	No	No	No	ELE
Prudden Place Apts	MARKET	2006	NA	Open	90%	72	0	NA	NA	0	0	No	No	No	No	No	GAS
The Arbaugh	MARKET	1905	2011	Open	100%	48	0	0	0	0	0	No	No	No	No	No	ELE
Lansing Towers	MARKET	1967	2017	Open	96%	140	22	68	46	4	0	No	No	Yes	Yes	Yes	GAS
Blvd West Apts	MARKET	2003	NA	Open	100%	144	0	NA	NA	NA	NA	No	No	No	No	No	GAS
Totals and Averages:		**1993**	**2014**		**97.0%**	**668**	**66**	**154**	**130**	**50**	**4**	**13%**	**0%**	**50%**	**50%**	**50%**	
Subject Project:	**LIHTC/Sub.**	**New**		**Open**		**63**	**0**	**0**	**56**	**7**	**0**	**No**	**No**	**Yes**	**Yes**	**Yes**	**Gas**
LIHTC Averages:		**2015**			**98.2%**	**168**	**0**	**42**	**76**	**46**	**4**	**33%**	**0%**	**100%**	**100%**	**100%**	
Market Averages:		**1980**	**2014**		**96.6%**	**500**	**66**	**112**	**54**	**4**	**0**	**0%**	**0%**	**20%**	**20%**	**20%**	

Project Name	Program	Low Rent 1BR	High Rent 1BR	Low SQFT 1BR	High SQFT 1BR	Rent per Square Foot		Low Rent 2BR	High Rent 2BR	Low SQFT 2BR	High SQFT 2BR	Rent per Square Foot	
Walnut Park Apts	LIHTC/MRKT	$390	$900	800		$0.49	$1.13	$464	$1,049	1,100		$0.42	$0.95
Phillip C Dean Apts	LIHTC							$844	$851	855		$0.99	$1.00
Capitol Park Center	LIHTC	$555	$769	793		$0.70	$0.97	$666	$922	955		$0.70	$0.97
Capitol View Apts	MARKET	$1,075		584	592	$1.84		$1,500		886		$1.69	
Prudden Place Apts	MARKET	$1,164		871	1,188	$1.34		$1,166	$1,345	1,138	1,452	$1.02	$0.93
The Arbaugh	MARKET	$950		827		$1.15		$1,150	$1,200				
Lansing Towers	MARKET	$1,027		770		$1.33		$1,181	$1,346	1,090	1,150	$1.08	$1.17
Blvd West Apts	MARKET	$1,280		789		$1.62		$1,575		1,050		$1.50	
Totals and Averages:		**$920**	**$835**	**776**	**890**	**$1.19**	**$0.94**	**$1,068**	**$1,119**	**1,011**	**1,301**	**$1.06**	**$0.86**
Subject Project:	**LIHTC/Sub.**							**$974**	**$1,340**	**914**		**$1.07**	**$1.47**
LIHTC Averages:		$473	$835	797		$0.59	$1.05	$658	$941	970		$0.68	$0.97
Market Averages:		$1,099		768	890	$1.43		$1,314	$1,297	1,041	1,301	$1.26	$1.00

Project Name	Program	Low Rent 3BR	High Rent 3BR	Low SQFT 3BR	High SQFT 3BR	Rent per Square Foot		Low Rent 4BR	High Rent 4BR	Low SQFT 4BR	High SQFT 4BR	Rent per Square Foot	
Walnut Park Apts	LIHTC/MRKT	$532	$1,249	1,340		$0.40	$0.93						
Phillip C Dean Apts	LIHTC	$962	$1,090	1,101		$0.87	$0.99	$1,116		1,250		$0.89	
Capitol Park Center	LIHTC												
Capitol View Apts	MARKET												
Prudden Place Apts	MARKET												
The Arbaugh	MARKET	$1,300		1,254		$1.04							
Lansing Towers	MARKET	$1,696		1,515		$1.12							
Blvd West Apts	MARKET	$1,675		1,182		$1.42		$1,925		1,405		$1.37	
Totals and Averages:		**$1,233**	**$1,170**	**1,278**		**$0.96**	**$0.91**	**$1,521**		**1,328**		**$1.15**	
Subject Project:	**LIHTC/Sub.**	**$1,348**	**$1,520**	**1,197**		**$1.13**	**$1.27**						
LIHTC Averages:		$747	$1,170	1,221		$0.61	$0.96	$1,116		1,250		$0.89	
Market Averages:		$1,557		1,317		$1.18		$1,925		1,405		$1.37	

Project Name	Disposal	Dishwasher	Microwave	Central Air	Wall Air	Mini-Blinds	Patio / Balcony	Coin Op Laundry	Hook Up Laundry	In-Unit W/D	Clubhouse	Entry Security	Exercise/Fitness Room	Pool	On-Site Management	Carport	Garage (attached)	Garage (detached)
Walnut Park Apts	Yes	Yes	Yes	Yes	No	Yes	Yes	No	No	Yes	No	Yes	Yes	No	Yes	No	No	No
Phillip C Dean Apts	Yes	Yes	No	Yes	No	Yes	Yes	Yes	No	Yes	Yes	Yes	No	No	Yes	Yes	No	No
Capitol Park Center	No	Yes	Yes	Yes	No	Yes	No	Yes	No	No	No	Yes	Yes	No	Yes	No	No	No
Capitol View Apts	Yes	Yes	Yes	Yes	No	Yes	No	No	No	Yes	No	Yes	Yes	No	Yes	No	No	No
Prudden Place Apts	Yes	Yes	No	Yes	No	Yes	Yes	No	No	Yes	No	Yes	No	No	Yes	Yes	No	No
The Arbaugh	No	No	No	No	No	No	No	No	No	Yes	No	Yes	No	No	Yes	No	No	Yes
Lansing Towers	Yes	Yes	No	No	Yes	Yes	No	Yes	No	No	Yes	Yes	No	Yes	Yes	No	Yes	No
Blvd West Apts	Yes	Yes	No	Yes	No	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No
Totals and Averages:	**75%**	**88%**	**38%**	**75%**	**13%**	**88%**	**38%**	**50%**	**13%**	**75%**	**38%**	**100%**	**50%**	**25%**	**100%**	**25%**	**13%**	**13%**
Subject Project:	**No**	**Yes**	**Yes**	**Yes**	**No**	**Yes**	**No**	**Yes**	**Yes**	**No**	**No**	**Yes**	**Yes**	**No**	**Yes**	**No**	**No**	**No**
LIHTC Averages:	**67%**	**100%**	**67%**	**100%**	**0%**	**100%**	**67%**	**67%**	**0%**	**67%**	**33%**	**100%**	**67%**	**0%**	**100%**	**33%**	**0%**	**0%**
Market Averages:	**80%**	**80%**	**20%**	**60%**	**20%**	**80%**	**20%**	**40%**	**20%**	**80%**	**40%**	**100%**	**40%**	**40%**	**100%**	**20%**	**20%**	**20%**

Rental Housing Survey-Total Survey

Project Name	Program	Year Built	Last Rehab	Tenancy	Occupancy Rate	Total Units	0BR	1BR	2BR	3BR	4BR	Heat Inc.	Ele. Inc.	Trash Inc.	Sewer Inc.	Water Inc.	Heat Type
Capitol Commons I/II	LIHTC/MRKT/B	1988	2002	Open	91%	290	0	96	144	30	0	No	No	Yes	No	No	GAS
Walnut Park Apts	LIHTC/MRKT	2018		Open	99%	72	0	18	36	18	0	No	No	Yes	Yes	Yes	GAS
Walnut Street/Ferris Manor	LIHTC/BOI	N/A	2020	Open	100%	32	0	32	0	0	0	Yes	No	Yes	Yes	Yes	H2O
Phillip C Dean Apts	LIHTC	2005	NA	Open	98%	48	0	0	16	28	4	Yes	No	Yes	Yes	Yes	GAS
Capitol Park Center	LIHTC	2021		Open	98%	48	0	24	24	0	0	No	No	Yes	Yes	Yes	GAS
Capitol View Apts	MARKET	2020		Open	96%	96	44	44	8	0	0	No	No	No	No	No	ELE
East Main Apts.	MARKET	1968	NA	Open	98%	112	0	89	23	0	0	Yes	No	Yes	No	No	H2O
Fountain Place Apts	MARKET	1964	1980s	Open	90%	108	18	53	37	0	0	Yes	No	Yes	Yes	Yes	GAS
Prudden Place Apts	MARKET	2006	NA	Open	90%	72	0	NA	NA	0	0	No	No	No	No	No	GAS
Riverfront Apts	MARKET/BOI	1980	2016/17	Open	95%	78	0	29	44	0	0	No	No	Yes	Yes	Yes	GAS
Washington Apts	MARKET	1922	Now	Open		66	20	46	0	0	0	Yes	No	Yes	Yes	Yes	H2O
The Arbaugh	MARKET	1905	2011	Open	100%	48	0	0	0	0	0	No	No	No	No	No	ELE
Capital Manor	MARKET	1923	N/A	Open	77%	140	0	0	0	0	0	Yes	No	Yes	Yes	Yes	GAS
Pine Lane Estates	MARKET	1994	NA	Open	96%	48	0	0	48	0	0	No	No	Yes	No	No	GAS
City View	MARKET	2023		Open	95%	175	0	0	0	0	0	No	No	No	No	No	GAS
Lansing Towers	MARKET	1967	2017	Open	96%	140	22	68	46	4	0	No	No	Yes	Yes	Yes	GAS
Blvd West Apts	MARKET	2003	NA	Open	100%	144	0	NA	NA	NA	NA	No	No	No	No	No	GAS
Camelot Hills	BOI-HUD	1982	2018	Open	90%	102	0	0	89	13	0	No	No	Yes	Yes	Yes	GAS
Willow Vista Apts	BOI-HUD	1982	NA	Open	100%	50	0	NA	NA	NA	0	No	No	Yes	Yes	Yes	H2O
Totals and Averages:		**1982**	**2014**		**93.8%**	**1869**	**104**	**499**	**515**	**93**	**4**	**32%**	**0%**	**74%**	**58%**	**58%**	
Subject Project:	**LIHTC/Sub.**	**New**		**Open**		**63**	**0**	**0**	**56**	**7**	**0**	**No**	**No**	**Yes**	**Yes**	**Yes**	**Gas**
LIHTC Averages:		**2008**	**2011**		**94.1%**	**490**	**0**	**170**	**220**	**76**	**4**	**40%**	**0%**	**100%**	**80%**	**80%**	
Market Averages:		**1973**	**2014**		**93.8%**	**1227**	**104**	**329**	**206**	**4**	**0**	**33%**	**0%**	**58%**	**42%**	**42%**	

Project Name	Occ% 1BR	Occ% 2BR	Occ% 3BR	Occ%4BR	Occ% 0BR
Capitol Commons I/II	89.6%	88.9%	100.0%	NA	NA
Walnut Park Apts	100.0%	97.2%	100.0%	NA	NA
Walnut Street/Ferris Manor	100.0%	NA	NA	NA	NA
Phillip C Dean Apts	NA	100.0%	96.4%	100.0%	NA
Capitol Park Center	95.8%	100.0%	NA	NA	NA
Capitol View Apts			NA	NA	
East Main Apts.	98.9%	95.7%	NA	NA	NA
Fountain Place Apts			NA	NA	
Prudden Place Apts			NA	NA	NA
Riverfront Apts			NA	NA	NA
Washington Apts		NA	NA	NA	
The Arbaugh	NA	NA	NA	NA	NA
Capital Manor		NA	NA	NA	
Pine Lane Estates	NA	95.8%	NA	NA	NA
City View			NA	NA	
Lansing Towers	94.1%	97.8%	75.0%	NA	100.0%
Blvd West Apts					NA
Camelot Hills	NA	89.9%	92.3%	NA	NA
Willow Vista Apts				NA	NA
Totals and Averages:	**95.8%**	**93.8%**	**96.8%**	**100.0%**	**100.0%**
LIHTC Averages:	93.5%	92.3%	98.7%	100.0%	
Market Averages:	97.0%	97.1%	75.0%		100.0%

Project Name	Program	Low Rent 1BR	High Rent 1BR	Low SQFT 1BR	High SQFT 1BR	Rent per Square Foot		Low Rent 2BR	High Rent 2BR	Low SQFT 2BR	High SQFT 2BR	Rent per Square Foot	
Capitol Commons I/II	LIHTC/MRKT/B	$651	$710	850		$0.77	$0.84	$719	$830	950		$0.76	$0.87
Walnut Park Apts	LIHTC/MRKT	$390	$900	800		$0.49	$1.13	$464	$1,049	1,100		$0.42	$0.95
Walnut Street/Ferris Manor	LIHTC/BOI	$862		600		$1.44							
Phillip C Dean Apts	LIHTC							$844	$851	855		$0.99	$1.00
Capitol Park Center	LIHTC	$555	$769	793		$0.70	$0.97	$666	$922	955		$0.70	$0.97
Capitol View Apts	MARKET	$1,075		584	592	$1.84		$1,500		886		$1.69	
East Main Apts.	MARKET	$845		697		$1.21		$945		936		$1.01	
Fountain Place Apts	MARKET	$895		750	850	$1.19		$1,100		900	1,050	$1.22	
Prudden Place Apts	MARKET	$1,164		871	1,188	$1.34		$1,166	$1,345	1,138	1,452	$1.02	$0.93
Riverfront Apts	MARKET/BOI	$640	$662	620		$1.03	$1.07	$733	$860	720	1,000	$1.02	$0.86
Washington Apts	MARKET			635									
The Arbaugh	MARKET	$950		827		$1.15		$1,150	$1,200				
Capital Manor	MARKET	$699		483		$1.45		$849	$899	902		$0.94	$1.00
Pine Lane Estates	MARKET							$1,538	$1,620	1,050		$1.46	$1.54
City View	MARKET	$1,339	$1,819	502	793	$2.67	$2.29	$1,709	$1,899				
Lansing Towers	MARKET	$1,027		770		$1.33		$1,181	$1,346	1,090	1,150	$1.08	$1.17
Blvd West Apts	MARKET	$1,280		789		$1.62		$1,575		1,050		$1.50	
Camelot Hills	BOI-HUD									716			
Willow Vista Apts	BOI-HUD			750						900			
Totals and Averages:		**$884**	**$972**	**708**	**856**	**$1.25**	**$1.14**	**$1,076**	**$1,166**	**943**	**1,163**	**$1.14**	**$1.00**
Subject Project:	**LIHTC/Sub.**							**$974**	**$1,340**	**914**		**$1.07**	**$1.47**
LIHTC Averages:		$615	$793	761		$0.81	$1.04	$673	$913	965		$0.70	$0.95
Market Averages:		$991	$1,241	684	856	$1.45	$1.45	$1,222	$1,310	964	1,163	$1.27	$1.13

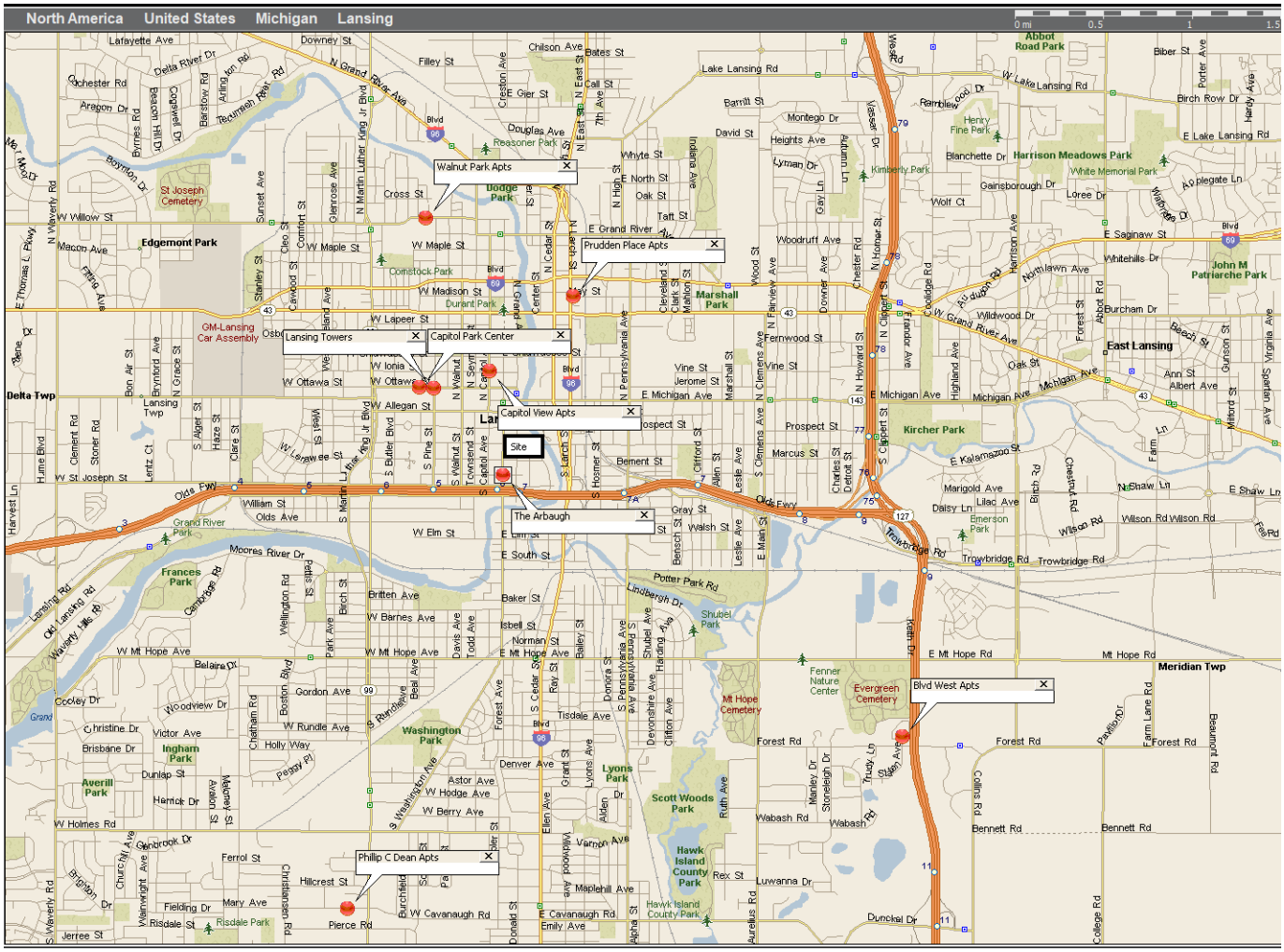
Project Name	Program	Low Rent 3BR	High Rent 3BR	Low SQFT 3BR	High SQFT 3BR	Rent per Square Foot		Low Rent 4BR	High Rent 4BR	Low SQFT 4BR	High SQFT 4BR	Rent per Square Foot	
Capitol Commons I/II	LIHTC/MRKT/B	$1,500		1,982		$0.76							
Walnut Park Apts	LIHTC/MRKT	$532	$1,249	1,340		$0.40	$0.93						
Walnut Street/Ferris Manor	LIHTC/BOI												
Phillip C Dean Apts	LIHTC	$962	$1,090	1,101		$0.87	$0.99	$1,116		1,250		$0.89	
Capitol Park Center	LIHTC												
Capitol View Apts	MARKET												
East Main Apts.	MARKET												
Fountain Place Apts	MARKET												
Prudden Place Apts	MARKET												
Riverfront Apts	MARKET/BOI												
Washington Apts	MARKET												
The Arbaugh	MARKET	$1,300		1,254		$1.04							
Capital Manor	MARKET							$1,000					
Pine Lane Estates	MARKET												
City View	MARKET												
Lansing Towers	MARKET	$1,696		1,515		$1.12							
Blvd West Apts	MARKET	$1,675		1,182		$1.42		$1,925		1,405		$1.37	
Camelot Hills	BOI-HUD			742									
Willow Vista Apts	BOI-HUD			1,050									
Totals and Averages:		**$1,278**	**$1,170**	**1,271**		**$1.01**	**$0.92**	**$1,347**		**1,328**		**$1.01**	
Subject Project:	**LIHTC/Sub.**	**$1,348**	**$1,520**	**1,197**		**$1.13**	**$1.27**						
LIHTC Averages:		$998	$1,170	1,474		$0.68	$0.79	$1,116		1,250		$0.89	
Market Averages:		$1,557		1,317		$1.18		$1,463		1,405		$1.04	

Project Name	Program	Low 0BR/Bath	High 0BR/Bath	Low 1BR/Bath	High 1BR/Bath	Low 2BR/Bath	High 2BR/Bath	Low 3BR/Bath	High 3BR/Bath	Low 4BR/Bath	High 4BR/Bath
Capitol Commons I/II	HTC/MRKT/B			1		1.5		1.5			
Walnut Park Apts	LIHTC/MRKT			1		2		2			
Walnut Street/Ferris Manor	LIHTC/BOI			1							
Phillip C Dean Apts	LIHTC					1		2		2	
Capitol Park Center	LIHTC			1		1					
Capitol View Apts	MARKET	1		1		2					
East Main Apts.	MARKET			1		1					
Fountain Place Apts	MARKET	1		1		1					
Prudden Place Apts	MARKET			1		2					
Riverfront Apts	MARKET/BO			1		1.5					
Washington Apts	MARKET	1		1							
The Arbaugh	MARKET			1		1		1			
Capital Manor	MARKET	1		1		1				1	
Pine Lane Estates	MARKET					2					
City View	MARKET	1		1		1					
Lansing Towers	MARKET	1		1		1		2			
Blvd West Apts	MARKET			1		2		2		2.5	
Camelot Hills	BOI-HUD					1		1			
Willow Vista Apts	BOI-HUD			1		1		1			

Project Name	Disposal	Dishwasher	Microwave	Central Air	Wall Air	Mini-Blinds	Patio / Balcony	Coin Op. Laundry	Hook Up Laundry	In-Unit W/D	Clubhouse	Entry Security	Exercise/Fitness Room	Pool	Management On-Site	Carport	Garage (attached)	Garage (detached)
Capitol Commons I/II	Yes	Yes	No	Yes	No	Yes	Yes	Yes	No	No	No	Yes	No	Yes	Yes	Yes	No	No
Walnut Park Apts	Yes	Yes	Yes	Yes	No	Yes	Yes	No	No	Yes	No	Yes	Yes	No	Yes	No	No	No
Walnut Street/Ferris Manor	Yes	No	Yes	No	Yes	Yes	No	Yes	No	No	No	Yes	No	No	Yes	No	No	No
Phillip C Dean Apts	Yes	Yes	No	Yes	No	Yes	Yes	Yes	No	Yes	Yes	Yes	No	No	Yes	Yes	No	No
Capitol Park Center	No	Yes	Yes	Yes	No	Yes	No	Yes	No	No	No	Yes	Yes	No	Yes	No	No	No
Capitol View Apts	Yes	Yes	Yes	Yes	No	Yes	No	No	No	Yes	No	Yes	Yes	No	Yes	No	No	No
East Main Apts.	Yes	No	No	No	Yes	Yes	No	Yes	No	No	No	Yes	No	No	Yes	Yes	No	No
Fountain Place Apts	Yes	Yes	No	Yes	No	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	No	No
Prudden Place Apts	Yes	Yes	No	Yes	No	Yes	Yes	No	No	Yes	No	Yes	No	No	Yes	Yes	No	No
Riverfront Apts	Yes	Yes	No	Yes	No	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Yes	No	No	No
Washington Apts	No	No	No	No	No	No	No	Yes	No	No	No	Yes	No	No	Yes	No	No	No
The Arbaugh	No	No	No	No	No	No	No	No	No	Yes	No	Yes	No	No	Yes	No	No	Yes
Capital Manor	Yes	No	No	Yes	No	Yes	Yes	Yes	No	No	No	Yes	No	No	Yes	No	No	No
Pine Lane Estates	Yes	Yes	No	Yes	No	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	No	Yes	No	No
City View	Yes	Yes	No	Yes	No	Yes	No	No	No	Yes	No	No	Yes	No	Yes	No	No	No
Lansing Towers	Yes	Yes	No	No	Yes	Yes	No	Yes	No	No	Yes	Yes	No	Yes	Yes	No	Yes	No
Blvd West Apts	Yes	Yes	No	Yes	No	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No
Camelot Hills	Yes	No	No	Yes	No	Yes	Yes	Yes	No	No	No	No	No	No	Yes	No	No	No
Willow Vista Apts	Yes	No	No	No	Yes	Yes	No	Yes	No	No	No	No	No	No	Yes	No	No	No
Totals and Averages:	**84%**	**63%**	**21%**	**68%**	**21%**	**89%**	**47%**	**74%**	**5%**	**37%**	**26%**	**84%**	**42%**	**32%**	**95%**	**32%**	**5%**	**5%**
Subject Project:	**No**	**Yes**	**Yes**	**Yes**	**No**	**Yes**	**No**	**Yes**	**Yes**	**No**	**No**	**Yes**	**Yes**	**No**	**Yes**	**No**	**No**	**No**
LIHTC Averages:	**80%**	**80%**	**60%**	**80%**	**20%**	**100%**	**60%**	**80%**	**0%**	**40%**	**20%**	**100%**	**40%**	**20%**	**100%**	**40%**	**0%**	**0%**
Market Averages:	**83%**	**67%**	**8%**	**67%**	**17%**	**83%**	**42%**	**67%**	**8%**	**42%**	**33%**	**92%**	**50%**	**42%**	**92%**	**33%**	**8%**	**8%**

Comparable Project Information

Map: Comparable Projects



Comp ID	Project Name	Program	Address	City	State	Phone
2	Walnut Park Apts	LIHTC/MRKT	635 W. Willow St	Lansing	MI	(517) 708-7780
4	Phillip C Dean Apts	LIHTC	1301 Mary Ave	Lansing	MI	(517) 394-5178
5	Capitol Park Center	LIHTC	720 W. Ottawa St.	Lansing	MI	(517) 582-5070
6	Capitol View Apts	MARKET	313 N. Capitol Ave.	Lansing	MI	(517) 338-3107
9	Prudden Place Apts	MARKET	620 May St	Lansing	MI	517-930-4733
12	The Arbaugh	MARKET	401 S Washington Square	Lansing	MI	(517) 253-9926
16	Lansing Towers	MARKET	610 W Ottawa St	Lansing	MI	(517) 482-8838
17	Blvd West Apts	MARKET	3205 Forest Rd	Lansing	MI	(517) 887-1000

Surveyed Rental Projects

Comp ID	Project Name	Program	Address	City	State	Phone
1	Capitol Commons I/II	LIHTC/MRKT/I	600 S Sycamore St	Lansing	MI	(517) 484-0505
2	Walnut Park Apts	LIHTC/MRKT	635 W. Willow St	Lansing	MI	(517) 708-7780
3	Walnut Street/Ferris Manor	LIHTC/BOI	516 W Saginaw Street	Lansing	MI	517-512-2254.
4	Phillip C Dean Apts	LIHTC	1301 Mary Ave	Lansing	MI	(517) 394-5178
5	Capitol Park Center	LIHTC	720 W. Ottawa St.	Lansing	MI	(517) 582-5070
6	Capitol View Apts	MARKET	313 N. Capitol Ave.	Lansing	MI	(517) 338-3107
7	East Main Apts.	MARKET	206 E Malcom X Street	Lansing	MI	(517) 372-1770
8	Fountain Place Apts	MARKET	920 S Washington Ave	Lansing	MI	(517) 484-9023
9	Prudden Place Apts	MARKET	620 May St	Lansing	MI	517-930-4733
10	Riverfront Apts	MARKET/BOI	601 N. Cedar St.	Lansing	MI	(517) 372-1082
11	Washington Apts	MARKET	927 S Washington Ave	Lansing	MI	(517) 482-9921
12	The Arbaugh	MARKET	401 S Washington Square	Lansing	MI	(517) 253-9926
13	Capital Manor	MARKET	515 S Chestnut St	Lansing	MI	(517) 482-8889
14	Pine Lane Estates	MARKET	2514 Lake Lansing Rd	Lansing	MI	517-721-7451
15	City View	MARKET	501 S Capital	Lansing	MI	(517) 306-4699
16	Lansing Towers	MARKET	610 W Ottawa St	Lansing	MI	(517) 482-8838
17	Blvd West Apts	MARKET	3205 Forest Rd	Lansing	MI	(517) 887-1000
18	Camelot Hills	BOI-HUD	601 Sadie Ct	Lansing	MI	(517) 485-6938
19	Willow Vista Apts	BOI-HUD	608 W Willow Street	Lansing	MI	(517) 371-2113

Comparable Project Summary Sheets

Project Name: Walnut Park Apts

Address:	635 W. Willow St
City:	Lansing
State:	MI
Zip:	48906
Phone:	5177087780
Contact Name:	Patty
Contact Date:	03/06/23
Current Occupancy:	**99%**
Historical Occ.:	100%
as of Date:	12/22/21
Program:	**LIHTC/MRKT**
Primary Tenancy:	**Open**
Year Built:	**2018**
PBRA:	0
Accept Vouchers:	Yes
# of Vouchers:	N/A
Included Utilities:	
Heat:	No
Electric:	No
Trash:	Yes
Sewer:	Yes
Water:	Yes
Heat Type:	GAS

Unit	Type	Target	# of Units	Rental Rate Low	Rental Rate High	Sq. Feet Low	Sq. Feet High	# Vacant	Occ. Rate	Wait List	# Wait List
Total			**72**					**1**	**99%**	**Yes**	
1BR Summary			***18***					***0***	***100%***	***Yes***	
1BR 1Bth	Apt	Mrkt	4	$900		800		0	100%	Yes	
1BR 1Bth	Apt	60	5	$850		800		0	100%	Yes	
1BR 1Bth	Apt	50	2	$723		800		0	100%	Yes	
1BR 1Bth	Apt	40	5	$557		800		0	100%	Yes	
1BR 1Bth	Apt	30	2	$390		800		0	100%	Yes	
2BR Summary			***36***					***1***	***97%***	***Yes***	
2BR 2Bth	Apt	Mrkt	6	$1,049		1,100		1	83%	Yes	
2BR 2Bth	Apt	60	11	$999		1,100		0	100%	Yes	
2BR 2Bth	Apt	50	5	$863		1,100		0	100%	Yes	
2BR 2Bth	Apt	40	10	$664		1,100		0	100%	Yes	
2BR 2Bth	Apt	30	4	$464		1,100		0	100%	Yes	
3BR Summary			***18***					***0***	***100%***	***Yes***	
3BR 2Bth	Apt	Mrkt	5	$1,249		1,340		0	100%	Yes	
3BR 2Bth	Apt	60	4	$1,199		1,340		0	100%	Yes	
3BR 2Bth	Apt	50	2	$992		1,340		0	100%	Yes	
3BR 2Bth	Apt	40	5	$762		1,340		0	100%	Yes	
3BR 2Bth	Apt	30	2	$532		1,340		0	100%	Yes	

Unit Amenities

Yes	**A/C - Central**	**Yes**	**Microwave**	**Yes**	**Patio/Balcony**
	A/C - Wall Unit	**Yes**	**Ceiling Fan**		Basement
	A/C - Sleeve Only	**Yes**	**Walk-In Closet**		Fireplace
Yes	**Garbage Disposal**	**Yes**	**Mini-blinds**		Internet
Yes	**Dishwasher**		Draperies		Individual Entry

Development Amenities

	Clubhouse *(separate building)*		Swimming Pool		Sports Courts
Yes	**Community Room**	**Yes**	**Playground/Tot Lot**	**Yes**	**On-Site Mngt.**
Yes	**Computer Center**		Gazebo		Security-Access Gate
Yes	**Exercise/Fitness Room**	**Yes**	**Elevator**	**Yes**	**Security-Intercom or Camera**
Yes	**Community Kitchen*(ette)***		Storage Units	**Yes**	**Other**

Laundry Type			**Parking Type**
	Coin-Op. Laundry	**Yes**	**Surface Lot Only (*not covered*)**
	In-Unit Hook-up		Carport
Yes	**In-Unit Washer/Dryer**		Garage *(att.)*
	None		Garage *(det.)*

Project Name: Phillip C Dean Apts

Address:	1301 Mary Ave
City:	Lansing
State:	MI
Zip:	48910
Phone:	(517) 394-5178
Contact Name:	Heather
Contact Date:	12/20/21
Current Occupancy:	**98%**
Historical Occ.:	98%
as of Date:	02/15/16
Program:	**LIHTC**
Primary Tenancy:	**Open**
Year Built:	**2005**
Date of Last Rehab:	NA
PBRA:	0
Accept Vouchers:	Yes
# of Vouchers:	NA
Included Utilities:	
Heat:	Yes
Electric:	No
Trash:	Yes
Sewer:	Yes
Water:	Yes
Heat Type:	GAS

Unit	Type	Target	# of Units	Rental Rate Low	Rental Rate High	Sq. Feet Low	Sq. Feet High	# Vacant	Occ. Rate	Wait List	# Wait List
Total			**48**					**1**	**98%**	**Yes**	
2BR Summary			***16***					***0***	***100%***	***Yes***	***3 to 6 Mos***
2BR 1Bth	Apt	60	NA		$851	855		0	100%	Yes	
2BR 1Bth	Apt	50	NA		$844	855		0	100%	Yes	
3BR Summary			***28***					***1***	***96%***	***Yes***	***1 Mos***
3BR 2Bth	Apt	60	NA		$1,090	1,101		1	NA	Yes	
3BR 2Bth	Apt	50	NA		$962	1,101		0	100%	Yes	
4BR Summary			***4***					***0***	***100%***	***Yes***	
4BR 2Bth	Apt	60	4		$1,116	1,250		0	100%	Yes	3 to 6 Mos

Unit Amenities

Yes	**A/C - Central**		Microwave	**Yes**	**Patio/Balcony**
	A/C - Wall Unit		Ceiling Fan		Basement
	A/C - Sleeve Only	**Yes**	**Walk-In Closet**		Fireplace
Yes	**Garbage Disposal**	**Yes**	**Mini-blinds**		Internet
Yes	**Dishwasher**		Draperies		Individual Entry

Development Amenities

Yes	**Clubhouse *(separate building)***		Swimming Pool		Sports Courts
	Community Room	**Yes**	**Playground/Tot Lot**	**Yes**	**On-Site Management**
	Computer Center		Gazebo		Security-Access Gate
	Exercise/Fitness Room		Elevator	**Yes**	**Security-Intercom or Camera**
	Community Kitchen*(ette)*		Storage Units		

Laundry Type			**Parking Type**
Yes	**Coin-Op. Laundry**	**Yes**	**Surface Lot Only *(not covered)***
	In-Unit Hook-up	**Yes**	**Carport**
Yes	**In-Unit Washer/Dryer**		Garage *(att.)*
	None		Garage *(det.)*

Project Name: Capitol Park Center

Address:	720 W. Ottawa St.
City:	Lansing
State:	MI
Zip:	48915
Phone:	5175825070
Contact Name:	Victoria
Contact Date:	12/22/21
Current Occupancy:	**98%**
Program:	**LIHTC**
Primary Tenancy:	**Open**
Year Built:	**2021**
PBRA:	0
Accept Vouchers:	Yes
# of Vouchers:	15
Included Utilities:	
Heat:	No
Electric:	No
Trash:	Yes
Sewer:	Yes
Water:	Yes
Heat Type:	GAS

Unit	Type	Target	# of Units	Rental Rate Low	Rental Rate High	Sq. Feet Low	Sq. Feet High	# Vacant	Occ. Rate	Wait List	# Wait List
Total			**48**					**1**	**98%**	**Yes**	
1BR Summary			***24***					***1***	***96%***	***Yes***	***35 HHs***
1BR 1Bth	Apt	60	NA		$769		793	1	NA	Yes	
1BR 1Bth	Apt	40	NA		$555		793	NA	NA	Yes	
2BR Summary			***24***					***0***	***100%***	***Yes***	***25 HHs***
2BR 1Bth	Apt	60	NA		$922		955	0	100%	Yes	
2BR 1Bth	Apt	40	NA		$666		955	0	100%	Yes	

Unit Amenities

Yes	**A/C - Central**	**Yes**	**Microwave**	Patio/Balcony
	A/C - Wall Unit		Ceiling Fan	Basement
	A/C - Sleeve Only	**Yes**	**Walk-In Closet**	Fireplace
	Garbage Disposal	**Yes**	**Mini-blinds**	Internet
Yes	**Dishwasher**		Draperies	Individual Entry

Development Amenities

	Clubhouse *(separate building)*		Swimming Pool	Sports Courts
Yes	**Community Room**		Playground/Tot Lot	**Yes** **On-Site Management**
Yes	**Computer Center**		Gazebo	Security-Access Gate
Yes	**Exercise/Fitness Room**	**Yes**	**Elevator**	**Yes** **Security-Intercom or Camera**
Yes	**Community Kitchen*(ette)***		Storage Units	**Yes** **Other**

Laundry Type			**Parking Type**
Yes	**Coin-Op. Laundry**	**Yes**	**Surface Lot Only (*not covered*)**
	In-Unit Hook-up		Carport
	In-Unit Washer/Dryer		Garage *(att.)*
	None		Garage *(det.)*

Project Name: Capitol View Apts

Address:	313 N. Capitol Ave.
City:	Lansing
State:	MI
Zip:	48933
Phone:	5173383107
Contact Name:	Marissa
Contact Date:	03/06/23
Current Occupancy:	**96%**
Historical Occ.:	100%
as of Date:	12/22/21
Program:	**MARKET**
Primary Tenancy:	**Open**
Year Built:	**2020**
PBRA:	0
Included Utilities:	
Heat:	No
Electric:	No
Trash:	No
Sewer:	No
Water:	No
Heat Type:	ELE

Unit	Type	Target	# of Units	Rental Rate Low	Rental Rate High	Sq. Feet Low	Sq. Feet High	# Vacant	Occ. Rate	Wait List	# Wait List
Total			**96**					**4**	**96%**	**No**	
1BR Summary			***44***					***NA***	***NA***	***No***	
1BR 1Bth	Apt	Mrkt	44	$1,075		584	592	Yes	NA	No	
2BR Summary			***8***					***NA***	***NA***	***No***	
2BR 2Bth	Apt	Mrkt	8	$1,500			886	Yes	NA	No	
0BR Summary			***44***					***NA***	***NA***	***No***	
0BR 1Bth	Apt	Mrkt	44	$1,000			442	Yes	NA	No	

Unit Amenities

Yes	**A/C - Central**	**Yes**	**Microwave**	Patio/Balcony
	A/C - Wall Unit		Ceiling Fan	Basement
	A/C - Sleeve Only		Walk-In Closet	Fireplace
Yes	**Garbage Disposal**	**Yes**	**Mini-blinds**	Internet
Yes	**Dishwasher**		Draperies	Individual Entry

