AGENDA

Committee of the Whole
December 16, 2024 at 5:30 PM

Lansing City Hall, Tony Benavides Lansing City Council Chambers
124 W. Michigan Avenue, 10th Floor
To provide input or ask questions on any item that is listed on the agenda,
members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting.
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 Garza, Chairperson
Council Member Hussain, Vice Chairperson

1. Call to Order

2. Roll Call

3. Minutes

A. December 2, 2024

4. Public Comment on Agenda Items (Up to 3 Minutes)

5. Presentations:

B. AD HOC Audit Committee Report - Defined Audit Plan

6. Discussion/Action:

C. RESOLUTION - Grant Acceptance; Staffing for Adequate Fire and Emergency Response (SAFER) Grant for hiring of additional firefighters- Discharged from Committee on Ways and Means

D. RESOLUTION - Outside Legal Counsel; Weitz & Luxenberg, P.C. to represent the City in the matter of City of Lansing v. Purdue Pharma L.P. et al.

E. RESOLUTION - Transformational Brownfield Plan #87; New Vision Lansing, multiple addresses

Closed Session

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

Atkinson, et al. v. City of Lansing, et al.	
Blackman v. Vaughn-Burtley	
People of the City of Lansing v. Miggins	
City of Lansing, et al. v. Purdue Pharma, et al.	(Opioid Litigation)
City of Lansing v. Woodside Meadows Apts Owner LLC	
Davis v. City of Lansing, et al.	
Davis, et al. v. City of Lansing	
Fisher v. City of Lansing	
Fitzpatrick v. City of Lansing, et al.	
Harken v. City of Lansing	
Hokenson v. City of Lansing, et al.	
Hulon v. City of Lansing, et al.	
Lee v. City of Lansing	
OPV Partners, LLC v. City of Lansing, et al.	
Romero v. City of Lansing, et al.	

Ward v. City of Lansing, et al. Willis v. City of Lansing, et al.

Reconvene

7. Other

8. Adjourn

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

MINUTES
Committee of the Whole
Monday, December 2, 2024 @ 5:30 p.m.
Tony Benavides Lansing City Council Chambers

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

PRESENT
Councilmember Peter Spadafore
Councilmember Adam Hussain
Councilmember Tamera Carter
Councilmember Trini Pehlivanoglu
Councilmember Jeffrey Brown
Councilmember Ryan Kost
Councilmember Jeremy Garza
Councilmember Brian T. Jackson-left the meeting at 6:08 p.m.

OTHERS PRESENT
Sherrie Boak, Council Staff
Lisa Hagen-Lawrence, OCA
Greg Venker, OCA
Jake Brower, Chief Strategy Officer
Jackson Mills, Budget
Desiree Kirkland, Finance Director

Minutes
MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM NOVEMBER 18, 2024, AS PRESENTED. MOTION CARRIED 8-0.

Public Comment
No public comment at this time.

Discussion/Action
RESOLUTION -Appointment; Chelsea Dowler; City of Lansing member of the Capital Area Transportation Authority Board (CATA) ; Term to Expire September 30, 2025
Ms. Dowler spoke about her passion of CATA and the system.

Council President Garza referred to the application and outlined her experiences and role in the City.

Council Member Kost acknowledged Ms. Dowler for her interest to serve, and passion for her Ward. He then asked if she will have the time to serve on this board and Ms. Dowler confirmed.

Council Member Hussain acknowledged Ms. Dowler for her willingness to serve on this Board. He noted that there fixed route system does not always meet the needs, and challenged Ms. Dowler to look into the south routes into approving them that would be greatly appreciated.

Council President Garza asked Ms. Dowler if she would be willing to attend the Ward constituent meetings to share CATA information. Ms. Dowler acknowledged she would be interested. Council President Garza encouraged her to also attend the corridor improvement authority meetings as well.

Council Member Hussain noted his meets on Thursdays at the operation center, but their website says ZOOM, so have it updated. Ms. Dowler confirmed they meet now at the Lansing Center and would look at updating the website with CATA.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF CHELSEA DOWLER AS THE CITY OF LANSING MEMBER OF CATA WITH A TERM TO EXPIRE 9/30/2025. MOTION CARRIED 8-0.

Presentation

General Fund Status Report; Fiscal Year 2024-2025 1st Quarter

Mr. Brower and Mr. Mills went through the budget 1st quarter report. This included the revenue summary including property taxes, income taxes both on track with the projection. Mr. Brower summarized license and permits revenue listed in the report, state grants, return on equity, fines and forfeitures, and other revenues. In referring to the Internal Auditor report, they acknowledged his research and the variances. Not included in the GF, the public safety revenue sharing trust fund, this was appropriated separate from GF, and under the original proposal they would hire 15 police officers, however the State put in an enacting clause contingent on two Bill passing before it is put in place and the Senate 4605 and 4606 passing. Due to that the City has held back on filling positions. The $175,000 that was a budget amendment will come out of the general fund if not the trust due to the earlier statements.

Council Member Jackson referred to the income tax revenue, and asked why is it 15% and not 25%. Mr. Brower referred to the budget, with City income tax in the financial audit statements, the City accrues back the first 45 days of income tax revenue relating to the fact tax day is in April, late payments come in after that. After fiscal year closes, the City takes those and accrue backwards. Instead of 25% per quarter, the City gets a large amount in the first part of the year, and then on end of year June 30 the revenues will look low, but once get back the accrues will appear balance.

Council Member Kost it appears we are down 51 vacancies per previous year. The 3rd quarter was 121 vacancies, with 1.5 million, and now with 108 vacancies, and how did they get 51 vacancies. Mr. Jackson in quarter 1 in FY 2024, there were a lot of fire fighter vacancies, and this time there are 2 but they count the overtime towards the vacancy. Mr. Brower stated similar time last year was 159, but can report decrease 121 to 108 over the course of this report and last year, they are down 51. This report does not include the additional police officers they will hire with the public safety and the State funding noted earlier.

Council Member Garza asked if those HB have passed any yet, and Mr. Brower stated it has passed on the House side, and if Senate pass then to the Governor.

Council Member Hussain noted that PHP is dissolving their coverage as of July 1, and asked what impact will that occur. Mr. Brower stated the current employees will have the same coverage till the end of the year. In May they will have open enrollment, and the City will do a

RFP to get new carriers in the discussion and working with unions to have their input. Regarding the budget, they will begin their projections adjusting the plans to only BCBS. They are hitting projected numbers and same regulations on hard caps on what the City will pay. This might impact an employees household income.

Council Member Kost the vacancy factor last year was correct statement and he acknowledged he was not corrected. Council Member Kost asked if BS&A had self correcting, and Mr. Brower stated they have seen AP process has some features.

Council Member Garza asked about the vacancy factor noted in Mr. Randall memo, and asked if those were out to bid or applications out. Mr. Brower stated the Deputy Mayor Chief of Staff is the current IT Director as well, not sure if there are plans. Mr. Lawrence stated they have not posted the position and not getting two paychecks. Mr. Brower stated the OCA is posting those vacancies. Council President Garza asked if the IT Director received a raise since he is doing two jobs, and Mr. Lawrence could not speak to that. Mr. Venker stated that there are 2 vacancies in OCA, and at the moment they do not have office space to fill those.

Mr. Brower referred to stale vacancies, postings that have been done and interviews are being scheduled. He then spoke briefly on non-general fund vacancies. Council President Garza asked if the electrical inspector position is a master requirement so they can pull permits. Mr. Brower stated that is his understanding. Council President Garza asked what that salary range is. Mr. Brower stated part of filling this is if a reclassification is required. Council President Garza asked again what the salary offer is, if need a master and contractors requirement is, with the paying being so low is why it is not getting filled. Mr. Brower stated the salary would be $64,000 budget, but would be worth looking at reclassifying.

Mr. Brower continued on the vacancy report.

Council President Garza encouraged the administration to look at reclassifying.

Council Member Jackson asked who is responsible who maintains the books, because the City has stalled vacancies, unlisted vacancies, vacancies that are not intended to be filled, some that are needing to be reclassified. The administration should reduce this list and remove they do not want filled, can't be filled, need to be reclassified and the list would be more accurate for Council to review and look at for the budget. This can come back at the next meeting. Mr. Brower stated the general ledger is maintained by Finance, the vacancies are positions that are set by budget, organized by departments, as changes occur update the unions. Finance keeps the listed and works with HR to come up with the uniform list. All positions are on the list to be filled, and if a department states they do not plan to fill, then they take that position out of the budget. Council President Garza noted there are only 16 positions posted from the list. Council Member Kost noted there are only 12 listed full time, and temporaries are not. He then looked at the list where there is an electrical technician that has been on the list for 20 years. Mr. Brower stated the City has managed to get by with contracting the services, and overall, they are attacking some positions one at a time and talking to the union to supplement positions to address within. Council Member Kost noted there are new positions and would hope before creating new then fill old positions.

Council Member Jackson left the meeting at 6:08 p.m.

Council Member Kost asked that the tax revenue would get smaller and smaller because the tax payers are not getting the service they are paying for. Mr. Brower stated with the new positions, they are creating classification and job descriptions. Council Member Kost noted there are new positions listed that started on the Fiscal Year, but none are posted. Mr. Brower outlined that some are going through the job hiring process, but some questions could be handled via HR. Mr. Lawrence was asked to relay the question to HR and return information to Council. Council Member Kost noted that it would be good to hear that employees in the community could be hired to make them a priority.