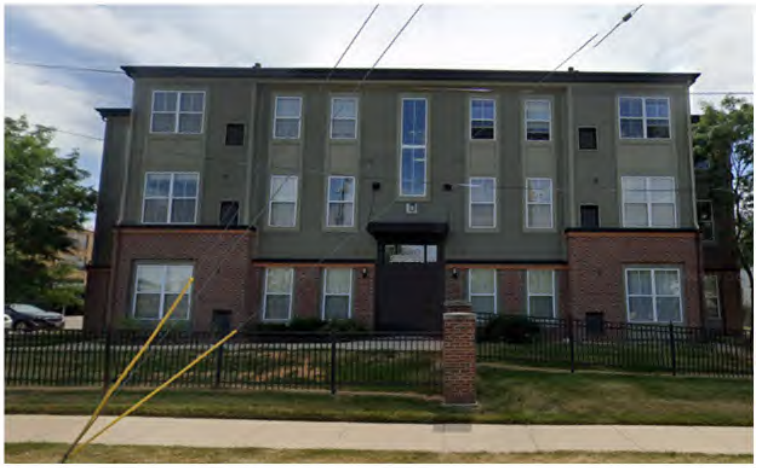
Development Amenities

	Clubhouse *(separate building)*		Swimming Pool	Sports Courts
Yes	**Community Room**		Playground/Tot Lot	**Yes** **On-Site Management**
	Computer Center		Gazebo	Security-Access Gate
Yes	**Exercise/Fitness Room**	**Yes**	**Elevator**	**Yes** **Security-Intercom or Camera**
Yes	**Community Kitchen*(ette)***		Storage Units	**Yes** **Other**

Laundry Type		**Parking Type**	
	Coin-Op. Laundry	**Yes**	**Surface Lot Only (*not covered*)**
	In-Unit Hook-up		Carport
Yes	**In-Unit Washer/Dryer**		Garage *(att.)*
	None		Garage *(det.)*

Project Name: Prudden Place Apts

Address:	620 May St
City:	Lansing
State:	MI
Zip:	48906
Phone:	517-930-4733
Contact Name:	Max
Contact Date:	03/07/23
Current Occupancy:	**90%**
Historical Occ.:	100%
as of Date:	12/20/21
Program:	**MARKET**
Primary Tenancy:	**Open**
Year Built:	**2006**
Date of Last Rehab:	NA
PBRA:	0
Included Utilities:	
Heat:	No
Electric:	No
Trash:	No
Sewer:	No
Water:	No
Heat Type:	GAS



Unit	Type	Target	# of Units	Rental Rate Low	Rental Rate High	Sq. Feet Low	Sq. Feet High	# Vacant	Occ. Rate	Wait List	# Wait List
Total			**72**					**7**	**90%**	**No**	
1BR Summary			***NA***					***5***	***NA***	***No***	
1BR 1Bth	Apt	Mrkt	NA	$1,164		871	1,188	5	NA	No	
2BR Summary			***NA***					***2***	***NA***	***No***	
2BR 2Bth	Apt	Mrkt	NA	$1,166	$1,345	1,138	1,452	2	NA	No	

Unit Amenities

Yes	**A/C - Central**		Microwave	**Yes**	**Patio/Balcony**
	A/C - Wall Unit	**Yes**	**Ceiling Fan**		Basement
	A/C - Sleeve Only	**Yes**	**Walk-In Closet**		Fireplace
Yes	**Garbage Disposal**	**Yes**	**Mini-blinds**		Internet
Yes	**Dishwasher**		Draperies		Individual Entry

Development Amenities

Clubhouse *(separate building)*	Swimming Pool		Sports Courts
Community Room	Playground/Tot Lot	**Yes**	**On-Site Management**
Computer Center	Gazebo		Security-Access Gate
Exercise/Fitness Room	Elevator	**Yes**	**Security-Intercom or Camera**
Community Kitchen*(ette)*	Storage Units		

Laundry Type			**Parking Type**
	Coin-Op. Laundry	**Yes**	**Surface Lot Only (*not covered*)**
	In-Unit Hook-up	**Yes**	**Carport**
Yes	**In-Unit Washer/Dryer**		Garage *(att.)*
	None		Garage *(det.)*

Project Name: The Arbaugh

Address:	401 S Washington Square
City:	Lansing
State:	MI
Zip:	48933
Phone:	(517) 253-9926
Contact Name:	RJ
Contact Date:	03/20/23
Current Occupancy:	**100%**
Program:	**MARKET**
Primary Tenancy:	**Open**
Year Built:	**1905**
Date of Last Rehab:	2011
PBRA:	0
Accept Vouchers:	Yes
# of Vouchers:	N/A
Included Utilities:	
Heat:	No
Electric:	No
Trash:	No
Sewer:	No
Water:	No
Heat Type:	ELE

Unit	Type	Target	# of Units	Rental Rate Low	Rental Rate High	Sq. Feet Low	Sq. Feet High	# Vacant	Occ. Rate	Wait List	# Wait List
Total			**48**					**0**	**100%**	**Yes**	**3 HHs**
1BR Summary			***NA***					***0***	***100%***	***Yes***	
1BR 1Bth	Apt	Mrkt	NA	$950		827		0	100%	Yes	
2BR Summary			***NA***					***0***	***100%***	***No***	
2BR 1Bth	Apt	Mrkt	NA	$1,150	$1,200			0	100%	Yes	
3BR Summary			***NA***					***0***	***100%***	***Yes***	
3BR 1Bth	Apt	Mrkt	NA	$1,300			1,254	0	100%	Yes	

Unit Amenities

A/C - Central	Microwave	Patio/Balcony
A/C - Wall Unit	Ceiling Fan	Basement
A/C - Sleeve Only	Walk-In Closet	Fireplace
Garbage Disposal	Mini-blinds	Internet
Dishwasher	Draperies	Individual Entry

Development Amenities

	Clubhouse *(separate building)*		Swimming Pool		Sports Courts
Yes	**Community Room**		Playground/Tot Lot	**Yes**	**On-Site Management**
	Computer Center		Gazebo	**Yes**	**Security-Access Gate**
	Exercise/Fitness Room	**Yes**	**Elevator**	**Yes**	**Security-Intercom or Camera**
	Community Kitchen*(ette)*		Storage Units		

Laundry Type			**Parking Type**
	Coin-Op. Laundry		Surface Lot Only *(not covered)*
	In-Unit Hook-up		Carport
Yes	**In-Unit Washer/Dryer**		Garage *(att.)*
	None	**Yes**	**Garage *(det.)***

Project Name: Lansing Towers

Address:	610 W Ottawa St
City:	Lansing
State:	MI
Zip:	48933
Phone:	(517) 482-8838
Contact Name:	Jake
Contact Date:	03/06/23
Current Occupancy:	**96%**
Historical Occ.:	97%
as of Date:	12/20/21
Program:	**MARKET**
Primary Tenancy:	**Open**
Year Built:	**1967**
Date of Last Rehab:	2017
PBRA:	0
Accept Vouchers:	Yes
# of Vouchers:	Handfull
Included Utilities:	
Heat:	No
Electric:	No
Trash:	Yes
Sewer:	Yes
Water:	Yes
Heat Type:	GAS

Unit	Type	Target	# of Units	Rental Rate Low	Rental Rate High	Sq. Feet Low	Sq. Feet High	# Vacant	Occ. Rate	Wait List	# Wait List
Total			**140**					**6**	**96%**	**Yes**	
1BR Summary			***68***					***4***	***94%***	***Yes***	
1BR 1Bth	Apt	Mrkt	68	$1,027		770		4	94%	Yes	1 HHs
2BR Summary			***46***					***1***	***98%***	***Yes***	
2BR 1Bth	Apt	Mrkt	46	$1,181	$1,346	1,090	1,150	1	98%	Yes	3 HHs
3BR Summary			***4***					***1***	***75%***	***No***	
3BR 2Bth	Apt	Mrkt	4	$1,696		1,515		1	75%	No	
0BR Summary			***22***					***0***	***100%***	***Yes***	
0BR 1Bth	Apt	Mrkt	22	$542	$884	500		0	100%	Yes	4 HHs

Unit Amenities

	A/C - Central		Microwave		Patio/Balcony
Yes	**A/C - Wall Unit**		Ceiling Fan		Basement
	A/C - Sleeve Only	**Yes**	**Walk-In Closet**		Fireplace
Yes	**Garbage Disposal**	**Yes**	**Mini-blinds**		Internet
Yes	**Dishwasher**		Draperies		Individual Entry

Development Amenities

Yes	**Clubhouse *(separate building)***	**Yes**	**Swimming Pool**		Sports Courts
Yes	**Community Room**		Playground/Tot Lot	**Yes**	**On-Site Management**
	Computer Center		Gazebo		Security-Access Gate
	Exercise/Fitness Room	**Yes**	**Elevator**	**Yes**	**Security-Intercom or Camera**
	Community Kitchen*(ette)*	**Yes**	**Storage Units**	**Yes**	**Other**

Laundry Type			**Parking Type**
Yes	**Coin-Op. Laundry**	**Yes**	**Surface Lot Only *(not covered)***
	In-Unit Hook-up		Carport
	In-Unit Washer/Dryer	**Yes**	**Garage *(att.)***
	None		Garage *(det.)*

Project Name: Blvd West Apts

Address:	3205 Forest Rd
City:	Lansing
State:	MI
Zip:	48910
Phone:	(517) 887-1000
Contact Name:	Anton
Contact Date:	03/13/23
Current Occupancy:	**100%**
Historical Occ.:	99%
as of Date:	08/30/16

No Pic Available

Program:	**MARKET**
Primary Tenancy:	**Open**
Year Built:	**2003**
Date of Last Rehab:	NA
PBRA:	0

Included Utilities:

Heat:	No
Electric:	No
Trash:	No
Sewer:	No
Water:	No
Heat Type:	GAS

Unit	Type	Target	# of Units	Rental Rate Low	Rental Rate High	Sq. Feet Low	Sq. Feet High	# Vacant	Occ. Rate	Wait List	# Wait List
Total			**144**					**0**	**100%**	**No**	
1BR Summary			***NA***					***0***	***100%***	***No***	
1BR 1Bth	Apt	Mrkt	NA	$1,280		789		0	100%	No	
2BR Summary			***NA***					***0***	***100%***	***No***	
2BR 2Bth	Apt	Mrkt	NA	$1,575		1,050		0	100%	No	
3BR Summary			***NA***					***0***	***100%***	***No***	
3BR 2Bth	Apt	Mrkt	NA	$1,675		1,182		0	100%	No	
4BR Summary			***NA***					***0***	***100%***	***No***	
4BR 2.5Bth	Apt	Mrkt	NA	$1,925		1,405		0	100%	No	

Unit Amenities

Yes	**A/C - Central**		Microwave		Patio/Balcony
	A/C - Wall Unit		Ceiling Fan		Basement
	A/C - Sleeve Only	**Yes**	**Walk-In Closet**		Fireplace
Yes	**Garbage Disposal**	**Yes**	**Mini-blinds**		Internet
Yes	**Dishwasher**		Draperies		Individual Entry

Development Amenities

Yes	**Clubhouse *(separate building)***	**Yes**	**Swimming Pool**	**Yes**	**Sports Courts**
	Community Room	**Yes**	**Playground/Tot Lot**	**Yes**	**On-Site Management**
	Computer Center		Gazebo	**Yes**	**Security-Access Gate**
Yes	**Exercise/Fitness Room**		Elevator		Security-Intercom or Camera
	Community Kitchen*(ette)*		Storage Units		

Laundry Type			**Parking Type**
Yes	**Coin-Op. Laundry**	**Yes**	**Surface Lot Only (*not covered*)**
Yes	**In-Unit Hook-up**		Carport
Yes	**In-Unit Washer/Dryer**		Garage *(att.)*
	None		Garage *(det.)*

Market and Achievable Rent

Market and achievable rents for the subject are illustrated below. These rents were estimated based on competitive positioning of the project in the area. An analysis utilizing both LIHTC and market rents is presented on the following pages to help illustrate the competitive positioning of the subject and its positioning as a hypothetical market rate project and in comparison to similar LIHTC projects. Rents are adjusted based on appeal (including location, amenities and unit design), included utilities, unit size and where applicable by maximum allowable gross and a minimum 10 percent market advantage when evident within the market. Site location, condition and appeal scores are relative to the subject (i.e., the subject is always rated as 5). Rents are not projected to market entry.

Considering adjustments including amenities and utilities proposed rents for the subject's units are deemed achievable. Adjusted rents for Philip C Dean fall outside of MSHDA's preferred 110 percent range. As indicated presented rents for this project are from December 2021 and are likely to have increased since this date and reducing the adjustment rate. Eliminating this project from the adjustment grid has a minimal downward impact on derived LIHTC rents.

Estimated hypothetical market rent represent an assessment of what a comparable unit is receiving within the market. It is not an endorsement of rent at that level as the project was analyzed considering contract rent. Changes in contract rent will impact absorption, demand statistics and competitive positioning of the proposal and would necessitate additional analysis.

	AMI Target	Contract Rent	Est. Achievable LIHTC Rent	Est. Market Rent	Market Advantage
Summary 2 BR					
2 BR-Apt-S	60%	$1,033	$949	$1,336	23%
2 BR-Apt-S	60%	$974	$949	$1,336	27%
2 BR-Apt	Mrkt	$1,340		$1,336	0%
Summary 3 BR					
3 BR-Apt-S	60%	$1,348	$1,166	$1,519	11%
3 BR-Apt	Mrkt	$1,520		$1,519	0%

Rent Derivation

Rent Derivation	Subject	Average Adjusted Estimates	Walnut Park Apts		Phillip C Dean Apts		Capitol Park Center		Capitol View Apts	
			Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments
Program Type	LIHTC/Sub.		LIHTC/MRKT		LIHTC		LIHTC		MARKET	
Tenancy	Open		Open		Open		Open		Open	
Year Built or Last Rehab	New		2018		2005		2021		2020	
Qualitative Adjustments	**Rankings**		**Rankings**		**Rankings**		**Rankings**		**Rankings**	
Appeal	5		5		5		5		5	
Location	5		5		4	$60	5		5	
Condition	5		5		3	$120	5		5	
Amenities and Features	**Included**		**Included**		**Included**		**Included**		**Included**	
A/C - Central	Yes		Yes		Yes		Yes		Yes	
A/C - Wall Unit	No		No		No		No		No	
Garbage Disposal	No		Yes	-$5	Yes	-$5	No		Yes	-$5
Dishwasher	Yes		Yes		Yes		Yes		Yes	
Microwave	Yes		Yes		No	$1	Yes		Yes	
Ceiling Fan	No		Yes	-$2	No		No		No	
Patio/Balcony	No		Yes	-$5	Yes	-$5	No		No	
Clubhouse	No		No		Yes	-$5	No		No	
Community Room	Yes		Yes		No	$3	Yes		Yes	
Computer Center	Yes		Yes		No	$2	Yes		No	$2
Exercise/Fitness Room	Yes		Yes		No	$8	Yes		Yes	
Swimming Pool	No		No		No		No		No	
Exterior Storage Units	No		No		No		No		No	
Sports Courts	No		No		No		No		No	
On-Site Management	Yes		Yes		Yes		Yes		Yes	
Access Gate	No		No		No		No		No	
Entry Security	Yes		Yes		Yes		Yes		Yes	
Coin-Operated Laundry	Yes		No	$10	Yes		Yes		No	$10
In-Unit Hook-up Only	Yes		No	$15	No	$15	No	$15	No	$15
In-Unit Washer/Dryer	No		Yes	-$30	Yes	-$30	No		Yes	-$30
Carport	No		No		Yes	-$3	No		No	
Garage (attached)	No		No		No		No		No	
Garage (detached)	No		No		No		No		No	
Sum of Amenity Adjustments:				-$17		-$19		$15		-$8
Avg. Square Feet										
Two-Bedroom	914		1,100	-$28	855	$9	955	-$6	886	$4
Three-Bedroom	1,197		1,340	-$29	1,101	$19				
Number of Bathrooms										
Two-Bedroom	1.0		2.0	-$10	1.0		1.0		2.0	-$10
Three-Bedroom	1.0		2.0	-$16	2.0	-$16				
Included Utilities										
Heat:	No		No		Yes		No		No	
Electric:	No		No		No		No		No	
Trash:	Yes		Yes		Yes		Yes		No	
Sewer:	Yes		Yes		Yes		Yes		No	
Water:	Yes		Yes		Yes		Yes		No	
Heat Type:	Gas		GAS		GAS		GAS		ELE	
Net Utility Adjustments										
Two-Bedroom						-$50				$60
Three-Bedroom						-$60				
Total Adjustments										
Two-Bedroom				-$55		$120		$9		$46
Three-Bedroom				-$62		$104		$15		$72
Rent Summary			**Effective Rent**	**Adjusted Rent**	**Effective Rent**	**Adjusted Rent**	**Effective Rent**	**Adjusted Rent**	**Effective Rent**	**Adjusted Rent**
Market Rent										
Two-Bedroom		$1,336	$1,049	$994					$1,560	$1,546
Three-Bedroom		$1,519	$1,249	$1,187						
Market-Percent of last Rent										
Two-Bedroom				95%						100%
Three-Bedroom				96%						
60% AMI Rent										
Two-Bedroom		$949	$999	$944	$801	$971	$922	$931		
Three-Bedroom		$1,166	$1,199	$1,137	$1,030	$1,194				
60%-Percent of Last Rent										
Two-Bedroom				95%		122%		101%		
Three-Bedroom				95%		116%				

Rent Derivation								
	Prudden Place Apts		The Arbaugh		Lansing Towers		Blvd West Apts	
	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments
Program Type	MARKET		MARKET		MARKET		MARKET	
Tenancy	Open		Open		Open		Open	
Year Built or Last Rehab	2006		1905		1967		2003	
Qualitative Adjustments	**Rankings**		**Rankings**		**Rankings**		**Rankings**	
Appeal	5		4	$60	5		6	-$60
Location	5		5		5		4	$60
Condition	5		5		3	$120	5	
Amenities and Features	**Included**		**Included**		**Included**		**Included**	
A/C - Central	Yes		No	$15	No	$15	Yes	
A/C - Wall Unit	No		No		Yes	-$5	No	
Garbage Disposal	Yes	-$5	No		Yes	-$5	Yes	-$5
Dishwasher	Yes		No	$20	Yes		Yes	
Microwave	No	$1	No	$1	No	$1	No	$1
Ceiling Fan	Yes	-$2	No		No		No	
Patio/Balcony	Yes	-$5	No		No		No	
Clubhouse	No		No		Yes	-$5	Yes	-$5
Community Room	No	$3	Yes		Yes		No	$3
Computer Center	No	$2	No	$2	No	$2	No	$2
Exercise/Fitness Room	No	$8	No	$8	No	$8	Yes	
Swimming Pool	No		No		Yes	-$5	Yes	-$5
Exterior Storage Units	No		No		Yes	-$5	No	
Sports Courts	No		No		No		Yes	-$5
On-Site Management	Yes		Yes		Yes		Yes	
Access Gate	No		Yes	-$5	No		Yes	-$5
Entry Security	Yes		Yes		Yes		No	$3
Coin-Operated Laundry	No	$10	No	$10	Yes		Yes	
In-Unit Hook-up Only	No	$15	No	$15	No	$15	Yes	
In-Unit Washer/Dryer	Yes	-$30	Yes	-$30	No		Yes	-$30
Carport	Yes	-$3	No		No		No	
Garage (attached)	No		No		Yes	-$20	No	
Garage (detached)	No		Yes	-$5	No		No	
Sum of Amenity Adjustments:		-$6		$31		-$4		-$46
Avg. Square Feet								
Two-Bedroom	1,295	-$57			1,120	-$31	1,050	-$20
Three-Bedroom			1,254	-$11	1,515	-$64	1,182	$3
Number of Bathrooms								
Two-Bedroom	2.0	-$10	1.0		1.0		2.0	-$10
Three-Bedroom			1.0		2.0	-$16	2.0	-$16
Included Utilities								
Heat:	No		No		No		No	
Electric:	No		No		No		No	
Trash:	No		No		Yes		No	
Sewer:	No		No		Yes		No	
Water:	No		No		Yes		No	
Heat Type:	GAS		ELE		GAS		GAS	
Net Utility Adjustments								
Two-Bedroom		$60		$60				$60
Three-Bedroom				$80				$80
Total Adjustments								
Two-Bedroom		-$13		$151		$85		-$16
Three-Bedroom		$74		$160		$36		$21
Rent Summary	**Effective Rent**	**Adjusted Rent**	**Effective Rent**	**Adjusted Rent**	**Effective Rent**	**Adjusted Rent**	**Effective Rent**	**Adjusted Rent**
Market Rent								
Two-Bedroom	$1,316	$1,242	$1,235	$1,326	$1,264	$1,349	$1,635	$1,559
Three-Bedroom			$1,380	$1,460	$1,696	$1,732	$1,755	$1,696
Market-Percent of last Rent								
Two-Bedroom		95%		108%		107%		96%
Three-Bedroom				106%		103%		97%
60% AMI Rent								
Two-Bedroom								
Three-Bedroom								
60%-Percent of Last Rent								
Two-Bedroom								
Three-Bedroom								

Section 9: Demand Analysis

Demand for Rental Units

Utilizing methodology provided by MSHDA, demand estimates for the proposal are outlined in the following pages based on qualified income ranges for the proposal. Income ranges are based on an affordability ratio of 40 percent of income and maximum LIHTC rents. Based on MSHDA methodology, annual demand is measured by movership from existing households as well as new additions to renter households between the current year and time of market entry. Demand estimates are presented for each income target (unduplicated demand estimates) as well as total project demand. Based on these estimates, the proposal's demand estimates are within acceptable thresholds for all calculations.

MSHDA Demand Estimates

Demand Scenario One: Straight MSHDA Requirements: Non-Senior HHs					
Area Median Income Targeting	**60%**	**Market Rate**	**Sub.**	**Total LIHTC**	**Unduplicated LIHTC**
Minimum Income (based on lowest rent serving income band)	$33,300	$59,040	$0	$33,300	$33,300
Maximum Income (based on information from MSHDA)	$55,230	$92,050	$55,230	$55,230	$55,230
A. Demand From Existing Renter Households-2023					
1 Number of existing households for current year	13,990	13,990	13,990	13,990	13,990
2 Movership rate among all households (county-specific)	32.5%	32.5%	32.5%	32.5%	32.5%
3 Movership to or within rental	41.5%	41.5%	41.5%	41.5%	0
4 Income-Qualification percentage	23.1%	17.1%	62.7%	23.1%	23.1%
5 Estimated annual demand from existing rental households	**437**	**322**	**1182**	**437**	**437**
B. Demand from New Households-2023 to 2025					
15 Number of households projected to exist at market entry	14,209	14,209	14,209	14,209	14,209
16 Number of existing households in current year	13,990	13,990	13,990	13,990	13,990
17 Number of new households	219	219	219	219	219
18 Years between current year and market entry	2	2	2	2	2
19 Annual growth in households	109	109	109	109	109
20 Renter percentage estimate for market entry year	61.9%	61.9%	61.9%	61.9%	61.9%
21 Annual growth increment in renter households	68	68	68	68	68
22 Income qualification percentage	23.1%	17.1%	62.7%	23.1%	23.1%
23 Number of income-qualified new renters per year	**16**	**12**	**42**	**16**	**16**
C. Total Demand Estimate	**452**	**334**	**1,225**	**452**	**452**
D. Demand Analysis					
24 Number of Units Proposed	56	7	56	56	56
25 Penetration Rate (# units proposed/# income qualified HH)	**1.7%**	**0.3%**	**0.6%**	**1.7%**	**1.7%**
26 Number of comparable pipeline units	0	0	0	66	66
27 Capture Rate (# units proposed+# comparable pipeline units)/demand	**12.4%**	**2.1%**	**4.6%**	**27.0%**	**27.0%**
28 Number of existing comparable units constructed since 2021	0	0	0	48	48
29 Saturation Rate (# units+# comparable pipeline units+# existing	**1.7%**	**0.3%**	**0.6%**	**5.3%**	**5.3%**

Section 10: Analysis and Conclusions

Absorption Rate

Among competitive projects Walnut Park indicated absorption of 18 units per month, while Capitol Park Center indicated absorption of 8 units per month. An absorption period of approximately 4 to 6 months is anticipated for the subject to reach 93 percent stabilized occupancy operating with the project based subsidy in place. This estimate is based movership ratios from the American Housing Survey and estimated "capture" rates among these households as well as the reported experience of LIHTC projects indicated above.

Recommendations and Conclusions

Based on the analysis within this report, the proposal will be successful as is; no changes are recommended for the project. The subject is the new construction with a subsidy covering the majority of unit and a small number of unrestricted units. Household growth in the PMA was positive between 2010 and 2020 and is forecasted to increase through 2028. Unemployment rates had been declining in recent years, prior to 2020 and impacts of the Covid-19 pandemic before recovering in 2021. More recently inflation has become an increasing concern for the economy. MAP has assumed the economy will have improved at the time of market entry for the subject, however, it should be noted no negative impact is currently evident in occupancy rates among surveyed projects. Moderate household growth, as well as ongoing demolition and obsolescence of existing rental housing in the area will fuel demand for the subject in the long term. It is anticipated the subject will offer an attractive construction design and amenities, and will be competitively positioned with the most similar projects in terms of unit appeal and rent positioning for the small number of units not covered by project based subsidy. As a result, the development of the proposal to more adequately serve the PMA's population is appropriate.

Strengths:

- Project based subsidy covering the majority of units
- Location near river
- High occupancy and demand is evident among the most competitive projects
- Estimated achievable rents are consistent with MAP estimates

Weaknesses:

- Subject lacks some amenities common at competitive projects, but not deemed necessary for the subject's success

Section 11: Other Requirements

Date of Report: March 31, 2023

Date of Site Visit: March 16, 2023

Field Work, Report and Conclusions Prepared by:

Chris Vance

Market Analyst Professionals
222 South 9th Street, Suite 1600
Minneapolis, MN 55402
PH: 248-515-0496
cavance@mindspring.com
chris.vance@mapyourproject.com

Market Study Certification

The undersigned certify that the following is true and correct:

1 That the Market Analyst is knowledgeable and experienced in the development of affordable rental properties.

2 That the Market Analyst conducted and was the primary author of the attached low income housing tax credit market study report ("Report") for Riverview 220 ("Project") for MSHDA.

3 That the Report was completed on March 31, 2023.

4 That to the best of the Market Analyst knowledge, all data contained in the Report is accurate.

5 That the Market Analyst has made a physical inspection of the area in which the Project will be located, reviewed all relevant data, and independently established the conclusions for the Report.

6 That all projections contained in the Report were based on current professionally accepted methodology.

7 That the Market Analyst has no financial interest in the proposed Project.

8 That it is the Market Analyst's unbiased and professional opinion that there is sufficient demand for the Project as of the completion date of the Report.

By: _____

(Authorized Representative-Market Analyst)

Title: __Founder_____

Date: __March 31, 2023_____

Qualifications of the Market Analyst

CHRIS VANCE

EDUCATION:

Michigan State University

Master of Arts, Economics
- Concentration in Industrial Organization
- Doctorate level curriculum

Oakland University

Bachelor of Science, Economics
- Concentrations in Finance and Computer Science
- Graduated with Honors

EMPLOYMENT HISTORY:

MARKET ANALYST PROFESSIONALS, LLC, a real estate market research company

***Founder (*12/03 to Present)**
- Founder
- Custom report development.

COMMUNITY RESEARCH GROUP, LLC, a real estate market research company.

***Market Analyst/Consultant (*2/00 to12/03)**
- Prepared real estate market feasibility studies considering site characteristics, economic and demographic trends, market forecasts and project guidelines.
- Developed analytical tools and improved methodologies.
- Provided project recommendations based on analysis of market area.
- Gathered information utilizing secondary market research and through personal interviews.

J.D. POWER AND ASSOCIATES, an automotive marketing information firm.

Analyst*-Economic Analysis in Forecasting Group* ***(*6/98 to 9/99)**

Senior Analyst*-Economic Analysis in Forecasting Group* ***(*9/99 to 2/00)**

- Wrote detailed analysis of economic, political and automotive market conditions of global economies for monthly, quarterly and annual reports.
- Developed forecasting models and analytical tools to enhance forecasting capabilities using computer, data collection and analysis skills.
- Analyzed the impact of automotive market dynamics on automotive sales and competition, including pricing and profitability analysis.
- Forecasted economic growth and automotive sales for North and South America and Asia.
- Traveled to Asia and Europe as needed to participate in the company's strategic growth and product positioning decisions.

Bibliography

2000/2010/2020 U.S. Census of Population and Housing, U.S. Census Bureau

2023/2028 Demographic Forecasts, ESRI

American Housing Survey, U.S. Census Bureau and U.S. Department of Housing and Urban Development

Economic information – Bureau of Labor and Statistics

Local roadway maps—Microsoft Streets and Trips 2010

Interviews with local officials, managers and leasing specialists of local rental developments

KMG PRESTIGE

Strategic Property Management Solutions

Company Biography

Company Overview

KMG Prestige is a fee-based property management firm specializing in the management of multi-family residential housing. Established in 2006, KMG Prestige's expertise includes the management of Market Rate, Affordable, Senior, and mixed-use properties.

Although KMG Prestige was established in 2006, as a newly formed entity, its origin dates back to 1975 when the company originated in Mt. Pleasant, Michigan. Morphing from a small startup, KMG Prestige now manages over one billion dollars in assets, consisting of over 31,000 dwelling units spread across a five-state area. Current ownership brings more than 70 years combined experience in the property management industry.

KMG Prestige attributes its continued growth to strong industry relationships, with a focus on operational excellence.

Our economies of scale bring an added benefit to ownership by reducing daily expenses via our ability to obtain master contracts in energy consumption, service providers, property insurance, and product purchasing.

KMG Prestige is committed to excellence and the continuous improvement in the delivery of property management services. An ever-evolving industry, KMG Prestige continues to incorporate the newest technologies to provide the most up to date services.

Management Philosophy

KMG Prestige is a client driven organization, and it is our goal to deliver the highest caliber of management services to our clients at the lowest cost possible.

We believe that our job is to do anything we can to help our Employees be successful in their job of serving the Residents and the needs of the Owners. The Employees' goal then, is to do anything possible to ensure our Residents have a fantastic housing experience. To this end, we endeavor to live and breathe our mission statement and our core values. We also recognize and reward our employees who do this. We realize that our success is predicated on active and continuous improvement in our processes.

Client Base

KMG Prestige ownership's former and current clientele is broad based, and although most are for-profit entities a significant minority are non-profit organizations. As a third-party fee management company, KMG Prestige aims to create partnerships with clientele, not competition. The typical organizational structure of the client is that of a limited partnership or limited liability company.

A thread that is common to most of the KMG Prestige clients is that they have their roots in the field of real estate development either creating new communities or acquiring and rehabilitating existing housing properties.

KMG Prestige is proud of the quality of the relationships it maintains with its clients, most of which have endured over a long period of time.

Affordable Housing Program Knowledge

Many rental programs have been developed and have seen significant growth in the past 30 years coinciding with KMG Prestige's earliest affiliate's entry into the market. KMG Prestige has developed expertise in the administration of the HUD 202, 221 (d4), 236, Section 8, and the Low-Income Housing Tax Credit (LIHTC) Rental Housing Programs as well as the Rural Development 515 and a number of tailor-made rental programs developed through the auspices of the Michigan State Housing Development Authority.

Construction

KMG Prestige's extensive knowledge of multi-family housing has always been a beneficial resource for Owners and Developers during the planning and construction and/or rehabilitation phases of their property. KMG Prestige has worked with many Owners providing insight into design, amenities, and creation of the operating budget, staffing needs, and recommendation of marketing tools, while assisting the Owner to manage the process from lease up to management of the completed project.

Mission Statement – "Do the Right Thing"

KMG Prestige Values

We Hire and Reward people who everyday display INTEGRITY, HONESTY, and CARING behaviors in dealing with others.

We Foster quality relationships. We treat each other, our Clients (owners and developers), our Customers (residents), and our Lenders and Suppliers with respect, open, honest communication, fairness, and politeness.

We Teach, encourage and model teamwork and tolerance.

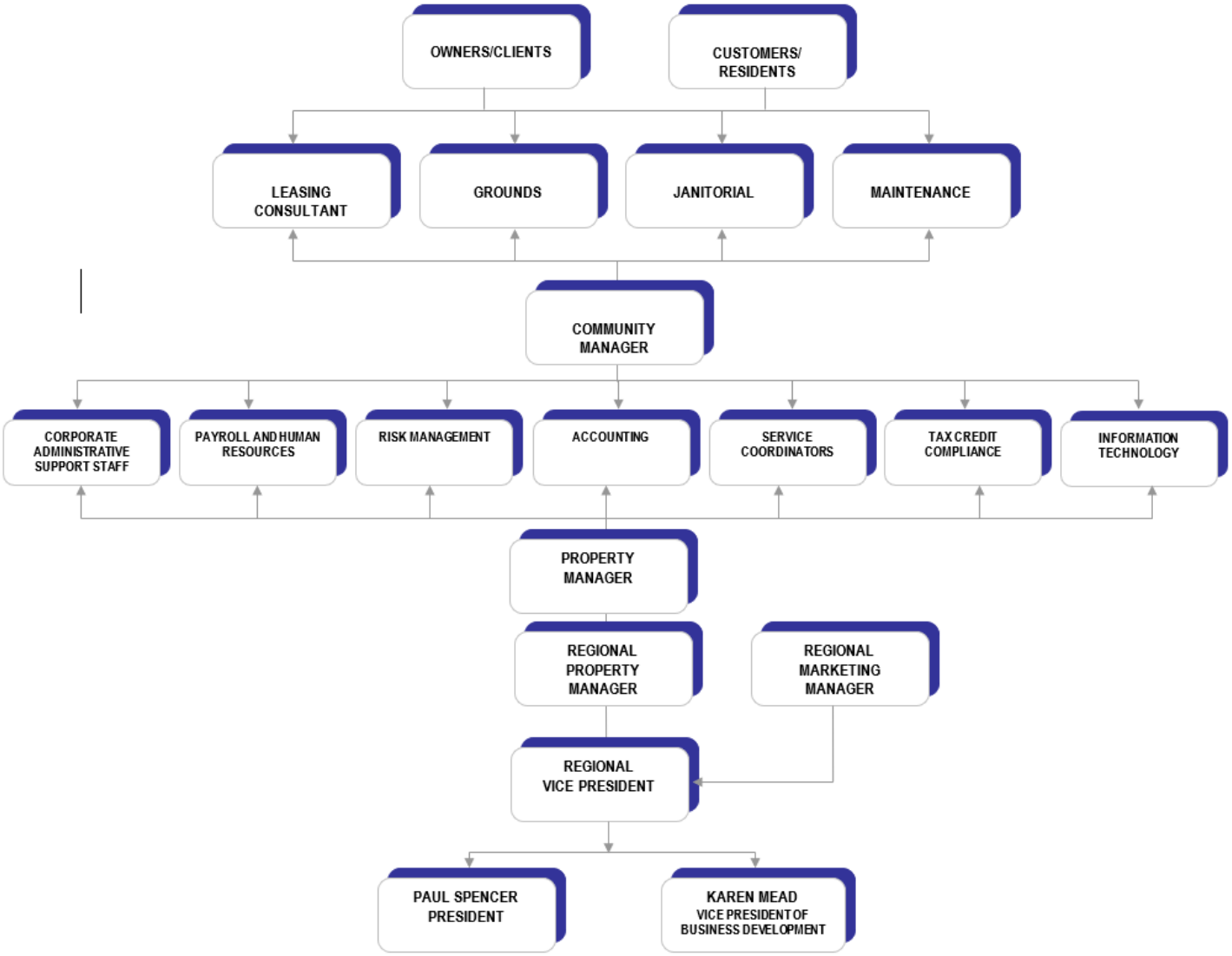
We Seek to continuously improve by sharing knowledge and improving the quality of the systems.

We Strive to be good stewards of our corporate resources.

We Leverage our individual and collective gifts with the intention of developing a harmonious and satisfying living and working environment.

We Do What Is Right even when that is in conflict with doing what is easy or more profitable.

Organizational Chart



References

Client

Phillip Seybert
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Ginosko Development Company
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Mallory, Cunningham, Lapka & Scott, P.C.
605 S. Capitol Avenue
Lansing, MI 48933
(517) 482-0222

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Chicago, IL 60644
(773) 854-4040

Agency

Matt Bergeon
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Susie Sapilewski
Supervisory Project Manager
US Department of Housing and Urban Development
50 Louis Street N.W.
Grand Rapids, MI 49503
(616) 456-2100

Mark McDaniel
President and Chief Executive Officer
Cinnaire
1000 South Washington, Suite 200
Lansing, MI 48910
(517) 482-8555

PROJECT OVERVIEW | PROJECT LOCATION

Parcel Information

Parcel ID	33010116452013
Site Address	220 E KALAMAZOO ST
Parcel Number	33-01-01-16-452-013
Address Number	220
Street	KALAMAZOO ST
City	LANSING
State	MI
Zip Code	48933
Property Class Code	99

NORTH

[redacted]

INTRODUCTION OF ORDINANCE

Council Member Hussain introduced:

> An ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing by adding a new section 888.____ for the purposes of providing for a service charge in lieu of taxes for fifty-six (56) low-income dwelling units in a project known as Riverview 220 Apartments, pursuant to the provisions of the State Housing Development Authority Act of 1966, (being Public Act 346 of 1966, as amended [MCL 125.1401, et seq.]) (The "Act").

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

Resolution #

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

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Lansing that a public hearing be set for Monday, September 23, 2024, in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of supporting and/or opposing the Ordinance establishing a Payment in Lieu of Taxes (PILOT) for Riverview 220 Apartments, located at 220 East Kalamazoo Street in Lansing.

CITY OF LANSING
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, September 23, 2024 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

An Ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing by adding a new section 888.____ for the purposes of providing for a service charge in lieu of taxes for fifty-six (56) low-income dwelling units in a project known as Riverview 220 Apartments, pursuant to the provisions of the State Housing Development Authority Act of 1966, (being Public Act 346 of 1966, as amended [MCL 125.1401, et seq.]) (The "Act").

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

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

GENERAL INFORMATION

APPLICANT: (Sponsor/Developer)	Lansing Housing Commission
OWNERSHIP ENTITY:	425 S. Grand Limited Dividend Housing Association LP
STATUS OF APPLICANT:	Newly Formed Ownership Entity
REQUESTED PILOT:	5% of rents received (less utilities) as payment in lieu of taxes.
REQUESTED TERM OF PILOT:	40 years
EXISTING LAND USE:	Parking Lot.
EXISTING ZONING:	DT-1-Urban Edge
PROPERTY SIZE & SHAPE:	0.746-acre site. Vacant property with flat features with frontage on S. Grand Avenue.
SURROUNDING LAND USE:	N: Office S: Office E: Office W: Vacant-Office
SURROUNDING ZONING:	N: DT-1 Urban Edge S: DT-1 Urban Edge E: DT-1 Urban Edge W: DT-3 Urban Core

PROJECT ANALYSIS

Request and description of project: The request for a site-specific PILOT ordinance is submitted by Lansing Housing Commission. The request is for a 40-year 5% PILOT for property located at S. Grand Avenue (TPN 33-01-01-16-456-012) and Cherry Street (TPN 33-01-01-16-456-101). The new construction project is proposed for this site utilizing LIHTC funding. The completed project will contain a total of 55 affordable subsidized available to residents at or below 60% of Area Median Income, paying 30% of their adjusted income. These units include eleven 1-bedroom units, thirty-six 2-bedroom units and eight 3--bedroom units designated as affordable housing, including 6 barrier free units. The project has already obtained a 4% tax

credit award through MSHDA. Construction will begin in January 2025 and will be completed in October of 2026. The estimated total development cost of this new 50,000 sq. ft. construction multifamily project is $20,459,649.