Council Member Brown asked Mr. Brower what is role was, and Mr. Brower noted it was Chief Strategy Officer. Council Member Brown spoke about comments in the past on strategic plan and this last year there was a team to address this, and asked how he as the leader is looking to address this strategically. Mr. Brower stated with HR strategy, he complimented them on the steps they have taken over the last year. They have been looking at this from other directions. Council Member Brown the question was not HR, as Chief Strategy officer, for the health plan of the City there was a team to address the overall issues on the strategy of the City. Mr. Brower asked about when that was brought up. Council Member Brown noted the Financial Health Team inquired for a Team to be set up. Council Member Brown asked about the statement on a $4 million difference, and Mr. Brower stated that they budget a certain amount, where it might end up. Until the auditors finish their process, there is no dollar amount. Mr. Brower stated he was unsure. Council Member Brown asked what the unassigned funds were. Mr. Brower stated the 165.2 million is adopted by the City, and when proposed original budget, and the difference if utilize the funds and do not receive funds from State, that will come out of accumulated reserves. There is a portion of the GF budget that is restricted for certain purposes, so having accumulated reserve and unavailable. Council Member Brown, asked how much is the unfilled vacancies, and Mr. Brower stated it is $1.5 million, last year was about the same amount and allocated out in the final budget amendment. Council Member Brown asked if that money is not being spent because not filling positions, not being used for services and sitting in bank account. Mr. Brower stated it is what you will hear on what is considered full employment. Council Member Brown asked if the vacancy factor is the same as the Mayor's office annual budget. Mr. Brower confirmed; $1.3 million. The City Clerk is annual budget $1.9 million, NEC annual budget is $1.7 million Assessing $1.7-$1.8. Council Member Brown stated there are full departments funded, but there are funds for positions that are vacant for 10+ years. He then asked why have they not started a strategic plan to address this, because the residents are getting concerned and relayed to Council on why continue to getting taxed and not seeing the servies.

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

Other

Closed Session

MOTION BY COUNCIL MEMBER HUSSAIN, that pursuant to MCL 15.268(1)(h) of the Open Meetings Act, City Council will recess into closed session at 6:24 p.m. to consult with the City Attorney to consider material exempt from discussion or disclosure by state statute. Specifically, to discuss written material from the City Attorney provided under attorney-client privilege and attorney work-product, and which is also exempt from disclosure under the Freedom of Information Act pursuant to MCL 15.243(1)(g).

Mr. Lawrence requested to attend and that request was granted

ROLL CALL VOTE, MOTION CARRIED 7-0.

Reconvene

Council President Garza reconvened the meeting at 6:53 p.m.

Adjourn
The meeting adjourned at 6:53 pm
Respectfully Submitted by,
Sherrie Boak Recording Secretary,
Lansing City Council
Approved by the Committee

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

Date: November 18, 2024

To: Ad-Hoc Committee

From: Charles H Randall, Internal Auditor

Subject: 2025 Audit Plan

FY 2025 Audit Plan
Process Timeline & Sampling Allocation

	Dec	Jan	Feb	Mar	Apr	May	Jun
Process / Depts	**Police**	**Police**	**Fire**	**Public Svc**	**Park & Rec**	**All Other**	**Total Process**
Payroll	18	55	57	2	7	11	150
Invoices	4	12	8	16	3	7	50
Total Dept	22	67	65	18	10	18	200
Non-Dept							
Exp Rpt	10	0	0	5	5	5	25

Reporting Plan

Monthly Status Report @ first Ad-Hoc meeting of the month.

Department Control Report

Process Report

LANSING CITY COUNCIL
GRANT INFORMATION FORM
(Required for all grant applications and acceptances)

REFERRAL DATE: 11/18/24

GRANT NAME: EMW-2023-FF-00486 Staffing for Adequate Fire and Emergency Response (SAFER)

GRANT AGENCY: US Dept of Homeland Security

ASSISTANCE LISTING NO. (formally known as CDFA): 90.083

DEPARTMENT: Fire Department

CONTACT PERSON (INCLUDE EMAIL AND PHONE): Assistant Chief Ken Lay, kenneth.lay@lansingmi.gov 517-483-7648

GRANT PERIOD START: 3/2/2025

GRANT CYCLE ENDING DATE: 3/2/2028

APPLICATION DATE: 2023

AWARD DATE: 9/3/2024

GRANT PERIOD START:

GRANT CYCLE ENDING DATE:

FUND AMOUNT: $ 4,358,166.90

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

This grant award supports 15 firefighter positions for 36 months (grant period of performance). This award amount includes personnel and fringe benefits cost. After the period of performance, these 15 firefighters will be absorbed into the LFD FTE count through projected attrition.

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

MEMO: Grant Acceptance - 3878 2023 SAFER

Date: November 21, 2024

To: Ways & Means Committee

From: Charles H Randall, Internal Auditor

Overview

The Fiscal Year (FY) 2023 Staffing for Adequate Fire and Emergency Response (SAFER) Grant is from the Department of Homeland Security to the City of Lansing for the Fire Department to staff firefighters. Notification of application approval was received on September 6, 2024 for the grant period of March 2, 2025 to March 1, 2028 (COL Fiscal Years of 2025 – 2028). The grant total does not require any matching funds. The grand funds are restricted to direct costs approved in the budget per position and limited by "year" as follows:

Cost Type	First Year	Second Year	Third Year	Total
Personnel	$892,066.50	$1,021,683.00	$1,167,445.50	$3,081,195.00
Fringe Benefits	$366,470.55	$420,946.65	$489,554.70	$1,276,971.90
Total	$1,258,537.05	$1,442,629.65	$1,657,000.20	$4,358,166.90

Comments / Questions

None

Recommendation

Internal Audit recommends acceptance of the grant and any necessary associated budget adjustments.

Award Letter

U.S. Department of Homeland Security
Washington, D.C. 20472

Effective date: 09/03/2024

Kenneth Lay
LANSING, CITY OF
124 W MICHIGAN AVE FLOOR 8
LANSING, MI 48933

EMW-2023-FF-00486

Dear Kenneth Lay,

Congratulations on behalf of the Department of Homeland Security. Your application submitted for the Fiscal Year (FY) 2023 Staffing for Adequate Fire and Emergency Response (FF) Grant funding opportunity has been approved in the amount of $4,358,166.90 in Federal funding.

FEMA has waived, in part or in full, one or more requirements for this grant award. See the Summary Award Memo for additional information about Economic Hardship Waivers.

Before you request and receive any of the Federal funds awarded to you, you must establish acceptance of the award through the FEMA Grants Outcomes (FEMA GO) system. By accepting this award, you acknowledge that the terms of the following documents are incorporated into the terms of your award:

- Summary Award Memo - included in this document
- Agreement Articles - included in this document
- Obligating Document - included in this document
- 2023 FF Notice of Funding Opportunity (NOFO) - incorporated by reference

Please make sure you read, understand, and maintain a copy of these documents in your official file for this award.

Sincerely,

PAMELA WILLIAMS
Assistant Administrator, Grant Programs

Summary Award Memo

Program: Fiscal Year 2023 Staffing for Adequate Fire and Emergency Response

Recipient: LANSING, CITY OF
UEI-EFT: VARBEGGYV751
DUNS number: 069835882
Award number: EMW-2023-FF-00486

Summary description of award

The purpose of the SAFER Grant Program is to provide funding directly to fire departments and volunteer firefighter interest organizations to assist in increasing the number of firefighters to help communities meet industry minimum standards and attain 24-hour staffing to provide adequate protection from fire and fire-related hazards, and to fulfill traditional missions of fire departments. After careful consideration, FEMA has determined that the recipient's project or projects submitted as part of the recipient's application and detailed in the project narrative as well as the request details section of the application — including budget information — was consistent with the SAFER Grant Program's purpose and was worthy of award.

Except as otherwise approved as noted in this award, the information you provided in your application for Fiscal Year (FY) 2023 Staffing for Adequate Fire and Emergency Response (SAFER) Grant funding is incorporated into the terms and conditions of this award. This includes any documents submitted as part of the application.

Approved Economic Hardship Waivers

Position cost limit waiver

FEMA has waived the position cost limit requirement for this grant award. Costs are limited to the approved budget per position.

Cost share waiver

FEMA has waived the cost share requirement for this grant award. You are not required to contribute non-Federal funds for this grant award. The recipient is responsible for any costs that exceed the Federal funding provided for this grant award.

Minimum budget waiver

FEMA has waived the minimum budget requirement for this award.

Non-supplanting waiver

FEMA has waived the non-supplanting requirement for this award. SAFER grant funds may be used to replace funds that would be available from State or local sources or from the Bureau of Indian Affairs.

Amount awarded

The amount of the award is detailed in the attached Obligating Document for Award. The cost share amounts described in this award letter are based on the approved total project cost; however, the

Federal funding available is limited based on the applicable position cost limit and the applicable cost share as applied to actual costs.

The following are the total approved budgeted estimates for object classes for all funded firefighter positions for this award (including Federal share plus your cost share, if applicable, as applied to the estimated costs):

Object Class	First Year	Second Year	Third Year	Total
Personnel	$892,066.50	$1,021,683.00	$1,167,445.50	$3,081,195.00
Fringe benefits	$366,470.55	$420,946.65	$489,554.70	$1,276,971.90
Travel	$0.00	$0.00	$0.00	$0.00
Equipment	$0.00	$0.00	$0.00	$0.00
Supplies	$0.00	$0.00	$0.00	$0.00
Contractual	$0.00	$0.00	$0.00	$0.00
Construction	$0.00	$0.00	$0.00	$0.00
Other	$0.00	$0.00	$0.00	$0.00
Indirect charges	$0.00	$0.00	$0.00	$0.00
Federal	$1,258,537.05	$1,442,629.65	$1,657,000.20	$4,358,166.90
Non-federal	$0.00	$0.00	$0.00	$0.00
Total	$1,258,537.05	$1,442,629.65	$1,657,000.20	$4,358,166.90

Program Income	$0.00

Approved scope of work

After review of your application, FEMA has approved the below scope of work. Justifications are provided for any differences between the scope of work in the original application and the approved scope of work under this award. You must submit scope or budget revision requests for FEMA's prior approval, via an amendment request, as appropriate per 2 C.F.R. § 200.308 and the FY2023 FF NOFO.

Approved request details:

Hiring of Firefighters

New, Additional Firefighter(s)

BENEFITS FUNDED

Pension - $5,410.80. Health Care - $11,500.00. Vision - $137.02. Life Insurance - $325.00. FICA - $784.46. Food Allowance - $1197.71. Uniform Allowance - $250. Holiday Bonus - $4,827.10.

NUMBER OF FIREFIGHTERS

15

	ANNUAL SALARY PRICE	ANNUAL BENEFITS	TOTAL PER FIREFIGHTER
Year 1	$59,471.10	$24,431.37	$83,902.47
Year 2	$68,112.20	$28,063.11	$96,175.31
Year 3	$77,829.70	$32,636.98	$110,466.68
3 Year Total	$4,358,166.90		

Agreement Articles

Program: Fiscal Year 2023 Staffing for Adequate Fire and Emergency Response
Recipient: LANSING, CITY OF
UEI-EFT: VARBEGGYV751
DUNS number: 069835882
Award number: EMW-2023-FF-00486

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Article 1	**Assurances, Administrative Requirements, Cost Principles, Representations, and Certifications** I. Recipients must complete either the Office of Management and Budget (OMB) Standard Form 424B Assurances – Non- Construction Programs, or OMB Standard Form 424D Assurances – Construction Programs, as applicable. Certain assurances in these documents may not be applicable to your program and the DHS financial assistance office (DHS FAO) may require applicants to certify additional assurances. Applicants are required to fill out the assurances as instructed by the federal awarding agency.
Article 2	**General Acknowledgements and Assurances** Recipients are required to follow the applicable provisions of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards in effect as of the federal award date and located at 2 C.F.R. Part 200 and adopted by DHS at 2 C.F.R. § 3002.10. All recipients and subrecipients must acknowledge and agree to provide DHS access to records, accounts, documents, information, facilities, and staff pursuant to 2 C.F.R. § 200.337. I. Recipients must cooperate with any DHS compliance reviews or compliance investigations. II. Recipients must give DHS access to examine and copy records, accounts, and other documents and sources of information related to the federal financial assistance award and permit access to facilities and personnel. III. Recipients must submit timely, complete, and accurate reports to the appropriate DHS officials and maintain appropriate backup documentation to support the reports. IV. Recipients must comply with all other special reporting, data collection, and evaluation requirements required by law, federal regulation, Notice of Funding Opportunity, federal award specific terms and conditions, and/or federal awarding agency program guidance. V. Recipients must complete the DHS Civil Rights Evaluation Tool within thirty (30) days of receiving the Notice of Award for the first award under which this term applies. Recipients of multiple federal awards from DHS should only submit one completed tool for their organization, not per federal award. After the initial submission, recipients are required to complete the tool once every two (2) years if they have an active federal award, not every time a federal award is made. Recipients must submit the completed tool, including supporting materials, to CivilRightsEvaluation@hq.dhs.gov. This tool clarifies the civil rights obligations and related reporting requirements contained in these DHS Standard Terms and Conditions. Subrecipients are not required to complete and submit this tool to DHS. The evaluation tool can be found at https://www.dhs.gov/publication/dhs- civil-rights-evaluation-tool. DHS Civil Rights Evaluation Tool | Homeland Security. The DHS Office for Civil Rights and Civil Liberties will consider, in its discretion, granting an extension to the 30-day deadline if the recipient identifies steps and a timeline for completing the tool. Recipients must request extensions by emailing the request to CivilRightsEvaluation@hq.dhs.gov prior to expiration of the 30-day deadline.
Article 3	**Acknowledgement of Federal Funding from DHS** Recipients must acknowledge their use of federal award funding when issuing statements, press releases, requests for proposal, bid invitations, and other documents describing projects or programs funded in whole or in part with federal award funds.

Article 4	**Activities Conducted Abroad** Recipients must coordinate with appropriate government authorities when performing project activities outside the United States obtain all appropriate licenses, permits, or approvals.
Article 5	**Age Discrimination Act of 1975** Recipients must comply with the requirements of the Age Discrimination Act of 1975, Pub. L. No. 94-135 (codified as amended at 42 U.S.C. § 6101 et seq.), which prohibits discrimination on the basis of age in any program or activity receiving federal financial assistance.
Article 6	**Americans with Disabilities Act of 1990** Recipients must comply with the requirements of Titles I, II, and III of the Americans with Disabilities Act, Pub. L. No. 101-336 (1990) (codified as amended at 42 U.S.C. §§ 12101– 12213), which prohibits recipients from discriminating on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities.
Article 7	**Best Practices for Collection and Use of Personally Identifiable Information** Recipients who collect personally identifiable information (PII) as part of carrying out the scope of work under a federal award are required to have a publicly available privacy policy that describes standards on the usage and maintenance of the PII they collect. DHS defines PII as any information that permits the identity of an individual to be directly or indirectly inferred, including any information that is linked or linkable to that individual. Recipients may also find the DHS Privacy Impact Assessments: Privacy Guidance and Privacy Template as useful resources respectively.
Article 8	**Civil Rights Act of 1964 – Title VI** Recipients must comply with the requirements of Title VI of the Civil Rights Act of 1964, Pub. L. No. 88-352 (codified as amended at 42 U.S.C. § 2000d et seq.), which provides that no person in the United States will, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance. DHS implementing regulations for the Act are found at 6 C.F.R. Part 21. Recipients of an award from the Federal Emergency Management Agency (FEMA) must also comply with FEMA's implementing regulations at 44 C.F.R. Part 7.

Article 9	**Civil Rights Act of 1968** Recipients must comply with Title VIII of the Civil Rights Act of 1968, Pub. L. No. 90-284 (codified as amended at 42 U.S.C. § 3601 et seq.) which prohibits recipients from discriminating in the sale, rental, financing, and advertising of dwellings, or in the provision of services in connection. therewith, on the basis of race, color, national origin, religion, disability, familial status, and sex, as implemented by the U.S. Department of Housing and Urban Development at 24 C.F.R. Part 100. The prohibition on disability discrimination includes the requirement that new multifamily housing with four or more dwelling units— i.e., the public and common use areas and individual apartment units (all units in buildings with elevators and ground-floor units in buildings without elevators)—be designed and constructed with certain accessible features. (See 24 C.F.R. Part 100, Subpart D.)
Article 10	**Copyright** Recipients must affix the applicable copyright notices of 17 U.S.C. §§ 401 or 402 to any work first produced under federal awards and also include an acknowledgement that the work was produced under a federal award (including the federal award number and federal awarding agency). As detailed in 2 C.F.R. § 200.315, a federal awarding agency reserves a royalty-free, nonexclusive, and irrevocable right to reproduce, publish, or otherwise use the work for federal purposes and to authorize others to do so.
Article 11	**Debarment and Suspension** Recipients must comply with the non-procurement debarment and suspension regulations implementing Executive Orders (E.O.) 12549 and 12689 set forth at 2 C.F.R. Part 180 as implemented by DHS at 2 C.F.R. Part 3000. These regulations prohibit recipients from entering into covered transactions (such as subawards and contracts) with certain parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in federal assistance programs or activities.
Article 12	**Drug-Free Workplace Regulations** Recipients must comply with drug-free workplace requirements in Subpart B (or Subpart C, if the recipient is an individual) of 2 C.F.R. Part 3001, which adopts the Government- wide implementation (2 C.F.R. Part 182) of the Drug-Free Workplace Act of 1988 (41 U.S.C. §§ 8101-8106).
Article 13	**Duplicative Costs** Recipients are prohibited from charging any cost to this federal award that will be included as a cost or used to meet cost sharing or matching requirements of any other federal award in either the current or a prior budget period. (See 2 C.F.R. § 200.403(f)). However, recipients may shift costs that are allowable under two or more federal awards where otherwise permitted by federal statutes, regulations, or the federal financial assistance award terms and conditions.

Article 14	**Education Amendments of 1972 (Equal Opportunity in Education Act) – Title IX** Recipients must comply with the requirements of Title IX of the Education Amendments of 1972, Pub. L. No. 92-318 (codified as amended at 20 U.S.C. § 1681 et seq.), which provide that no person in the United States will, on the basis of sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any educational program or activity receiving federal financial assistance. DHS implementing regulations are codified at 6 C.F.R. Part 17. Recipients of an award from the Federal Emergency Management Agency (FEMA) must also comply with FEMA's implementing regulations at 44 C.F.R. Part 19.
Article 15	**E.O. 14074 – Advancing Effective, Accountable Policing and Criminal Justice Practices to Enhance Public Trust and Public Safety** Recipient State, Tribal, local, or territorial law enforcement agencies must comply with the requirements of section 12(c) of E.O. 14074. Recipient State, Tribal, local, or territorial law enforcement agencies are also encouraged to adopt and enforce policies consistent with E.O. 14074 to support safe and effective policing.
Article 16	**Energy Policy and Conservation Act** Recipients must comply with the requirements of the Energy Policy and Conservation Act, Pub. L. No. 94-163 (1975) (codified as amended at 42 U.S.C. § 6201 et seq.), which contain policies relating to energy efficiency that are defined in the state energy conservation plan issued in compliance with this Act.
Article 17	**False Claims Act and Program Fraud Civil Remedies** Recipients must comply with the requirements of the False Claims Act, 31 U.S.C. §§ 3729- 3733, which prohibit the submission of false or fraudulent claims for payment to the Federal Government. (See 31 U.S.C. §§ 3801-3812, which details the administrative remedies for false claims and statements made.)
Article 18	**Federal Debt Status** All recipients are required to be non-delinquent in their repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowances, and benefit overpayments. (See OMB Circular A-129.)
Article 19	**Federal Leadership on Reducing Text Messaging while Driving** Recipients are encouraged to adopt and enforce policies that ban text messaging while driving recipient-owned, recipient-rented, or privately owned vehicles when on official government business or when performing any work for or on behalf of the Federal Government. Recipients are also encouraged to conduct the initiatives of the type described in Section 3(a) of E.O. 13513.