Project Financing: This project consists of new construction of 55 units. It will be competing for Low Income Housing Tax Credits to be awarded by MSHDA. If approved for tax credits, the basic criteria will be met in order to be considered for a 4% PILOT. The Owner anticipates permanently financing the project using MSHDA loans, a LHC Sponsor loan and deferred Developer fee, for a total development cost of $20,459,649.

FINANCIAL ANALYSIS

Assessor's Financial Analysis:

The project includes of two parcels that have a current combined Taxable Value of $191,089. Both parcels are currently vacant land and used for off street surface parking.

- The combined "estimated" taxes for 2024: $15,241

The fully developed property will have 50,000 square feet. It will contain a total of 55 units, consisting of 11-one bedroom, 36-two bedroom, and 8-three bedroom units. The Taxable Value "as if" fully developed is $2,715,100.

- Estimated taxes "as if" fully developed **w/out** a PILOT: $216,561
- Estimated taxes "as if" fully developed **with** a 5% PILOT: $38,700

Additional consideration should be noted knowing the project has already received a 10% PILOT through the City of Lansing.

RECOMMENDATION

Staff recommends adoption of the PILOT ordinance based on the following: The project is consistent with the City's Form-Based Zoning Code. Significant investment will take place to create 55 affordable housing units for the community.

Andy Schor, Mayor

2024 APPLICATION FOR PAYMENT IN LIEU OF TAXES (PILOT)

PROJECT NAME:	Grand Vista Place
PILOT PERIOD REQUESTED:	40 Years (Should match term of qualifying mortgage)
NUMBER OF PARCELS IN PROJECT:	1 Parcels (33-01-01-16-456-012)
APPLICATION TYPE: (Check all that apply)	☒NEW PROJECT ☐ RESTRUCTURE OF PROJECT FINANCING ☐ CHANGE IN OWNERSHIP
PILOT Percentage Requested:	The annual service charge shall be equal to five (5%) percent of the difference between the Rents collected and landlord paid utilities

A. OWNERSHIP INFORMATION

NAME OF OWNERSHIP ENTITY:	425 S. Grand Limited Dividend Housing Association LP

TYPE OF OWNERSHIP:	✓ LIMITED DIVIDEND HOUSING ASSOCIATION
	☐ QUALIFIED NONPROFIT HOUSING CORPORATION
	☐ CONSUMER HOUSING COOPERATIVE
	☐ OTHER: (DESCRIBE)

DEVELOPER/SPONSOR	Lansing Housing Commission
DEVELOPER ADDRESS:	419 Cherry Street Lansing, MI 48933

CONTACT PERSON	Doug Fleming
TELEPHONE	517-487-6550
EMAIL	dfleming@lanshc.org

LIHTC Application Date:	October 2023
LIHTC Status:	Award Received
Initial Use Commitment in LIHTC Application:	15 Years
Extended Use Commitment in LIHTC Application:	30 Years

Andy Schor, Mayor

Total Length of Affordability Commitment in LIHTC Application:	45 Years

Contact Person for Qualifying Federal or State Financing:	
Phone Number:	Not Applicable
Email:	

B. CITY APPROVALS NEEDED

PLANNING BOARD	✓ YES ☐ NO ☐ NOT APPLICABLE
	STATUS:
ZONING BOARD OF APPEALS	☐ YES ☐ NO ☒ NOT APPLICABLE
	STATUS:
HISTORIC DISTRICT COMMISSION	☐ YES ☐ NO ☒ NOT APPLICABLE
	STATUS:
OTHER:	STATUS:
EXPECTED PROJECT START DATE	01/01/2025
EXPECTED PROJECT COMPLETION DATE	10/01/2026

C. PROJECT INFORMATION

Project Address:	108 S. Grand Avenue Lansing, MI 48933
General Location (e.g., cross streets)	Parcel located with following borders: North – E. Lenawee Street South – E. Hillsdale Street West – S. Grand Avenue East – S. Cherry Street
Is Project located in a Renaissance Zone?	☐ Yes ✓ No
Is Project located in a Neighborhood Enterprise Zone?	☐ Yes ✓ No
Is Project located in an Opportunity Zone?	✓ Yes ☐ No
Is Ownership Entity able to demonstrate site control?	✓ Yes ☐ No

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

Andy Schor, Mayor

D. BUILDING INFORMATION

Building Type (e.g., single/multi-family, number of floors) Multi-family 4 floors
Total Number of Units: 55
Number of Rent Restricted Units: 55
Number of Market Rate Units: 0
Total Number of Barrier-Free Units: 6
Target Demographic(s) (seniors, families, persons with disabilities) families

Transitional Housing for Homeless Project	☐ Yes ☒No
Emergency Shelter Project	☐ Yes ☒No
Permanent Supportive Housing?	☐ Yes ☒No Number of PSH Units _____
Targeted Income (% of Area Median Income)	<60% AMI
Residential Space Square Footage:	~50,000
Non-Residential (N/R Space):	☐Yes ☒No
Square Footage (of N/R Space):	Not Applicable
Use (of N/R Space):	Not Applicable
Neighborhood District:	Cherry Hill

Note: The number of units included this application must be final. Council will not vote on a PILOT that contains a unit range.

Andy Schor, Mayor

E. UNIT INFORMATION

Unit Type	Number of Units	Average Unit Size (sq. ft.)	Projected Monthly Rent per Unit (including utility allowances)	
Rent Restricted Units			Restricted Rate	Market Rate *
0- Bedroom				
1- Bedroom (Residents pay 30% of income, not full restricted rent)	11	~750	~$900 (PBV)	$950 - $1,050
2- Bedroom (Residents pay 30% of income, not full restricted rent)	36	~870	~$1,100 (PBV)	$1,300 - $1,400
3- Bedroom(Residents pay 30% of income, not full restricted rent)	8	~1130	~$1,400 (PBV)	$1,500 - $1,550
4- Bedroom				
5- Bedroom				
Subtotal				

*The expected market rate for the rent restricted unit. The information is used for comparison purposes.

Provide a description of the units in the project: The 55 units outlined above will provide affordable housing for residents earning less than 60% AMI. Residents will only pay 30% of their income for rent, not the entire restricted rental rate as listed. HAP contract / subsidy will provide funding for the remainder of the restricted rental rate.

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

Andy Schor, Mayor

F. PROJECT FINANCING

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

State-aided Mortgage, Advance, or Grant	✓ Yes	☐ No
Name of Loan/Credit Program	Term of Financing	Amount
MSHDA Tax Exempt Bond Loan		~$3.8M
MSHDA Soft Loan		~$4.8M
		$

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

Low Income Housing Tax Credits (LIHTC)	✓ Yes	☐ No
Name of Loan/Credit Program	Term of Financing	Amount
		~$8.3M
		$
		$

Description and status of other (private) financing:	LHC Sponsor Loan ~$3.2M

Andy Schor, Mayor

G. NARRATIVE

Provide a complete description of the project including the parties involved, necessary background information, number of parking spaces being provided, and any special certification (e.g. LEED) the project will target. Include all amenities that will be included in the development.

Please see Description of Project in LHC – Grand Vista Place – Support Documents.

Does the proposed development comport with Lansing's Form Based Code found at Zoning | Lansing, MI - Official Website (lansingmi.gov)

Yes.

Provide a narrative explaining why the PILOT is needed, and how the requested PILOT will assist with the operation of the affordable housing development.

The property will create a community for Lansing's low-income residents. A 5% PILOT allows the property to operate at a level which can support the debt required to complete the development. Without this PILOT, debt and operating requirements would limit the quality and capability of the end product and hinder the long-term maintenance and operations. Specifically, over the past 2 years rising interest rates, insurance expenses, building costs, etc. have put significant amount of pressure on new projects and increasing the supply of safe high quality affordable housing. This includes both debt needed to cover project costs and cash flows to maintain operations and building quality. This 5% PILOT is needed to support the completion and long term sustainability of this project.

If project financing is being restructured, detail all physical improvements to the project completed within the last five (5) years and any planned rehabilitation. (attach additional pages if necessary)

Not Applicable

Describe how the project is designed to fit into and compliment the surrounding neighborhood:

The project provides 55 new housing units to the Cherry Hill neighborhood. The 55 units include a mix of 1br, 2 br, and 3 br units. The units would be available to residents at 60% or less AMI paying 30% of their adjusted income. The new residents will add new business to the downtown area. Additionally, this project fits in well with Cherry Street community and will serve as beautiful addition to the area.

Provide results of neighborhood feedback sought regarding any proposed new construction:

Not available at this time.

Andy Schor, Mayor

H. Required Documents

Attach the following required documents to this application.

☒Ownership Entity Organizational Documents (see LHC – Grand Vista Place – PILOT Application - Support Documents)

☒Description of Project (see LHC – Grand Vista Place – PILOT Application - Support Documents)

☒Legal Description of property (electronic version should be available on request) (see LHC – Grand Vista Place – PILOT Application - Support Documents)

☒Evidence of Site Control (see LHC – Grand Vista Place – PILOT Application - Support Documents)

☒Sources and Uses Statement (indicate if the funding is committed or pending) (see LHC – Grand Vista Place – PILOT Application - Support Documents)

☒Development Proforma (see Sources and Uses Statement)

☒Operating Proforma (highlighting PILOT contribution to project)

☐Financing Mortgage (Not yet applicable see preliminary terms in S&U Statement)

☐Financing Note (Not yet applicable see preliminary terms in S&U Statement)

☐Financing or Development Agreement/Copy of Regulatory Agreement

(Not yet available, will be as project progresses)

☒Location Map of Project Parcels (see LHC – Grand Vista Place – PILOT Application - Support Documents)

☒Statement of Development Team Experience (be specific) (see Description of Project)

☒Summary of Market Study supporting need for your development (see LHC – Grand Vista Place – PILOT Application - Support Documents)

☒Property Manager Information and Portfolio (of properties) (see LHC – Grand Vista Place – PILOT Application - Support Documents)

☐Most Recent Financial Statement of Developer (Provided annually to City Council, available upon request)

Andy Schor, Mayor

☒Capital Improvements Schedule (see Operating Proforma)

☒Site Plan (see LHC – Grand Vista Place – PILOT Application - Support Documents)

☐Exterior Elevations (not included)

☐Other Attachment (Describe)

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

Note: If exterior elevations are not available, please provide a description of exterior building materials:

Brick, siding, doors, fenestrations, window, door, corner and cornice trim, roofline, below:

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

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

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

Douglas E. Fleming

Date: 07-01-2024

Signature of Authorized Representative
Name: Douglas E. Fleming
Title: Executive Director

LHC – Grand Vista Place – PILOT Application - Support Documents

Ownership Entity

Please see attached documents: 1.0 Grand Vista Place Cert of LP and 1.0 Grand Vista Place GP Articles of Org.

Description of Project

Grand Vista Place, located at 108 S. Grand, will include the use of an existing parking lot and the construction of a new high quality safe affordable housing community. The project has been awarded a 4% low-income housing tax credit (LIHTC) via Michigan State Housing Development Authority (MSHDA).

The new construction project will result in 55 affordable subsidized units. The units would be available to residents at 60% or less AMI paying 30% of their adjusted income.

The project is within walking distance of multiple shops and restaurants in the heart of downtown Lansing. There will be sufficient parking for this project on site as well as nearby street parking.

The new residents will add an influx of business to the downtown area. Additionally, this project fits in well with Cherry Street community and will serve as beautiful addition to the Cherry Hill neighborhood. The project will further support the revitalization occurring in the area.

The new construction is expected to meet at least LEED Silver green standards.

Lansing Housing Commission (LHC) is the developer and owner of this project. LHC is the leader of affordable housing and voucher administration in the Lansing area. In the past 3 years LHC has closed 4 LIHTC deals resulting the rehab of 527 units at 4 sites in the Lansing area. All 4 of the projects have completed construction. All 4 have been successful and involved partnerships that will be leveraged in this deal including but not limited to HUD, MSHDA, development, and construction partners.

Legal Description of Property

LOT 10 EXC N 1 FT, ALSO LOTS 8 & 9 BLOCK 151 ORIG PLAT

Evidence of Site Control

Please see attached document: 2.0 Grand Vista Place Evidence of Site Control.

Sources and Uses Statement

GRAND VISTA PLACE

-

Number of Units 55

Sources & Uses for Tax Credit Development

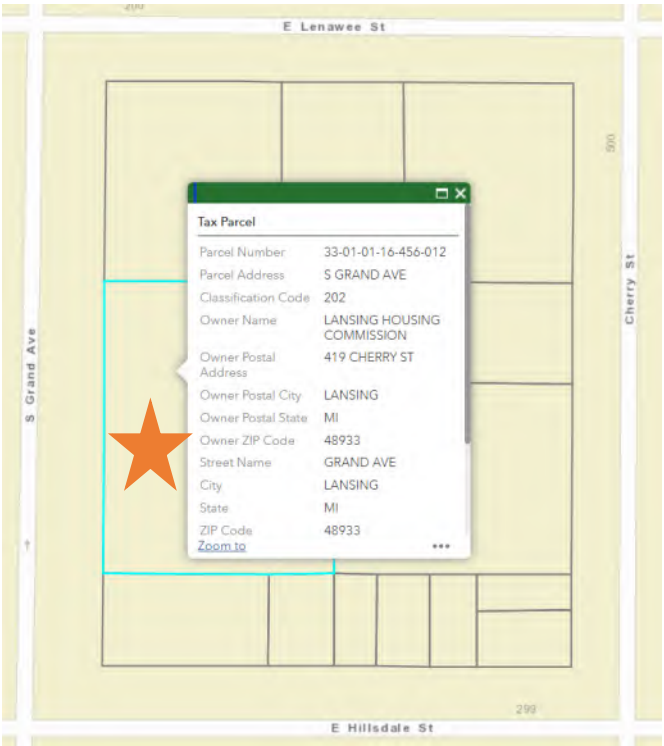
Sources of Funds	Per Unit	Amount	Percent
MSHDA TE Bond Loan	72,456	3,767,709	18%
MSHDA Soft loan	91,375	4,751,478	23%
LHC Sponsor Loan	61,538	3,200,000	16%
Interim Income	256	13,320	0%
Deferred Development Fee	9,072	471,759	2%
LIHTC Equity	158,757	8,255,383	40%
Total Sources of Funds	393,455	20,459,649	100%

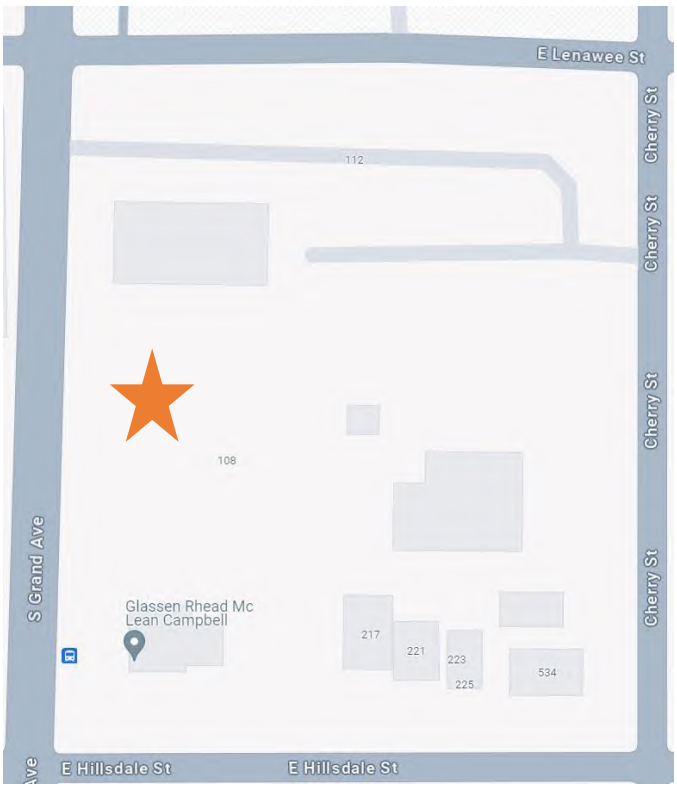
Uses of Funds	Per Unit	Amount	Percent
Acquisition*	10,577	550,000	3%
Construction	299,196	15,558,206	76%
Professional Fees	6,317	328,500	2%
Financing Costs	26,531	1,379,592	7%
Tax Credit & Syndication Costs	2,938	152,789	1%
Reserves	7,511	390,562	2%
Development, Services Fee	40,385	2,100,000	10%
Total Uses of Funds	393,455	20,459,649	100%

Operating Proforma

Grand Vista Place															
Cash Flow and Debt Coverage Ratio															
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Net Income	**658,275**	**671,441**	**684,869**	**698,567**	**712,538**	**726,789**	**741,325**	**756,151**	**771,274**	**786,700**	**802,434**	**818,482**	**834,852**	**851,549**	**868,580**
Operating Expenses	265,969	273,949	282,167	290,632	299,351	308,331	317,581	327,109	336,922	347,030	357,441	368,164	379,209	390,585	402,303
Utilities	33,055	34,047	35,068	36,120	37,204	38,320	39,469	40,653	41,873	43,129	44,423	45,756	47,129	48,542	49,999
PILOT - 5%	30,954	31,883	32,839	33,824	34,839	35,884	36,961	38,070	39,212	40,388	41,600	42,848	44,133	45,457	46,821
Total Operating Expenses	**329,978**	**339,878**	**350,074**	**360,576**	**371,394**	**382,535**	**394,012**	**405,832**	**418,007**	**430,547**	**443,463**	**456,767**	**470,470**	**484,584**	**499,122**
NOI	**328,297**	**331,563**	**334,795**	**337,990**	**341,144**	**344,253**	**347,313**	**350,319**	**353,267**	**356,153**	**358,970**	**361,715**	**364,382**	**366,964**	**369,458**
Replacement Reserves	19,250	19,828	20,422	21,035	21,666	22,316	22,986	23,675	24,385	25,117	25,870	26,647	27,446	28,269	29,117
NOI After Replacement Reserves	**309,047**	**311,735**	**314,373**	**316,955**	**319,478**	**321,937**	**324,328**	**326,644**	**328,882**	**331,036**	**333,100**	**335,068**	**336,936**	**338,695**	**340,341**
Debt Service - First Mortgage	268,736	268,736	268,736	268,736	268,736	268,736	268,736	268,736	268,736	268,736	268,736	268,736	268,736	268,736	268,736
DCR on 1st Mortgage	1.15	1.16	1.17	1.18	1.19	1.20	1.21	1.22	1.22	1.23	1.24	1.25	1.25	1.26	1.27
Asset management Fee	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500
Project Cash Flow	**36,810**	**39,499**	**42,137**	**44,719**	**47,242**	**49,701**	**52,091**	**54,408**	**56,646**	**58,800**	**60,864**	**62,832**	**64,699**	**66,459**	**68,104**

Location Map of Project Parcels





Summary of Market Study

Please see attached document: 3.0 Grand Vista Place Market Study.

Property Manager Portfolio

Please see attached document: 4.0 Grand Vista Place Property Manager Portfolio.

Site Plan

R.E. Olds Transportation Museum
E. KALAMAZOO ST.
E. LENAWEE ST.
S. GRAND AVE.
CHERRY ST.
GRAND RIVER
River Street Park
PROPOSED SITE

August ___, 2024

Lansing Housing Commission, (“Owner”)
Attn: Doug Fleming

Re: Prevailing Wage (“Davis-Bacon”) Determination for Grand Vista Place (the "Development")

To Whom it May Concern:

City of Lansing policy requires the enforcement of the Davis-Bacon Act and other federal labor standards and requirements with respect to all housing developments receiving a benefit from the City of Lansing. The City of Lansing has agreed to grant tax exempt status to the Development and to accept a payment in lieu of taxes pursuant to the contract between the City of Lansing and the Owner. The Davis-Bacon Act requires the Owner and the Contractor to agree to pay prevailing wages to all laborers and mechanics providing work at the Development, and to certify the payment of those prevailing wage rates. The applicable Davis-Bacon prevailing wage determinations for this Development are as set forth by the Michigan Department of Labor and Economic Opportunity. The Federal Labor Standards provisions are also attached to this letter.

Please indicate your agreement to pay at least the greater of (1) the minimum hourly wage rate established by Michigan law or (2) the basic hourly prevailing wage rates set by the Michigan Department of Labor and Economic Opportunity and to comply with Federal Labor Standards during the construction of the Development by indicating your concurrence in the spaces provided for that purpose below. These prevailing wage determinations must be incorporated into the Construction Contract between the Owner and the Contractor (the "Contract"). The Owner and Contractor must also certify to the City of Lansing on a quarterly basis, beginning in _____, and ending upon completion of construction (as evidenced by the issuance of Certificates of Occupancy or equivalent on all of the units in the Development), that all laborers and mechanics have been paid prevailing wages as required by this Letter and under the Contract. The Certification issued by the Owner shall be in the form attached hereto as Exhibit A.

Sincerely,

CITY OF LANSING

By:_____

Andy Schor, Mayor

We hereby agree to require the Contractor to comply with the prevailing wage and other requirements contained in this letter, and to incorporate these requirements and the Federal Labor Standards Provisions in the Contract and each subcontract, as set forth in Exhibit B.

The provisions of this Letter may be enforced by the Owner, the City of Lansing, the U.S. Department of Labor, and, to the extent permitted by law, any person intended to be benefitted by them. A breach of the provisions of this Letter shall be considered a material breach of the Contract and shall give the Owner the rights following a default under the Contract. A breach of the provisions of this Letter may also result in the debarment of the Contractor from future participation in U.S. Government contracts under 29 CFR Part 98.

Owner:
Lansing Housing Commission

_____

By: Doug Fleming
Its: Executive Director

We hereby agree to comply with the prevailing wage and other requirements listed in this letter and agree that these requirements are hereby incorporated in the Contract. We further agree that representatives of each of the foregoing parties with enforcement rights shall have full and free access, during working hours and after reasonable notice, to all our labor- related books of account and records, including, but not limited to, time sheets, company payrolls and certified payrolls, relating to the work under the Contract, including the right to make excerpts or transcripts from such books of account and records and related and supporting documents and statements. We further agree that we shall promptly respond to all requests for information made by the City of Lansing respecting compliance with these requirements.

We shall further cause and require to be included in all subcontracts a provision that representatives of the City of Lansing shall have full and free access, during working hours and after reasonable notice, to all labor-related books of account and records, including, but not limited to, time sheets, company payrolls and certified payrolls, of the subcontractor relating to the work under the Contract, including the right to make excerpts or transcripts from such books of account and records and related and supporting documents and statements.

_____ Construction Company, Inc.

_____

By: (Print)_____

Its: Owner

EXHIBIT A

Prevailing Wage Certification

August ____, 2024

City of Lansing
Attn: City Assessor's Office
124 W. Michigan Avenue
Lansing, Michigan

RE: Grand Vista Place

Pursuant to that certain Prevailing Wage Letter Agreement (the "Letter") dated August ____, 2024 the undersigned, Lansing Housing Commission("Owner"), and _____ Construction Company, Inc. ("Contractor"), hereby certify, each on their own behalf and to the best of their knowledge, to the City of Lansing that each have complied with the requirements of the Letter and that all laborers and mechanics have been paid prevailing wages as required by the Letter and under the Contract.

Lansing Housing Commission

_____
By: Doug Fleming
Its: Executive Director

_____ Construction Company, Inc.

_____
By: (Print) _____
Its: Owner

Federal Labor Standards Provisions

U.S. Department of Housing and Urban Development
Office of Labor Relations

Applicability

The Project or Program to which the construction work covered by this contract pertains is being assisted by the United States of America and the following Federal Labor Standards Provisions are included in this Contract pursuant to the provisions applicable to such Federal assistance.

A. 1. (i) Minimum Wages. All laborers and mechanics employed or working upon the site of the work, will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR Part 3), the full amount of wages and bona f ide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona f ide fringe benefits under Section l (b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5. 5(a)(1)(iv); also, regular contributions made, or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs, which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period.

Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5. 5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: Provided, That the employer' s payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR 5. 5 (a)(1)(ii) and the Davis-Bacon poster (WH- 1321) shall be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible, place where i t can be easily seen by the workers.

(ii) (a) Any class of laborers or mechanics which is not listed in the wage determination, and which is to be employed under the contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate and fringe benefits therefor only when the following criteria have been met:

(1) The work to be performed by the classification requested is not performed by a classification in the wage determination; and

(2) The classification is utilized in the area by the construction industry; and

(3) The proposed wage rate, including any bona f ide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(b) I f the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and HUD or its designee agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by HUD or its designee to the Administrator of the W age and Hour Division, Employment Standards Administration, U. S. Department of Labor,

(c) Washington, D. C. 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30 -day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB control number 1215- 0140.)

(d) In the event the contractor, the laborers or mechanics to be employed in the classification or their representatives, and HUD or its designee do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), HUD or its designee shall refer the questions, including the views of all interested parties and the recommendation of HUD or its designee, to the Administrator for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB Control Number 1215 -0140.)

(e) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (1)(ii)(b) or (c) of this paragraph, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

(iii) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a

(iv) fringe benefit, which is not expressed as an hourly rate, the contractor shall either pay the benefit as stated in the wage determination or shall pay another bona f ide fringe benefit or an hourly cash equivalent thereof.

(v) I f the contractor does not make payments to a trustee or other third person, the contractor may consider as part

of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona f ide fringe benefits under a plan or program, Provided, That the Secretary of Labor has found, upon the written request of the contractor, that the applicable standards of the Davis- Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account asset for the meeting of obligations under the plan or program. (Approved by the Office of Management and Budget under OMB Control Number 1215- 0140.)

2. Withholding. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld from the contractor under this contract or any other Federal contract with the same prime contractor, or any other Federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime contractor so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees and helpers, employed by the contractor or any subcontractor the full amount of wages required by the contract In the event of failure to pay any laborer or mechanic, including any apprentice,

3. trainee or helper, employed or working on the site of the work, all or part of the wages required by the contract, HUD or its designee may, after written notice to the contractor, sponsor, applicant, or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased. HUD or its designee may, after written notice to the contractor, disburse such amounts withheld for and on account of the contractor or subcontractor to the respective employees to whom they are due. The Comptroller General shall make such disbursements in the case of direct Davis-Bacon Act contracts.

4. (i) Payrolls and basic records. Payrolls and basic records relating thereto shall be maintained by the contractor during the course of the work preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona f ide fringe benefits or cash equivalents thereof of the types described in Section l(b)(2)(B) of the Davis-bacon Act), daily and weekly number of hours worked, deductions made and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5. 5 (a)(1)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in Section l (b)(2)(B) of the Davis- Bacon Act, the contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs. (Approved by the Office of Management and Budget under OMB Control Numbers 1215 -0140 and 1215-0017.)

(ii) (a) The contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to HUD or its designee i f the agency is a party to the contract, but i f the agency is not such a party, the contractor will submit the payrolls to the applicant sponsor, or owner, as the case may be, for transmission to HUD or its designee. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR 5. 5(a)(3)(i) except that full social security numbers and home addresses shall not be included on weekly transmittals. Instead the payrolls shall only need to include an individually identifying number for each employee (e. g., the last four digits of the employee' s social security number). The required weekly payroll information may be submitted in any form desired. Optional Form W H-347 is available for this purpose f rom the W age and Hour Division W eb site at *http:// www. dol. gov/ esa/whd/forms/ wh347instr. htm* or its successor site. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. Contractors and subcontractors shall maintain the full social security number and current address of each covered worker, and shall provide them upon request to HUD or its designee i f the agency is a party to the contract, but i f the agency is not such a party, the contractor will submit the payrolls to the applicant sponsor, or owner, as the case may be, for

(iii) transmission to HUD or its designee, the contractor, or the W age and Hour Division of the Department of Labor for purposes of an investigation or audit of compliance with prevailing wage requirements. I t is not a violation of this subparagraph for a prime contractor to require a subcontractor to provide addresses and social security numbers to the prime contractor for its own records, without weekly submission to HUD or its designee. (Approved by the Office of Management and Budget under OMB Control Number 1215 -0149.)

(b) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

(1) That the payroll for the payroll period contains the information required to be provided under 29 CFR 5. 5 (a)(3)(ii), the appropriate information is being maintained under 29 CFR 5. 5(a)(3)(i), and that such information is correct and complete;

(2) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR Part 3;

(3) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

(c) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirement for submission of the "Statement of Compliance" required by subparagraph A. 3.(ii)(b).

(d) The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 231 of Title 31 of the United States Code.

(iv) The contractor or subcontractor shall make the records required under subparagraph A. 3.(i) available for inspection, copying, or transcription by authorized representatives of HUD or its designee or the Department of Labor, and shall permit such representatives to interview employees during working hours on the job. If the contractor or subcontractor fails to submit the required records or to make them available, HUD or its designee may, after written notice to the contractor, sponsor, applicant or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

5. Apprentices and Trainees.

(i) Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U. S. Department of Labor, Employment and Training Administration, Office of Apprenticeship Training, Employer and Labor Services, or with a State Apprenticeship Agency recognized by the Office, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Office of Apprenticeship Training, Employer and Labor Services or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeymen hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency recognized by the Office, withdraws approval of an apprenticeship program, the contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(ii) Trainees. Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant ', to and individually registered in a program which has received prior approval, evidenced by formal certification by the U. S. Department of Labor, Employment and Training Administration. The ratio of

(iii) trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by

the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(iv) Equal employment opportunity. The utilization of apprentices, trainees and journeymen under 29 CFR Part 5 shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.

6. Compliance with Copeland Act requirements. The contractor shall comply with the requirements of 29 CFR Part 3 which are incorporated by reference in this contract

7. Subcontracts. The contractor or subcontractor will insert in any subcontracts the clauses contained in subparagraphs 1 through 11 in this paragraph A and such other clauses as HUD or its designee may by appropriate instructions require, and a copy of the applicable prevailing wage decision, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in this paragraph.

8. Contract termination; debarment. A breach of the contract clauses in 29 CFR 5. 5 may be grounds for termination of the contract and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

9. Compliance with Davis-Bacon and Related Act Requirements. All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR Parts 1, 3, and 5 are herein incorporated by reference in this contract.

10. Disputes concerning labor standards. Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR Parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and HUD or its designee, the U. S. Department of Labor, or the employees or their representatives.

11. (i) Certification of Eligibility. By entering into this contract the contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of Section 3 (a) of the Davis-Bacon Act or 29 CFR 5. 12 (a)(1) or to be awarded HUD contracts or participate in HUD programs pursuant to 24 CFR Part 24.

(ii) No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of Section 3 (a) of the Davis-Bacon Act or 29 CFR 5. 12(a)(1) or to be awarded HUD contracts or participate in HUD programs pursuant to 24 CFR Part 24 .

(iii) The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U. S. C. 1001. Additionally, U. S. Criminal Code, Section 1 01 0, Title 18, U.S.C., "Federal Housing Administration transactions", provides in part:

(iv) "Whoever, for the purpose of . . . influencing in any way the action of such Administration.... makes, utters or publishes any statement knowing the same to be false.... shall be fined not more than $5, 000 or imprisoned not more than two years, or both."

12. Complaints, Proceedings, or Testimony by Employees. No laborer or mechanic to whom the wage, salary, or other labor standards provisions of this Contract are applicable shall be discharged or in any other manner discriminated against by the Contractor or any subcontractor because such employee has filed any complaint or instituted or caused to be instituted any proceeding or has testified or is about to testify in any proceeding under or relating to the labor standards applicable under this Contract to his employer.

B. Contract Work Hours and Safety Standards Act. The provisions of this paragraph B are applicable where the amount of the prime contract exceeds $100,000. As used in this paragraph, the terms "laborers" and "mechanics" include watchmen and guards.

(1) Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which the individual is employed on such work to work in excess of 40 hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of 40 hours in such workweek.

(2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in subparagraph (1) of this paragraph, the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in subparagraph (1) of this paragraph, in the sum of $10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of 40 hours without payment of the overtime wages required by the clause set forth in sub paragraph (1) of this paragraph.

(3) Withholding for unpaid wages and liquidated damages. HUD or ts designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contract, or any other Federally- assisted contract subject to the Contract

(4) Work Hours and Safety Standards Act which is held by the same prime contractor such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in subparagraph (2) of this paragraph.

(5) Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in subparagraph (1) through (4) of this paragraph and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower t er subcontractor with the clauses set forth in subparagraphs (1) through (4) of this paragraph.

C. Health and Safety. The provisions of this paragraph C are applicable where the amount of the prime contract exceeds $100,000.

(1) No laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to his health and safety as determined under construction safety and health standards promulgated by the Secretary of Labor by regulation.

(2) The Contractor shall comply with all regulations issued by the Secretary of Labor pursuant to Title 29 Part 1926 and failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act, (Public Law 91- 54, 83 Stat 96). 40 USC 3701 et seq.

(3) The contractor shall include the provisions of this paragraph in every subcontract so that such provisions will be binding on each subcontractor. The contractor shall take such action with respect to any subcontractor as the Secretary of Housing and Urban Development or the Secretary of Labor shall direct as a means of enforcing such provisions.

Ordinance no. _____

An ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing by adding a new section 888.____ for the purposes of providing for a service charge in lieu of taxes for fifty-five (55) low-income multi-family dwelling units in a project known as Grand Vista Place, pursuant to the provisions of the State Housing Development Authority Act of 1966, (being Public Act 346 of 1966, as amended [MCL 125.1401, et seq.]) (The "Act").

The City of Lansing ordains:

Section 1. That chapter 888 of the Code of Ordinances of the City of Lansing, Michigan be amended to add a new section _____ to read as follows:

_____ Grand Vista Place

(a) *Purpose.* It is acknowledged that it is a proper public purpose of the state and its political subdivisions to provide housing for its residents of low and moderate income and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the State Housing Development Authority Act of 1966, being Public Act 346 of 1966, as amended [mcl 125.1401, et seq.]. The City is authorized by such Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under such Act at any amount it chooses, not to exceed the taxes that would be paid but for this Act. It is further acknowledged that such housing for persons of low and moderate income is a public necessity, and as the City will be benefited and improved by such housing, the encouragement of the same by providing certain real estate tax exemption for such housing is a valid public purpose.

(b) *Definitions.*

(1) "*Act*" means the State Housing Development Authority Act, being Public Act 346 of 1966, as amended.

(2) "*Annual shelter rents*" means the total collections during an agreed annual period from all persons of low or moderate income, occupying the housing development representing rents for occupancy, which rental amounts shall be exclusive of charges for gas, electricity, heat or other utilities furnished to the occupants.

(3) "*Authority*" means the Michigan State Housing Development Authority.

(4) "*Housing development" or "Development*" means a development which contains a significant element of housing for persons of low and moderate income and such elements of other housing, commercial, recreational, industrial, communal and educational facilities as the authority may determine will improve the quality of the development as it relates to housing for persons of low and moderate income. For the purpose of this section, the name of this development is Grand Vista Place, and consist of fifty-five (55) units of rental housing located within Lansing at:

Parcel 1

L0T 10 EXC N 1 FT, ALSO LOTS 8 & 9 BLOCK 151 ORIG PLAT

Parcel 2

LOT 3 BLOCK 151 ORIG PLAT

(5) "*HUD*" means The Department of Housing and Urban Development of the United States government.

(6) "*Low-income housing tax credit program*" means the program established by Section 42 of the United States internal revenue code.

(7) "*Low or moderate income*" means low- or moderate-income eligibility under the authority act or rules.

(8) "*Mortgage loan*" means a loan that is federally aided (as defined in Section 11 of the act) or a loan or grant made or to be made by the authority to the Sponsor for the construction, rehabilitation, acquisition and/or permanent financing of a housing project and secured by a mortgage on the housing project.

(9) "*Sponsor*" means a person or other entity with a housing development which is financed or assisted pursuant to the act. For purposes of this section, the Sponsor of Grand Vista Place is the Lansing Housing Commission, or its successors or assigns.

(10) "*Utilities*" means fuel, water, sanitary sewer and/or electrical service, which is paid for by the housing development.

(c) *Establishment of annual service charge.*

(1) The City acknowledges that the Sponsor and the authority have established the economic feasibility of Grand Vista Place in reliance upon the enactment and continuing effect of this section and upon the qualification of the fifty-five (55) units of housing in the housing development for exemption from all property taxes as established in this section,

(2) Subject to the conditions and requirements of this section and the act, the fifty-five (55) units in the housing development for persons of low and moderate income identified as Grand Vista Place and the property on which they are constructed shall be exempt from all property taxes for not more than forty (40) years, commencing with and including tax year 2025.

(3) In lieu of all said property taxes on the fifty-five (55) units in the housing development, the Sponsor shall pay, and the City will accept, an annual service charge for public services in the sum equal to five percent (5%) of the annual shelter rents.

(4) The exemption provided under this section shall commence when the Sponsor complies with section 15a(1) of 1966 PA 346, as amended, codified as MCL 125.1415a(1), which provides: the owner of a housing project eligible for the exemption shall file with the local assessing officer (the City Assessor) a notification of the exemption, which shall be in an affidavit form as provided by the authority. The completed affidavit form first shall be submitted to the authority for certification by the authority that the project is eligible for the exemption. The owner then shall file or cause to be filed the certified notification of the exemption with the local Assessing Officer before November 1 of the year preceding the tax year in which the exemption is to begin.

(5) In addition to the certification required pursuant to subsection (c)(4), the Sponsor shall provide for the housing development annually in writing to the City Assessor for the preceding year in which the property tax exemption was in effect:

A. The annual audited accounting report for the Payment In Lieu Of Taxes; and

B. A certified statement identifying all the units rented to persons of low or moderate income; and

C. If requested by the City, proof that the housing development units have not increased, decreased, or been altered in any form, unless the City has otherwise amended the provisions of this section.