Article 20	**Fly America Act of 1974** Recipients must comply with Preference for U.S. Flag Air Carriers (a list of certified air carriers can be found at: Certificated Air Carriers List | US Department of Transportation, https://www.transportation.gov/policy/aviation-policy/certificated-air-carriers-list)for international air transportation of people and property to the extent that such service is available, in accordance with the International Air Transportation Fair Competitive Practices Act of 1974, 49 U.S.C. § 40118, and the interpretative guidelines issued by the Comptroller General of the United States in the March 31, 1981, amendment to Comptroller General Decision B-138942.
Article 21	**Hotel and Motel Fire Safety Act of 1990** Recipients must ensure that all conference, meeting, convention, or training space funded entirely or in part by federal award funds complies with the fire prevention and control guidelines of Section 6 of the Hotel and Motel Fire Safety Act of 1990, 15 U.S.C. § 2225a.
Article 22	**John S. McCain National Defense Authorization Act of Fiscal Year 2019** Recipients, subrecipients, and their contractors and subcontractors are subject to the prohibitions described in section 889 of the John S. McCain National Defense Authorization Act for Fiscal Year 2019, Pub. L. No. 115-232 (2018) and 2 C.F.R. §§ 200.216, 200.327, 200.471, and Appendix II to 2 C.F.R. Part 200. The statute – as it applies to DHS recipients, subrecipients, and their contractors and subcontractors – prohibits obligating or expending federal award funds on certain telecommunications and video surveillance products and contracting with certain entities for national security reasons.
Article 23	**Limited English Proficiency (Civil Rights Act of 1964, Title VI)** Recipients must comply with Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq.) prohibition against discrimination on the basis of national origin, which requires that recipients of federal financial assistance take reasonable steps to provide meaningful access to persons with limited English proficiency (LEP) to their programs and services. For additional assistance and information regarding language access obligations, please refer to the DHS Recipient Guidance: https://www.dhs.gov/guidance-published-help- department-supported-organizations-provide-meaningful-access-people-limited and additional resources on http://www.lep.gov.
Article 24	**Lobbying Prohibitions** Recipients must comply with 31 U.S.C. § 1352 and 6 C.F.R. Part 9, which provide that none of the funds provided under a federal award may be expended by the recipient to pay any person to influence, or attempt to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with any federal action related to a federal award or contract, including any extension, continuation, renewal, amendment, or modification. Per 6 C.F.R. Part 9, recipients must file a lobbying certification form as described in Appendix A to 6 C.F.R. Part 9 or available on Grants.gov as the Grants.gov Lobbying Form and file a lobbying disclosure form as described in Appendix B to 6 C.F.R. Part 9 or available on Grants.gov as the Disclosure of Lobbying Activities (SF-LLL).

Article 25	**National Environmental Policy Act** Recipients must comply with the requirements of the National Environmental Policy Act of 1969, Pub. L. No. 91-190 (1970) (codified as amended at 42 U.S.C. § 4321 et seq.) (NEPA) and the Council on Environmental Quality (CEQ) Regulations for Implementing the Procedural Provisions of NEPA, which require recipients to use all practicable means within their authority, and consistent with other essential considerations of national policy, to create and maintain conditions under which people and nature can exist in productive harmony and fulfill the social, economic, and other needs of present and future generations of Americans.
Article 26	**Nondiscrimination in Matters Pertaining to Faith-Based Organizations** It is DHS policy to ensure the equal treatment of faith-based organizations in social service programs administered or supported by DHS or its component agencies, enabling those organizations to participate in providing important social services to beneficiaries. Recipients must comply with the equal treatment policies and requirements contained in 6 C.F.R. Part 19 and other applicable statues, regulations, and guidance governing the participations of faith- based organizations in individual DHS programs.
Article 27	**Non-Supplanting Requirement** Recipients of federal awards under programs that prohibit supplanting by law must ensure that federal funds supplement but do not supplant non-federal funds that, in the absence of such federal funds, would otherwise have been made available for the same purpose.
Article 28	**Notice of Funding Opportunity Requirements** All the instructions, guidance, limitations, scope of work, and other conditions set forth in the Notice of Funding Opportunity (NOFO) for this federal award are incorporated by reference. All recipients must comply with any such requirements set forth in the NOFO. If a condition of the NOFO is inconsistent with these terms and conditions and any such terms of the Award, the condition in the NOFO shall be invalid to the extent of the inconsistency. The remainder of that condition and all other conditions set forth in the NOFO shall remain in effect.
Article 29	**Patents and Intellectual Property Rights** Recipients are subject to the Bayh-Dole Act, 35 U.S.C. § 200 et seq. and applicable regulations governing inventions and patents, including the regulations issued by the Department of Commerce at 37 C.F.R. Part 401 (Rights to Inventions Made by Nonprofit Organizations and Small Business Firms under Government Awards, Contracts, and Cooperative Agreements) and the standard patent rights clause set forth at 37 C.F.R. § 401.14.

Article 30	**Procurement of Recovered Materials** States, political subdivisions of states, and their contractors must comply with Section 6002 of the Solid Waste Disposal Act, Pub. L. No. 89-272 (1965) (codified as amended by the Resource Conservation and Recovery Act at 42 U.S.C. § 6962) and 2 C.F.R. § 200.323. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition.
Article 31	**Rehabilitation Act of 1973** Recipients must comply with the requirements of Section 504 of the Rehabilitation Act of 1973, Pub. L. No. 93-112 (codified as amended at 29 U.S.C. § 794), which provides that no otherwise qualified handicapped individuals in the United States will, solely by reason of the handicap, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.
Article 32	**Reporting of Matters Related to Recipient Integrity and Performance** If the total value of any currently active grants, cooperative agreements, and procurement contracts from all federal awarding agencies exceeds $10,000,000 for any period of time during the period of performance of the federal award, then the recipient must comply with the requirements set forth in the government-wide Award Term and Condition for Recipient Integrity and Performance Matters located at 2 C.F.R. Part 200, Appendix XII, the full text of which is incorporated by reference.
Article 33	**Reporting Subawards and Executive Compensation** For federal awards that equal or exceed $30,000, recipients are required to comply with the requirements set forth in the government-wide award term on Reporting Subawards and Executive Compensation set forth at 2 C.F.R. Part 170, Appendix A, the full text of which is incorporated by reference.

Article 34 **Required Use of American Iron, Steel, Manufactured Products, and Construction Materials**

Recipients of an award of Federal financial assistance from a program for infrastructure are hereby notified that none of the funds provided under this award may be used for a project for infrastructure unless: (1) all iron and steel used in the project are produced in the United States—this means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States; (2) all manufactured products used in the project are produced in the United States—this means the manufactured product was manufactured in the United States; and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product, unless another standard for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation; and (3) all construction materials are manufactured in the United States—this means that all manufacturing processes for the construction material occurred in the United States. The Buy America preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. As such, it does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project. Nor does a Buy America preference apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project but are not an integral part of the structure or permanently affixed to the infrastructure project. Waivers When necessary, recipients may apply for, and the agency may grant, a waiver from these requirements. The agency should notify the recipient for information on the process for requesting a waiver from these requirements. (a) When the Federal agency has determined that one of the following exceptions applies, the awarding official may waive the application of the domestic content procurement preference in any case in which the agency determines that: (1) applying the domestic content procurement preference would be inconsistent with the public interest; (2) the types of iron, steel, manufactured products, or construction materials are not produced in the United States in sufficient and reasonably available quantities or of a satisfactory quality; or (3) the inclusion of iron, steel, manufactured products, or construction materials produced in the United States will increase the cost of the overall project by more than 25 percent. A request to waive the application of the domestic content procurement preference must be in writing. The agency will provide instructions on the format, contents, and supporting materials required for any waiver request. Waiver requests are subject to public comment periods of no less than 15 days and must be reviewed by the Made in America Office. There may be instances where an award qualifies, in whole or in part, for an existing waiver described at “Buy America” Preference in FEMA Financial Assistance Programs for Infrastructure | FEMA.gov. Definitions The definitions applicable to this term are set forth at 2 C.F.R. § 184.3, the full text of which is incorporated by reference.

Article 35	**SAFECOM** Recipients receiving federal financial assistance awards made under programs that provide emergency communication equipment and its related activities must comply with the SAFECOM Guidance for Emergency Communication Grants, including provisions on technical standards that ensure and enhance interoperable communications. The SAFECOM Guidance is updated annually and can be found at Funding and Sustainment | CISA.
Article 36	**Terrorist Financing** Recipients must comply with E.O. 13224 and applicable statutory prohibitions on transactions with, and the provisions of resources and support to, individuals and organizations associated with terrorism. Recipients are legally responsible for ensuring compliance with the E.O. and laws.
Article 37	**Trafficking Victims Protection Act of 2000 (TVPA)** Recipients must comply with the requirements of the government-wide financial assistance award term which implements Trafficking Victims Protection Act of 2000, Pub. L. No. 106-386, § 106 (codified as amended at 22 U.S.C. § 7104). The award term is located at 2 C.F.R. § 175.15, the full text of which is incorporated by reference.
Article 38	**Universal Identifier and System of Award Management** Recipients are required to comply with the requirements set forth in the government-wide financial assistance award term regarding the System for Award Management and Universal Identifier Requirements located at 2 C.F.R. Part 25, Appendix A, the full text of which is incorporated reference.
Article 39	**USA PATRIOT Act of 2001** Recipients must comply with requirements of Section 817 of the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001 (USA PATRIOT Act), which amends 18 U.S.C. §§ 175–175c.
Article 40	**Use of DHS Seal, Logo and Flags** Recipients must obtain written permission from DHS prior to using the DHS seals, logos, crests, or reproductions of flags, or likenesses of DHS agency officials. This includes use of DHS component (e.g., FEMA, CISA, etc.) seals, logos, crests, or reproductions of flags, or likenesses of component officials.
Article 41	**Whistleblower Protection Act** Recipients must comply with the statutory requirements for whistleblower protections at 10 U.S.C § 470141 U.S.C. § 4712.

Article 42	**Environmental Planning and Historic Preservation (EHP) Review** DHS/FEMA funded activities that may require an Environmental Planning and Historic Preservation (EHP) review are subject to the FEMA EHP review process. This review does not address all federal, state, and local requirements. Acceptance of federal funding requires the recipient to comply with all federal, state and local laws. DHS/FEMA is required to consider the potential impacts to natural and cultural resources of all projects funded by DHS/FEMA grant funds, through its EHP review process, as mandated by: the National Environmental Policy Act; National Historic Preservation Act of 1966, as amended; National Flood Insurance Program regulations; and any other applicable laws and executive orders. General guidance for FEMA's EHP process is available on the DHS/FEMA Website at: https://www.fema.gov/grants/guidance-tools/environmental-historic. Specific applicant guidance on how to submit information for EHP review depends on the individual grant program and applicants should contact their grant Program Officer to be put into contact with EHP staff responsible for assisting their specific grant program. The EHP review process must be completed before funds are released to carry out the proposed project; otherwise, DHS/FEMA may not be able to fund the project due to noncompliance with EHP laws, executive orders, regulations, and policies. If ground disturbing activities occur during construction, applicant will monitor ground disturbance, and if any potential archaeological resources are discovered the applicant will immediately cease work in that area and notify the pass-through entity, if applicable, and DHS/FEMA.
Article 43	**Applicability of DHS Standard Terms and Conditions to Tribes** The DHS Standard Terms and Conditions are a restatement of general requirements imposed upon recipients and flow down to sub-recipients as a matter of law, regulation, or executive order. If the requirement does not apply to Indian tribes or there is a federal law or regulation exempting its application to Indian tribes, then the acceptance by Tribes of, or acquiescence to, DHS Standard Terms and Conditions does not change or alter its inapplicability to an Indian tribe. The execution of grant documents is not intended to change, alter, amend, or impose additional liability or responsibility upon the Tribe where it does not already exist.
Article 44	**Acceptance of Post Award Changes** In the event FEMA determines that an error in the award package has been made, or if an administrative change must be made to the award package, recipients will be notified of the change in writing. Once the notification has been made, any subsequent requests for funds will indicate recipient acceptance of the changes to the award. Please call FEMA Grant Management Operations at (866) 927-5646 or via e-mail to: ASK-GMD@fema.dhs.gov if you have any questions.
Article 45	**Disposition of Equipment Acquired Under the Federal Award** For purposes of original or replacement equipment acquired under this award by a non-state recipient or non-state sub-recipients, when that equipment is no longer needed for the original project or program or for other activities currently or previously supported by a federal awarding agency, you must request instructions from FEMA to make proper disposition of the equipment pursuant to 2 C.F.R. section 200.313. State recipients and state sub-recipients must follow the disposition requirements in accordance with state laws and procedures.

Article 46	**Prior Approval for Modification of Approved Budget** Before making any change to the FEMA approved budget for this award, you must request prior written approval from FEMA where required by 2 C.F.R. section 200.308. For purposes of non-construction projects, FEMA is utilizing its discretion to impose an additional restriction under 2 C.F.R. section 200.308(f) regarding the transfer of funds among direct cost categories, programs, functions, or activities. Therefore, for awards with an approved budget where the federal share is greater than the simplified acquisition threshold (currently $250,000), you may not transfer funds among direct cost categories, programs, functions, or activities without prior written approval from FEMA where the cumulative amount of such transfers exceeds or is expected to exceed ten percent (10%) of the total budget FEMA last approved. For purposes of awards that support both construction and non-construction work, FEMA is utilizing its discretion under 2 C.F.R. section 200.308(h)(5) to require the recipient to obtain prior written approval from FEMA before making any fund or budget transfers between the two types of work. You must report any deviations from your FEMA approved budget in the first Federal Financial Report (SF-425) you submit following any budget deviation, regardless of whether the budget deviation requires prior written approval.
Article 47	**Indirect Cost Rate** 2 C.F.R. section 200.211(b)(15) requires the terms of the award to include the indirect cost rate for the federal award. If applicable, the indirect cost rate for this award is stated in the budget documents or other materials approved by FEMA and included in the award file.
Article 48	**Award Performance Goals** FEMA will measure the recipient's performance of the grant by comparing the firefighter hiring activities of new, additional firefighters, rehire laid off firefighters, or retain firefighters facing layoff OR recruitment and retention activities of volunteer firefighters who are involved with or trained in the operations of firefighting and emergency response as requested in its application. In order to measure performance, FEMA may request information throughout the period of performance. In its final performance report submitted at closeout, the recipient is required to report on the recipients increased compliance with the National standards described in the NOFO.

Obligating document

1. Agreement No.	**2. Amendment No.**	**3. Recipient No.**	**4. Type of Action**	**5. Control No.**
EMW-2023-FF-00486	N/A	386004628	AWARD	WX03511N2024T

6. Recipient Name and Address	**7. Issuing FEMA Office and Address**	**8. Payment Office and Address**
LANSING, CITY OF 124 W MICHIGAN AVE FL 8 LANSING, MI 48933	Grant Programs Directorate 500 C Street, S.W. Washington DC, 20528-7000 1-866-927-5646	FEMA, Financial Services Branch 500 C Street, S.W., Room 723 Washington DC, 20742

9. Name of Recipient Project Officer	9a. Phone No.	10. Name of FEMA Project Coordinator	10a. Phone No.
Kenneth Lay	5175991220	Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program	1-866-274-0960

11. Effective Date of This Action	12. Method of Payment	13. Assistance Arrangement	14. Performance Period
09/03/2024	OTHER - FEMA GO	COST SHARING	03/02/2025 to 03/01/2028 **Budget Period** 03/02/2025 to 03/01/2028

15. Description of Action a. (Indicate funding data for awards or financial changes)

Program Name Abbreviation	Assistance Listings No.	Accounting Data(ACCS Code)	Prior Total Award	Amount Awarded This Action + or (-)	Current Total Award	Cumulative Non-Federal Commitment
FF	97.083	2024-F3-GF01 - P410-xxxx-4101-D	$0.00	$4,358,166.90	$4,358,166.90	$0.00
		Totals	$0.00	$4,358,166.90	$4,358,166.90	$0.00

b. To describe changes other than funding data or financial changes, attach schedule and check here:
N/A

~~**16.FOR NON-DISASTER PROGRAMS: RECIPIENT IS REQUIRED TO SIGN AND RETURN THREE (3) COPIES OF THIS DOCUMENT TO FEMA (See Block 7 for address)**~~
This field is not applicable for digitally signed grant agreements

17. RECIPIENT SIGNATORY OFFICIAL (Name and Title)	**DATE**
18. FEMA SIGNATORY OFFICIAL (Name and Title) **PAMELA WILLIAMS, Assistant Administrator, Grant Programs**	**DATE** **09/03/2024**

Resolution #2024-###

By the Committee of the Whole

Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing applied for the 2023 Staffing for Adequate Fire and Emergency Response (SAFER) grant for hiring of additional firefighters; and

WHEREAS, on September 6, 2024, the City of Lansing received notification from the Department of Homeland Security that the City has received the SAFER grant; and

WHEREAS, the purpose of the SAFER grant program is to provide funding directly to fire departments to assist in increasing the number of firefighters to help communities meet industry minimum standards and attain 24-hour staffing to provide adequate protection from fire and fire-related hazards, and to fulfill traditional missions of fire departments; and,

WHEREAS, FEMA has waived the position cost limit, cost share requirement, minimum budget requirement, and non-supplanting requirements of the award, and has provided additional time to consider and accept the grant award; and,

WHEREAS, the grant as authorized covers the salary and additional fringe expenses of 15 firefighters for the performance period of March 2, 2025 to March 1, 2028; and,

WHEREAS, The City of Lansing was awarded $4,358,166.90 to cover the cost of the employees over the period of performance only; and

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves acceptance of the 2023 SAFER grant;

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

Resolution #2024-###

By the Committee of the Whole

Resolved by the City Council of the City of Lansing

WHEREAS, the City Attorney has requested and recommends the amendment to add insulin pricing litigation to the cases in which Weitz & Luxenberg, P.C. is able to represent the City.

THEREFORE, BE IT RESOLVED that Weitz & Luxenberg, P.C. is hereby approved as legal counsel to represent the City in the matter of insulin pricing litigation as well as in the case City of Lansing v. Purdue Pharma L.P., et al.

PROJECT SUMMARY

New Vision Lansing encompasses five projects: Tower on Grand, Washington Square, Capital Tower, Old Town, and Ingham Building. The values below are current approximations of unit count, square footage, gross building size, and other metrics. These values are subject to final engineering and architectural design.