(d) ***Limitation on the payment of the annual service charge.*** **Notwithstanding Subsection (c), the service charge to be paid each year in lieu of taxes for the part of the housing development project that is tax exempt and occupied by other than low- or moderate-income persons shall be equal to the full amount of the taxes that would otherwise be due and payable on that portion of the housing development project if the project were not tax exempt.**

(e) ***Payment of annual service charge.*** **The service charge in lieu of taxes, as established under this section, shall be payable in the same manner as general property taxes are payable to the City, except that the annual payment shall be made on or before July 1 of the year following the year upon which such charge is calculated. Collection procedures shall be in accordance with the provisions of the General Property Tax Act (1893 PA 206 as amended; mcl 211.1 et.seq.).**

(f) ***Contractual effect.*** **Notwithstanding the provisions of Section 15(a)(5) of the act to the contrary, a contract between the City and the Sponsor with the authority as third-party beneficiary under the contract, to provide tax exemption and accept payment in lieu of taxes as previously described, is effectuated by the enactment of this section.**

(g) ***Duration.*** **This section shall remain in effect and shall not terminate for forty (40) years, commencing with and including tax year 2025, provided that the Sponsor complies with the requirements of the act and this section, and further provided that the housing development continues to be rented to low or moderate income persons at rents determined under the low income housing tax credit program, as the same maybe further amended or superseded, or there is an authority-aided or federally-aided mortgage on the housing development as provided in the act, or the authority or HUD**

has an interest in the property; but in no event beyond December 31, 2065. If (a) the construction of the housing development project does not commence or the Sponsors fail to obtain a mortgage loan within two (2) years from the effective date of this ordinance, or (b) if transfer of title is not effectuated to 425 S. Grand Limited Dividend Housing Association LP within two (2) years from the effective date of this ordinance or (c) if the Sponsors change the scope or purpose of the fifty-five (55) units of housing within the housing development project without the consent of the City, by and through its representatives, and in accordance with the requirements of the Lansing City charter, and the Sponsor or other responsible party does not cure the violation within ninety (90) days after written notice is given to the Sponsor, then this ordinance shall automatically expire, terminate and be of no further effect.

Section 2. All ordinances, resolutions or rules, ordinances, parts of ordinances, resolutions or rules inconsistent with the provisions hereof including the Payment In Lieu of Taxes Agreement dated January 29, 2021, are hereby repealed as they pertain to Grand Vista Place at the time this exemption commences.

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

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

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933
517-483-4066
FAX: 517-483-6036

Andy Schor, Mayor

Reset Form

Print

Date: 07-08-2024

Name (requesting party): Douglas E. Fleming Firm: Lansing Housing Commission and 425 S. Grand LDHA LP

Phone number: 517-487-6550 ○ Home ◉ Work ○ Cell ○ Other

Phone number: ○ Home ○ Work ○ Cell ○ Other

has approached our office in regards to combining two (2) or more tax parcels for the next roll year.

This is to facilitate new construction of:

- ■ Dwelling
- ☐ Garage
- ☐ Addition
- ☐ Commercial building
- ☐ None

The above person is:

- ☐ Owner
- ■ Owner's representative
- ☐ Owner's contractor
- ☐ Other

Please explain:

of/for the tax parcels listed as:

Parcel #: 33-01-01-16-456-012 Parcel #: 33-01-01-16-456-101

Parcel #: Parcel #:

Property address(es): S. Grand Avenue Lansing, MI 48933; Cherry Street Lansing, MI 48933

Accordingly, the City will combine aforesaid descriptions for the 2025 tax year in keeping with applicable state laws and ordinances.

Note: Combinations and splits will be revalued for the next assessment year. If the request is due to the sale of the property, the request will not take effect until approved by the City of Lansing Planning and Neighborhood Development Department, and a deed is recorded at the County Register of Deeds.

Approval of this form indicates that all taxes, special assessments, and miscellaneous receivables are current.

Susan Stachowiak, Zoning Administrator

LARA Corporations Online Filing System
Department of Licensing and Regulatory Affairs

Form Revision Date 02/2017

ARTICLES OF ORGANIZATION

For use by DOMESTIC LIMITED LIABILITY COMPANY

Pursuant to the provisions of Act 23, Public Acts of 1993, the undersigned executes the following Articles:

Article I

The name of the limited liability company is:

425 S. GRAND GP, LLC

Article II

Unless the articles of organization otherwise provide, all limited liability companies formed pursuant to 1993 PA 23 have the purpose of engaging in any activity within the purposes for which a limited liability company may be formed under the Limited Liability Company Act of Michigan. You may provide a more specific purpose:

Article III

The duration of the limited liability company if other than perpetual is:

PERPETUAL

Article IV

The street address of the registered office of the limited liability company and the name of the resident agent at the registered office (P.O. Boxes are not acceptable):

1. Agent Name: DOUGLAS E. FLEMING
2. Street Address: 419 CHERRY STREET
   Apt/Suite/Other:
   City: LANSING
   State: MI Zip Code: 48933
3. Registered Office Mailing Address:
   P.O. Box or Street Address: 419 CHERRY STREET
   Apt/Suite/Other:
   City: LANSING
   State: MI Zip Code: 48933

Article V

(Insert any desired additional provision authorized by the Act.)

THE COMPANY SHALL BE MANAGED BY ITS MANAGER.

Signed this 15th Day of August, 2023 by the organizer(s):

Signature	Title	Title if "Other" was selected
Douglas E. Fleming	Organizer	

By selecting ACCEPT, I hereby acknowledge that this electronic document is being signed in accordance with the Act. I further certify that to the best of my knowledge the information provided is true, accurate, and in compliance with the Act.

Decline Accept

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS

FILING ENDORSEMENT

This is to Certify that the ARTICLES OF ORGANIZATION

for

425 S. GRAND GP, LLC

ID Number: 803084996

received by electronic transmission on August 15, 2023 ***, is hereby endorsed.***

Filed on August 15, 2023 ***, by the Administrator.***

The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.

In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 15th day of August, 2023.

Linda Clegg, Director

Corporations, Securities & Commercial Licensing Bureau

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

Date Received			(FOR BUREAU USE ONLY)
AUG 15 2023			

Name
THOMAS L. LAPKA

Address
605 S. CAPITOL AVE

City	State	Zip Code
LANSING	MICHIGAN	48933

EFFECTIVE DATE:

FILED
AUG 16 2023
ADMINISTRATOR
CORPORATIONS DIVISION

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

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

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

Section 1

The name of the limited partner is:

425 S. GRAND LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP

Section 2

The general character of its business is:

The Partnership has been organized exclusively to provide housing facilities for persons of low and moderate income, or for persons whose income does not exceed limits established in Act No. 346 of the Public Acts of 1966 of the State of Michigan, as amended (the "Act"), and Section 42 of the Internal Revenue Code of 1986, as amended, and for social, recreational, commercial, and communal facilities as may be necessary to serve and improve a residential area in which Authority-aided or federally-aided housing is located or is planned to be located, thereby enhancing the viability of the housing.

Section 3

a. The address of the office at which the limited partnership records are kept is: **419 Cherry Street Lansing MI 48933**

b. The name of the agent for service of process is: **Douglas E. Fleming**

c. The address of the agent for service is: **419 Cherry Street, Lansing MI 48933**

Section 4

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

None.

PC $60 V CEPAS 23081598127295

Section 5

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

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

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

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

Section 6

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

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

Section 7

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

None.

Section 8

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

The term of the Partnership shall be until December 31, 2077, unless the Partnership shall terminate upon the happening of any of the following events:

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

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

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

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

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

Section 9

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

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

Section 10

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

Michigan State Housing Development Authority Provisions

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

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

(a) The Partnership has received a loan or advance as provided in the Act and the Authority determines that the loan or advance is in jeopardy of not being repaid;

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

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

(d) The Authority determines that the Partnership is in violation of the rules promulgated under Section 22 of the Act; or

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

3. Return. Notwithstanding any other provisions of the Partnership Agreement, by acceptance of a beneficial interest in the Partnership or by executing the document of basic organization, every partner of the Partnership shall be deemed to have agreed that he or she at no time shall receive from the Partnership, any return in excess of the face value of the investment attributable to his or her respective interest plus cumulative dividend payments at a rate which the Michigan State Housing Development Authority (the "Authority") determines to be reasonable and proper, computed from the initial date on which money was paid or property delivered in consideration for the interest; and that upon the dissolution of the Partnership, any surplus in excess of those amounts shall be paid to the Authority or to any other regulating governmental body as the Authority directs.

As used in the foregoing paragraph, the terms "surplus" and "return" are defined as follows:

(a) The term "surplus" as used herein shall not be deemed to include any increase in assets of the Partnership by reason of reduction of a mortgage, by amortization or similar payments, or realized from the sale or disposition of any assets of the Partnership to the extent such surplus can be attributed to any increase in market value of any real property or tangible personal property accruing during the period the assets were owned and held by the Partnership.

(b) Any payment to a person having a beneficial interest in the Partnership shall not be deemed a "return" to such person if the funds with which such payment is made are funds contributed to the Partnership by persons purchasing a beneficial interest in the Partnership.

4. Authority's Reliance on Continuing Effect of Provisions. Notwithstanding any other provisions of the Partnership Agreement, the partners of the Partnership agree that the Authority may rely upon the continuing effect of the Partnership Agreement in this form as approved by the Authority and, by the execution of the Partnership Agreement, such partners agree not to amend, alter or change the provisions the Partnership Agreement without the prior written consent of an Authorized Officer of the Authority.

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

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

Section 11

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

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

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

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

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

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

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

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

Name of person or organization remitting fees:

MALLORY, LAPKA, SCOTT & Selin, P.C.

_____

Preparer's name and business telephone number:

Thomas L. Lapka

SUPPLEMENT P

Limited Partnership Name: 425 S. GRAND LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP

1. Type of Partner X **General** ☐ **Limited**	**2. Partner Name:** 425 S. GRAND GP, LLC
3. Address (No., Street, City, State, ZIP Code) 419 Cherry Street, Lansing, MI 48933	
4. Contributions Previously Made (Limited Partners Only) **Cash $_____ Other $ _____**	**5. Future Contributions to be Made (Limited Partners Only)** **Cash $ _____ Other $ _____**
6. Description of Contributions Other than Cash: (Include all property or services contributed or to be contributed) NONE	
7. Times or Event Requiring Future Contributions: (Cash, Property or Services) NONE	
8. Signature: By: Lansing Housing Commission, its Sole Member By: Douglas E. Fleming Douglas Fleming, Executive Director	**9. Date:** August 15, 2023
1. Type of Partner ☐ **General** X **Limited**	**2. Partner Name**. Lansing Housing Commission
3. Address (No., Street, City, State, ZIP Code) 419 Cherry Street, Lansing MI 48933	
4. Contributions Previously Made (Limited Partners Only) **Cash $ 99.00 Other $ _____**	**5. Future Contributions to be Made (Limited Partners Only)** **Cash $ _____ Other $ _____**
6. Description of Contributions Other than Cash: (Include all property or services contributed or to be contributed) NONE	
7. Times or Event Requiring Future Contributions: (Cash, Property or Services) NONE	
8. Signature: Douglas E. Fleming Douglas Fleming, Executive Director	**9. Date:** August 15, 2023

REAL ESTATE OPTION AGREEMENT
(Riverview 222)

This REAL ESTATE OPTION AGREEMENT (this "Agreement") dated as of June 12, 2024 (the "Effective Date"), between LANSING HOUSING COMMISSION, a Michigan public housing agency ("Owner"), and 425 S. Grand Limited Dividend Housing Association Limited Partnership, a Michigan limited partnership ("Purchaser").

W I T N E S S E T H:

WHEREAS, Owner and Purchaser have agreed that Owner shall grant Purchaser an option to purchase those certain parcels of land known as V/L S. Grand Avenue, Lansing, Michigan 48933 and V/L Cherry Street, Lansing, Michigan 48933 which parcels are more particularly described on Exhibit A hereto (the "Property") upon which Purchaser intends to develop and construct a housing development to be known as Riverview 222; and

WHEREAS, this Agreement sets forth the terms, conditions and obligations relating to exercise by Purchaser of said option to purchase the Property.

NOW, THEREFORE, in consideration of the mutual covenants, and promises made herein, Owner and Purchaser agree as follows:

1. Grant of Option. For Ten and no/100 Dollars ($10.00) (the "Option Fee") and other valuable consideration, receipt of which is hereby acknowledged, Owner does hereby grant to Purchaser, in accordance with the terms and provisions hereof, the exclusive and irrevocable right and option (the "Option") to purchase the Property. This Option shall include all rights, title, and interest of Owner in and to the Property and appurtenances thereto.

2. Term of Option. The term of this Option shall commence on the Effective Date and shall expire on that date which is 365 days after the Effective Date ("Option Term").

3. Price. The total purchase price to be paid to Owner by Purchaser in consideration of the Property shall be Five Hundred Fifty Thousand Dollars ($550,000.00) ("Purchase Price"), which Purchase Price may be increased (but not decreased) upon written notice by Purchaser to Owner ("Price Notice") following determination of fair market value of the Property by appraisal acceptable to Purchaser in its sole and absolute discretion which Price Notice shall contain a statement of the revised Purchase Price, and upon delivery of which Price Notice to Owner, the Closing Date (as hereinafter defined) shall be deemed extended for Purchaser's benefit for an additional thirty (30) days; provided that Purchaser shall not be required to deliver such Price Notice, and that in the event Purchaser does not deliver the Price Notice, the Purchase Price shall be the price paid by Purchaser at Closing. Provided that all conditions precedent to Purchaser's obligations to close as set forth in this Agreement have been satisfied and fulfilled, or waived in writing by Purchaser, the Purchase Price, as may be increased by Price Notice, shall be paid to Seller at Closing (as hereinafter defined) in the form of cash, promissory note, and/or assumption of mortgage or other indebtedness of Owner, in accordance with the terms of this Agreement (plus or minus proration's and other adjustments required under this Agreement).

4. Conveyance. The conveyance of the Property by Owner shall be by a special warranty deed.

5. Owner's Documentation and Delivery of Instruments at Closing. At the closing of transfer of the Property to Purchaser contemplated by this Agreement (the "Closing"), the following documents and instruments shall be delivered by Owner to Purchaser:

(a) Deed. Owner shall execute, acknowledge and deliver the Deed, dated the date of Closing, conveying good and marketable title to the Property ("Deed").

(b) Bill of Sale. Owner shall provide a Bill of Sale and Assignment in the form reasonably acceptable to Owner and Purchaser conveying personal property and other rights held or owned by Owner and necessary to orderly operation of the Property.

(c) Books and Records; Keys. Owner shall deliver to Purchaser all books, records and other documents, and all keys in its possession, relating to the Property which Purchaser may reasonably require in connection with its ownership and operation of the Property.

(d) Other Instruments. Owner and Purchaser covenant and agree to execute and deliver at Closing such other instruments and documents, as may be reasonably requested by either or the Title Company in order to consummate this transaction and permit the conveyance of the Property from Owner to Purchaser pursuant to the terms of this Option.

6. Purchaser's Documentation and Delivery of Instruments at Closing.

At the Closing, the following documents and instruments shall be delivered by Purchaser to Owner:

(a) Purchaser shall deliver the Purchase Price.

(b) Purchaser shall execute and deliver such documents as are customary in the jurisdiction where the Property is located and reasonably required by Owner.

7. Representations and Warranties of Owner. Owner represents and warrants to Purchaser that:

(a) [Intentionally Omitted].

(b) Owner has not and will not, during the Option Term, enter into any other option or contract of sale or execute any deeds, declarations, preferences, conditions or zoning proffers with respect to the Property without the prior written consent of the Purchaser.

8. Exercise of Option/Closing. Purchaser shall notify Owner of its intention to exercise its Option thirty (30) days prior to the stated date of Closing set forth therein; provided, that by mutual written agreement between Owner and Purchaser, such scheduled date for Closing may be extended (the day on which Closing actually occurs is the "Closing Date"). Provided further, in no event shall Closing occur prior to December 31, 2005.

9. Miscellaneous.

(a) The parties acknowledge that the language used in this Agreement is clear and unambiguous, contains the entire agreement between the parties and because all parties participated in negotiating and drafting this Agreement, no rule of construction shall apply to this Agreement, which construes ambiguous language in favor of or against any party. This Agreement may only be amended by a writing executed by Owner and Purchaser.

(b) Whenever any notice may be given or is required to be given under the terms of this Agreement, the same shall be given in writing and sent by certified mail, return receipt requested, postage prepaid or by a national overnight delivery service, delivery prepaid or by hand delivery with written receipt acknowledged, or by telecopy followed by another permitted means of delivery.

If to Owner:

Lansing Housing Commission
419 Cherry Street
Lansing, MI 48933
Attn: Doug Fleming
Email:DFleming@lanshc.org

If to Purchaser:

425 S. Grand Limited Dividend Housing Association
Limited Partnership
c/o Lansing Housing Commission
419 Cherry Street,
Lansing, Michigan 48933
Attn: Doug Fleming
Email: DFleming@lanshc.org

Any such notice shall be conclusively deemed to have been given and when delivered to the address of the receiving party by hand or nationally recognized overnight courier, or three (3) days after posting if sent by certified mail, return receipt requested. Either party may by notice in writing to the other designate another address to which notices mailed more than ten (10) days after giving of such notice of change of address shall be addressed. No oral statements, representations or letters of intent shall have any force or effect and Purchaser and Owner agree that they will not rely on any representations or agreements other than those contained in this Agreement and those contained in any agreements referred to herein.

10. Assignment. Assignment of this Agreement is prohibited without the written consent of both parties hereto.

11. Applicable Law and Binding Effect. This Agreement shall be construed and interpreted in accordance with the laws of the State of Michigan. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

12. Default. In the event that Owner defaults in its obligations hereunder, Owner shall have fifteen (15) days after receiving such notice to cure such default (during which period the Option Term shall be extended). If Owner fails to cure the default within that period, then Purchaser, in its sole discretion, may: (i) elect to extend the cure period to accommodate Owner's diligent efforts to remedy the unsatisfied condition or obligation, (ii) terminate this Agreement, and/or (iii) seek and obtain specific performance. In the event that Purchaser defaults in its obligations hereunder, Purchaser shall have fifteen (15) days after receiving such notice to cure such default (during which period the Option Term shall be extended). If Purchaser fails to cure the default within that period, then Owner, in its sole discretion, may: (i) elect to extend the cure period to accommodate Purchaser's diligent efforts to remedy the unsatisfied condition or obligation, (ii) terminate this Agreement.

13. Recordation. Neither party shall record this Agreement.

[remainder of page intentionally left blank]

SEPARATE SIGNATURE PAGE
TO REAL ESTATE OPTION AGREEMENT

IN WITNESS WHEREOF, Owner and Purchaser have executed this Agreement as of the date first indicated above.

OWNER:
LANSING HOUSING COMMISSION, a Michigan public housing agency

By: _____
Douglas Fleming, Executive Director

PURCHASER:

425 S. GRAND LIMITED DIVIDEND HOUSING ASSOCIAITON LIMITED PARTNERSHIP, a Michigan limited partnership

By: 425 S. GRAND GP LLC, a Michigan limited liability company, Managing General Partner

By: Lansing Housing Commission, a Michigan public housing agency, Sole Member

By: _____
Douglas Fleming, Executive Director

EXHIBIT A
LEGAL DESCRIPTION

Lots 3,8,9 and 10, EXCEPT the North 1 foot of said Lot 10, Block 151, of the Original Plat of the Tow of Michigan (now City of Lansing), Ingham County, Michigan, as recorded in Liber 2 of Plats, Page 36.

Commonly known as: V/L S. Grand Avenue, Lansing MI 48933; V/L Cherry Street, Lansing, MI 49833.

Parcel Numbers: 33-01-01-16-456-012; 33-01-01-16-456-101.

Riverview 220

Exhibit 5

Market Data

Enclosed is a market study prepared in MSHDA format by Market Analyst Professionals.

A Feasibility Analysis For

Riverview 220

220 Kalamazoo St
Lansing, MI
Ingham County
Census Tract 67

Date of Report

March 31, 2023

Date of Inspection

March 16, 2023

Prepared for:

Michigan State Housing Development Authority
735 E. Michigan Ave
Lansing, MI 48912
(517) 335-4786

For Sponsor:
Lansing Housing Commission

Prepared by:

Chris Vance

Market Analyst Professionals
222 South 9th Street, Suite 1600
Minneapolis, MN 55402
PH: 248-515-0496
cavance@mindspring.com
chris.vance@mapyourproject.com

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Market Study Key Data Spreadsheet

Information Type	Data/Information
PROPOSAL DESCRIPTION	
Project Name	Riverview 220
Project Street Address, City	220 Kalamazoo St, Lansing
Repeat submission?	No
Number of Units	63
Construction Type	New
Building type	5 Story, Apartment ,1 buildings
Unit Type (townhome, flat, etc.)	Apartment
Studios - % of total	0 Percent Studio
Below grade units - % of Total	0
Target (senior, family, special needs)	Open
Senior Housing Type (optional drop down)	NA
80% of AMI units included? (yes/no)	No
Percent of Units that are market-rate	11%
% of Units with project-based subsidy	89%
Other notable information, such as existence of a phase I, inclusion in larger development efforts, etc.	None
SITE FACTORS	
List notable factors that impact the site, such as railroad tracks, industrial uses, blight, proximity to employment centers, etc.	Site is located in downtown with a high concentration of amenities nearby, near the river.
PROPOSAL STRENGTHS/WEAKNESSES	
Briefly describe the proposal's major strengths and weaknesses	Strengths: Project based subsidy covering the majority of units Location near river High occupancy and demand is evident among the most competitive projects Estimated achievable rents are consistent with MAP estimates Weaknesses: Subject lacks some amenities common at competitive projects, but not deemed necessary for the subject's success
RENT DISCOUNT	
See MSHDA's preferred discounts from the market study guidelines. List unit types that don't provide at least MSHDA's preferred discount.	
DEMAND RATIOS THAT EXCEED MSHDA's PREFERRED LEVELS	
Penetration Rate-TOTAL LIHTC RATE	None
Capture Rate	None
Saturation Rate	None
ABSORPTION	
Absorption Period	4 to 6 Months
FINAL RECOMMENDATION	
Analyst's Recommendation	Proceed as proposed
ANALYST'S NOTES	
Comments:	
MSHDA Narrative	
Riverview 220 is the proposed new of open apartment located at 220 Kalamazoo St in the City of Lansing, Ingham County. The site is an existing building to be demolished. The proposed development consists of 1, 5-story buildings containing 63 units. The unit mix includes: 2 BR-60%, 2 BR-Mrkt, 3 BR-60%, 3 BR-Mrkt.	
Included amenites: On-Site Management, Exercise/Fitness Room, Entry Security, Hook Up Laundry, Coin Op. Laundry, Mini-Blinds, Central Air, Microwave, Dishwasher.	

Section 1: Executive Summary

	AMI Target	# of Units	# of PBRA Units	# of Baths	Type	Average Sq. Footage	Contract Rent	Utility Allowance	Gross Rent	Max Gross Rent	Maximum Income
Total		**63**	**56**								**$92,050**
Summary 2 BR		**56**									**$79,700**
2 BR-Apt-S	60%	24	24	1.0	Apt	914	$1,033	$136	$1,169	$1,195	$47,820
2 BR-Apt-S	60%	28	28	1.0	Apt	914	$974	$136	$1,110	$1,195	$47,820
2 BR-Apt	Mrkt	4		1.0	Apt	914	$1,340	$136	$1,476	NA	$79,700
Summary 3 BR		**7**									**$92,050**
3 BR-Apt-S	60%	4	4	1.0	Apt	1,197	$1,348	$163	$1,511	$1,380	$55,230
3 BR-Apt	Mrkt	3		1.0	Apt	1,197	$1,520	$163	$1,683	NA	$92,050

- Based on the analysis within this report, the proposal will be successful as is; no changes are recommended for the project. The subject is the new construction with a subsidy covering the majority of unit and a small number of unrestricted units. Household growth in the PMA was positive between 2010 and 2020 and is forecasted to increase through 2028. Unemployment rates had been declining in recent years, prior to 2020 and impacts of the Covid-19 pandemic before recovering in 2021. More recently inflation has become an increasing concern for the economy. MAP has assumed the economy will have improved at the time of market entry for the subject, however, it should be noted no negative impact is currently evident in occupancy rates among surveyed projects. Moderate household growth, as well as ongoing demolition and obsolescence of existing rental housing in the area will fuel demand for the subject in the long term. It is anticipated the subject will offer an attractive construction design and amenities, and will be competitively positioned with the most similar projects in terms of unit appeal and rent positioning for the small number of units not covered by project based subsidy. As a result, the development of the proposal to more adequately serve the PMA's population is appropriate.

Strengths:

- Project based subsidy covering the majority of units
- Location near river
- High occupancy and demand is evident among the most competitive projects
- Estimated achievable rents are consistent with MAP estimates

Weaknesses:

- Subject lacks some amenities common at competitive projects, but not deemed necessary for the subject's success

- The proposal is located in Census Tract 67 of Ingham County. Census Tracts were used in the delineation of the market area. Major factors in defining the PMA were proximity to the site and natural boundaries. To the west, north and east, declining proximity to the site was the primary factor in limiting expansion of the PMA. To the south the river serves as a natural boundary, limiting linkages to the south, but given immediate proximity to the site Census Tracts to the south are included.

- Utilizing methodology provided by MSHDA, demand estimates for the proposal are outlined in the following pages based on qualified income ranges for the proposal. Income ranges are based on an affordability ratio of 40 percent of income and maximum LIHTC rents. Based on MSHDA methodology, annual demand is measured by movership from existing households as well as new additions to renter households between the current year and time of market entry. Demand estimates are presented for each income target (unduplicated demand estimates) as well as total project demand. Based on these estimates, the proposal's demand estimates are within acceptable thresholds for all calculations.

- Among competitive projects Walnut Park indicated absorption of 18 units per month, while Capitol Park Center indicated absorption of 8 units per month. An absorption period of approximately 4 to 6 months is anticipated for the subject to reach 93 percent stabilized occupancy operating with the project based subsidy in place. This estimate is based movership ratios from the American Housing Survey and estimated "capture" rates among these households as well as the reported experience of LIHTC projects indicated above.

Section 2: Introduction and Scope of Work

Market Analyst Professionals, LLC (MAP) has prepared the following Full Market Analysis report to determine the market feasibility of an affordable housing project located in Lansing, Michigan. The report was prepared for the Michigan State Housing Development Authority (MSHDA) for Riverview 220, submitted by Lansing Housing Commission. The subject proposal is described in detail in Section 3. The study assumes Low Income Housing Tax Credits will be utilized in financing the subject property. The market study was prepared in accordance with MSHDA guidelines and industry accepted practices for use by MSHDA. Information contained within the report is assumed to be trustworthy and reliable. Recommendations and conclusions in the report are based on professional opinion. MAP does not guarantee the data nor assume any liability for any errors in fact, analysis or judgment resulting from the use of the report. The market study includes a site visit and field work by the analyst signing the report conducted on March 16, 2023 with the analyst signing the report responsible for conclusions and analysis of the report.

Section 3: Project Description

Name:	Riverview 220
Address:	220 Kalamazoo St Lansing, MI 48933
Target Population:	Open
Total Units:	63
Subsidized Units:	56
LIHTC Units:	56
Unrestricted Units:	7
Handicap Units:	7
Utilities Included in Rent	
Heat:	No
Electric:	No
Water:	Yes
Sewer:	Yes
Trash:	Yes
Heat Type:	Gas
Construction Detail:	
Construction:	New
Building Type:	Apartment
Total Buildings:	1
Stories:	5
Site Acreage:	1.56
Construction Schedule:	
Beginning:	Jul-24
Ending:	Sep-25
Total Parking Spaces:	
Surface:	64
Plans:	Preliminary-Assumed competetive at development

Unit Configuration

	AMI Target	# of Units	# of PBRA Units	# of Baths	Type	Average Sq. Footage	Contract Rent	Utility Allowance	Gross Rent	Max Gross Rent	Maximum Income
Total		**63**	**56**								**$92,050**
Summary 2 BR		**56**									**$79,700**
2 BR-Apt-S	60%	24	24	1.0	Apt	914	$1,033	$136	$1,169	$1,195	$47,820
2 BR-Apt-S	60%	28	28	1.0	Apt	914	$974	$136	$1,110	$1,195	$47,820
2 BR-Apt	Mrkt	4		1.0	Apt	914	$1,340	$136	$1,476	NA	$79,700
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3 BR-Apt-S	60%	4	4	1.0	Apt	1,197	$1,348	$163	$1,511	$1,380	$55,230
3 BR-Apt	Mrkt	3		1.0	Apt	1,197	$1,520	$163	$1,683	NA	$92,050

Proposed and Recommended Amenities

Unit Amenities

Yes	**A/C - Central**	**Yes**	**Microwave**	**Yes***	Patio/Balcony
	A/C - Wall Unit		Ceiling Fan		Basement
	A/C - Sleeve Only		Walk-In Closet		Fireplace
	Garbage Disposal	**Yes**	**Window - Mini-Blinds**		High Speed Internet
Yes	**Dishwasher**		Window - Draperies		Individual Entry

Development Amenities

	Clubhouse *(separate building)*		Swimming Pool		Sports Courts *(b-ball, tennis, v-ball, etc.)*
Yes	**Community Room**		Playground/Tot Lot	**Yes**	**On-Site Management**
Yes	**Computer Center**		Gazebo		Secured Entry - Access Gate
Yes	**Exercise/Fitness Room**	**Yes**	**Elevator**	**Yes**	**Secured Entry - Intercom or Camera**
Yes	**Community Kitchen*(ette)***		Exterior Storage Units		

Laundry Type		**Parking Type**			
Yes	**Coin-Operated Laundry**	**Yes**	**Surface Lot**	**64**	Number of Spots Total
Yes	**In-Unit Hook-up Only**		Carport		
	In-Unit Washer/Dryer		Garage *(attached)*		
	None		Garage *(detached)*		

*-Community Patio

Section 4: Site Profile

Date of Inspection:	3/16/2023	By Chris Vance	
Acreage:	**1.56**		
Total Residential Buildings:	**1**		
Density: (Acres/Building)	**1.6**		
Topography:	Existing building to be demolished		
Adjacent Land Uses:			**Impact:**
North:	Commercial		Neutral
East:	Commercial		Neutral
South:	Commercial/residential		Neutral
West:	Commercial		Neutral
QCT or DDA:	Yes Per Applicant		

Neighborhood Characteristics

The site is located southwest of East Kalamazoo Street and Cherry Street in Lansing, Michigan, the capital of Michigan. The site is located in a densely developed, primarily commercial, urban environment. The site excludes a commercial development which will be located to the immediate northwest of the subject with a cleaners and space for lease. To the immediate west of the site is a bus station, to the north is an office building (Department of Health and Human Services), to the east is an office building, to the south is a parking lot with a commercial building and single-family residential to the west and east respectively. Buildings near the site are in generally good condition. Just removed from the site to the east is Grand River, with a pathway along the river considered an attractive amenity. Farther removed from the site to the west, north and east is generally commercial in nature, while land to the southeast land is more residential in nature.

Neighborhood Amenities/Retail/Services

As the map on the follow page illustrates, the site's locations in the densely packed city provides immediate access to a number of establishments. A wide variety of retail, dining, cultural, health care,

educational and employment opportunities are available within a short distance of the site. A number of commercial concentrations offering big box retailers are easily accessible from the site, including Target, Walmart, Meijer, Whole Foods and Kroger.

Marketability of Proposal

The proposal is attractive to the targeted tenant group. Location in the downtown area enhances the site's marketability. Additionally, while the immediate area is commercial in nature, single-family residential concentration is located just southeast of the site establishing precedent near the site. The site offers one parking space per unit, which given the mix and tenancy (largely subsidized) and location in downtown seems adequate.

Visibility and accessibility of the site

The site is readily visible off of Kalamazoo and Grand Avenue, with nearby commercial properties enhancing visibility of the site. The site is easily accessible via the local roadways.

Health Care

The nearest major health care is at Sparrow Hospital located within 1.0 mile of the site.

Crime

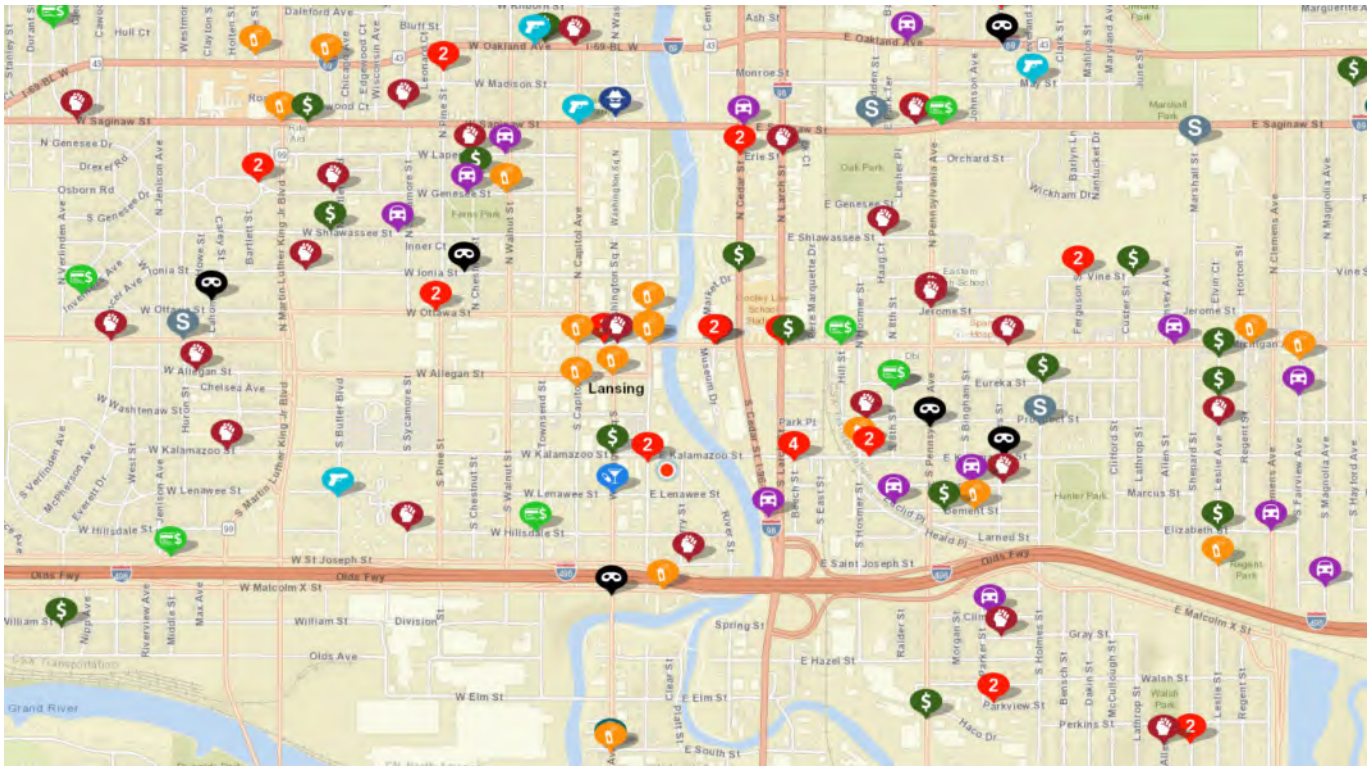
For the PMA the crime index is above the state and national index, (the national average is by definition 100) but consistent, although also higher, with the city per the data illustrated below. Crime rates in the PMA are higher relative to the county. MAP has considered local crime in its assessment of site appeal incorporated into rent analysis in a latter section of this report, it should be noted other projects in the survey are subject to similar dynamics. A geographical representation of crime (through crimemapping.com) is presented showing crime near the site—with crime generally concentrated outside of the immediate area.