Tower on Grand comprises the development of 308,380 square foot 27 story tower that will be the tallest building in the City, with 287 residential units and 48,000 square feet of attached commercial and retail space in the Atrium Office Building and a 314-space parking facility, with two levels spanning Grand Avenue.

Washington Square will convert the Washington Square office building into 60 apartments with up to 66 leasable spaces with a nearby 130 space parking facility and 9,350 square feet of renovated commercial retail space.

Capital Tower will redevelop almost an entire City block at Walnut and Ottawa across from the State Capital and significantly increase density with the development of mixed-use commercial and residential building of 120,470 square feet, one floor of office space totaling 24,358 square feet and four residential floors totaling 91,920 square feet, with approximately 140 parking spaces in surface lots or facilities.

Old Town includes the construction of a seven-story mixed use building with an integrated 88 space two story parking facility with approximately 1,552 of retail space facing Turner Street and a five-floor apartment building with 80 units in studio, one- and two-bedroom layouts. Each of the five floors will have approximately 11,940 square feet with a total project square footage of 60,961 square feet.

Ingham Building is the adaptive reuse of existing iconic downtown office building originally constructed in 1928 and encompassing 17,028 square feet over 6 floors. The building also contains a 2,838 square foot basement. The existing office use will be removed, though approximately 1,500 square feet will be maintained as retail / commercial space on the ground level facing West Ottawa Street.

New Vision Lansing will transform downtown Lansing, representing a shift away from predominantly office space to bringing residents and vitality to downtown with 573 residential units with a minimum of 150 workforce units matched effectively with integrated commercial space. With private investment of over $253 million and public investment of $63 million for a total of $316 million, the project would be the largest ever in Lansing. In addition, the Transformational Brownfield Plan provides for up to $15,655,015 in public infrastructure improvements.

The project is not economically viable without significant incentives. The Brownfield Eligible Activities alone are greater than the tax increment revenues to be generated over the 30-year life of the Brownfield Plan by the additional investment. In addition, high construction costs and high interest rates required additional support provided by the additional capture under the Transformation Brownfield Plan.

The redevelopment is consistent with the City of Lansing Master Plan and zoning ordinance. Initial work is anticipated to begin in Q4 2024, with tax increment capture beginning in 2026.

NEW VISION LANSING, LLC

REDEFINING LIVING AND WORKING DOWNTOWN

65 YEARS OF BUILDING LANSING

NEW VISION
LANSING, LLC

Development Summary

Total Development Costs:
$316,737,458

Total Developed Square Footage:
601,287

Total Apartment Units:
573

Total Parking:
766 Spaces

Commercial / Retail / Office
102,518 Square Feet New and Existing

Workforce Rent Structure:
150 Units

Investment:
253,737,458 Private Investment

Construction Period:
Q4 2024 – Washington Square Begins Construction
Q4 2024 – Tower On Grand Begins Construction
Q1 2025 – Capitol Tower Begins Construction
Q1 2025 – Ingham Building Begins Construction
Q2 2026 – Old Town Begins Construction

**All sizes, counts, and other values presented here represent the current state of architectural development. These values may change pending final site and construction review by NVL or the Building and Planning Departments*

COMMUNITY ECONOMIC BENCHMARKS

Largest Non-Automotive Private Development in the History of Lansing

- Construction Labor Wages: **$145,117,500** in Local Labor
- Construction Period Economic Impact On Lansing: $**4,500,000**
- City Income tax revenue for construction workers: **$1,088,381 (.75%)**
- **Tax Base Stability:** The ability to live and work downtown will benefit the market overall
- Increased taxable value increment: **$35,000,000.**
- **$1,000,000** Cooperative Investment in River Crossing and River Trail Improvements.
- Lansing Public Schools will realize an additional **$207,000** annual average and over **$6,212,000** over the life of the bond millage

Brownfield Benefits

Revenues to the LDFA and LBRA after buildout and over the life of the Brownfield Plan:

- Public Infrastructure
  - $15,665,015 Allocation
  - 9,468,963 Interest
  - **$25,123,978 Total**
- LBRA Administrative Fees:
  - **+$186,000** per year average
  - **+$3,750,000** total
- Local Brownfield Fund Contribution:
  - **+$240,000** per year
  - **+$4,800,000** total (~$1.25 million in State capture)

573 New Residential Units Built Downtown That Will House 900 Residents Resulting in: **$741,000** / **Year of City Income Taxes**

Total recurring revenue to Lansing per year from project occupancy: over **$1,000,000 per year**

NEW VISION LANSING, LLC

BROWNFIELD

COMMUNITY ECONOMIC BENCHMARKS

NEW VISION
LANSING, LLC

NEW VISION
LANSING, LLC

TOWER ON GRAND
215 SOUTH GRAND AVENUE

NEW VISION
LANSING, LLC

TOWER ON GRAND
215 SOUTH GRAND AVENUE

287 UNITS
MORE THAN 300,000 SQFT OF DEVELOPED SPACE

NEW VISION
LANSING, LLC

TOWER ON GRAND
215 SOUTH GRAND AVENUE

ROOFTOP AMENITY SPACE
LOUNGE, PRIVATE DINING ROOMS

NEW VISION LANSING, LLC

TOWER ON GRAND
215 SOUTH GRAND AVENUE

RESORT QUALITY, YEAR-ROUND, POOL AND HOT TUB WITH MOVABLE WALL

NEW VISION
LANSING, LLC

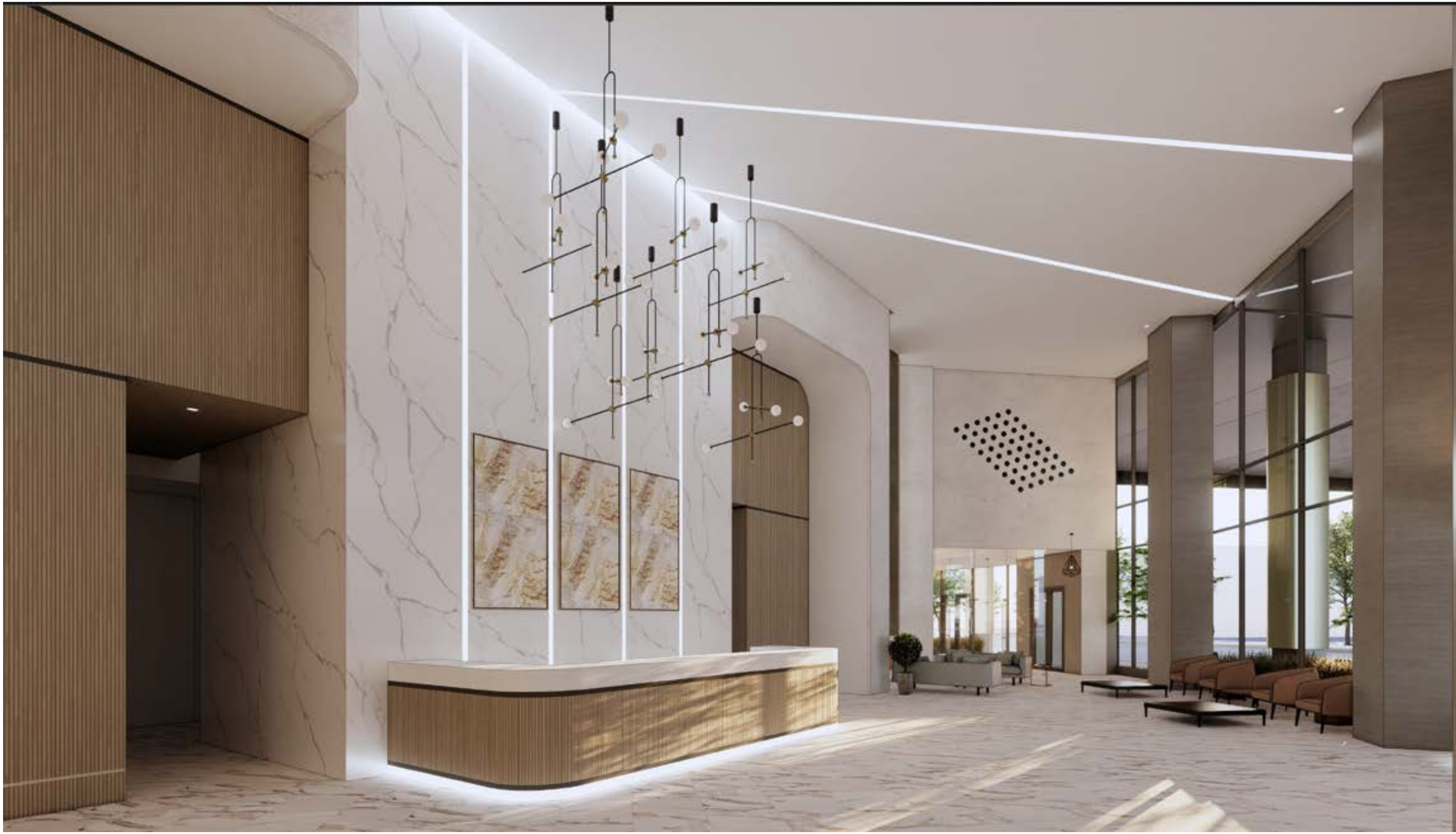
TOWER ON GRAND
215 SOUTH GRAND AVENUE

RIVERFRONT LIVING WITH 360 DEGREE VIEWS OF THE CAPITOL CITY AND BEYOND

NEW VISION
LANSING, LLC

TOWER ON GRAND
215 SOUTH GRAND AVENUE

2-STORY LOBBY
GROUND FLOOR PUBLIC MARKET / DELI



NEW VISION
LANSING, LLC

TOWER ON GRAND
215 SOUTH GRAND AVENUE

40,000 SQUARE FEET OF PODIUM SPACE
INCUDING GYM, THERAPY POOLS, GOLF SIMULATOR, PRIVATE DINING ROOMS

NEW VISION
LANSING, LLC

TOWER ON GRAND
215 SOUTH GRAND AVENUE

STREET TO RIVER AMENITY LEVEL
OUTDOOR GATHERING SPACES, LOUNGE, GYM, AND POOL

NEW VISION
LANSING, LLC

TOWER ON GRAND
215 SOUTH GRAND AVENUE

RIVERFRONT SEATING AND OBSERVATION AREA
RIVERWALK EXPANSION AND PUBLIC INFRASTRUCTURE

WASHINGTON SQUARE APARTMENTS AND PARKING
100 / 108 SOUTH WASHINGTON

NEW VISION
LANSING, LLC

WASHINGTON SQUARE
100 SOUTH WASHINGTON

66 UNITS OVER 55,000 SQUARE FEET
3,800 SQUARE FEET OF PRIME RETAIL

NEW VISION
LANSING, LLC

WASHINGTON SQUARE
100 SOUTH WASHINGTON

RE-ACTIVATION OF RETAIL SPACE AT THE CORNER OF MICHIGAN AND SOUTH WASHINGTON
3,800 SQUARE FEET WITH 20' CEILINGS

FLOORS 2 AND 3

FLOORS 4 THRU 10

NEW VISION
LANSING, LLC

WASHINGTON SQUARE
100 SOUTH WASHINGTON

A UNIT TYPE FOR EVERY STYLE

NEW VISION
LANSING, LLC

CAPITOL TOWER
201 NORTH WALNUT STREET