Crime Index For Subject Area

Area	City of Lansing	PMA	County of Ingham	State of MI	National
Total Crime Risk	156	196	98	79	100
Personal Crime Risk	300	372	147	112	100
Property Crime Risk	132	166	90	74	100

Source: ESRI

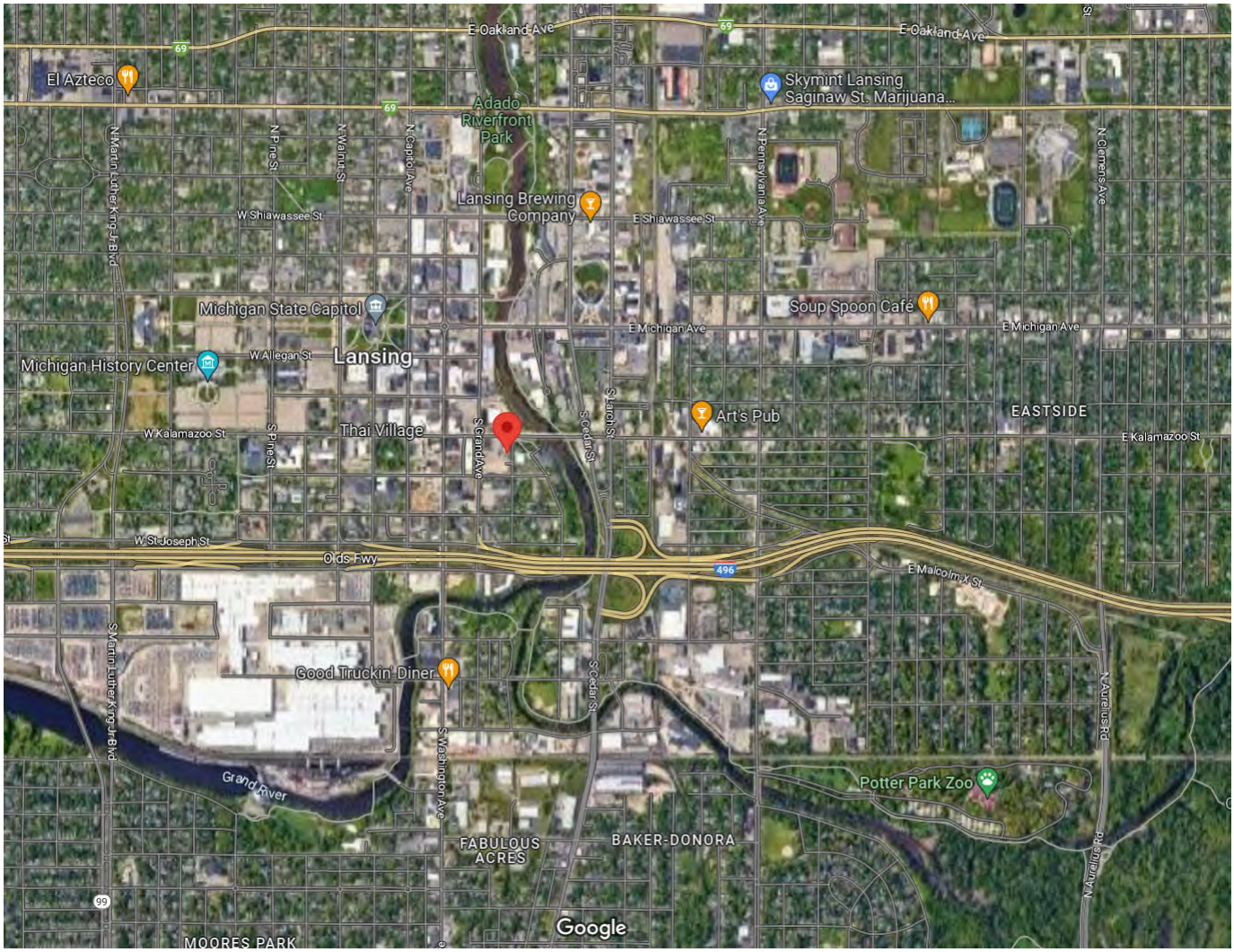
Crime Map



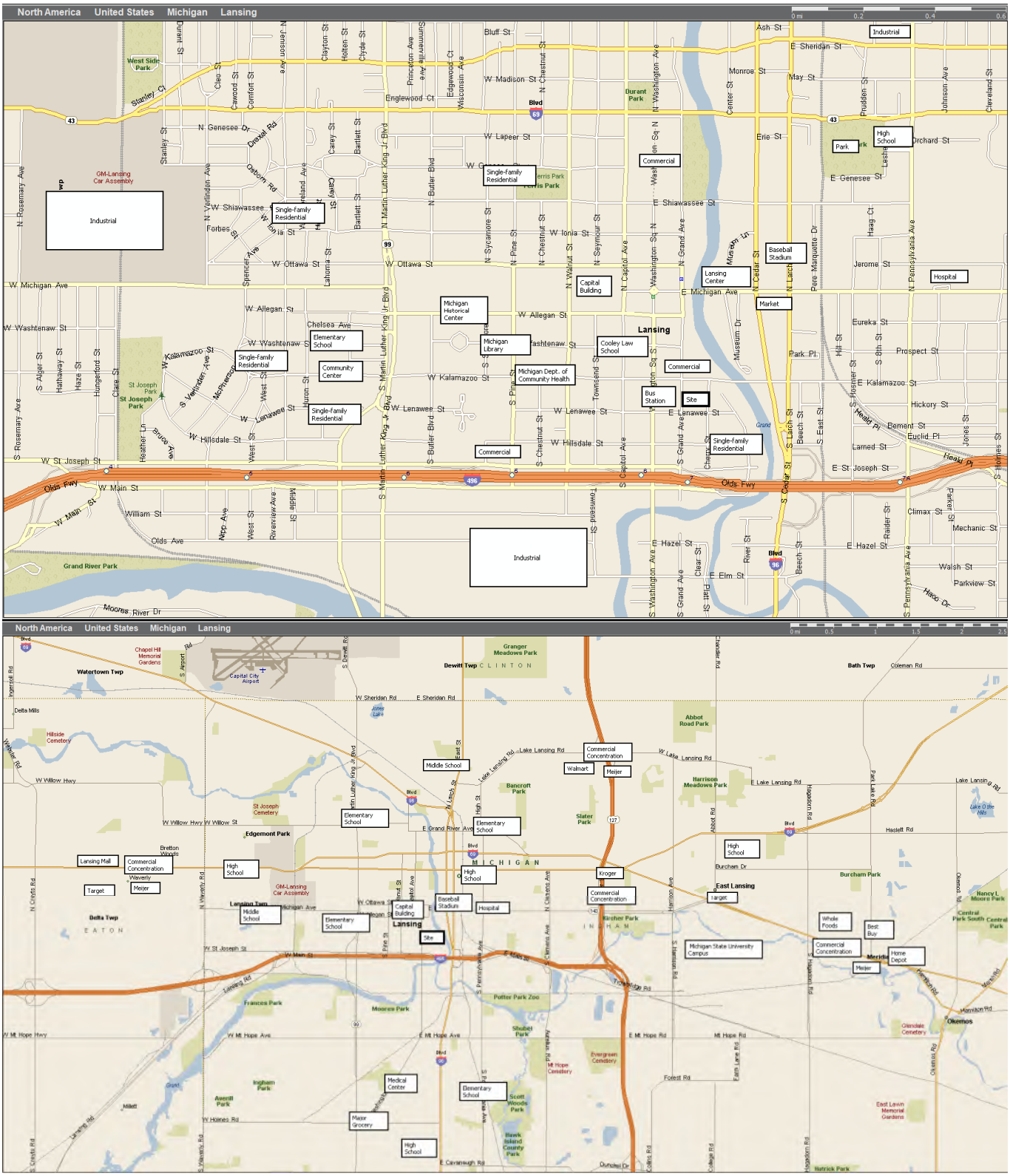
Source:Crimemapping.com—Four week period prior to date of report

Map: Aerial Map via Google

Map: Aerial Map via Google



Map: Site and Adjacent Features



Site Photos

Looking south at site on Kalamazoo Street

Looking west from site on Kalamazoo Street

Looking north from site on Kalamazoo Street

Looking east from site on Kalamazoo Street

Looking south from site on Grand Avenue

Looking west from site on Grand Avenue

Looking north from site on Grand Avenue

Commercial building northwest of site

Commercial east of site

Sample residential near site

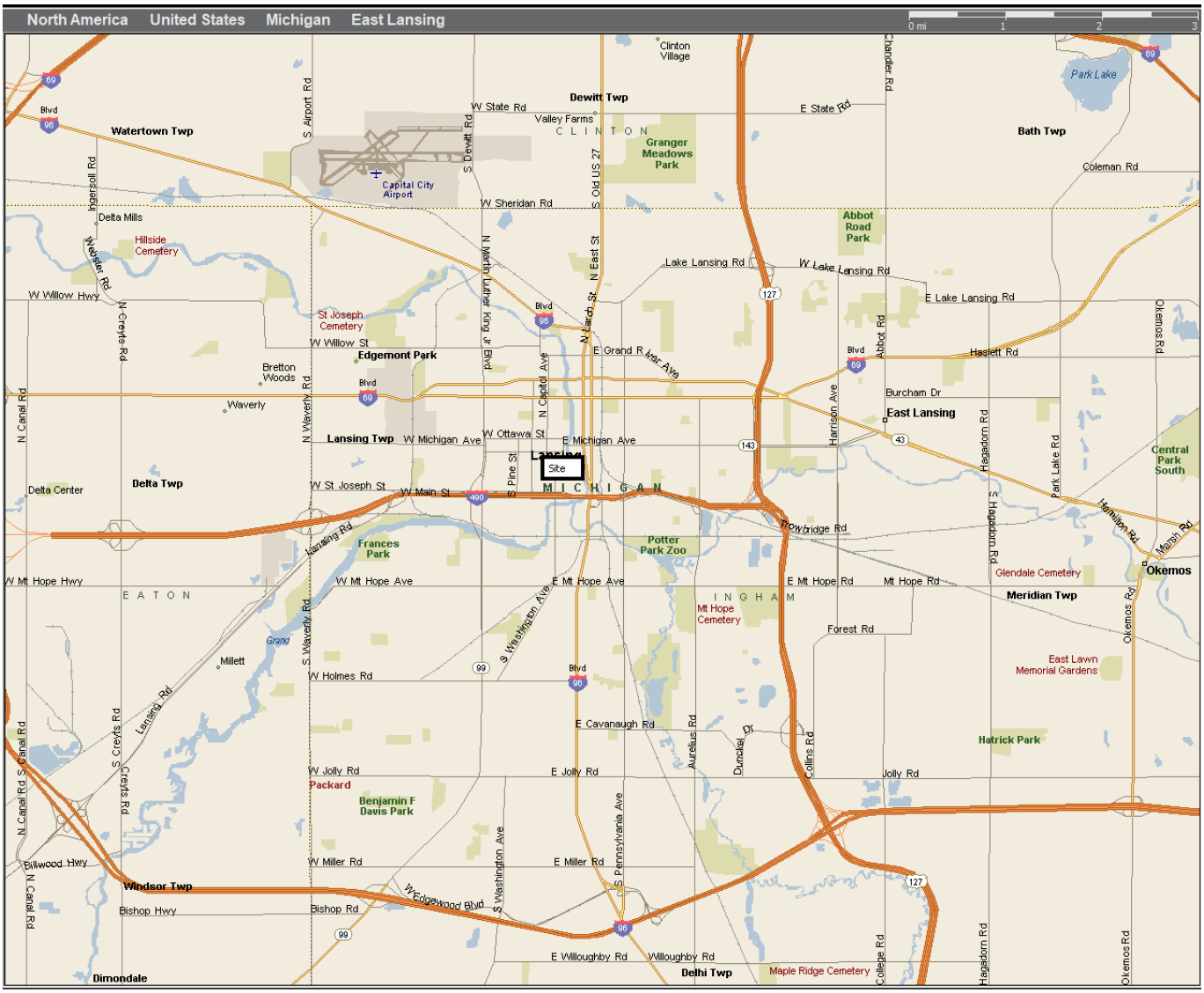
Sample residential near site

Section 5: Market Area Delineation

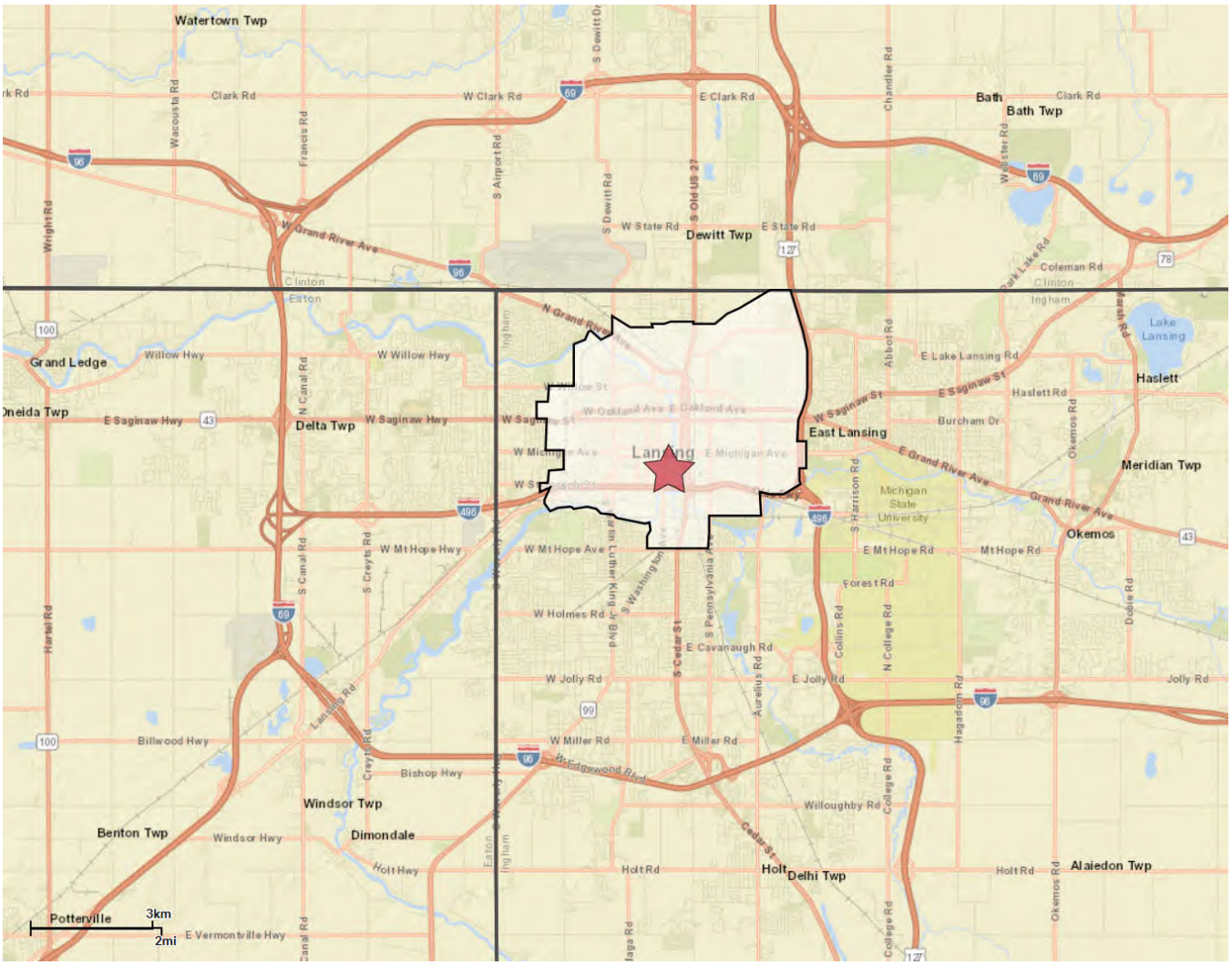
The Primary Market Area (PMA) is considered to be the area from which households residing near the site would look first for housing. The formulation of the PMA is influenced by proximity to nearby communities (i.e. the gravity model), natural barriers, political boundaries, employment centers, commuting patterns, proximity, transportation linkages and the availability of competitive housing (e.g. limited senior housing options generally increase the relative size of market areas for senior housing). The following demographic information, comparables, and demand analysis are based on the Primary Market Area (PMA) as defined below and outlined in the following maps. The subject is located in the city of Lansing. For comparison purposes data pertaining to the city of Lansing, Ingham County and the state of Michigan has also been included throughout the analysis. The proposal is located in Census Tract 67 of Ingham County. Census Tracts were used in the delineation of the market area.

Major factors in defining the PMA were proximity to the site and natural boundaries. To the west, north and east, declining proximity to the site was the primary factor in limiting expansion of the PMA. To the south the river serves as a natural boundary, limiting linkages to the south, but given immediate proximity to the site Census Tracts to the south are included.

Local Area Map



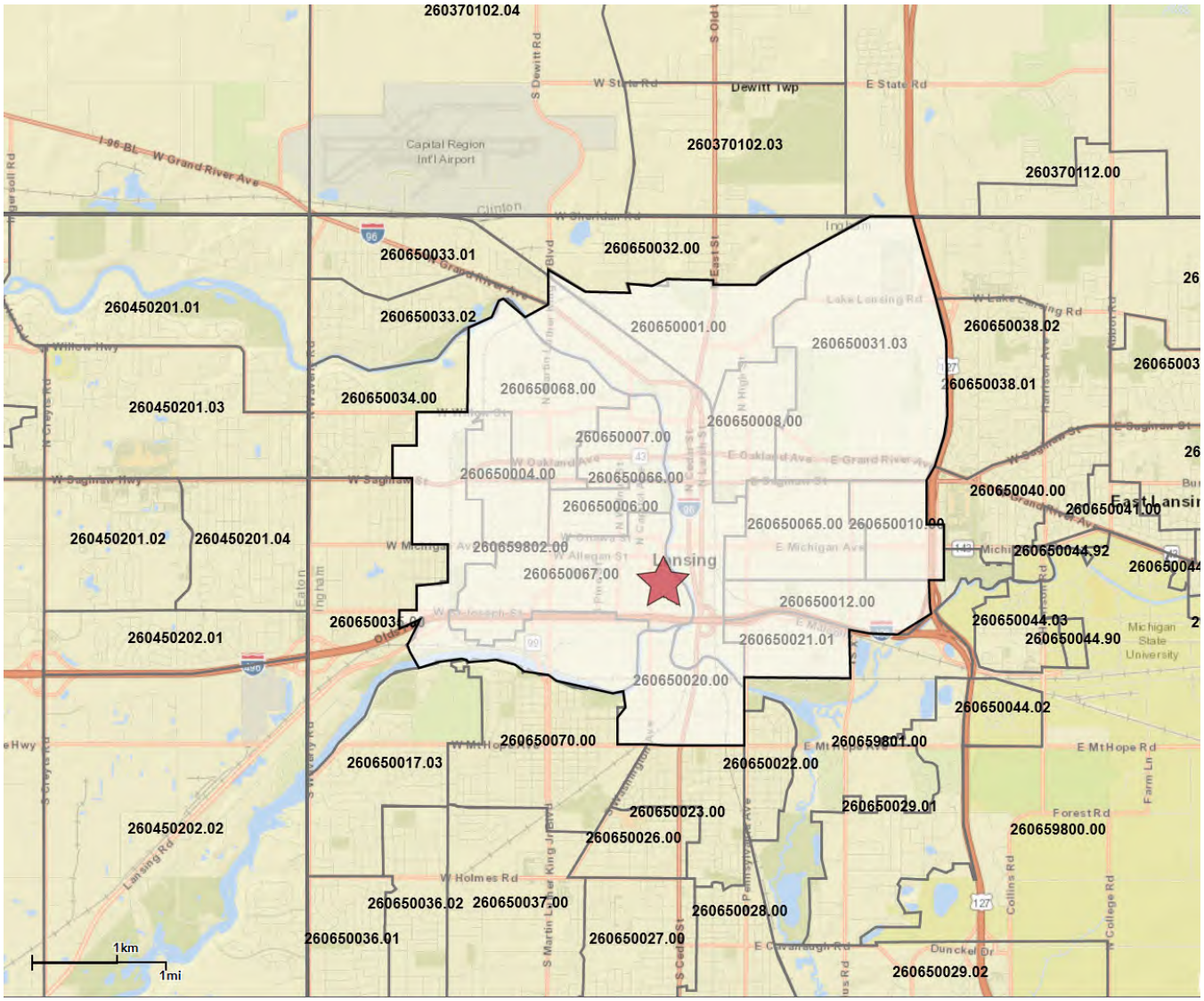
PMA Map



Primary Market Area

Site Location

Tract Map



Primary Market Area

Site Location

Section 6: Employment and Economy

Economic Overview

The proposal will offer affordable units targeted at households within the Lansing area. Economic analysis is provided for Ingham County and the Lansing MSA which is deemed the most insightful for the site's economic viability. In addition, information for the State of Michigan and United States are illustrated to put these trends into greater context.

Local economics are largely driven by the national economy, particularly for larger, more urban areas with greater economic diversification. This is visually evident in the unemployment rate comparison presented in the following pages (i.e., movements in the unemployment rate for the United States coincide with state and local movements). While generally moving in tandem with national levels, the unemployment rate within Michigan has been higher in comparison to national levels in recent years.

After a period of disruption due to the Covid-19 pandemic in 2020 the United States economy stabilized in 2021. The impact of this had been significant, with a dramatic surge in unemployment evident in 2020 before declining in 2021. However, more recently inflation has become an increasing concern for the economy with interest rates on major purchases (including housing and automotive purchases) potentially hindering economic growth. The effects of a deceleration or stagnation in the economy generally serve to increase demand for affordable housing among those experiencing wage cuts while eliminating from consideration those who become unemployed. MAP has assumed the economy will have improved at the time of market entry for the subject. The subject's units are mostly covered by a project based subsidy largely insulating the subject from economic disruption.

Economic Characteristics and Trends

The subject is located within Lansing, with the downtown and surrounding area representing a high concentration of employment opportunities within the immediate area. Consistent with this within the PMA, approximately 44 percent of workers find employment within a less than 15 minute travel time, while an additional 39 percent of workers find employment within a 30 minute radius. Commute times in the city and PMA are lower relative to the county as a whole.

Employee Commute Times

	City of Lansing	PMA	County of Ingham	State of MI
2020 Total Workers via Census	**55,368**	**20,476**	**140,828**	**4,560,759**
Travel Time: < 15 Minutes	21,151	9,034	49,149	1,277,013
Percent of Workers	38.2%	44.1%	34.9%	28.0%
Travel Time: 15 - 29 Minutes	25,469	8,062	64,922	1,760,453
Percent of Workers	46.0%	39.4%	46.1%	38.6%
Travel Time: 30 - 44 Minutes	4,319	1,581	14,787	898,470
Percent of Workers	7.8%	7.7%	10.5%	19.7%
Travel Time: 45 - 59 Minutes	1,495	518	4,225	332,935
Percent of Workers	2.7%	2.5%	3.0%	7.3%
Travel Time: 60+ Minutes	2,990	1,288	7,605	291,889
Percent of Workers	5.4%	6.3%	5.4%	6.4%
Avg Travel Time in Minutes for Commuters	**20**	**19**	**21**	**25**

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Industry employment concentrations in the city, county and state are illustrated below with national trends illustrated to put state and local trends into greater context. Within all areas the highest concentration of employment is within the services sector encompassing education and health services as well as professional and business services with Michigan State University impacting employment in the area. Manufacturing employment is lower in the city and county relative to the state, largely owing to the high concentration of public administration and education employment.

Employment Concentrations

	City of Lansing	County of Ingham	State of MI	USA
Ag, forestry, fishing and hunting, and mining	**0.8%**	**0.6%**	**1.1%**	**1.7%**
Construction	**4.2%**	**3.7%**	**5.5%**	**6.7%**
Manufacturing	**10.6%**	**9.1%**	**18.6%**	**10.0%**
Wholesale trade	**2.1%**	**2.0%**	**2.4%**	**2.5%**
Retail trade	**11.7%**	**10.0%**	**10.7%**	**11.0%**
Transp and warehousing, and util	**6.5%**	**4.1%**	**4.4%**	**5.5%**
Information	**1.4%**	**1.3%**	**1.3%**	**2.0%**
Fin and ins, and r.estate and rent/lease	**5.7%**	**7.3%**	**5.6%**	**6.6%**
Prof, sci, and mngt, and admin and waste	**9.5%**	**10.2%**	**9.7%**	**11.7%**
Ed services, and hlth care and soc assist	**23.9%**	**29.2%**	**23.4%**	**23.3%**
Arts, ent, and rec, and accommod/food	**11.2%**	**10.8%**	**9.2%**	**9.4%**
Other services, except public administration	**5.3%**	**4.7%**	**4.6%**	**4.8%**
Public administration	**6.8%**	**7.0%**	**3.5%**	**4.7%**

Source: Census of Population and Housing, U.S. Census Bureau

Top Employers within Ingham County

Rank	Company Name	Business Description	# of Employees
1	State Of Michigan	Government	13,880
2	Michigan State University	Education	10,253
3	Sparrow Health System	Healthcare	9,000
4	General Motors	Automotive	4,549
5	Mclaren Health	Healthcare	3,000
6	Auto-Owners Insurance Group	Insurance	2,720
7	Peckham Inc	Apparel	2,510
8	Jackson National Life Ins Co	Insurance	2,500
9	Peckham Inc	Manufacturing	2,200
10	Dart Container Corp	Foodservice Packaging	2,000
11	Lansing Community College	Education	1,957
12	Meijer Distribution Ctr	Logistics	1,500

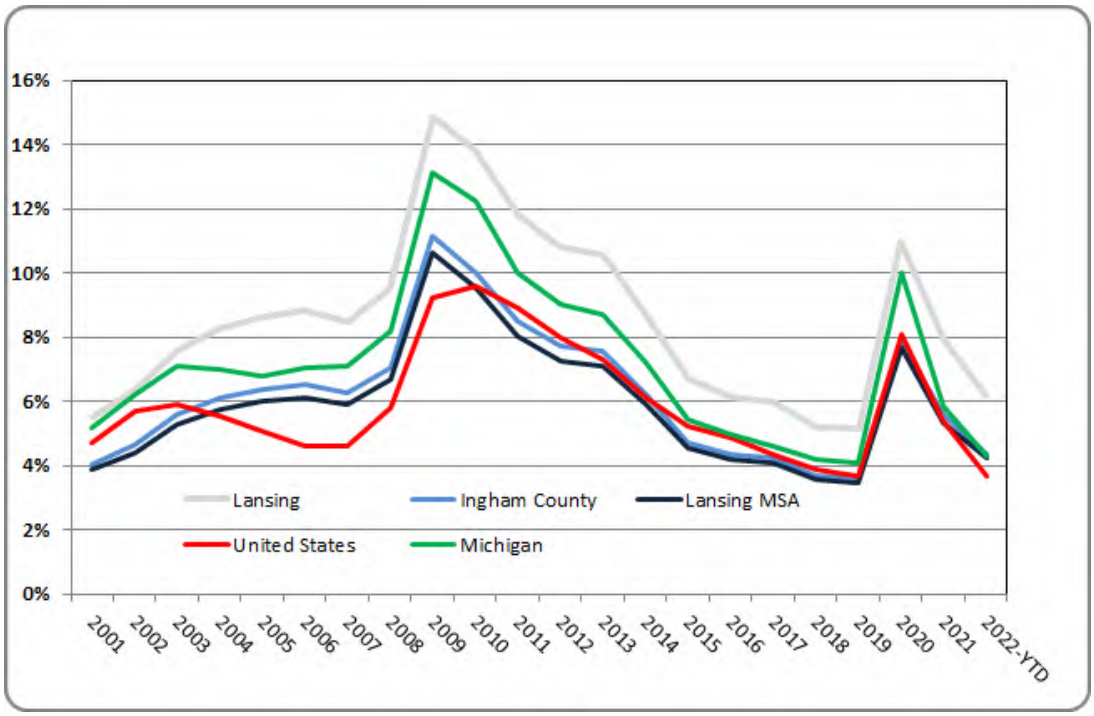
Source: LEAP-Gathered 9/22

Annual At Place Employment Statistics

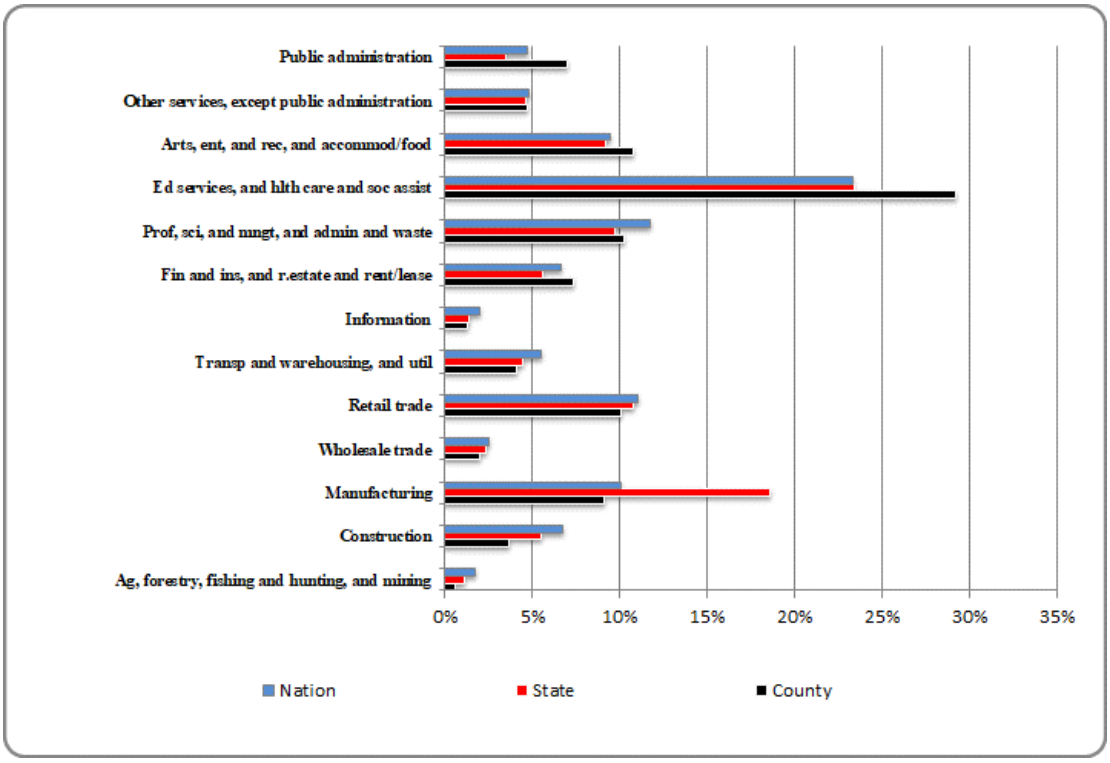
	At Place Employment			
Year	**Michigan**	**Yr/Yr Change**	**Ingham County**	**Yr/Yr Change**
2011	3,854,837	2.2%	153,551	0.8%
2012	3,935,694	2.1%	153,389	-0.1%
2013	4,018,602	2.1%	150,395	-2.0%
2014	4,090,009	1.8%	149,788	-0.4%
2015	4,161,641	1.8%	146,479	-2.2%
2016	4,242,537	1.9%	149,623	2.1%
2017	4,294,711	1.2%	152,106	1.7%
2018	4,340,045	1.1%	151,451	-0.4%
2019	4,358,167	0.4%	153,127	1.1%
2020	3,968,230	-8.9%	140,841	-8.0%
2021	4,132,277	4.1%	143,068	1.6%

Source: Bureau of Labor and Statistics

Graph: Unemployment Rate Comparison



Graph: Industry Employment Concentrations



Annual Labor Force and Employment Statistics

	Lansing				Ingham County				Lansing MSA				Michigan				U.S.
Year	Number Employed	Labor Force	Annual Change	Unemp. Rate	Number Employed	Labor Force	Annual Change	Unemp. Rate	Number Employed	Labor Force	Annual Change	Unemp. Rate	Number Employed	Labor Force	Annual Change	Unemp. Rate	Unemp. Rate
2001	63,096	66,767	NA	5.5%	149,177	155,407	NA	4.0%	240,394	250,028	NA	3.9%	4,872,118	5,138,844	NA	5.2%	4.7%
2002	61,428	65,591	(1,668)	6.3%	145,195	152,275	(3,982)	4.6%	234,864	245,721	(5,530)	4.4%	4,723,286	5,034,722	(148,832)	6.2%	5.7%
2003	60,794	65,785	(634)	7.6%	143,631	152,130	(1,564)	5.6%	233,513	246,500	(1,351)	5.3%	4,678,901	5,036,119	(44,385)	7.1%	5.9%
2004	60,731	66,207	(63)	8.3%	143,476	152,807	(155)	6.1%	233,723	247,994	210	5.8%	4,703,962	5,056,148	25,061	7.0%	5.5%
2005	60,413	66,126	(318)	8.6%	142,662	152,383	(814)	6.4%	233,507	248,445	(216)	6.0%	4,725,701	5,069,602	21,739	6.8%	5.1%
2006	60,555	66,407	142	8.8%	142,972	152,947	310	6.5%	234,787	250,035	1,280	6.1%	4,701,385	5,056,734	(24,316)	7.0%	4.6%
2007	60,864	66,497	309	8.5%	143,744	153,341	772	6.3%	235,263	250,069	476	5.9%	4,640,173	4,994,841	(61,212)	7.1%	4.6%
2008	59,987	66,283	(877)	9.5%	141,670	152,368	(2,074)	7.0%	232,114	248,682	(3,149)	6.7%	4,513,249	4,915,781	(126,924)	8.2%	5.8%
2009	56,810	66,712	(3,177)	14.8%	134,201	151,008	(7,469)	11.1%	219,583	245,641	(12,531)	10.6%	4,221,462	4,860,036	(291,787)	13.1%	9.2%
2010	51,809	60,123	(5,001)	13.8%	132,451	147,144	(1,750)	10.0%	219,944	243,148	361	9.5%	4,173,946	4,754,799	(47,516)	12.2%	9.6%
2011	51,666	58,589	(143)	11.8%	132,587	144,888	136	8.5%	220,207	239,384	263	8.0%	4,201,785	4,668,979	27,839	10.0%	8.9%
2012	51,611	57,850	(55)	10.8%	132,626	143,745	39	7.7%	220,304	237,519	97	7.2%	4,261,963	4,685,462	60,178	9.0%	8.0%
2013	51,927	58,056	316	10.6%	133,742	144,696	1,116	7.6%	222,424	239,389	2,120	7.1%	4,323,410	4,736,919	61,447	8.7%	7.3%
2014	52,936	57,990	1,009	8.7%	136,700	145,727	2,958	6.2%	227,032	241,265	4,608	5.9%	4,416,017	4,759,720	92,607	7.2%	6.1%
2015	53,975	57,849	1,039	6.7%	139,586	146,506	2,886	4.7%	231,536	242,556	4,504	4.5%	4,501,816	4,760,207	85,799	5.4%	5.2%
2016	55,321	58,949	1,346	6.2%	142,853	149,317	3,267	4.3%	236,617	246,976	5,081	4.2%	4,606,948	4,848,638	105,132	5.0%	4.9%
2017	56,145	59,730	824	6.0%	144,847	151,233	1,994	4.2%	239,313	249,477	2,696	4.1%	4,685,853	4,911,247	78,905	4.6%	4.3%
2018	56,727	59,850	582	5.2%	145,837	151,380	990	3.7%	240,930	249,806	1,617	3.6%	4,734,158	4,940,313	48,305	4.2%	3.9%
2019	56,672	59,731	(55)	5.1%	145,801	151,232	(36)	3.6%	241,382	250,069	452	3.5%	4,766,050	4,969,294	31,892	4.1%	3.7%
2020	52,446	58,910	(4,226)	11.0%	134,870	146,305	(10,931)	7.8%	223,959	242,576	(17,423)	7.7%	4,361,873	4,846,013	(404,177)	10.0%	8.1%
2021	52,016	56,473	(430)	7.9%	133,763	141,678	(1,107)	5.6%	222,153	234,665	(1,806)	5.3%	4,495,651	4,776,110	133,778	5.9%	5.4%
2022-YTD	54,168	57,745	2,152	6.2%	139,301	145,642	5,538	4.4%	231,285	241,467	9,132	4.2%	4,640,654	4,848,869	145,003	4.3%	3.6%
	Number	***Percent***	***Annualized Rate***		***Number***	***Percent***	***Annualized Rate***		***Number***	***Percent***	***Annualized Rate***		***Number***	***Percent***	***Annualized Rate***		
Change in Employment:																	
2016-2022:	**(1,153)**	**-2.1%**	**-0.3%**		**(3,552)**	**-2.5%**	**-0.4%**		**(5,333)**	**-2.3%**	**-0.3%**		**33,706**	**0.7%**	**0.1%**		
2019-2022:	**(2,504)**	**-4.4%**	**-1.1%**		**(6,500)**	**-4.5%**	**-1.1%**		**(10,098)**	**-4.2%**	**-1.1%**		**(125,396)**	**-2.6%**	**-0.7%**		
Change in Labor Force:																	
2016-2022:	**(1,204)**	**-2.0%**	**-0.3%**		**(3,675)**	**-2.5%**	**-0.4%**		**(5,509)**	**-2.2%**	**-0.3%**		**231**	**0.0%**	**0.0%**		
2019-2022:	**(1,986)**	**-3.3%**	**-0.8%**		**(5,590)**	**-3.7%**	**-0.9%**		**(8,602)**	**-3.4%**	**-0.9%**		**(120,425)**	**-2.4%**	**-0.6%**		

Source: Bureau of Labor and Statistics

Monthly Labor Force and Employment Statistics (Year/Year)

	Lansing				Ingham County				Lansing MSA				Michigan			
Date	Number Employed	Labor Force	Yr/Yr Employed	Yr/Yr Labor Force	Number Employed	Labor Force	Yr/Yr Employed	Yr/Yr Labor Force	Number Employed	Labor Force	Yr/Yr Employed	Yr/Yr Labor Force	Number Employed	Labor Force	Yr/Yr Employed	Yr/Yr Labor Force
Jan-20	56,669	59,400			145,732	150,561			241,638	249,600			4,719,944	4,930,210		
Feb-20	57,399	60,007			147,609	152,219			244,824	252,407			4,735,879	4,924,058		
Mar-20	56,234	59,623			144,614	150,603			239,912	249,758			4,651,630	4,892,627		
Apr-20	44,122	57,908			113,464	137,578			188,392	230,660			3,479,349	4,506,501		
May-20	47,917	59,172			123,224	142,978			204,727	238,517			3,888,599	4,844,614		
Jun-20	52,852	62,410			135,912	152,858			225,780	252,968			4,293,987	5,033,843		
Jul-20	51,143	59,897			131,516	147,084			218,627	243,096			4,325,638	4,956,655		
Aug-20	52,133	58,726			134,062	145,810			222,929	241,099			4,444,765	4,912,749		
Sep-20	52,207	57,850			134,256	144,305			223,155	238,738			4,435,778	4,837,156		
Oct-20	53,184	57,537			136,767	144,534			227,218	239,084			4,503,619	4,818,269		
Nov-20	53,453	57,612			137,460	144,868			228,210	239,693			4,489,625	4,788,296		
Dec-20	52,038	56,780			133,821	142,260			222,094	235,289			4,373,657	4,707,173		
Jan-21	51,763	56,589	-8.7%	-4.7%	133,114	141,687	-8.7%	-5.9%	220,836	234,371	-8.6%	-6.1%	4,379,968	4,714,096	-7.2%	-4.4%
Feb-21	52,367	57,055	-8.8%	-4.9%	134,668	143,012	-8.8%	-6.0%	223,487	236,541	-8.7%	-6.3%	4,405,204	4,725,011	-7.0%	-4.0%
Mar-21	52,393	57,121	-6.8%	-4.2%	134,732	143,140	-6.8%	-5.0%	223,676	236,925	-6.8%	-5.1%	4,428,035	4,742,773	-4.8%	-3.1%
Apr-21	51,719	56,828	17.2%	-1.9%	133,001	142,028	17.2%	3.2%	220,794	235,451	17.2%	2.1%	4,430,366	4,722,624	27.3%	4.8%
May-21	52,354	57,406	9.3%	-3.0%	134,632	143,617	9.3%	0.4%	223,637	237,723	9.2%	-0.3%	4,460,718	4,760,352	14.7%	-1.7%
Jun-21	51,267	56,513	-3.0%	-9.4%	131,838	141,181	-3.0%	-7.6%	218,996	233,481	-3.0%	-7.7%	4,483,343	4,808,899	4.4%	-4.5%
Jul-21	51,090	56,402	-0.1%	-5.8%	131,384	140,853	-0.1%	-4.2%	218,380	232,980	-0.1%	-4.2%	4,511,512	4,842,176	4.3%	-2.3%
Aug-21	50,701	55,791	-2.7%	-5.0%	130,380	139,374	-2.7%	-4.4%	216,815	231,389	-2.7%	-4.0%	4,533,275	4,829,141	2.0%	-1.7%
Sep-21	51,587	55,971	-1.2%	-3.2%	132,661	140,392	-1.2%	-2.7%	220,547	233,209	-1.2%	-2.3%	4,540,467	4,788,645	2.4%	-1.0%
Oct-21	52,502	55,733	-1.3%	-3.1%	135,014	140,764	-1.3%	-2.6%	224,330	233,322	-1.3%	-2.4%	4,578,254	4,792,896	1.7%	-0.5%
Nov-21	53,471	56,307	0.0%	-2.3%	137,505	142,556	0.0%	-1.6%	228,310	236,212	0.0%	-1.5%	4,608,121	4,798,984	2.6%	0.2%
Dec-21	52,972	55,952	1.8%	-1.5%	136,227	141,527	1.8%	-0.5%	226,022	234,375	1.8%	-0.4%	4,588,543	4,787,712	4.9%	1.7%
Jan-22	51,475	55,355	-0.6%	-2.2%	132,379	139,239	-0.6%	-1.7%	219,535	230,622	-0.6%	-1.6%	4,546,941	4,791,688	3.8%	1.6%
Feb-22	52,994	56,638	1.2%	-0.7%	136,282	142,741	1.2%	-0.2%	226,094	236,460	1.2%	0.0%	4,563,207	4,817,944	3.6%	2.0%
Mar-22	54,301	57,512	3.6%	0.7%	139,643	145,346	3.6%	1.5%	231,779	240,868	3.6%	1.7%	4,635,585	4,852,996	4.7%	2.3%
Apr-22	54,323	57,711	5.0%	1.6%	139,697	145,707	5.0%	2.6%	231,853	241,464	5.0%	2.6%	4,607,418	4,811,580	4.0%	1.9%
May-22	54,775	58,775	4.6%	2.4%	140,856	147,922	4.6%	3.0%	233,972	245,503	4.6%	3.3%	4,635,756	4,860,351	3.9%	2.1%
Jun-22	53,722	57,726	4.8%	2.1%	138,150	145,276	4.8%	2.9%	229,497	240,712	4.8%	3.1%	4,643,414	4,876,984	3.6%	1.4%
Jul-22	53,217	57,816	4.2%	2.5%	136,852	144,959	4.2%	2.9%	227,424	240,767	4.1%	3.3%	4,681,781	4,891,855	3.8%	1.0%
Aug-22	53,625	57,440	5.8%	3.0%	137,902	144,672	5.8%	3.8%	229,232	240,063	5.7%	3.7%	4,693,619	4,890,318	3.5%	1.3%
Sep-22	54,991	58,218	6.6%	4.0%	141,416	147,157	6.6%	4.8%	234,965	244,066	6.5%	4.7%	4,688,131	4,867,403	3.3%	1.6%
Oct-22	54,895	58,019	4.6%	4.1%	141,170	146,726	4.6%	4.2%	234,438	243,253	4.5%	4.3%	4,654,118	4,832,143	1.7%	0.8%
Nov-22	56,166	59,168	5.0%	5.1%	144,438	149,778	5.0%	5.1%	239,732	248,195	5.0%	5.1%	4,679,005	4,848,178	1.5%	1.0%
Dec-22	55,536	58,559	4.8%	4.7%	142,822	148,177	4.8%	4.7%	236,893	245,627	4.8%	4.8%	4,658,868	4,844,991	1.5%	1.2%

Source: Bureau of Labor and Statistics

Wages by Occupation

Wages by occupation within the Lansing MSA, which includes Ingham County, are illustrated below. Wages are ordered from highest to lowest. Based on the subject's maximum income, including market rate units, nearly all occupations would be income eligible for the proposal.

Wages by Occupation-Lansing MSA

Occupation	Total Employment	Hourly Mean Wage	Annual Mean Wage
All Occupations	197,180	$27.20	$56,570
Management Occupations	13,190	$53.35	$110,960
Legal Occupations	1,490	$50.59	$105,220
Healthcare Practitioners and Technical Occupations	11,050	$42.23	$87,840
Architecture and Engineering Occupations	NA	$39.18	$81,490
Computer and Mathematical Occupations	7,820	$37.18	$77,330
Business and Financial Operations Occupations	15,830	$35.31	$73,430
Life, Physical, and Social Science Occupations	2,810	$34.39	$71,530
Arts, Design, Entertainment, Sports, and Media Occupations	2,840	$29.10	$60,520
Construction and Extraction Occupations	7,220	$27.86	$57,940
Community and Social Service Occupations	4,150	$25.10	$52,200
Protective Service Occupations	3,050	$25.07	$52,140
Installation, Maintenance, and Repair Occupations	7,880	$23.57	$49,030
Production Occupations	14,200	$21.68	$45,080
Office and Administrative Support Occupations	30,180	$21.28	$44,260
Sales and Related Occupations	15,040	$20.17	$41,950
Transportation and Material Moving Occupations	17,030	$18.88	$39,270
Personal Care and Service Occupations	2,770	$16.65	$34,620
Building and Grounds Cleaning and Maintenance Occupations	4,790	$15.83	$32,930
Healthcare Support Occupations	6,920	$15.53	$32,300
Food Preparation and Serving Related Occupations	13,610	$14.18	$29,500

Source: U.S. Bureau of Labor Statistics

Section 7: Demographic Trends and Characteristics

Demographic Overview

Between 2010 and 2020 population decreased in the city, increased in the county and increased in the state. The rate of change in the PMA over this period was slower relative to the state as a whole which increased at a mild annual rate and also slower relative to the county which increased over this period. Between 2020 and 2023 ESRI estimates that population increased in the city, decreased in the county and decreased in the state. Between 2020 and 2028 ESRI forecasts that population will increase in the city, decrease in the county and decrease in the state. Between 2020 and 2023 ESRI estimates that households increased in all areas. Between 2020 and 2028 ESRI forecasts that households will increase in all areas. Between 2020 and 2028 ESRI forecasts that senior population will increase in all areas.

Population Characteristics and Trends

Information for Ingham County, Lansing and the PMA is illustrated below. In addition, information for the state of Michigan is provided to put demographic trends in greater context. Population in the PMA represents 15 percent of the total population of the county. Between 2010 and 2020 population decreased in the city, increased in the county and increased in the state. Population in the PMA decreased at an annual rate of 0.5 percent, representing a moderate annual rate in MAP's estimation, while increasing in the county over this period at a rate of 0.1 percent, considered a mild rate. The highest rate of growth among all submarkets was in the county at 0.1 percent relative to an overall increase in the state of 0.2 percent annually. The overall total change over this period was: -2,345, -1,923, 4,005 and 193,691 in the city, PMA, county and state respectively. Between 2020 and 2023 ESRI estimates that population increased in the city, decreased in the county and decreased in the state. Over this period population in the PMA increased at an annual rate of 0.2 percent while decreasing in the county at a rate of 0 percent. The rate of change in the PMA over this period was faster relative to the state as a whole which decreased at a moderate annual rate and also faster relative to the county which decreased over this period. Between 2020 and 2028 ESRI forecasts that population will increase in the city, decrease in the county and decrease in the state. Population in the PMA will increase at an annual rate of 0.2 percent, representing a mild annual rate in MAP's estimation, while decreasing in the county over this period at a rate of 0 percent, considered a moderate rate. The highest rate of forecasted growth among all submarkets is in the PMA at 0.2 percent relative to an overall decrease in the state of near 0 percent annually.

Population Trends and Forecast

	City of Lansing	PMA	County of Ingham	State of MI
2010 Population	**114,989**	**42,111**	**280,895**	**9,883,640**
2020 Population	**112,644**	**40,188**	**284,900**	**10,077,331**
Percent Change (2010 to 2020)	-2.0%	-4.6%	1.4%	2.0%
Total Change (2010 to 2020)	-2,345	-1,923	4,005	193,691
Annual Change (2010 to 2020)	-235	-192	401	19,369
Annualized Change (2010 to 2020)	-0.2%	-0.5%	0.1%	0.2%
2023 Population Estimate	**112,844**	**40,413**	**284,809**	**10,069,806**
Percent Change (2020 to 2023)	0.2%	0.6%	0.0%	-0.1%
Total Change (2020 to 2023)	200	225	-91	-7,525
Annual Change (2020 to 2023)	67	75	-30	-2,508
Annualized Change (2020 to 2023)	0.1%	0.2%	0.0%	0.0%
2025 Population Forecast	**112,977**	**40,564**	**284,749**	**10,064,790**
Percent Change (2020 to 2025)	0.3%	0.9%	-0.1%	-0.1%
Total Change (2020 to 2025)	333	376	-151	-12,541
Annual Change (2020 to 2025)	67	75	-30	-2,508
Annualized Change (2020 to 2025)	0.1%	0.2%	0.0%	0.0%
2028 Population Forecast	**113,176**	**40,789**	**284,658**	**10,057,266**
Percent Change (2020 to 2028)	0.5%	1.5%	-0.1%	-0.2%
Total Change (2020 to 2028)	532	601	-242	-20,066
Annual Change (2020 to 2028)	67	75	-30	-2,508
Annualized Change (2020 to 2028)	0.1%	0.2%	0.0%	0.0%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Age distribution characteristics are similar within all three submarkets with a lower concentration in seniors relative to the state in these markets. The aging of the Baby Boom generation has and will continue to shift the national age distribution toward the 65 and over population segments in the coming years. This national trend is evident within all areas here, with growth through 2028 forecasted to be concentrated in the 65 and over age segment.

Population by Age Group

	City of Lansing	PMA	County of Ingham	State of MI
Age 24 and Under - 2010	**42,211**	**15,533**	**113,327**	**3,317,957**
Percent of total 2010 population	36.7%	36.9%	40.3%	33.6%
Age Between 25 and 44 - 2010	**34,603**	**13,432**	**70,856**	**2,442,123**
Percent of total 2010 population	30.1%	31.9%	25.2%	24.7%
Age Between 45 and 64 - 2010	**27,187**	**9,560**	**67,299**	**2,762,030**
Percent of total 2010 population	23.6%	22.7%	24.0%	27.9%
Age 65 and Over - 2010	**10,987**	**3,398**	**30,251**	**1,563,396**
Percent of total 2010 population	9.6%	8.1%	10.8%	15.8%
Age 24 and Under - 2020	**41,231**	**14,392**	**113,114**	**3,120,233**
Percent of total 2020 population	36.6%	35.8%	39.7%	31.0%
Percent change (2010 to 2020)	-2.3%	-7.3%	-0.2%	-6.0%
Age Between 25 and 44 - 2020	**36,202**	**13,598**	**74,021**	**2,454,212**
Percent of total 2020 population	32.1%	33.8%	26.0%	24.4%
Percent change (2010 to 2020)	4.6%	1.2%	4.5%	0.5%
Age Between 45 and 64 - 2020	**25,725**	**8,082**	**64,237**	**2,686,621**
Percent of total 2020 population	22.8%	20.1%	22.5%	26.7%
Percent change (2010 to 2020)	-5.4%	-15.5%	-4.5%	-2.7%
Age 65 and Over - 2020	**14,330**	**4,442**	**39,551**	**1,712,841**
Percent of total 2020 population	12.7%	11.1%	13.9%	17.0%
Percent change (2010 to 2020)	30.4%	30.7%	30.7%	9.6%
Age 24 and Under - 2028	**38,372**	**13,499**	**103,583**	**2,948,078**
Percent of total 2028 population	33.9%	33.1%	36.4%	29.3%
Percent change (2020 to 2028)	-6.9%	-6.2%	-8.4%	-5.5%
Age Between 25 and 44 - 2028	**34,029**	**13,183**	**73,524**	**2,495,476**
Percent of total 2028 population	30.1%	32.3%	25.8%	24.8%
Percent change (2020 to 2028)	-6.0%	-3.1%	-0.7%	1.7%
Age Between 45 and 64 - 2028	**24,548**	**8,700**	**60,095**	**2,507,156**
Percent of total 2028 population	21.7%	21.3%	21.1%	24.9%
Percent change (2020 to 2028)	-4.6%	7.6%	-6.4%	-6.7%
Age 65 and Over - 2028	**16,832**	**5,448**	**48,209**	**2,093,628**
Percent of total 2028 population	14.9%	13.4%	16.9%	20.8%
Percent change (2020 to 2028)	17.5%	22.7%	21.9%	22.2%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Household Characteristics and Trends

Between 2020 and 2023 ESRI estimates that households increased in all areas. Over this period households in the PMA increased at an annual rate of 0.3 percent while increasing in the county at a rate of 0.1 percent. The rate of change in the PMA over this period was faster relative to the state as a whole which increased at a mild annual rate and also faster relative to the county which increased over this period. Between 2020 and 2028 ESRI forecasts that households will increase in all areas. Households in the PMA will increase at an annual rate of 0.3 percent, representing a mild annual rate in MAP's estimation, while increasing in the county over this period at a rate of 0.1 percent, also considered a mild rate. The highest rate of forecasted growth among all submarkets is in the PMA at 0.3 percent relative to an overall increase in the state of 0.1 percent annually.

Household Trends and Forecast

	City of Lansing	PMA	County of Ingham	State of MI
2010 Household	**48,668**	**17,986**	**111,162**	**3,872,508**
2020 Household	**49,503**	**18,214**	**115,591**	**4,041,760**
Percent Change (2010 to 2020)	1.7%	1.3%	4.0%	4.4%
Total Change (2010 to 2020)	835	228	4,429	169,252
Annual Change (2010 to 2020)	84	23	443	16,925
Annualized Change (2010 to 2020)	0.2%	0.1%	0.4%	0.4%
2023 Household Estimate	**49,674**	**18,357**	**115,800**	**4,050,216**
Percent Change (2020 to 2023)	0.3%	0.8%	0.2%	0.2%
Total Change (2020 to 2023)	171	143	209	8,456
Annual Change (2020 to 2023)	57	48	70	2,819
Annualized Change (2020 to 2023)	0.1%	0.3%	0.1%	0.1%
2025 Household Forecast	**49,788**	**18,452**	**115,939**	**4,055,853**
Percent Change (2020 to 2025)	0.6%	1.3%	0.3%	0.3%
Total Change (2020 to 2025)	285	238	348	14,093
Annual Change (2020 to 2025)	57	48	70	2,819
Annualized Change (2020 to 2025)	0.1%	0.3%	0.1%	0.1%
2028 Household Forecast	**49,960**	**18,596**	**116,148**	**4,064,309**
Percent Change (2020 to 2028)	0.9%	2.1%	0.5%	0.6%
Total Change (2020 to 2028)	457	382	557	22,549
Annual Change (2020 to 2028)	57	48	70	2,819
Annualized Change (2020 to 2028)	0.1%	0.3%	0.1%	0.1%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Average household size can reflect economic conditions (with household size increasing during periods of recession) or indicative of the construction of larger units within the area. Average household size is estimated to have decreased within all areas 2010 and 2023. ESRI projections indicate an ongoing decrease in average household size within all markets through 2028.

Average Household Size and Group Quarters

	City of Lansing	PMA	County of Ingham	State of MI
2010 Average Household Size	**2.34**	**2.30**	**2.36**	**2.49**
2020 Average Household Size	**2.26**	**2.19**	**2.31**	**2.44**
Percent Change (2010 to 2020)	-3.3%	-4.9%	-2.0%	-2.2%
2023 Average Household Size Estimate	**2.26**	**2.18**	**2.31**	**2.43**
Percent Change (2020 to 2023)	-0.2%	-0.2%	-0.2%	-0.3%
2025 Average Household Size Forecast	**2.26**	**2.18**	**2.30**	**2.43**
Percent Change (2020 to 2025)	-0.3%	-0.4%	-0.4%	-0.5%
2028 Average Household Size Forecast	**2.25**	**2.17**	**2.30**	**2.42**
Percent Change (2020 to 2028)	-0.5%	-0.6%	-0.6%	-0.8%
2010 Group Quarters	**1,199**	**730**	**18,478**	**229,068**
2020 Group Quarters	**671**	**353**	**17,515**	**221,716**
Percent Change (2010 to 2020)	-44.0%	-51.6%	-5.2%	-3.2%
2023 Group Quarters Estimate	**683**	**353**	**17,515**	**221,716**
Percent Change (2020 to 2023)	1.8%	0.0%	0.0%	0.0%
2025 Group Quarters Forecast	**691**	**353**	**17,515**	**221,716**
Percent Change (2020 to 2025)	2.9%	0.0%	0.0%	0.0%
2028 Group Quarters Forecast	**703**	**353**	**17,515**	**221,716**
Percent Change (2020 to 2028)	4.7%	0.0%	0.0%	0.0%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Between 2010 and 2020 renter penetration rates increased in the PMA relative to a decrease in the county and decrease in the state over this period. Increases over this period are consistent with the financial crisis of 2008 and lasting impacts on home ownership. Among all submarkets renter penetration is highest within the PMA at 53.2 percent relative to the lowest rate in the county at 40.5 percent and an overall rate of 27.8 percent in the state. Between 2010 and 2028 ESRI forecasts renter households will increase in the PMA consistent with a increase in the renter penetration rate over this period and relative to a increase in overall households.

Renter Households

	City of Lansing	PMA	County of Ingham	State of MI
2010 Renter Households	**22,800**	**9,351**	**45,310**	**1,079,166**
Percent of Total HHs	46.8%	52.0%	40.8%	27.9%
2020 Renter Households	**24,009**	**9,686**	**46,799**	**1,124,923**
Percent of Total HHs	48.5%	53.2%	40.5%	27.8%
Percent Change (2010 to 2020)	5.3%	3.6%	3.3%	4.2%
Total Change (2010 to 2020)	1,209	335	1,489	45,757
Annual Change (2010 to 2020)	121	34	149	4,576
Annualized Change (2010 to 2020)	0.5%	0.4%	0.3%	0.4%
2023 Renter Households Estimate	**25,032**	**10,957**	**47,748**	**1,171,491**
Percent of Total HHs	50.4%	59.7%	41.2%	28.9%
Percent Change (2020 to 2023)	4.3%	13.1%	2.0%	4.1%
Total Change (2020 to 2023)	1,023	1,271	949	46,568
Annual Change (2020 to 2023)	341	424	316	15,523
Annualized Change (2020 to 2023)	1.4%	4.2%	0.7%	1.4%
2025 Renter Households Forecast	**24,861**	**10,745**	**47,590**	**1,163,730**
Percent of Total HHs	49.9%	58.2%	41.0%	28.7%
Percent Change (2020 to 2025)	3.5%	10.9%	1.7%	3.4%
Total Change (2020 to 2025)	852	1,059	791	38,807
Annual Change (2020 to 2025)	170	212	158	7,761
Annualized Change (2020 to 2025)	0.7%	2.1%	0.3%	0.7%
2028 Renter Households Forecast	**25,373**	**11,380**	**48,065**	**1,187,014**
Percent of Total HHs	50.8%	61.2%	41.4%	29.2%
Percent Change (2020 to 2028)	5.7%	17.5%	2.7%	5.5%
Total Change (2020 to 2028)	1,364	1,694	1,266	62,091
Annual Change (2020 to 2028)	170	212	158	7,761
Annualized Change (2020 to 2028)	0.7%	2.0%	0.3%	0.7%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

All submarkets have similar renter persons per household distribution but trending slightly smaller in the PMA and city. The subject will offer two- and three-bedroom units appealing to a broad range of ages but generally larger and younger households.

Households by Tenure by Number of Persons in Household

	City of Lansing	PMA	County of Ingham	State of MI
Total 2020 Owner Occupied HUs	**25,530**	**7,603**	**66,879**	**2,855,485**
1-person HH	9,034	2,720	18,825	700,075
2-person HH	9,145	2,839	25,369	1,091,150
3-person HH	3,014	739	9,557	434,044
4-person HH	2,587	858	8,134	370,829
5-person HH	929	229	2,969	165,235
6-person HH	425	116	1,459	59,089
7-person or more HH	396	102	566	35,063
Imputed Avg. Owner HH Size*	2.2	2.2	2.4	2.5
Total 2020 Renter Occupied HUs	**24,009**	**9,686**	**46,799**	**1,124,923**
1-person HH	10,637	4,720	20,195	489,519
2-person HH	6,341	2,441	14,029	303,177
3-person HH	3,217	1,049	6,079	147,407
4-person HH	2,255	680	4,414	106,029
5-person HH	907	331	1,207	47,936
6-person HH	377	262	525	19,302
7-person or more HH	275	203	350	11,553
Imputed Avg. Renter HH Size*	2.1	2.1	2.0	2.1
Percent 2020 Owner Occupied HUs	**25,530**	**7,603**	**66,879**	**2,855,485**
1-person HH	35.4%	35.8%	28.1%	24.5%
2-person HH	35.8%	37.3%	37.9%	38.2%
3-person HH	11.8%	9.7%	14.3%	15.2%
4-person HH	10.1%	11.3%	12.2%	13.0%
5-person HH	3.6%	3.0%	4.4%	5.8%
6-person HH	1.7%	1.5%	2.2%	2.1%
7-person or more HH	1.6%	1.3%	0.8%	1.2%
Percent 2020 Renter Occupied HUs	**24,009**	**9,686**	**46,799**	**1,124,923**
1-person HH	44.3%	48.7%	43.2%	43.5%
2-person HH	26.4%	25.2%	30.0%	27.0%
3-person HH	13.4%	10.8%	13.0%	13.1%
4-person HH	9.4%	7.0%	9.4%	9.4%
5-person HH	3.8%	3.4%	2.6%	4.3%
6-person HH	1.6%	2.7%	1.1%	1.7%
7-person or more HH	1.1%	2.1%	0.7%	1.0%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI
**-MAP estimated based on 7 persons per 7 or more HH size*

Tenure by Age by Household

	City of Lansing	PMA	County of Ingham	State of MI
Total 2020 Owner Occupied HUs	25,530	7,603	66,879	2,855,485
15 to 24 years	650	356	1,242	31,491
25 to 34 years	3,353	958	7,346	287,934
35 to 44 years	4,171	1,382	10,670	422,335
45 to 54 years	4,602	1,197	12,735	549,841
55 to 64 years	2,642	915	6,714	327,164
Total Non-senior (64 years and under)	**15,418**	**4,808**	**38,707**	**1,618,765**
65 years and over	**10,112**	**2,795**	**28,172**	**1,236,720**
Total 2020 Renter Occupied HUs	24,009	9,686	46,799	1,124,923
15 to 24 years	3,758	1,313	10,926	128,188
25 to 34 years	7,297	3,499	12,470	284,946
35 to 44 years	3,906	1,638	7,083	190,605
45 to 54 years	3,071	943	5,288	167,884
55 to 64 years	1,462	536	2,357	81,752
Total Non-senior (64 years and under)	**19,494**	**7,929**	**38,124**	**853,375**
65 years and over	**4,515**	**1,757**	**8,675**	**271,548**
Percent 2020 Owner Occupied HUs	25,530	7,603	66,879	2,855,485
15 to 24 years	2.5%	4.7%	1.9%	1.1%
25 to 34 years	13.1%	12.6%	11.0%	10.1%
35 to 44 years	16.3%	18.2%	16.0%	14.8%
45 to 54 years	18.0%	15.7%	19.0%	19.3%
55 to 64 years	10.3%	12.0%	10.0%	11.5%
Total Non-senior (64 years and under)	**60.4%**	**63.2%**	**57.9%**	**56.7%**
65 years and over	**39.6%**	**36.8%**	**42.1%**	**43.3%**
Percent 2020 Renter Occupied HUs	24,009	9,686	46,799	1,124,923
15 to 24 years	15.7%	13.6%	23.3%	11.4%
25 to 34 years	30.4%	36.1%	26.6%	25.3%
35 to 44 years	16.3%	16.9%	15.1%	16.9%
45 to 54 years	12.8%	9.7%	11.3%	14.9%
55 to 64 years	6.1%	5.5%	5.0%	7.3%
Total Non-senior (64 years and under)	**81.2%**	**81.9%**	**81.5%**	**75.9%**
65 years and over	**18.8%**	**18.1%**	**18.5%**	**24.1%**

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Household Income

Median household income is estimated to have increased at a modest annual rate between 2020 and 2023 within all areas. Income levels within the county are the highest among all submarkets. ESRI forecasts a continuation in growth of median income for all areas through 2028, with income expected to increase at a 2.3 percent annual rate within the PMA consistent with the rate of the state overall.

Median Household Income

	City of Lansing	PMA	County of Ingham	State of MI
2020 Median Household Income	**$44,233**	**$42,665**	**$55,253**	**$59,234**
2023 Median Household Income Estimate	**$47,011**	**$45,908**	**$59,908**	**$64,648**
Percent Change (2020 to 2023)	6.3%	7.6%	8.4%	9.1%
Annualized Change (2020 to 2023)	2.1%	2.5%	2.7%	3.0%
2025 Median Household Income Forecast	**$48,862**	**$48,070**	**$63,011**	**$68,258**
Percent Change (2020 to 2025)	10.5%	12.7%	14.0%	15.2%
Annualized Change (2020 to 2025)	2.0%	2.4%	2.7%	2.9%
2028 Median Household Income Forecast	**$51,640**	**$51,313**	**$67,666**	**$73,672**
Percent Change (2020 to 2028)	16.7%	20.3%	22.5%	24.4%
Annualized Change (2020 to 2028)	2.0%	2.3%	2.6%	2.8%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

The table below presents household income by tenure for senior (ages 65 and over) households as well as total and total less senior. Senior housing by income tenure is not available for the PMA. As a result, estimates below are based on extrapolations considering household income distribution by age, household growth, inflation rates and tenure. In particular, household income distribution based on 2010 Census and HUD data is applied to forecasted households for 2025. Additionally, these income distributions are inflated to current year dollars based on the Consumer Price Index.

Household Income Distribution by Tenure PMA

	Total Households	Owner Households	Renter Households
Less than $11,599	**1,917**	**403**	**1,513**
Percent of 2025 Households	10.4%	5.2%	14.1%
$11,599-$17,399	**1,094**	**248**	**845**
Percent of 2025 Households	5.9%	3.2%	7.9%
$17,399-$23,199	**981**	**222**	**759**
Percent of 2025 Households	5.3%	2.9%	7.1%
$23,199-$28,999	**1,032**	**288**	**744**
Percent of 2025 Households	5.6%	3.7%	6.9%
$28,999-$40,599	**2,602**	**996**	**1,606**
Percent of 2025 Households	14.1%	12.9%	14.9%
$40,599-$57,999	**2,909**	**1,253**	**1,656**
Percent of 2025 Households	15.8%	16.3%	15.4%
$57,999-$86,999	**3,761**	**1,989**	**1,772**
Percent of 2025 Households	20.4%	25.8%	16.5%
$87,000 or More	**4,158**	**2,308**	**1,849**
Percent of 2025 Households	22.5%	29.9%	17.2%

Source: ESRI, MAP, Census of Population and Housing, U.S. Census Bureau; Bureau of Labor and Statistics

Senior Household (65+) Income Distribution by Tenure PMA

	Total Senior Households	Senior Owner Households	Senior Renter Households
Less than $11,599	**403**	**98**	**305**
Percent of 2025 Households	9.5%	4.9%	15.6%
$11,599-$17,399	**301**	**72**	**229**
Percent of 2025 SR Households	7.1%	3.6%	11.8%
$17,399-$23,199	**238**	**83**	**155**
Percent of 2025 SR Households	5.6%	3.8%	8.0%
$23,199-$28,999	**330**	**127**	**204**
Percent of 2025 SR Households	7.8%	5.8%	10.5%
$28,999-$40,599	**689**	**415**	**273**
Percent of 2025 SR Households	16.2%	17.9%	14.0%
$40,599-$57,999	**610**	**383**	**227**
Percent of 2025 SR Households	14.4%	16.4%	11.6%
$57,999-$86,999	**851**	**646**	**205**
Percent of 2025 SR Households	20.1%	27.2%	10.5%
$87,000 or More	**822**	**471**	**351**
Percent of 2025 SR Households	19.4%	20.4%	18.0%

Source: ESRI, MAP, Census of Population and Housing, U.S. Census Bureau; Bureau of Labor and Statistics

Non-Senior Household Income by Tenure PMA

	Total Less SR Households	Owner Less SR Households	Renter Less SR Households
Less than $11,599	**1,514**	**305**	**1,209**
Percent of 2025 Households	10.7%	5.6%	13.7%
$11,599-$17,399	**792**	**176**	**616**
Percent of 2025 Households	5.6%	3.3%	7.0%
$17,399-$23,199	**743**	**139**	**603**
Percent of 2025 Households	5.2%	2.6%	6.9%
$23,199-$28,999	**702**	**161**	**541**
Percent of 2025 Households	4.9%	3.0%	6.1%
$28,999-$40,599	**1,913**	**580**	**1,333**
Percent of 2025 Households	13.5%	10.7%	15.2%
$40,599-$57,999	**2,299**	**870**	**1,429**
Percent of 2025 Households	16.2%	16.1%	16.2%
$57,999-$86,999	**2,910**	**1,343**	**1,567**
Percent of 2025 Households	20.5%	24.8%	17.8%
$87,000 or More	**3,336**	**1,837**	**1,498**
Percent of 2025 Households	23.5%	33.9%	17.0%

Source: ESRI, MAP, Census of Population and Housing, U.S. Census Bureau; Bureau of Labor and Statistics

Building Permit Trends

Information concerning the issuance of building permits can be used to analyze trends in building; the tables below illustrate this data within Lansing, Ingham County and the state of Michigan. Construction dropped off after 2005-6 within all areas, consistent with the slowing housing market across the nation at this time, and with levels remaining well below pre-crisis levels through the latest available data in the state and county, but exceeding this rate in the city.

Building Permits

Ingham County	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Total Units	**1,023**	**558**	**390**	**147**	**109**	**465**	**245**	**361**	**750**	**315**	**735**	**858**	**536**	**431**	**557**	**571**	**665**
Units in Single-Family Structures	719	404	240	112	107	249	208	217	280	243	239	242	274	196	277	167	254
Units in All Multi-Family Structures	304	154	150	35	2	216	37	144	470	72	496	616	262	235	280	404	411
Units in 2-unit Multi-Family Structures	14	6	4	0	2	0	0	0	0	0	0	0	2	0	6	0	20
Units in 3- and 4-unit Multi-Family Structures	12	6	4	0	0	0	0	0	0	0	4	4	16	0	0	0	10
Units in 5+ Unit Multi-Family Structures	278	142	142	35	0	216	37	144	470	72	492	612	244	235	274	404	381

Lansing	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Total Units	**227**	**121**	**53**	**10**	**5**	**7**	**50**	**43**	**182**	**14**	**461**	**507**	**210**	**261**	**269**	**315**	**362**
Units in Single-Family Structures	135	59	47	10	3	7	37	43	36	14	39	41	51	26	25	27	30
Units in All Multi-Family Structures	92	62	6	0	2	0	13	0	146	0	422	466	159	235	244	288	332
Units in 2-unit Multi-Family Structures	12	2	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	4	0	0	0	0	0	0	0	0	0	8	0	0	0	0
Units in 5+ Unit Multi-Family Structures	80	60	0	0	0	0	13	0	146	0	422	466	151	235	244	288	332

Michigan	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Total Units	**45,328**	**29,191**	**17,767**	**10,911**	**6,884**	**9,075**	**9,341**	**11,692**	**15,757**	**15,933**	**18,198**	**20,377**	**23,587**	**19,545**	**20,575**	**19,711**	**14,157**
Units in Single-Family Structures	38,875	24,782	15,195	8,984	6,236	7,755	7,937	10,234	12,915	12,381	13,370	14,503	16,616	15,598	14,598	15,130	9,833
Units in All Multi-Family Structures	6,453	4,409	2,572	1,927	648	1,320	1,404	1,458	2,842	3,552	4,828	5,874	6,971	3,947	5,977	4,581	4,324
Units in 2-unit Multi-Family Structures	464	370	260	142	50	100	104	142	350	246	354	532	258	324	244	468	248
Units in 3- and 4-unit Multi-Family Structures	525	396	160	233	81	198	140	135	168	263	252	240	438	394	567	391	495
Units in 5+ Unit Multi-Family Structures	5,464	3,643	2,152	1,552	517	1,022	1,160	1,181	2,324	3,043	4,222	5,102	6,275	3,229	5,166	3,722	3,581

Source: HUD

Section 8: Competitive Environment

Local Rental Market Analysis

MAP completed a survey of existing rental projects within the market area in February 2023. Leasing specialists of developments within or near the market area were contacted to identify rental housing trends as well as the most competitive projects within the area. Student only projects are excluded from the analysis to the extent possible but the presence of Michigan State University exerts an impact on local rental pricing. Information for Philip C Dean and Capitol Park Center could not be reached for information—information from a December 2021 survey is presented, however, rents should be interpreted accordingly, that is they are likely to have increased since time of last contact. Penn Avenue a dated LIHTC project in the market area could not be reached for information. Additionally, the area was surveyed regarding current developments under construction discussed in greater detail below.

A total of 19 projects responded to the survey; of these, 5 reported operating under LIHTC guidelines for all or a portion of units at an average occupancy of 94.1 percent. The survey encompassed 1,869 units with 490 LIHTC units. The overall occupancy rate for the area was 93.8 percent indicative of stable demand for rental housing throughout the area. The average build year for the surveyed facilities was 1982 while the average build year for LIHTC facilities was 2008. For those facilities providing information, the rental stock was weighted toward two-bedroom units which represent 28 percent of the total housing stock.

Comparable Project Analysis

The subject is general occupancy new construction of two- and three-bedroom apartments with the majority of units operating with a project based subsidy and the remaining units operating as unrestricted. Demand for subsidized units is strong at 93.3 percent occupancy for Camelot Hills and Willow Vista Apartments. MAP has also analyzed the project as it would operate under LIHTC guidelines. Under a LIHTC scenario the most relevant projects are those operating under LIHTC guidelines in close proximity to the subject and offering similar unit types (i.e. two- and three-bedroom apartments). Among LIHTC projects Capitol Commons is excluded as offering primarily 50 percent AMI units not deemed insightful to the subject. While Walnut Street (FKA Ferris Manor) only offers one-bedroom units not deemed relevant to the subject and is also excluded. Given inclusion of unrestricted units MAP has also included

market rate projects offering two- and three-bedroom units to help gauge achievable rent for these units. The overall occupancy rate for the most comparable projects is 97.0 percent. Detailed information on these projects is presented on the following pages.

The subject's location is deemed superior to competitive set projects located outside the immediate area (which has a high concentration of amenities within walking distance) and is deemed to command a premium relative to projects located outside of this core area. In terms of project appeal the condition of the subject's newly constructed units are assessed as generally comparable to the majority of existing competitive set projects which are of more recent construction. The subject's amenity package is generally comparable to other competitive set projects, however, the subject lacks in-unit washer dryer and disposals reported at the majority of competitive set projects, but given the project based subsidy covering the majority of units is not deemed necessary for the success of the subject. The subject's unit sizes are consistent with other projects in the competitive set. Finally the subject offers 1 bath for three-bedroom units—identical to The Arbaugh among surveyed projects and reflected in market rent adjustments.

Considering adjustments including amenities and utilities, proposed rents for the subject's units are deemed achievable. Rents for some units operating with a project based subsidy are above maximum allowable gross and would need to be reduced under a LIHTC scenario. For market rate units, proposed rent are consistent with estimated achievable market rent. Considering the high occupancy among the competitive set, project based subsidy and competitive rents no changes are recommended.

Competitive Environment

Credit restrictions particularly for lower income buyers, as well as upfront money costs have made purchasing a home outside the reach of potential buyers who would fall within the qualified income range. Thus, competition between rental and ownership options are limited for the subject within the qualified income range, making rental housing the most viable option for low to moderate income families. Given the high occupancy evident among comparable properties the subject will have no negative impact on existing housing in the area.

Pipeline Considerations

Both Walter French and Hillsdale Place received an allocation in the area in 2022 but are Permanent Supportive Housing.

Stadium North Lofts (66 units) received an allocation in the area and will offer 66 units—these units are deducted from the demand analysis in the following section.

Rental Housing Survey-Competitive Set

Project Name	Program	Year Built (1)	Last Rehab (1)	Tenancy	Occ. Rate	Total Units	0BR	1BR	2BR	3BR	4BR	Heat Inc.	Ele. Inc.	Trash Inc.	Water Inc.	Sewer Inc.	Heat Type
Walnut Park Apts	LIHTC/MRKT	2018		Open	99%	72	0	18	36	18	0	No	No	Yes	Yes	Yes	GAS
Phillip C Dean Apts	LIHTC	2005	NA	Open	98%	48	0	0	16	28	4	Yes	No	Yes	Yes	Yes	GAS
Capitol Park Center	LIHTC	2021		Open	98%	48	0	24	24	0	0	No	No	Yes	Yes	Yes	GAS
Capitol View Apts	MARKET	2020		Open	96%	96	44	44	8	0	0	No	No	No	No	No	ELE
Prudden Place Apts	MARKET	2006	NA	Open	90%	72	0	NA	NA	0	0	No	No	No	No	No	GAS
The Arbaugh	MARKET	1905	2011	Open	100%	48	0	0	0	0	0	No	No	No	No	No	ELE
Lansing Towers	MARKET	1967	2017	Open	96%	140	22	68	46	4	0	No	No	Yes	Yes	Yes	GAS
Blvd West Apts	MARKET	2003	NA	Open	100%	144	0	NA	NA	NA	NA	No	No	No	No	No	GAS
Totals and Averages:		**1993**	**2014**		**97.0%**	**668**	**66**	**154**	**130**	**50**	**4**	**13%**	**0%**	**50%**	**50%**	**50%**	
Subject Project:	**LIHTC/Sub.**	**New**		**Open**		**63**	**0**	**0**	**56**	**7**	**0**	**No**	**No**	**Yes**	**Yes**	**Yes**	**Gas**
LIHTC Averages:		**2015**			**98.2%**	**168**	**0**	**42**	**76**	**46**	**4**	**33%**	**0%**	**100%**	**100%**	**100%**	
Market Averages:		**1980**	**2014**		**96.6%**	**500**	**66**	**112**	**54**	**4**	**0**	**0%**	**0%**	**20%**	**20%**	**20%**	

Project Name	Program	Low Rent 1BR	High Rent 1BR	Low SQFT 1BR	High SQFT 1BR	Rent per Square Foot		Low Rent 2BR	High Rent 2BR	Low SQFT 2BR	High SQFT 2BR	Rent per Square Foot	
Walnut Park Apts	LIHTC/MRKT	$390	$900	800		$0.49	$1.13	$464	$1,049	1,100		$0.42	$0.95
Phillip C Dean Apts	LIHTC							$844	$851	855		$0.99	$1.00
Capitol Park Center	LIHTC	$555	$769	793		$0.70	$0.97	$666	$922	955		$0.70	$0.97
Capitol View Apts	MARKET	$1,075		584	592	$1.84		$1,500		886		$1.69	
Prudden Place Apts	MARKET	$1,164		871	1,188	$1.34		$1,166	$1,345	1,138	1,452	$1.02	$0.93
The Arbaugh	MARKET	$950		827		$1.15		$1,150	$1,200				
Lansing Towers	MARKET	$1,027		770		$1.33		$1,181	$1,346	1,090	1,150	$1.08	$1.17
Blvd West Apts	MARKET	$1,280		789		$1.62		$1,575		1,050		$1.50	
Totals and Averages:		**$920**	**$835**	**776**	**890**	**$1.19**	**$0.94**	**$1,068**	**$1,119**	**1,011**	**1,301**	**$1.06**	**$0.86**
Subject Project:	**LIHTC/Sub.**							**$974**	**$1,340**	**914**		**$1.07**	**$1.47**
LIHTC Averages:		$473	$835	797		$0.59	$1.05	$658	$941	970		$0.68	$0.97
Market Averages:		$1,099		768	890	$1.43		$1,314	$1,297	1,041	1,301	$1.26	$1.00

Project Name	Program	Low Rent 3BR	High Rent 3BR	Low SQFT 3BR	High SQFT 3BR	Rent per Square Foot		Low Rent 4BR	High Rent 4BR	Low SQFT 4BR	High SQFT 4BR	Rent per Square Foot	
Walnut Park Apts	LIHTC/MRKT	$532	$1,249	1,340		$0.40	$0.93						
Phillip C Dean Apts	LIHTC	$962	$1,090	1,101		$0.87	$0.99	$1,116		1,250		$0.89	
Capitol Park Center	LIHTC												
Capitol View Apts	MARKET												
Prudden Place Apts	MARKET												
The Arbaugh	MARKET	$1,300		1,254		$1.04							
Lansing Towers	MARKET	$1,696		1,515		$1.12							
Blvd West Apts	MARKET	$1,675		1,182		$1.42		$1,925		1,405		$1.37	
Totals and Averages:		**$1,233**	**$1,170**	**1,278**		**$0.96**	**$0.91**	**$1,521**		**1,328**		**$1.15**	
Subject Project:	**LIHTC/Sub.**	**$1,348**	**$1,520**	**1,197**		**$1.13**	**$1.27**						
LIHTC Averages:		$747	$1,170	1,221		$0.61	$0.96	$1,116		1,250		$0.89	
Market Averages:		$1,557		1,317		$1.18		$1,925		1,405		$1.37	

Project Name	Disposal	Dishwasher	Microwave	Central Air	Wall Air	Mini-Blinds	Patio / Balcony	Coin Op Laundry	Hook Up Laundry	In-Unit W/D	Clubhouse	Entry Security	Exercise/Fitness Room	Pool	On-Site Management	Carport	Garage (attached)	Garage (detached)
Walnut Park Apts	Yes	Yes	Yes	Yes	No	Yes	Yes	No	No	Yes	No	Yes	Yes	No	Yes	No	No	No
Phillip C Dean Apts	Yes	Yes	No	Yes	No	Yes	Yes	Yes	No	Yes	Yes	Yes	No	No	Yes	Yes	No	No
Capitol Park Center	No	Yes	Yes	Yes	No	Yes	No	Yes	No	No	No	Yes	Yes	No	Yes	No	No	No
Capitol View Apts	Yes	Yes	Yes	Yes	No	Yes	No	No	No	Yes	No	Yes	Yes	No	Yes	No	No	No
Prudden Place Apts	Yes	Yes	No	Yes	No	Yes	Yes	No	No	Yes	No	Yes	No	No	Yes	Yes	No	No
The Arbaugh	No	No	No	No	No	No	No	No	No	Yes	No	Yes	No	No	Yes	No	No	Yes
Lansing Towers	Yes	Yes	No	No	Yes	Yes	No	Yes	No	No	Yes	Yes	No	Yes	Yes	No	Yes	No
Blvd West Apts	Yes	Yes	No	Yes	No	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No
Totals and Averages:	**75%**	**88%**	**38%**	**75%**	**13%**	**88%**	**38%**	**50%**	**13%**	**75%**	**38%**	**100%**	**50%**	**25%**	**100%**	**25%**	**13%**	**13%**
Subject Project:	**No**	**Yes**	**Yes**	**Yes**	**No**	**Yes**	**No**	**Yes**	**Yes**	**No**	**No**	**Yes**	**Yes**	**No**	**Yes**	**No**	**No**	**No**
LIHTC Averages:	**67%**	**100%**	**67%**	**100%**	**0%**	**100%**	**67%**	**67%**	**0%**	**67%**	**33%**	**100%**	**67%**	**0%**	**100%**	**33%**	**0%**	**0%**
Market Averages:	**80%**	**80%**	**20%**	**60%**	**20%**	**80%**	**20%**	**40%**	**20%**	**80%**	**40%**	**100%**	**40%**	**40%**	**100%**	**20%**	**20%**	**20%**

Rental Housing Survey-Total Survey

Project Name	Program	Year Built	Last Rehab	Tenancy	Occupancy Rate	Total Units	0BR	1BR	2BR	3BR	4BR	Heat Inc.	Ele. Inc.	Trash Inc.	Sewer Inc.	Water Inc.	Heat Type
Capitol Commons I/II	LIHTC/MRKT/B	1988	2002	Open	91%	290	0	96	144	30	0	No	No	Yes	No	No	GAS
Walnut Park Apts	LIHTC/MRKT	2018		Open	99%	72	0	18	36	18	0	No	No	Yes	Yes	Yes	GAS
Walnut Street/Ferris Manor	LIHTC/BOI	N/A	2020	Open	100%	32	0	32	0	0	0	Yes	No	Yes	Yes	Yes	H2O
Phillip C Dean Apts	LIHTC	2005	NA	Open	98%	48	0	0	16	28	4	Yes	No	Yes	Yes	Yes	GAS
Capitol Park Center	LIHTC	2021		Open	98%	48	0	24	24	0	0	No	No	Yes	Yes	Yes	GAS
Capitol View Apts	MARKET	2020		Open	96%	96	44	44	8	0	0	No	No	No	No	No	ELE
East Main Apts.	MARKET	1968	NA	Open	98%	112	0	89	23	0	0	Yes	No	Yes	No	No	H2O
Fountain Place Apts	MARKET	1964	1980s	Open	90%	108	18	53	37	0	0	Yes	No	Yes	Yes	Yes	GAS
Prudden Place Apts	MARKET	2006	NA	Open	90%	72	0	NA	NA	0	0	No	No	No	No	No	GAS
Riverfront Apts	MARKET/BOI	1980	2016/17	Open	95%	78	0	29	44	0	0	No	No	Yes	Yes	Yes	GAS
Washington Apts	MARKET	1922	Now	Open		66	20	46	0	0	0	Yes	No	Yes	Yes	Yes	H2O
The Arbaugh	MARKET	1905	2011	Open	100%	48	0	0	0	0	0	No	No	No	No	No	ELE
Capital Manor	MARKET	1923	N/A	Open	77%	140	0	0	0	0	0	Yes	No	Yes	Yes	Yes	GAS
Pine Lane Estates	MARKET	1994	NA	Open	96%	48	0	0	48	0	0	No	No	Yes	No	No	GAS
City View	MARKET	2023		Open	95%	175	0	0	0	0	0	No	No	No	No	No	GAS
Lansing Towers	MARKET	1967	2017	Open	96%	140	22	68	46	4	0	No	No	Yes	Yes	Yes	GAS
Blvd West Apts	MARKET	2003	NA	Open	100%	144	0	NA	NA	NA	NA	No	No	No	No	No	GAS
Camelot Hills	BOI-HUD	1982	2018	Open	90%	102	0	0	89	13	0	No	No	Yes	Yes	Yes	GAS
Willow Vista Apts	BOI-HUD	1982	NA	Open	100%	50	0	NA	NA	NA	0	No	No	Yes	Yes	Yes	H2O
Totals and Averages:		**1982**	**2014**		**93.8%**	**1869**	**104**	**499**	**515**	**93**	**4**	**32%**	**0%**	**74%**	**58%**	**58%**	
Subject Project:	**LIHTC/Sub.**	**New**		**Open**		**63**	**0**	**0**	**56**	**7**	**0**	**No**	**No**	**Yes**	**Yes**	**Yes**	**Gas**
LIHTC Averages:		**2008**	**2011**		**94.1%**	**490**	**0**	**170**	**220**	**76**	**4**	**40%**	**0%**	**100%**	**80%**	**80%**	
Market Averages:		**1973**	**2014**		**93.8%**	**1227**	**104**	**329**	**206**	**4**	**0**	**33%**	**0%**	**58%**	**42%**	**42%**	

Project Name	Occ% 1BR	Occ% 2BR	Occ% 3BR	Occ%4BR	Occ% 0BR
Capitol Commons I/II	89.6%	88.9%	100.0%	NA	NA
Walnut Park Apts	100.0%	97.2%	100.0%	NA	NA
Walnut Street/Ferris Manor	100.0%	NA	NA	NA	NA
Phillip C Dean Apts	NA	100.0%	96.4%	100.0%	NA
Capitol Park Center	95.8%	100.0%	NA	NA	NA
Capitol View Apts			NA	NA	
East Main Apts.	98.9%	95.7%	NA	NA	NA
Fountain Place Apts			NA	NA	
Prudden Place Apts			NA	NA	NA
Riverfront Apts			NA	NA	NA
Washington Apts		NA	NA	NA	
The Arbaugh	NA	NA	NA	NA	NA
Capital Manor		NA	NA	NA	
Pine Lane Estates	NA	95.8%	NA	NA	NA
City View			NA	NA	
Lansing Towers	94.1%	97.8%	75.0%	NA	100.0%
Blvd West Apts					NA
Camelot Hills	NA	89.9%	92.3%	NA	NA
Willow Vista Apts				NA	NA
Totals and Averages:	**95.8%**	**93.8%**	**96.8%**	**100.0%**	**100.0%**
LIHTC Averages:	93.5%	92.3%	98.7%	100.0%	
Market Averages:	97.0%	97.1%	75.0%		100.0%

Project Name	Program	Low Rent 1BR	High Rent 1BR	Low SQFT 1BR	High SQFT 1BR	Rent per Square Foot		Low Rent 2BR	High Rent 2BR	Low SQFT 2BR	High SQFT 2BR	Rent per Square Foot	
Capitol Commons I/II	LIHTC/MRKT/B	$651	$710	850		$0.77	$0.84	$719	$830	950		$0.76	$0.87
Walnut Park Apts	LIHTC/MRKT	$390	$900	800		$0.49	$1.13	$464	$1,049	1,100		$0.42	$0.95
Walnut Street/Ferris Manor	LIHTC/BOI	$862		600		$1.44							
Phillip C Dean Apts	LIHTC							$844	$851	855		$0.99	$1.00
Capitol Park Center	LIHTC	$555	$769	793		$0.70	$0.97	$666	$922	955		$0.70	$0.97
Capitol View Apts	MARKET	$1,075		584	592	$1.84		$1,500		886		$1.69	
East Main Apts.	MARKET	$845		697		$1.21		$945		936		$1.01	
Fountain Place Apts	MARKET	$895		750	850	$1.19		$1,100		900	1,050	$1.22	
Prudden Place Apts	MARKET	$1,164		871	1,188	$1.34		$1,166	$1,345	1,138	1,452	$1.02	$0.93
Riverfront Apts	MARKET/BOI	$640	$662	620		$1.03	$1.07	$733	$860	720	1,000	$1.02	$0.86
Washington Apts	MARKET			635									
The Arbaugh	MARKET	$950		827		$1.15		$1,150	$1,200				
Capital Manor	MARKET	$699		483		$1.45		$849	$899	902		$0.94	$1.00
Pine Lane Estates	MARKET							$1,538	$1,620	1,050		$1.46	$1.54
City View	MARKET	$1,339	$1,819	502	793	$2.67	$2.29	$1,709	$1,899				
Lansing Towers	MARKET	$1,027		770		$1.33		$1,181	$1,346	1,090	1,150	$1.08	$1.17
Blvd West Apts	MARKET	$1,280		789		$1.62		$1,575		1,050		$1.50	
Camelot Hills	BOI-HUD									716			
Willow Vista Apts	BOI-HUD			750						900			
Totals and Averages:		**$884**	**$972**	**708**	**856**	**$1.25**	**$1.14**	**$1,076**	**$1,166**	**943**	**1,163**	**$1.14**	**$1.00**
Subject Project:	**LIHTC/Sub.**							**$974**	**$1,340**	**914**		**$1.07**	**$1.47**
LIHTC Averages:		$615	$793	761		$0.81	$1.04	$673	$913	965		$0.70	$0.95
Market Averages:		$991	$1,241	684	856	$1.45	$1.45	$1,222	$1,310	964	1,163	$1.27	$1.13

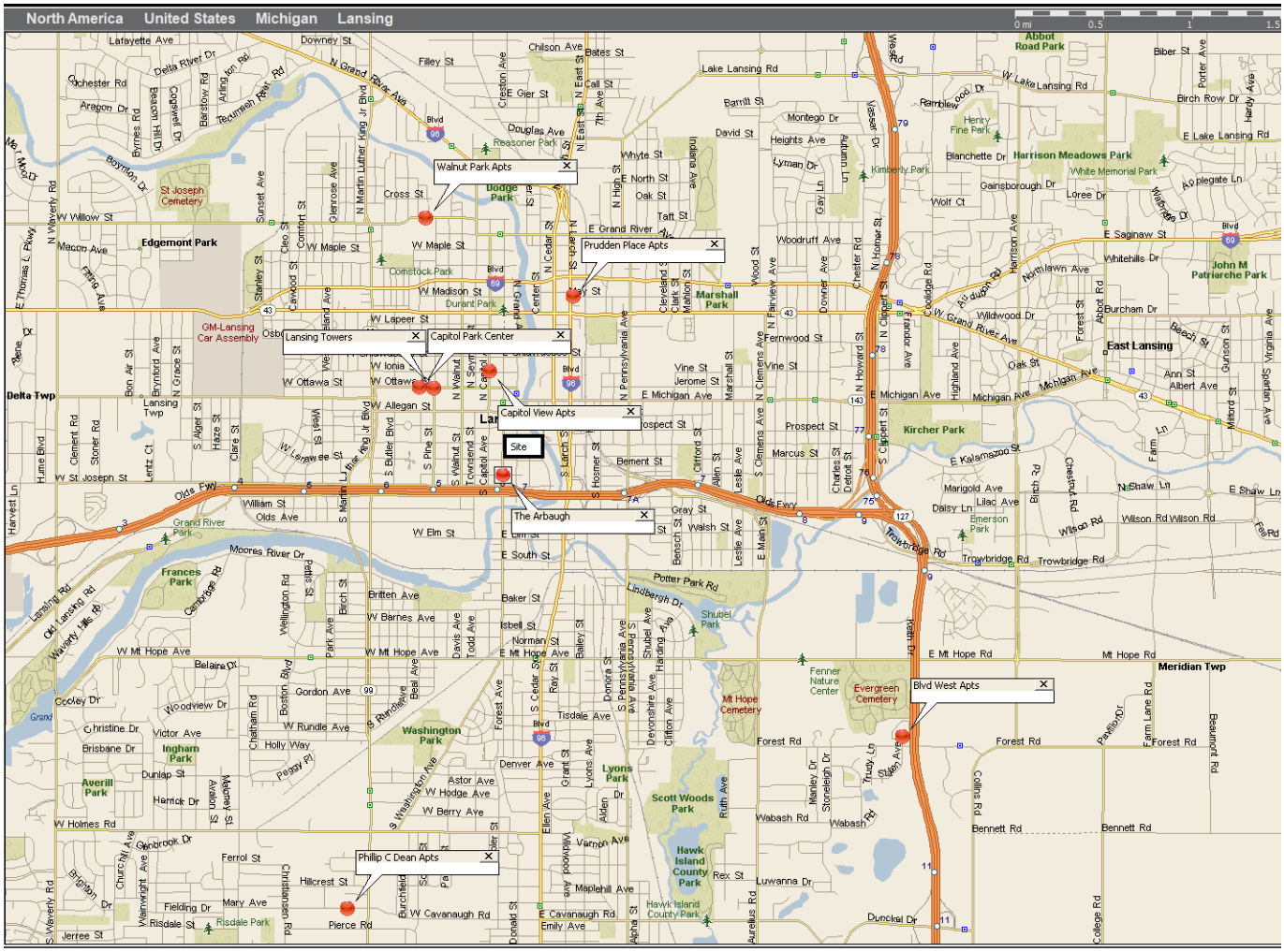
Project Name	Program	Low Rent 3BR	High Rent 3BR	Low SQFT 3BR	High SQFT 3BR	Rent per Square Foot		Low Rent 4BR	High Rent 4BR	Low SQFT 4BR	High SQFT 4BR	Rent per Square Foot	
Capitol Commons I/II	LIHTC/MRKT/B	$1,500		1,982		$0.76							
Walnut Park Apts	LIHTC/MRKT	$532	$1,249	1,340		$0.40	$0.93						
Walnut Street/Ferris Manor	LIHTC/BOI												
Phillip C Dean Apts	LIHTC	$962	$1,090	1,101		$0.87	$0.99	$1,116		1,250		$0.89	
Capitol Park Center	LIHTC												
Capitol View Apts	MARKET												
East Main Apts.	MARKET												
Fountain Place Apts	MARKET												
Prudden Place Apts	MARKET												
Riverfront Apts	MARKET/BOI												
Washington Apts	MARKET												
The Arbaugh	MARKET	$1,300		1,254		$1.04							
Capital Manor	MARKET							$1,000					
Pine Lane Estates	MARKET												
City View	MARKET												
Lansing Towers	MARKET	$1,696		1,515		$1.12							
Blvd West Apts	MARKET	$1,675		1,182		$1.42		$1,925		1,405		$1.37	
Camelot Hills	BOI-HUD			742									
Willow Vista Apts	BOI-HUD			1,050									
Totals and Averages:		**$1,278**	**$1,170**	**1,271**		**$1.01**	**$0.92**	**$1,347**		**1,328**		**$1.01**	
Subject Project:	**LIHTC/Sub.**	**$1,348**	**$1,520**	**1,197**		**$1.13**	**$1.27**						
LIHTC Averages:		$998	$1,170	1,474		$0.68	$0.79	$1,116		1,250		$0.89	
Market Averages:		$1,557		1,317		$1.18		$1,463		1,405		$1.04	

Project Name	Program	Low 0BR/Bath	High 0BR/Bath	Low 1BR/Bath	High 1BR/Bath	Low 2BR/Bath	High 2BR/Bath	Low 3BR/Bath	High 3BR/Bath	Low 4BR/Bath	High 4BR/Bath
Capitol Commons I/II	HTC/MRKT/B			1		1.5		1.5			
Walnut Park Apts	LIHTC/MRKT			1		2		2			
Walnut Street/Ferris Manor	LIHTC/BOI			1							
Phillip C Dean Apts	LIHTC					1		2		2	
Capitol Park Center	LIHTC			1		1					
Capitol View Apts	MARKET	1		1		2					
East Main Apts.	MARKET			1		1					
Fountain Place Apts	MARKET	1		1		1					
Prudden Place Apts	MARKET			1		2					
Riverfront Apts	MARKET/BO			1		1.5					
Washington Apts	MARKET	1		1							
The Arbaugh	MARKET			1		1		1			
Capital Manor	MARKET	1		1		1				1	
Pine Lane Estates	MARKET					2					
City View	MARKET	1		1		1					
Lansing Towers	MARKET	1		1		1		2			
Blvd West Apts	MARKET			1		2		2		2.5	
Camelot Hills	BOI-HUD					1		1			
Willow Vista Apts	BOI-HUD			1		1		1			

Project Name	Disposal	Dishwasher	Microwave	Central Air	Wall Air	Mini-Blinds	Patio / Balcony	Coin Op. Laundry	Hook Up Laundry	In-Unit W/D	Clubhouse	Entry Security	Exercise/Fitness Room	Pool	Management On-Site	Carport	Garage (attached)	Garage (detached)
Capitol Commons I/II	Yes	Yes	No	Yes	No	Yes	Yes	Yes	No	No	No	Yes	No	Yes	Yes	Yes	No	No
Walnut Park Apts	Yes	Yes	Yes	Yes	No	Yes	Yes	No	No	Yes	No	Yes	Yes	No	Yes	No	No	No
Walnut Street/Ferris Manor	Yes	No	Yes	No	Yes	Yes	No	Yes	No	No	No	Yes	No	No	Yes	No	No	No
Phillip C Dean Apts	Yes	Yes	No	Yes	No	Yes	Yes	Yes	No	Yes	Yes	Yes	No	No	Yes	Yes	No	No
Capitol Park Center	No	Yes	Yes	Yes	No	Yes	No	Yes	No	No	No	Yes	Yes	No	Yes	No	No	No
Capitol View Apts	Yes	Yes	Yes	Yes	No	Yes	No	No	No	Yes	No	Yes	Yes	No	Yes	No	No	No
East Main Apts.	Yes	No	No	No	Yes	Yes	No	Yes	No	No	No	Yes	No	No	Yes	Yes	No	No
Fountain Place Apts	Yes	Yes	No	Yes	No	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	No	No
Prudden Place Apts	Yes	Yes	No	Yes	No	Yes	Yes	No	No	Yes	No	Yes	No	No	Yes	Yes	No	No
Riverfront Apts	Yes	Yes	No	Yes	No	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Yes	No	No	No
Washington Apts	No	No	No	No	No	No	No	Yes	No	No	No	Yes	No	No	Yes	No	No	No
The Arbaugh	No	No	No	No	No	No	No	No	No	Yes	No	Yes	No	No	Yes	No	No	Yes
Capital Manor	Yes	No	No	Yes	No	Yes	Yes	Yes	No	No	No	Yes	No	No	Yes	No	No	No
Pine Lane Estates	Yes	Yes	No	Yes	No	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	No	Yes	No	No
City View	Yes	Yes	No	Yes	No	Yes	No	No	No	Yes	No	No	Yes	No	Yes	No	No	No
Lansing Towers	Yes	Yes	No	No	Yes	Yes	No	Yes	No	No	Yes	Yes	No	Yes	Yes	No	Yes	No
Blvd West Apts	Yes	Yes	No	Yes	No	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No
Camelot Hills	Yes	No	No	Yes	No	Yes	Yes	Yes	No	No	No	No	No	No	Yes	No	No	No
Willow Vista Apts	Yes	No	No	No	Yes	Yes	No	Yes	No	No	No	No	No	No	Yes	No	No	No
Totals and Averages:	**84%**	**63%**	**21%**	**68%**	**21%**	**89%**	**47%**	**74%**	**5%**	**37%**	**26%**	**84%**	**42%**	**32%**	**95%**	**32%**	**5%**	**5%**
Subject Project:	**No**	**Yes**	**Yes**	**Yes**	**No**	**Yes**	**No**	**Yes**	**Yes**	**No**	**No**	**Yes**	**Yes**	**No**	**Yes**	**No**	**No**	**No**
LIHTC Averages:	**80%**	**80%**	**60%**	**80%**	**20%**	**100%**	**60%**	**80%**	**0%**	**40%**	**20%**	**100%**	**40%**	**20%**	**100%**	**40%**	**0%**	**0%**
Market Averages:	**83%**	**67%**	**8%**	**67%**	**17%**	**83%**	**42%**	**67%**	**8%**	**42%**	**33%**	**92%**	**50%**	**42%**	**92%**	**33%**	**8%**	**8%**

Comparable Project Information

Map: Comparable Projects



Comp ID	Project Name	Program	Address	City	State	Phone
2	Walnut Park Apts	LIHTC/MRKT	635 W. Willow St	Lansing	MI	(517) 708-7780
4	Phillip C Dean Apts	LIHTC	1301 Mary Ave	Lansing	MI	(517) 394-5178
5	Capitol Park Center	LIHTC	720 W. Ottawa St.	Lansing	MI	(517) 582-5070
6	Capitol View Apts	MARKET	313 N. Capitol Ave.	Lansing	MI	(517) 338-3107
9	Prudden Place Apts	MARKET	620 May St	Lansing	MI	517-930-4733
12	The Arbaugh	MARKET	401 S Washington Square	Lansing	MI	(517) 253-9926
16	Lansing Towers	MARKET	610 W Ottawa St	Lansing	MI	(517) 482-8838
17	Blvd West Apts	MARKET	3205 Forest Rd	Lansing	MI	(517) 887-1000

Surveyed Rental Projects

Comp ID	Project Name	Program	Address	City	State	Phone
1	Capitol Commons I/II	LIHTC/MRKT/I	600 S Sycamore St	Lansing	MI	(517) 484-0505
2	Walnut Park Apts	LIHTC/MRKT	635 W. Willow St	Lansing	MI	(517) 708-7780
3	Walnut Street/Ferris Manor	LIHTC/BOI	516 W Saginaw Street	Lansing	MI	517-512-2254.
4	Phillip C Dean Apts	LIHTC	1301 Mary Ave	Lansing	MI	(517) 394-5178
5	Capitol Park Center	LIHTC	720 W. Ottawa St.	Lansing	MI	(517) 582-5070
6	Capitol View Apts	MARKET	313 N. Capitol Ave.	Lansing	MI	(517) 338-3107
7	East Main Apts.	MARKET	206 E Malcom X Street	Lansing	MI	(517) 372-1770
8	Fountain Place Apts	MARKET	920 S Washington Ave	Lansing	MI	(517) 484-9023
9	Prudden Place Apts	MARKET	620 May St	Lansing	MI	517-930-4733
10	Riverfront Apts	MARKET/BOI	601 N. Cedar St.	Lansing	MI	(517) 372-1082
11	Washington Apts	MARKET	927 S Washington Ave	Lansing	MI	(517) 482-9921
12	The Arbaugh	MARKET	401 S Washington Square	Lansing	MI	(517) 253-9926
13	Capital Manor	MARKET	515 S Chestnut St	Lansing	MI	(517) 482-8889
14	Pine Lane Estates	MARKET	2514 Lake Lansing Rd	Lansing	MI	517-721-7451
15	City View	MARKET	501 S Capital	Lansing	MI	(517) 306-4699
16	Lansing Towers	MARKET	610 W Ottawa St	Lansing	MI	(517) 482-8838
17	Blvd West Apts	MARKET	3205 Forest Rd	Lansing	MI	(517) 887-1000
18	Camelot Hills	BOI-HUD	601 Sadie Ct	Lansing	MI	(517) 485-6938
19	Willow Vista Apts	BOI-HUD	608 W Willow Street	Lansing	MI	(517) 371-2113

Comparable Project Summary Sheets

Project Name: Walnut Park Apts

Address: 635 W. Willow St
City: Lansing
State: MI
Zip: 48906
Phone: 5177087780
Contact Name: Patty
Contact Date: 03/06/23
Current Occupancy: 99%
Historical Occ.: 100%
as of Date: 12/22/21

Program: LIHTC/MRKT
Primary Tenancy: Open
Year Built: 2018
PBRA: 0
Accept Vouchers: Yes
# of Vouchers: N/A

Included Utilities:
Heat: No
Electric: No
Trash: Yes
Sewer: Yes
Water: Yes
Heat Type: GAS

Unit	Type	Target	# of Units	Rental Rate Low	Rental Rate High	Sq. Feet Low	Sq. Feet High	# Vacant	Occ. Rate	Wait List	# Wait List
Total			**72**					**1**	**99%**	**Yes**	
1BR Summary			***18***					***0***	***100%***	***Yes***	
1BR 1Bth	Apt	Mrkt	4	$900		800		0	100%	Yes	
1BR 1Bth	Apt	60	5	$850		800		0	100%	Yes	
1BR 1Bth	Apt	50	2	$723		800		0	100%	Yes	
1BR 1Bth	Apt	40	5	$557		800		0	100%	Yes	
1BR 1Bth	Apt	30	2	$390		800		0	100%	Yes	
2BR Summary			***36***					***1***	***97%***	***Yes***	
2BR 2Bth	Apt	Mrkt	6	$1,049		1,100		1	83%	Yes	
2BR 2Bth	Apt	60	11	$999		1,100		0	100%	Yes	
2BR 2Bth	Apt	50	5	$863		1,100		0	100%	Yes	
2BR 2Bth	Apt	40	10	$664		1,100		0	100%	Yes	
2BR 2Bth	Apt	30	4	$464		1,100		0	100%	Yes	
3BR Summary			***18***					***0***	***100%***	***Yes***	
3BR 2Bth	Apt	Mrkt	5	$1,249		1,340		0	100%	Yes	
3BR 2Bth	Apt	60	4	$1,199		1,340		0	100%	Yes	
3BR 2Bth	Apt	50	2	$992		1,340		0	100%	Yes	
3BR 2Bth	Apt	40	5	$762		1,340		0	100%	Yes	
3BR 2Bth	Apt	30	2	$532		1,340		0	100%	Yes	

Unit Amenities

Yes	**A/C - Central**	**Yes**	**Microwave**	**Yes**	**Patio/Balcony**
	A/C - Wall Unit	**Yes**	**Ceiling Fan**		Basement
	A/C - Sleeve Only	**Yes**	**Walk-In Closet**		Fireplace
Yes	**Garbage Disposal**	**Yes**	**Mini-blinds**		Internet
Yes	**Dishwasher**		Draperies		Individual Entry

Development Amenities

	Clubhouse *(separate building)*		Swimming Pool		Sports Courts
Yes	**Community Room**	**Yes**	**Playground/Tot Lot**	**Yes**	**On-Site Mngt.**
Yes	**Computer Center**		Gazebo		Security-Access Gate
Yes	**Exercise/Fitness Room**	**Yes**	**Elevator**	**Yes**	**Security-Intercom or Camera**
Yes	**Community Kitchen*(ette)***		Storage Units	**Yes**	**Other**

Laundry Type		**Parking Type**	
	Coin-Op. Laundry	**Yes**	**Surface Lot Only (*not covered*)**
	In-Unit Hook-up		Carport
Yes	**In-Unit Washer/Dryer**		Garage *(att.)*
	None		Garage *(det.)*

Project Name: Phillip C Dean Apts

Address:	1301 Mary Ave
City:	Lansing
State:	MI
Zip:	48910
Phone:	(517) 394-5178
Contact Name:	Heather
Contact Date:	12/20/21
Current Occupancy:	**98%**
Historical Occ.:	98%
as of Date:	02/15/16
Program:	**LIHTC**
Primary Tenancy:	**Open**
Year Built:	**2005**
Date of Last Rehab:	NA
PBRA:	0
Accept Vouchers:	Yes
# of Vouchers:	NA
Included Utilities:	
Heat:	Yes
Electric:	No
Trash:	Yes
Sewer:	Yes
Water:	Yes
Heat Type:	GAS

Unit	Type	Target	# of Units	Rental Rate Low	Rental Rate High	Sq. Feet Low	Sq. Feet High	# Vacant	Occ. Rate	Wait List	# Wait List
Total			**48**					**1**	**98%**	**Yes**	
2BR Summary			***16***					***0***	***100%***	***Yes***	***3 to 6 Mos***
2BR 1Bth	Apt	60	NA		$851	855		0	100%	Yes	
2BR 1Bth	Apt	50	NA		$844	855		0	100%	Yes	
3BR Summary			***28***					***1***	***96%***	***Yes***	***1 Mos***
3BR 2Bth	Apt	60	NA		$1,090	1,101		1	NA	Yes	
3BR 2Bth	Apt	50	NA		$962	1,101		0	100%	Yes	
4BR Summary			***4***					***0***	***100%***	***Yes***	
4BR 2Bth	Apt	60	4		$1,116	1,250		0	100%	Yes	3 to 6 Mos

Unit Amenities

Yes	**A/C - Central**		Microwave	**Yes**	**Patio/Balcony**
	A/C - Wall Unit		Ceiling Fan		Basement
	A/C - Sleeve Only	**Yes**	**Walk-In Closet**		Fireplace
Yes	**Garbage Disposal**	**Yes**	**Mini-blinds**		Internet
Yes	**Dishwasher**		Draperies		Individual Entry

Development Amenities

Yes	**Clubhouse *(separate building)***		Swimming Pool		Sports Courts
	Community Room	**Yes**	**Playground/Tot Lot**	**Yes**	**On-Site Management**
	Computer Center		Gazebo		Security-Access Gate
	Exercise/Fitness Room		Elevator	**Yes**	**Security-Intercom or Camera**
	Community Kitchen*(ette)*		Storage Units		

Laundry Type			**Parking Type**
Yes	**Coin-Op. Laundry**	**Yes**	**Surface Lot Only *(not covered)***
	In-Unit Hook-up	**Yes**	**Carport**
Yes	**In-Unit Washer/Dryer**		Garage *(att.)*
	None		Garage *(det.)*

Project Name: Capitol Park Center

Address:	720 W. Ottawa St.
City:	Lansing
State:	MI
Zip:	48915
Phone:	5175825070
Contact Name:	Victoria
Contact Date:	12/22/21
Current Occupancy:	**98%**
Program:	**LIHTC**
Primary Tenancy:	**Open**
Year Built:	**2021**
PBRA:	0
Accept Vouchers:	Yes
# of Vouchers:	15
Included Utilities:	
Heat:	No
Electric:	No
Trash:	Yes
Sewer:	Yes
Water:	Yes
Heat Type:	GAS

Unit	Type	Target	# of Units	Rental Rate Low	Rental Rate High	Sq. Feet Low	Sq. Feet High	# Vacant	Occ. Rate	Wait List	# Wait List
Total			**48**					**1**	**98%**	**Yes**	
1BR Summary			***24***					***1***	***96%***	***Yes***	***35 HHs***
1BR 1Bth	Apt	60	NA		$769		793	1	NA	Yes	
1BR 1Bth	Apt	40	NA		$555		793	NA	NA	Yes	
2BR Summary			***24***					***0***	***100%***	***Yes***	***25 HHs***
2BR 1Bth	Apt	60	NA		$922		955	0	100%	Yes	
2BR 1Bth	Apt	40	NA		$666		955	0	100%	Yes	

Unit Amenities

Yes	**A/C - Central**	**Yes**	**Microwave**	Patio/Balcony
	A/C - Wall Unit		Ceiling Fan	Basement
	A/C - Sleeve Only	**Yes**	**Walk-In Closet**	Fireplace
	Garbage Disposal	**Yes**	**Mini-blinds**	Internet
Yes	**Dishwasher**		Draperies	Individual Entry

Development Amenities

	Clubhouse *(separate building)*		Swimming Pool	Sports Courts
Yes	**Community Room**		Playground/Tot Lot	**Yes** **On-Site Management**
Yes	**Computer Center**		Gazebo	Security-Access Gate
Yes	**Exercise/Fitness Room**	**Yes**	**Elevator**	**Yes** **Security-Intercom or Camera**
Yes	**Community Kitchen*(ette)***		Storage Units	**Yes** **Other**

Laundry Type			**Parking Type**
Yes	**Coin-Op. Laundry**	**Yes**	**Surface Lot Only (*not covered*)**
	In-Unit Hook-up		Carport
	In-Unit Washer/Dryer		Garage *(att.)*
	None		Garage *(det.)*

Project Name: Capitol View Apts

Address:	313 N. Capitol Ave.
City:	Lansing
State:	MI
Zip:	48933
Phone:	5173383107
Contact Name:	Marissa
Contact Date:	03/06/23
Current Occupancy:	**96%**
Historical Occ.:	100%
as of Date:	12/22/21
Program:	**MARKET**
Primary Tenancy:	**Open**
Year Built:	**2020**
PBRA:	0
Included Utilities:	
Heat:	No
Electric:	No
Trash:	No
Sewer:	No
Water:	No
Heat Type:	ELE

Unit	Type	Target	# of Units	Rental Rate Low	Rental Rate High	Sq. Feet Low	Sq. Feet High	# Vacant	Occ. Rate	Wait List	# Wait List
Total			**96**					**4**	**96%**	**No**	
1BR Summary			***44***					***NA***	***NA***	***No***	
1BR 1Bth	Apt	Mrkt	44	$1,075		584	592	Yes	NA	No	
2BR Summary			***8***					***NA***	***NA***	***No***	
2BR 2Bth	Apt	Mrkt	8	$1,500			886	Yes	NA	No	
0BR Summary			***44***					***NA***	***NA***	***No***	
0BR 1Bth	Apt	Mrkt	44	$1,000			442	Yes	NA	No	

Unit Amenities

Yes	**A/C - Central**	**Yes**	**Microwave**	Patio/Balcony
	A/C - Wall Unit		Ceiling Fan	Basement
	A/C - Sleeve Only		Walk-In Closet	Fireplace
Yes	**Garbage Disposal**	**Yes**	**Mini-blinds**	Internet
Yes	**Dishwasher**		Draperies	Individual Entry

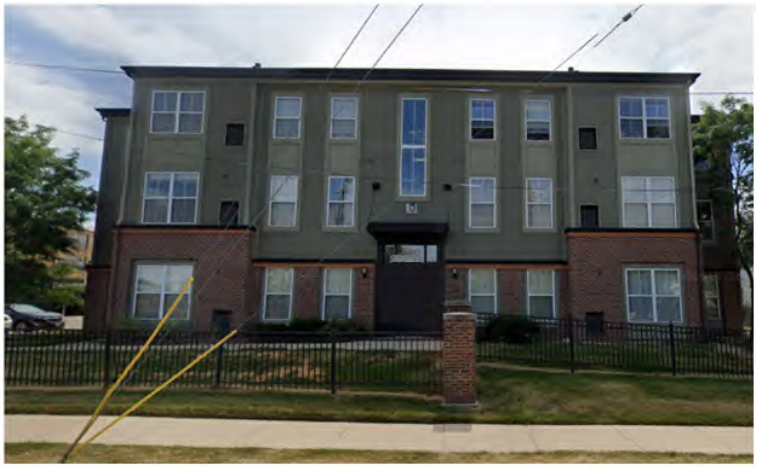
Development Amenities

	Clubhouse *(separate building)*		Swimming Pool	Sports Courts
Yes	**Community Room**		Playground/Tot Lot	**Yes** **On-Site Management**
	Computer Center		Gazebo	Security-Access Gate
Yes	**Exercise/Fitness Room**	**Yes**	**Elevator**	**Yes** **Security-Intercom or Camera**
Yes	**Community Kitchen*(ette)***		Storage Units	**Yes** **Other**

Laundry Type		**Parking Type**	
	Coin-Op. Laundry	**Yes**	**Surface Lot Only (*not covered*)**
	In-Unit Hook-up		Carport
Yes	**In-Unit Washer/Dryer**		Garage *(att.)*
	None		Garage *(det.)*

Project Name: Prudden Place Apts

Address:	620 May St
City:	Lansing
State:	MI
Zip:	48906
Phone:	517-930-4733
Contact Name:	Max
Contact Date:	03/07/23
Current Occupancy:	**90%**
Historical Occ.:	100%
as of Date:	12/20/21
Program:	**MARKET**
Primary Tenancy:	**Open**
Year Built:	**2006**
Date of Last Rehab:	NA
PBRA:	0
Included Utilities:	
Heat:	No
Electric:	No
Trash:	No
Sewer:	No
Water:	No
Heat Type:	GAS



Unit	Type	Target	# of Units	Rental Rate Low	Rental Rate High	Sq. Feet Low	Sq. Feet High	# Vacant	Occ. Rate	Wait List	# Wait List
Total			**72**					**7**	**90%**	**No**	
1BR Summary			***NA***					***5***	***NA***	***No***	
1BR 1Bth	Apt	Mrkt	NA	$1,164		871	1,188	5	NA	No	
2BR Summary			***NA***					***2***	***NA***	***No***	
2BR 2Bth	Apt	Mrkt	NA	$1,166	$1,345	1,138	1,452	2	NA	No	

Unit Amenities

Yes	**A/C - Central**		Microwave	**Yes**	**Patio/Balcony**
	A/C - Wall Unit	**Yes**	**Ceiling Fan**		Basement
	A/C - Sleeve Only	**Yes**	**Walk-In Closet**		Fireplace
Yes	**Garbage Disposal**	**Yes**	**Mini-blinds**		Internet
Yes	**Dishwasher**		Draperies		Individual Entry

Development Amenities

Clubhouse *(separate building)*	Swimming Pool		Sports Courts
Community Room	Playground/Tot Lot	**Yes**	**On-Site Management**
Computer Center	Gazebo		Security-Access Gate
Exercise/Fitness Room	Elevator	**Yes**	**Security-Intercom or Camera**
Community Kitchen*(ette)*	Storage Units		

Laundry Type			**Parking Type**
	Coin-Op. Laundry	**Yes**	**Surface Lot Only (*not covered*)**
	In-Unit Hook-up	**Yes**	**Carport**
Yes	**In-Unit Washer/Dryer**		Garage *(att.)*
	None		Garage *(det.)*

Project Name: The Arbaugh

Address:	401 S Washington Square
City:	Lansing
State:	MI
Zip:	48933
Phone:	(517) 253-9926
Contact Name:	RJ
Contact Date:	03/20/23
Current Occupancy:	**100%**
Program:	**MARKET**
Primary Tenancy:	**Open**
Year Built:	**1905**
Date of Last Rehab:	2011
PBRA:	0
Accept Vouchers:	Yes
# of Vouchers:	N/A
Included Utilities:	
Heat:	No
Electric:	No
Trash:	No
Sewer:	No
Water:	No
Heat Type:	ELE

Unit	Type	Target	# of Units	Rental Rate Low	Rental Rate High	Sq. Feet Low	Sq. Feet High	# Vacant	Occ. Rate	Wait List	# Wait List
Total			**48**					**0**	**100%**	**Yes**	**3 HHs**
1BR Summary			***NA***					***0***	***100%***	***Yes***	
1BR 1Bth	Apt	Mrkt	NA	$950		827		0	100%	Yes	
2BR Summary			***NA***					***0***	***100%***	***No***	
2BR 1Bth	Apt	Mrkt	NA	$1,150	$1,200			0	100%	Yes	
3BR Summary			***NA***					***0***	***100%***	***Yes***	
3BR 1Bth	Apt	Mrkt	NA	$1,300			1,254	0	100%	Yes	

Unit Amenities

A/C - Central	Microwave	Patio/Balcony
A/C - Wall Unit	Ceiling Fan	Basement
A/C - Sleeve Only	Walk-In Closet	Fireplace
Garbage Disposal	Mini-blinds	Internet
Dishwasher	Draperies	Individual Entry

Development Amenities

	Clubhouse *(separate building)*		Swimming Pool		Sports Courts
Yes	**Community Room**		Playground/Tot Lot	**Yes**	**On-Site Management**
	Computer Center		Gazebo	**Yes**	**Security-Access Gate**
	Exercise/Fitness Room	**Yes**	**Elevator**	**Yes**	**Security-Intercom or Camera**
	Community Kitchen*(ette)*		Storage Units		

Laundry Type			**Parking Type**
	Coin-Op. Laundry		Surface Lot Only *(not covered)*
	In-Unit Hook-up		Carport
Yes	**In-Unit Washer/Dryer**		Garage *(att.)*
	None	**Yes**	**Garage *(det.)***

Project Name: Lansing Towers

Address:	610 W Ottawa St
City:	Lansing
State:	MI
Zip:	48933
Phone:	(517) 482-8838
Contact Name:	Jake
Contact Date:	03/06/23
Current Occupancy:	**96%**
Historical Occ.:	97%
as of Date:	12/20/21
Program:	**MARKET**
Primary Tenancy:	**Open**
Year Built:	**1967**
Date of Last Rehab:	2017
PBRA:	0
Accept Vouchers:	Yes
# of Vouchers:	Handfull
Included Utilities:	
Heat:	No
Electric:	No
Trash:	Yes
Sewer:	Yes
Water:	Yes
Heat Type:	GAS

Unit	Type	Target	# of Units	Rental Rate Low	Rental Rate High	Sq. Feet Low	Sq. Feet High	# Vacant	Occ. Rate	Wait List	# Wait List
Total			**140**					**6**	**96%**	**Yes**	
1BR Summary			***68***					***4***	***94%***	***Yes***	
1BR 1Bth	Apt	Mrkt	68	$1,027		770		4	94%	Yes	1 HHs
2BR Summary			***46***					***1***	***98%***	***Yes***	
2BR 1Bth	Apt	Mrkt	46	$1,181	$1,346	1,090	1,150	1	98%	Yes	3 HHs
3BR Summary			***4***					***1***	***75%***	***No***	
3BR 2Bth	Apt	Mrkt	4	$1,696		1,515		1	75%	No	
0BR Summary			***22***					***0***	***100%***	***Yes***	
0BR 1Bth	Apt	Mrkt	22	$542	$884	500		0	100%	Yes	4 HHs

Unit Amenities

	A/C - Central		Microwave	Patio/Balcony
Yes	**A/C - Wall Unit**		Ceiling Fan	Basement
	A/C - Sleeve Only	**Yes**	**Walk-In Closet**	Fireplace
Yes	**Garbage Disposal**	**Yes**	**Mini-blinds**	Internet
Yes	**Dishwasher**		Draperies	Individual Entry

Development Amenities

Yes	**Clubhouse *(separate building)***	**Yes**	**Swimming Pool**		Sports Courts
Yes	**Community Room**		Playground/Tot Lot	**Yes**	**On-Site Management**
	Computer Center		Gazebo		Security-Access Gate
	Exercise/Fitness Room	**Yes**	**Elevator**	**Yes**	**Security-Intercom or Camera**
	Community Kitchen*(ette)*	**Yes**	**Storage Units**	**Yes**	**Other**

Laundry Type			**Parking Type**
Yes	**Coin-Op. Laundry**	**Yes**	**Surface Lot Only *(not covered)***
	In-Unit Hook-up		Carport
	In-Unit Washer/Dryer	**Yes**	**Garage *(att.)***
	None		Garage *(det.)*

Project Name: Blvd West Apts

Address:	3205 Forest Rd
City:	Lansing
State:	MI
Zip:	48910
Phone:	(517) 887-1000
Contact Name:	Anton
Contact Date:	03/13/23
Current Occupancy:	**100%**
Historical Occ.:	99%
as of Date:	08/30/16

No Pic Available

Program:	**MARKET**
Primary Tenancy:	**Open**
Year Built:	**2003**
Date of Last Rehab:	NA
PBRA:	0

Included Utilities:

Heat:	No
Electric:	No
Trash:	No
Sewer:	No
Water:	No
Heat Type:	GAS

Unit	Type	Target	# of Units	Rental Rate Low	Rental Rate High	Sq. Feet Low	Sq. Feet High	# Vacant	Occ. Rate	Wait List	# Wait List
Total			**144**					**0**	**100%**	**No**	
1BR Summary			***NA***					***0***	***100%***	***No***	
1BR 1Bth	Apt	Mrkt	NA	$1,280		789		0	100%	No	
2BR Summary			***NA***					***0***	***100%***	***No***	
2BR 2Bth	Apt	Mrkt	NA	$1,575		1,050		0	100%	No	
3BR Summary			***NA***					***0***	***100%***	***No***	
3BR 2Bth	Apt	Mrkt	NA	$1,675		1,182		0	100%	No	
4BR Summary			***NA***					***0***	***100%***	***No***	
4BR 2.5Bth	Apt	Mrkt	NA	$1,925		1,405		0	100%	No	

Unit Amenities

Yes	**A/C - Central**		Microwave	Patio/Balcony
	A/C - Wall Unit		Ceiling Fan	Basement
	A/C - Sleeve Only	**Yes**	**Walk-In Closet**	Fireplace
Yes	**Garbage Disposal**	**Yes**	**Mini-blinds**	Internet
Yes	**Dishwasher**		Draperies	Individual Entry

Development Amenities

Yes	**Clubhouse *(separate building)***	**Yes**	**Swimming Pool**	**Yes**	**Sports Courts**
	Community Room	**Yes**	**Playground/Tot Lot**	**Yes**	**On-Site Management**
	Computer Center		Gazebo	**Yes**	**Security-Access Gate**
Yes	**Exercise/Fitness Room**		Elevator		Security-Intercom or Camera
	Community Kitchen*(ette)*		Storage Units		

Laundry Type			**Parking Type**
Yes	**Coin-Op. Laundry**	**Yes**	**Surface Lot Only (*not covered*)**
Yes	**In-Unit Hook-up**		Carport
Yes	**In-Unit Washer/Dryer**		Garage *(att.)*
	None		Garage *(det.)*

Market and Achievable Rent

Market and achievable rents for the subject are illustrated below. These rents were estimated based on competitive positioning of the project in the area. An analysis utilizing both LIHTC and market rents is presented on the following pages to help illustrate the competitive positioning of the subject and its positioning as a hypothetical market rate project and in comparison to similar LIHTC projects. Rents are adjusted based on appeal (including location, amenities and unit design), included utilities, unit size and where applicable by maximum allowable gross and a minimum 10 percent market advantage when evident within the market. Site location, condition and appeal scores are relative to the subject (i.e., the subject is always rated as 5). Rents are not projected to market entry.

Considering adjustments including amenities and utilities proposed rents for the subject's units are deemed achievable. Adjusted rents for Philip C Dean fall outside of MSHDA's preferred 110 percent range. As indicated presented rents for this project are from December 2021 and are likely to have increased since this date and reducing the adjustment rate. Eliminating this project from the adjustment grid has a minimal downward impact on derived LIHTC rents.

Estimated hypothetical market rent represent an assessment of what a comparable unit is receiving within the market. It is not an endorsement of rent at that level as the project was analyzed considering contract rent. Changes in contract rent will impact absorption, demand statistics and competitive positioning of the proposal and would necessitate additional analysis.

	AMI Target	Contract Rent	Est. Achievable LIHTC Rent	Est. Market Rent	Market Advantage
Summary 2 BR					
2 BR-Apt-S	60%	$1,033	$949	$1,336	23%
2 BR-Apt-S	60%	$974	$949	$1,336	27%
2 BR-Apt	Mrkt	$1,340		$1,336	0%
Summary 3 BR					
3 BR-Apt-S	60%	$1,348	$1,166	$1,519	11%
3 BR-Apt	Mrkt	$1,520		$1,519	0%

Rent Derivation

Rent Derivation	Subject	Average Adjusted Estimates	Walnut Park Apts		Phillip C Dean Apts		Capitol Park Center		Capitol View Apts	
			Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments
Program Type	LIHTC/Sub.		LIHTC/MRKT		LIHTC		LIHTC		MARKET	
Tenancy	Open		Open		Open		Open		Open	
Year Built or Last Rehab	New		2018		2005		2021		2020	
Qualitative Adjustments	**Rankings**		**Rankings**		**Rankings**		**Rankings**		**Rankings**	
Appeal	5		5		5		5		5	
Location	5		5		4	$60	5		5	
Condition	5		5		3	$120	5		5	
Amenities and Features	**Included**		**Included**		**Included**		**Included**		**Included**	
A/C - Central	Yes		Yes		Yes		Yes		Yes	
A/C - Wall Unit	No		No		No		No		No	
Garbage Disposal	No		Yes	-$5	Yes	-$5	No		Yes	-$5
Dishwasher	Yes		Yes		Yes		Yes		Yes	
Microwave	Yes		Yes		No	$1	Yes		Yes	
Ceiling Fan	No		Yes	-$2	No		No		No	
Patio/Balcony	No		Yes	-$5	Yes	-$5	No		No	
Clubhouse	No		No		Yes	-$5	No		No	
Community Room	Yes		Yes		No	$3	Yes		Yes	
Computer Center	Yes		Yes		No	$2	Yes		No	$2
Exercise/Fitness Room	Yes		Yes		No	$8	Yes		Yes	
Swimming Pool	No		No		No		No		No	
Exterior Storage Units	No		No		No		No		No	
Sports Courts	No		No		No		No		No	
On-Site Management	Yes		Yes		Yes		Yes		Yes	
Access Gate	No		No		No		No		No	
Entry Security	Yes		Yes		Yes		Yes		Yes	
Coin-Operated Laundry	Yes		No	$10	Yes		Yes		No	$10
In-Unit Hook-up Only	Yes		No	$15	No	$15	No	$15	No	$15
In-Unit Washer/Dryer	No		Yes	-$30	Yes	-$30	No		Yes	-$30
Carport	No		No		Yes	-$3	No		No	
Garage (attached)	No		No		No		No		No	
Garage (detached)	No		No		No		No		No	
Sum of Amenity Adjustments:				-$17		-$19		$15		-$8
Avg. Square Feet										
Two-Bedroom	914		1,100	-$28	855	$9	955	-$6	886	$4
Three-Bedroom	1,197		1,340	-$29	1,101	$19				
Number of Bathrooms										
Two-Bedroom	1.0		2.0	-$10	1.0		1.0		2.0	-$10
Three-Bedroom	1.0		2.0	-$16	2.0	-$16				
Included Utilities										
Heat:	No		No		Yes		No		No	
Electric:	No		No		No		No		No	
Trash:	Yes		Yes		Yes		Yes		No	
Sewer:	Yes		Yes		Yes		Yes		No	
Water:	Yes		Yes		Yes		Yes		No	
Heat Type:	Gas		GAS		GAS		GAS		ELE	
Net Utility Adjustments										
Two-Bedroom						-$50				$60
Three-Bedroom						-$60				
Total Adjustments										
Two-Bedroom				-$55		$120		$9		$46
Three-Bedroom				-$62		$104		$15		$72
Rent Summary			**Effective Rent**	**Adjusted Rent**	**Effective Rent**	**Adjusted Rent**	**Effective Rent**	**Adjusted Rent**	**Effective Rent**	**Adjusted Rent**
Market Rent										
Two-Bedroom		$1,336	$1,049	$994					$1,560	$1,546
Three-Bedroom		$1,519	$1,249	$1,187						
Market-Percent of last Rent										
Two-Bedroom				95%						100%
Three-Bedroom				96%						
60% AMI Rent										
Two-Bedroom		$949	$999	$944	$801	$971	$922	$931		
Three-Bedroom		$1,166	$1,199	$1,137	$1,030	$1,194				
60%-Percent of Last Rent										
Two-Bedroom				95%		122%		101%		
Three-Bedroom				95%		116%				

Rent Derivation								
	Prudden Place Apts		The Arbaugh		Lansing Towers		Blvd West Apts	
	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments
Program Type	MARKET		MARKET		MARKET		MARKET	
Tenancy	Open		Open		Open		Open	
Year Built or Last Rehab	2006		1905		1967		2003	
Qualitative Adjustments	**Rankings**		**Rankings**		**Rankings**		**Rankings**	
Appeal	5		4	$60	5		6	-$60
Location	5		5		5		4	$60
Condition	5		5		3	$120	5	
Amenities and Features	**Included**		**Included**		**Included**		**Included**	
A/C - Central	Yes		No	$15	No	$15	Yes	
A/C - Wall Unit	No		No		Yes	-$5	No	
Garbage Disposal	Yes	-$5	No		Yes	-$5	Yes	-$5
Dishwasher	Yes		No	$20	Yes		Yes	
Microwave	No	$1	No	$1	No	$1	No	$1
Ceiling Fan	Yes	-$2	No		No		No	
Patio/Balcony	Yes	-$5	No		No		No	
Clubhouse	No		No		Yes	-$5	Yes	-$5
Community Room	No	$3	Yes		Yes		No	$3
Computer Center	No	$2	No	$2	No	$2	No	$2
Exercise/Fitness Room	No	$8	No	$8	No	$8	Yes	
Swimming Pool	No		No		Yes	-$5	Yes	-$5
Exterior Storage Units	No		No		Yes	-$5	No	
Sports Courts	No		No		No		Yes	-$5
On-Site Management	Yes		Yes		Yes		Yes	
Access Gate	No		Yes	-$5	No		Yes	-$5
Entry Security	Yes		Yes		Yes		No	$3
Coin-Operated Laundry	No	$10	No	$10	Yes		Yes	
In-Unit Hook-up Only	No	$15	No	$15	No	$15	Yes	
In-Unit Washer/Dryer	Yes	-$30	Yes	-$30	No		Yes	-$30
Carport	Yes	-$3	No		No		No	
Garage (attached)	No		No		Yes	-$20	No	
Garage (detached)	No		Yes	-$5	No		No	
Sum of Amenity Adjustments:		-$6		$31		-$4		-$46
Avg. Square Feet								
Two-Bedroom	1,295	-$57			1,120	-$31	1,050	-$20
Three-Bedroom			1,254	-$11	1,515	-$64	1,182	$3
Number of Bathrooms								
Two-Bedroom	2.0	-$10	1.0		1.0		2.0	-$10
Three-Bedroom			1.0		2.0	-$16	2.0	-$16
Included Utilities								
Heat:	No		No		No		No	
Electric:	No		No		No		No	
Trash:	No		No		Yes		No	
Sewer:	No		No		Yes		No	
Water:	No		No		Yes		No	
Heat Type:	GAS		ELE		GAS		GAS	
Net Utility Adjustments								
Two-Bedroom		$60		$60				$60
Three-Bedroom				$80				$80
Total Adjustments								
Two-Bedroom		-$13		$151		$85		-$16
Three-Bedroom		$74		$160		$36		$21
Rent Summary	**Effective Rent**	**Adjusted Rent**	**Effective Rent**	**Adjusted Rent**	**Effective Rent**	**Adjusted Rent**	**Effective Rent**	**Adjusted Rent**
Market Rent								
Two-Bedroom	$1,316	$1,242	$1,235	$1,326	$1,264	$1,349	$1,635	$1,559
Three-Bedroom			$1,380	$1,460	$1,696	$1,732	$1,755	$1,696
Market-Percent of last Rent								
Two-Bedroom		95%		108%		107%		96%
Three-Bedroom				106%		103%		97%
60% AMI Rent								
Two-Bedroom								
Three-Bedroom								
60%-Percent of Last Rent								
Two-Bedroom								
Three-Bedroom								

Section 9: Demand Analysis

Demand for Rental Units

Utilizing methodology provided by MSHDA, demand estimates for the proposal are outlined in the following pages based on qualified income ranges for the proposal. Income ranges are based on an affordability ratio of 40 percent of income and maximum LIHTC rents. Based on MSHDA methodology, annual demand is measured by movership from existing households as well as new additions to renter households between the current year and time of market entry. Demand estimates are presented for each income target (unduplicated demand estimates) as well as total project demand. Based on these estimates, the proposal's demand estimates are within acceptable thresholds for all calculations.

MSHDA Demand Estimates

Demand Scenario One: Straight MSHDA Requirements: Non-Senior HHs					
Area Median Income Targeting	**60%**	**Market Rate**	**Sub.**	**Total LIHTC**	**Unduplicated LIHTC**
Minimum Income (based on lowest rent serving income band)	$33,300	$59,040	$0	$33,300	$33,300
Maximum Income (based on information from MSHDA)	$55,230	$92,050	$55,230	$55,230	$55,230
A. Demand From Existing Renter Households-2023					
1 Number of existing households for current year	13,990	13,990	13,990	13,990	13,990
2 Movership rate among all households (county-specific)	32.5%	32.5%	32.5%	32.5%	32.5%
3 Movership to or within rental	41.5%	41.5%	41.5%	41.5%	0
4 Income-Qualification percentage	23.1%	17.1%	62.7%	23.1%	23.1%
5 Estimated annual demand from existing rental households	**437**	**322**	**1182**	**437**	**437**
B. Demand from New Households-2023 to 2025					
15 Number of households projected to exist at market entry	14,209	14,209	14,209	14,209	14,209
16 Number of existing households in current year	13,990	13,990	13,990	13,990	13,990
17 Number of new households	219	219	219	219	219
18 Years between current year and market entry	2	2	2	2	2
19 Annual growth in households	109	109	109	109	109
20 Renter percentage estimate for market entry year	61.9%	61.9%	61.9%	61.9%	61.9%
21 Annual growth increment in renter households	68	68	68	68	68
22 Income qualification percentage	23.1%	17.1%	62.7%	23.1%	23.1%
23 Number of income-qualified new renters per year	**16**	**12**	**42**	**16**	**16**
C. Total Demand Estimate	**452**	**334**	**1,225**	**452**	**452**
D. Demand Analysis					
24 Number of Units Proposed	56	7	56	56	56
25 Penetration Rate (# units proposed/# income qualified HH)	**1.7%**	**0.3%**	**0.6%**	**1.7%**	**1.7%**
26 Number of comparable pipeline units	0	0	0	66	66
27 Capture Rate (# units proposed+# comparable pipeline units)/demand	**12.4%**	**2.1%**	**4.6%**	**27.0%**	**27.0%**
28 Number of existing comparable units constructed since 2021	0	0	0	48	48
29 Saturation Rate (# units+# comparable pipeline units+# existing	**1.7%**	**0.3%**	**0.6%**	**5.3%**	**5.3%**

Section 10: Analysis and Conclusions

Absorption Rate

Among competitive projects Walnut Park indicated absorption of 18 units per month, while Capitol Park Center indicated absorption of 8 units per month. An absorption period of approximately 4 to 6 months is anticipated for the subject to reach 93 percent stabilized occupancy operating with the project based subsidy in place. This estimate is based movership ratios from the American Housing Survey and estimated "capture" rates among these households as well as the reported experience of LIHTC projects indicated above.

Recommendations and Conclusions

Based on the analysis within this report, the proposal will be successful as is; no changes are recommended for the project. The subject is the new construction with a subsidy covering the majority of unit and a small number of unrestricted units. Household growth in the PMA was positive between 2010 and 2020 and is forecasted to increase through 2028. Unemployment rates had been declining in recent years, prior to 2020 and impacts of the Covid-19 pandemic before recovering in 2021. More recently inflation has become an increasing concern for the economy. MAP has assumed the economy will have improved at the time of market entry for the subject, however, it should be noted no negative impact is currently evident in occupancy rates among surveyed projects. Moderate household growth, as well as ongoing demolition and obsolescence of existing rental housing in the area will fuel demand for the subject in the long term. It is anticipated the subject will offer an attractive construction design and amenities, and will be competitively positioned with the most similar projects in terms of unit appeal and rent positioning for the small number of units not covered by project based subsidy. As a result, the development of the proposal to more adequately serve the PMA's population is appropriate.

Strengths:

- Project based subsidy covering the majority of units
- Location near river
- High occupancy and demand is evident among the most competitive projects
- Estimated achievable rents are consistent with MAP estimates

Weaknesses:

- Subject lacks some amenities common at competitive projects, but not deemed necessary for the subject's success

Section 11: Other Requirements

Date of Report: March 31, 2023

Date of Site Visit: March 16, 2023

Field Work, Report and Conclusions Prepared by:

Chris Vance

Market Analyst Professionals
222 South 9th Street, Suite 1600
Minneapolis, MN 55402
PH: 248-515-0496
cavance@mindspring.com
chris.vance@mapyourproject.com

Market Study Certification

The undersigned certify that the following is true and correct:

1 That the Market Analyst is knowledgeable and experienced in the development of affordable rental properties.

2 That the Market Analyst conducted and was the primary author of the attached low income housing tax credit market study report ("Report") for Riverview 220 ("Project") for MSHDA.

3 That the Report was completed on March 31, 2023.

4 That to the best of the Market Analyst knowledge, all data contained in the Report is accurate.

5 That the Market Analyst has made a physical inspection of the area in which the Project will be located, reviewed all relevant data, and independently established the conclusions for the Report.

6 That all projections contained in the Report were based on current professionally accepted methodology.

7 That the Market Analyst has no financial interest in the proposed Project.

8 That it is the Market Analyst's unbiased and professional opinion that there is sufficient demand for the Project as of the completion date of the Report.

By: _____

(Authorized Representative-Market Analyst)

Title: __Founder_____

Date: __March 31, 2023_____

Qualifications of the Market Analyst

CHRIS VANCE

EDUCATION:

Michigan State University

Master of Arts, Economics
- Concentration in Industrial Organization
- Doctorate level curriculum

Oakland University

Bachelor of Science, Economics
- Concentrations in Finance and Computer Science
- Graduated with Honors

EMPLOYMENT HISTORY:

MARKET ANALYST PROFESSIONALS, LLC, a real estate market research company

***Founder (*12/03 to Present)**
- Founder
- Custom report development.

COMMUNITY RESEARCH GROUP, LLC, a real estate market research company.

***Market Analyst/Consultant (*2/00 to12/03)**
- Prepared real estate market feasibility studies considering site characteristics, economic and demographic trends, market forecasts and project guidelines.
- Developed analytical tools and improved methodologies.
- Provided project recommendations based on analysis of market area.
- Gathered information utilizing secondary market research and through personal interviews.

J.D. POWER AND ASSOCIATES, an automotive marketing information firm.

Analyst*-Economic Analysis in Forecasting Group* ***(*6/98 to 9/99)**

Senior Analyst*-Economic Analysis in Forecasting Group* ***(*9/99 to 2/00)**

- Wrote detailed analysis of economic, political and automotive market conditions of global economies for monthly, quarterly and annual reports.
- Developed forecasting models and analytical tools to enhance forecasting capabilities using computer, data collection and analysis skills.
- Analyzed the impact of automotive market dynamics on automotive sales and competition, including pricing and profitability analysis.
- Forecasted economic growth and automotive sales for North and South America and Asia.
- Traveled to Asia and Europe as needed to participate in the company's strategic growth and product positioning decisions.

Bibliography

2000/2010/2020 U.S. Census of Population and Housing, U.S. Census Bureau

2023/2028 Demographic Forecasts, ESRI

American Housing Survey, U.S. Census Bureau and U.S. Department of Housing and Urban Development

Economic information – Bureau of Labor and Statistics

Local roadway maps—Microsoft Streets and Trips 2010

Interviews with local officials, managers and leasing specialists of local rental developments

KMG PRESTIGE

Strategic Property Management Solutions

Company Biography

Company Overview

KMG Prestige is a fee-based property management firm specializing in the management of multi-family residential housing. Established in 2006, KMG Prestige's expertise includes the management of Market Rate, Affordable, Senior, and mixed-use properties.

Although KMG Prestige was established in 2006, as a newly formed entity, its origin dates back to 1975 when the company originated in Mt. Pleasant, Michigan. Morphing from a small startup, KMG Prestige now manages over one billion dollars in assets, consisting of over 31,000 dwelling units spread across a five-state area. Current ownership brings more than 70 years combined experience in the property management industry.

KMG Prestige attributes its continued growth to strong industry relationships, with a focus on operational excellence.

Our economies of scale bring an added benefit to ownership by reducing daily expenses via our ability to obtain master contracts in energy consumption, service providers, property insurance, and product purchasing.

KMG Prestige is committed to excellence and the continuous improvement in the delivery of property management services. An ever-evolving industry, KMG Prestige continues to incorporate the newest technologies to provide the most up to date services.

Management Philosophy

KMG Prestige is a client driven organization, and it is our goal to deliver the highest caliber of management services to our clients at the lowest cost possible.

We believe that our job is to do anything we can to help our Employees be successful in their job of serving the Residents and the needs of the Owners. The Employees' goal then, is to do anything possible to ensure our Residents have a fantastic housing experience. To this end, we endeavor to live and breathe our mission statement and our core values. We also recognize and reward our employees who do this. We realize that our success is predicated on active and continuous improvement in our processes.

Client Base

KMG Prestige ownership's former and current clientele is broad based, and although most are for-profit entities a significant minority are non-profit organizations. As a third-party fee management company, KMG Prestige aims to create partnerships with clientele, not competition. The typical organizational structure of the client is that of a limited partnership or limited liability company.

A thread that is common to most of the KMG Prestige clients is that they have their roots in the field of real estate development either creating new communities or acquiring and rehabilitating existing housing properties.

KMG Prestige is proud of the quality of the relationships it maintains with its clients, most of which have endured over a long period of time.

Affordable Housing Program Knowledge

Many rental programs have been developed and have seen significant growth in the past 30 years coinciding with KMG Prestige's earliest affiliate's entry into the market. KMG Prestige has developed expertise in the administration of the HUD 202, 221 (d4), 236, Section 8, and the Low-Income Housing Tax Credit (LIHTC) Rental Housing Programs as well as the Rural Development 515 and a number of tailor-made rental programs developed through the auspices of the Michigan State Housing Development Authority.

Construction

KMG Prestige's extensive knowledge of multi-family housing has always been a beneficial resource for Owners and Developers during the planning and construction and/or rehabilitation phases of their property. KMG Prestige has worked with many Owners providing insight into design, amenities, and creation of the operating budget, staffing needs, and recommendation of marketing tools, while assisting the Owner to manage the process from lease up to management of the completed project.

Mission Statement – "Do the Right Thing"

KMG Prestige Values

We Hire and Reward people who everyday display INTEGRITY, HONESTY, and CARING behaviors in dealing with others.

We Foster quality relationships. We treat each other, our Clients (owners and developers), our Customers (residents), and our Lenders and Suppliers with respect, open, honest communication, fairness, and politeness.

We Teach, encourage and model teamwork and tolerance.

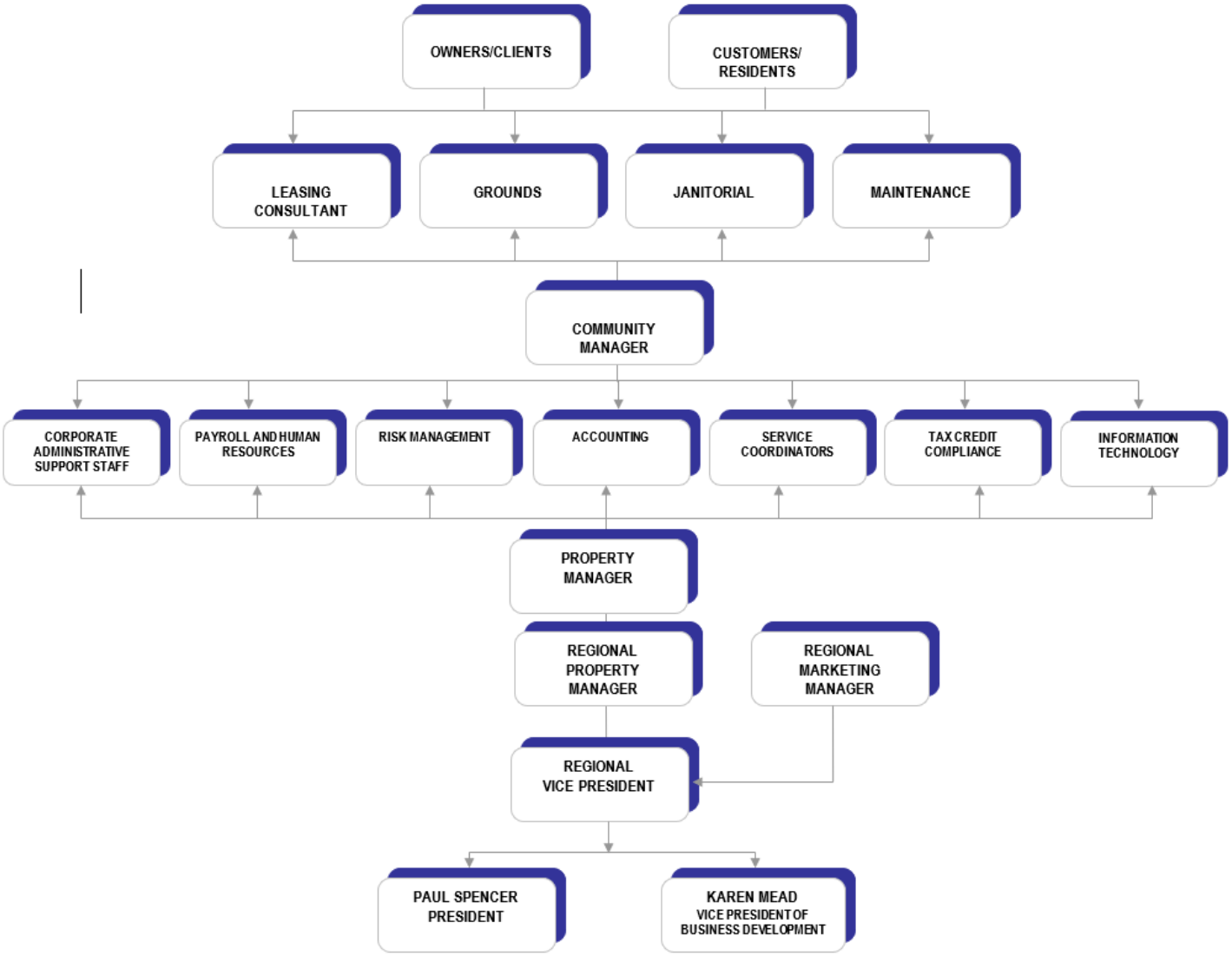
We Seek to continuously improve by sharing knowledge and improving the quality of the systems.

We Strive to be good stewards of our corporate resources.

We Leverage our individual and collective gifts with the intention of developing a harmonious and satisfying living and working environment.

We Do What Is Right even when that is in conflict with doing what is easy or more profitable.

Organizational Chart



References

Client

Phillip Seybert
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Mark McDaniel
President and Chief Executive Officer
Cinnaire
1000 South Washington, Suite 200
Lansing, MI 48910
(517) 482-8555

INTRODUCTION OF ORDINANCE

Council Member Hussain introduced:

> An ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing by adding a new section 888.____ for the purposes of providing for a service charge in lieu of taxes for fifty-five (55) low-income dwelling units in a project known as Grand Vista Place, pursuant to the provisions of the State Housing Development Authority Act of 1966, (being Public Act 346 of 1966, as amended [MCL 125.1401, et seq.]) (The "Act").

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

Resolution #

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

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Lansing that a public hearing be set for Monday, September 23, 2024, in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of supporting and/or opposing the Ordinance establishing a Payment in Lieu of Taxes (PILOT) for Grand Vista Place, located at the 500 block of South Grand Avenue in Lansing.

CITY OF LANSING
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, September 23, 2024 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

An Ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing by adding a new section 888.____ for the purposes of providing for a service charge in lieu of taxes for fifty-five (55) low-income dwelling units in a project known as Grand Vista Place, pursuant to the provisions of the State Housing Development Authority Act of 1966, (being Public Act 346 of 1966, as amended [MCL 125.1401, et seq.]) (The "Act").

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

Chris Swope, Lansing City Clerk, MMC/MiPMC
www.lansingmi.gov/Clerk
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Lansing Housing COMMISSION

Lansing Housing Commission (LHC)

Riverview 220 and Grand Vista Place PILOT Presentation

August 2024

Submitted 9/6 mtg.

Agenda

1 Riverview 220

2 Grand Vista Place

3 Rents and Income Eligibility Requirements

4 Questions

Riverview 220 is a 9% low-income housing tax credit project with a $23M development budget that will result in 63 new housing units

Riverview 220

Block View

Project Information

$23M Development	• 9% LIHTC • LHC reinvestment of sales proceeds
56 Affordable Housing Units	• 52 2-bedroom units • 4 3-bedroom units
7 Market Rate Housing Units	• 4 2-bedroom units • 3 3-bedroom units
Commercial Space	• ~2,000 sq. ft. of office space for local community service or business
Green	• NGBS Silver + Net Zero

Riverview 220 will be a 4-story building with a roof terrace using a blue, beige, and gray color scheme

Riverview 220

With a 5% PILOT Riverview 220 would provide a net tax benefit to the City of $468K over 20 years when compared with existing taxes associated for parcel

Future Tax Analysis

All Numbers in 000	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	YR11	YR12	YR13	YR14	YR15	YR16	YR17	YR18	YR19	YR20	Total
Current Site																					
Estimated Taxes Paid	$59	$61	$62	$64	$66	$68	$70	$72	$75	$77	$79	$82	$84	$86	$89	$92	$95	$97	$100	$103	**$1,583**
Riverview 220 - New Construction																					
PILOT	$41	$42	$43	$45	$46	$47	$49	$50	$52	$53	$55	$57	$58	$60	$62	$64	$66	$68	$70	$72	**$1,097**
Ad Val	$35	$37	$38	$39	$40	$41	$42	$44	$45	$46	$48	$49	$51	$52	$54	$55	$57	$59	$60	$62	**$953**
Estimated Taxes Paid	$76	$79	$81	$83	$86	$88	$91	$94	$97	$100	$103	$106	$109	$112	$115	$119	$122	$126	$130	$134	**$2,051**
Net Benefit to City	$17	$18	$18	$19	$20	$20	$21	$21	$22	$23	$23	$24	$25	$26	$26	$27	$28	$29	$30	$31	$468

$468K Net Benefit to City

- Over 20 years Riverview 220 will yield a net tax benefit of $468K when compared to existing taxes
- This number does not include other financial benefits to the City with new construction, new residents, and new business

Analysis Information

- The primary data used in this analysis is from the City staff report
- Both scenarios assume 3% annual growth rates

Grand Vista Place is a 4% low-income housing tax credit with a $20M development budget that will result in 55 new affordable housing units

Project Name TBD

Block View

Project Information

$20M Development	• 4% LIHTC • LHC reinvestment of sales proceeds
55 Affordable Housing Units	• 11 1-bedroom units • 36 2-bedroom units • 8 3-bedroom units
Green	• NGBS Silver

Grand Vista Place will be a 4-story building using a blue and gray color scheme

Grand Vista Place

With a 5% PILOT Grand Vista Place provides a net tax benefit to the City of $630K over 20 years when compared with existing taxes associated for parcel

Future Tax Analysis

All Numbers in 000

	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	YR11	YR12	YR13	YR14	YR15	YR16	YR17	YR18	YR19	YR20	Total
Current Site																					
Estimated Taxes Paid	$15	$16	$16	$17	$17	$18	$18	$19	$19	$20	$20	$21	$22	$22	$23	$24	$24	$25	$26	$27	**$410**
Riverview 220 - New Construction																					
Estimated Taxes Paid	$39	$40	$41	$42	$44	$45	$46	$48	$49	$50	$52	$54	$55	$57	$59	$60	$62	$64	$66	$68	**$1,040**
Net Benefit to City	$23	$24	$25	$26	$26	$27	$28	$29	$30	$31	$32	$32	$33	$34	$35	$37	$38	$39	$40	$41	$630

$630K Net Benefit to City

- Over 20 years Grand Vista Place will yield a net tax benefit of $630K when compared to existing taxes
- This number does not include other financial benefits to the City with new construction, new residents, and new business

Analysis Information

- The primary data used in this analysis is from the City staff report
- Both scenarios assume 3% annual growth rates

Riverview 220 and Grand Vista Place have similar rents and income eligibility requirements

Rents

Residents will only pay 30% of their income for rent, not the listed project rent amount

Unit Type	Unit Size	Project Rent	Market Rent
1 Bedroom	~750 sq. ft.	~$900	~$950 - $1,050
2 Bedroom	~870 sq. ft.	~$1,000 - $1,200	~$1,300 - $1,400
3 Bedroom	~1,130 sq. ft.	~$1,400 - $1,450	~$1,500 - $1,550

Income Eligibility – MSHDA April 2024

Both projects will provide affordable housing for residents earning less than 60% AMI

AMI	1 Person	2 Person	3 Person	5 Person
60%	$38,820	$44,340	$49,860	$59,820
40%	$25,880	$29,560	$33,240	$39,880
20%	$12,940	$14,780	$16,620	$19,940