NEW VISION
LANSING, LLC

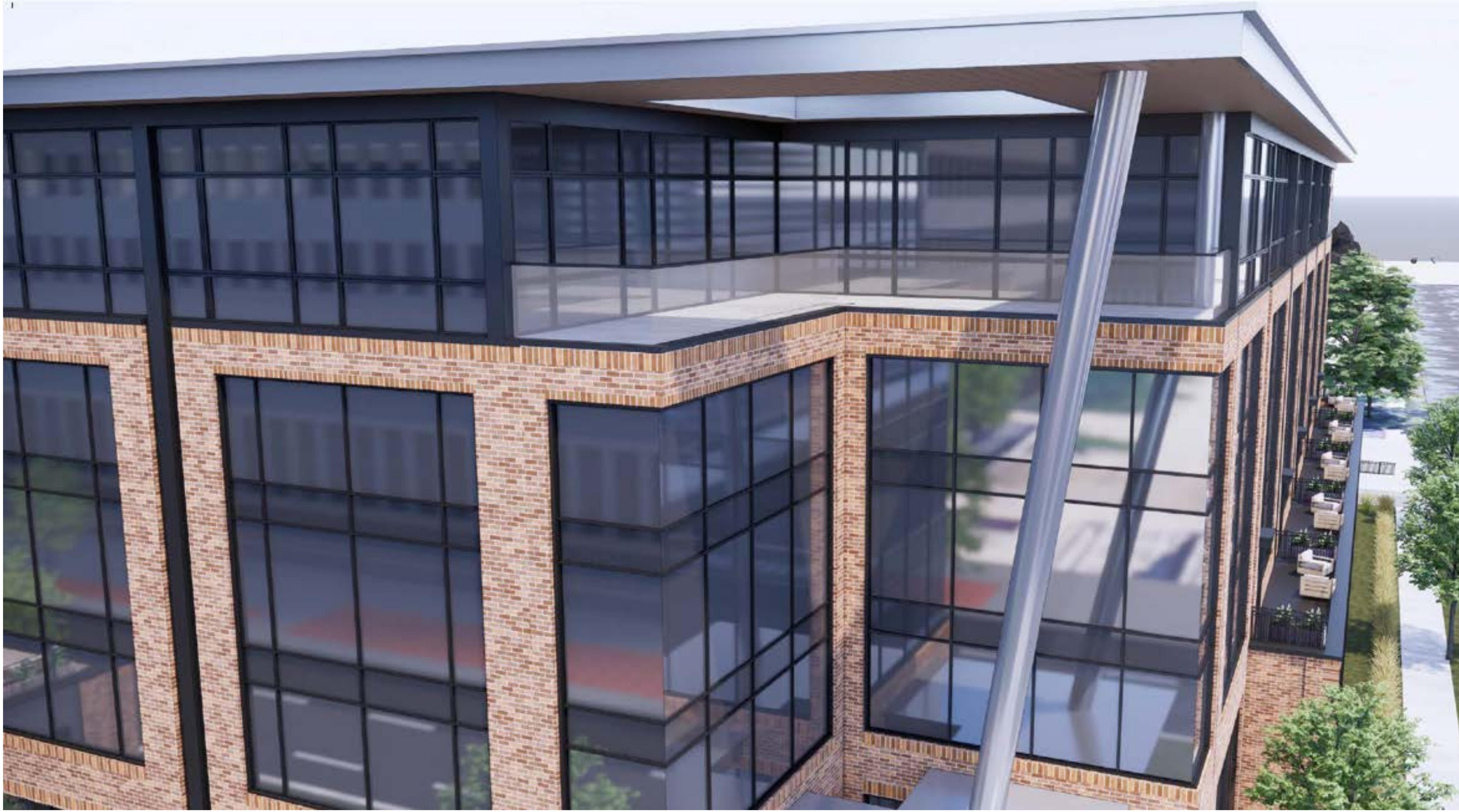
CAPITOL TOWER
201 NORTH WALNUT STREET

105 UNITS RANGING FROM STUDIO TO 2-BEDROOM
24,000 SQUARE FEET OF CLASS 'A' OFFICE SPACE

NEW VISION
LANSING, LLC

CAPITOL TOWER
201 NORTH WALNUT STREET

EXPANSIVE, CAPITOL VIEW TERRACES



NEW VISION
LANSING, LLC

CAPITOL TOWER
201 NORTH WALNUT STREET

LARGE WINDOWS TO FILL THE SPACE WITH NATURAL LIGHT
TERRACES ON 4 SIDES OF THE BUILDING

NEW VISION
LANSING, LLC

CAPITOL TOWER
201 NORTH WALNUT STREET

POOL AND AMENITY SPACE

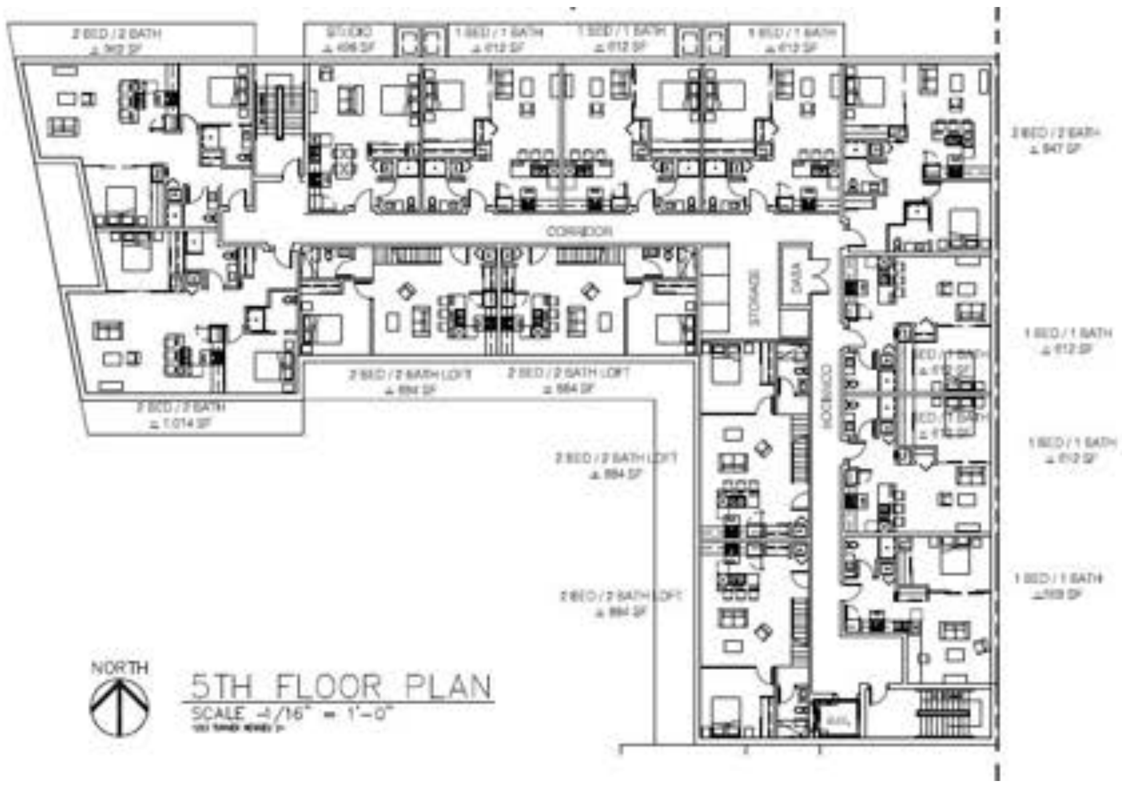
NEW VISION
LANSING, LLC

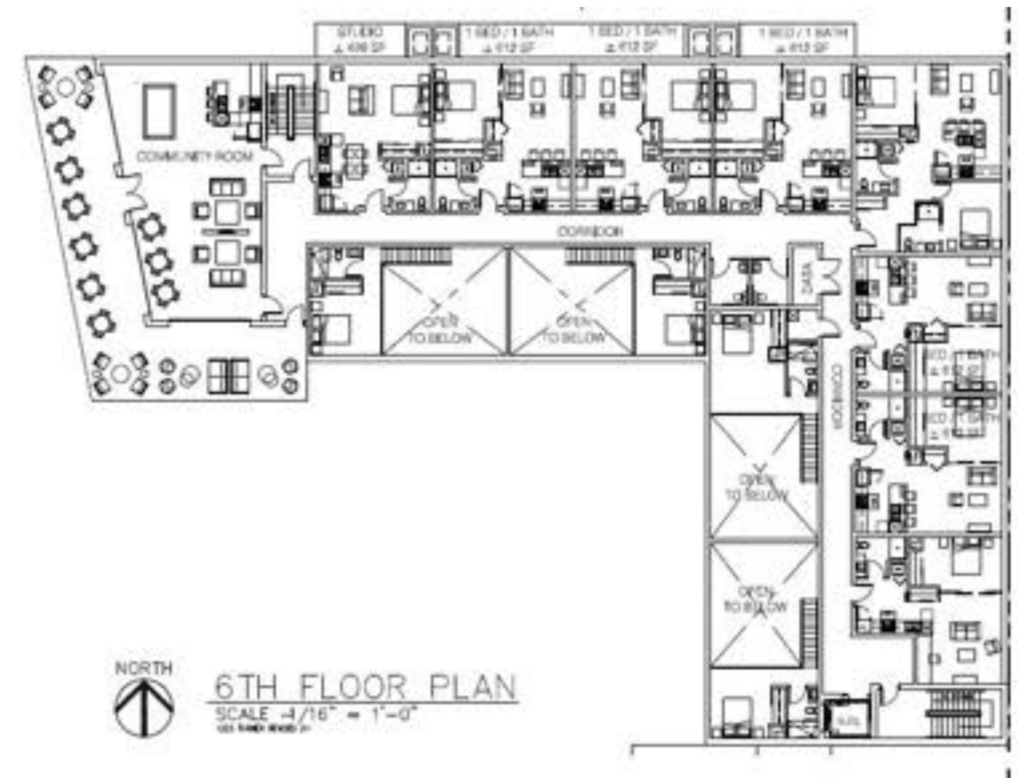
OLD TOWN APARTMENTS
1223 TURNER STREET

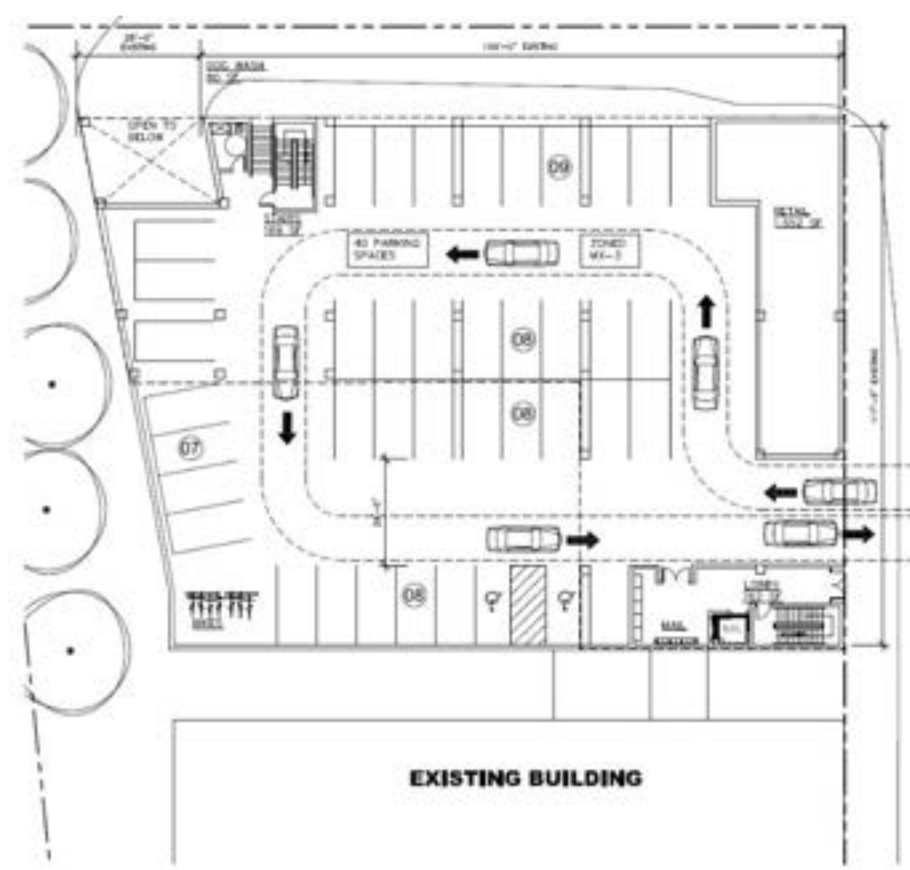
NEW VISION
LANSING, LLC

OLD TOWN APARTMENTS
1223 TURNER STREET

A NEW ANCHOR FOR A HISTORIC NEIGHBORHOOD







NEW VISION
LANSING, LLC

OLD TOWN APARTMENTS
1223 TURNER STREET

DESIGNED FOR LIVING, BUILT FOR CONVENIECE

NEW VISION
LANSING, LLC

INGHAM APARTMENTS
116 WEST OTTAWA STREET

FEATURES:

- ADAPTIVE RE-USE OF A HISTORIC BUILDING IN THE DOWNTOWN CORE
- 25 FURNISHED STUDIO AND ONE BEDROOM APARTMENTS
- PROJECT FOCUSED ON BUSY LEGISLATORS AND STAFF FROM OUTSIDE THE LANSING REGION
- AMENITIES REFLECT THE NEEDS OF THE TENANTS WITH PHONE ROOMS, WORK FROM HOME DESKS, AND BUSINESS LOUNGE

NEW VISION
LANSING, LLC

INGHAM APARTMENTS
116 WEST OTTAWA

RIGHT-SIZED LIVING WITH CONVENIENCE

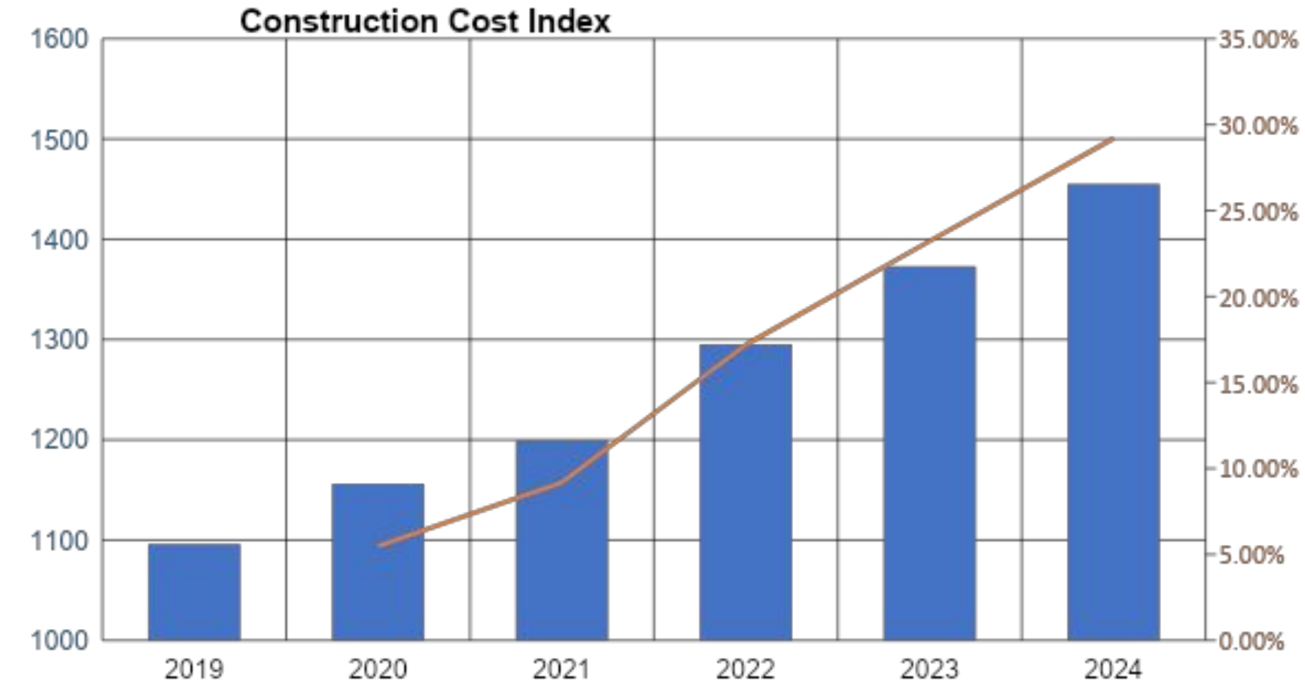
NEW VISION
LANSING, LLC

BROWNFIELD

NECESSITY OF BROWNFIELD AND TBP INCENTIVES

- CONSTRUCTION COSTS AND MARKET RENTS
- DEVELOPABLE LAND AND MARKET CONDITION
- MARKET AND AFFORDABLE HOUSING NEEDS

YEAR	INDEX	CHANGE	CUMULATIVE CHANGE
2019	1096		
2020	1156	5.5%	5.5%
2021	1199	3.7%	9.2%
2022	1295	8.0%	17.2%
2023	1373	6.0%	23.2%
2024	1455	6.0%	29.2%
Turner Construction Cost Index			

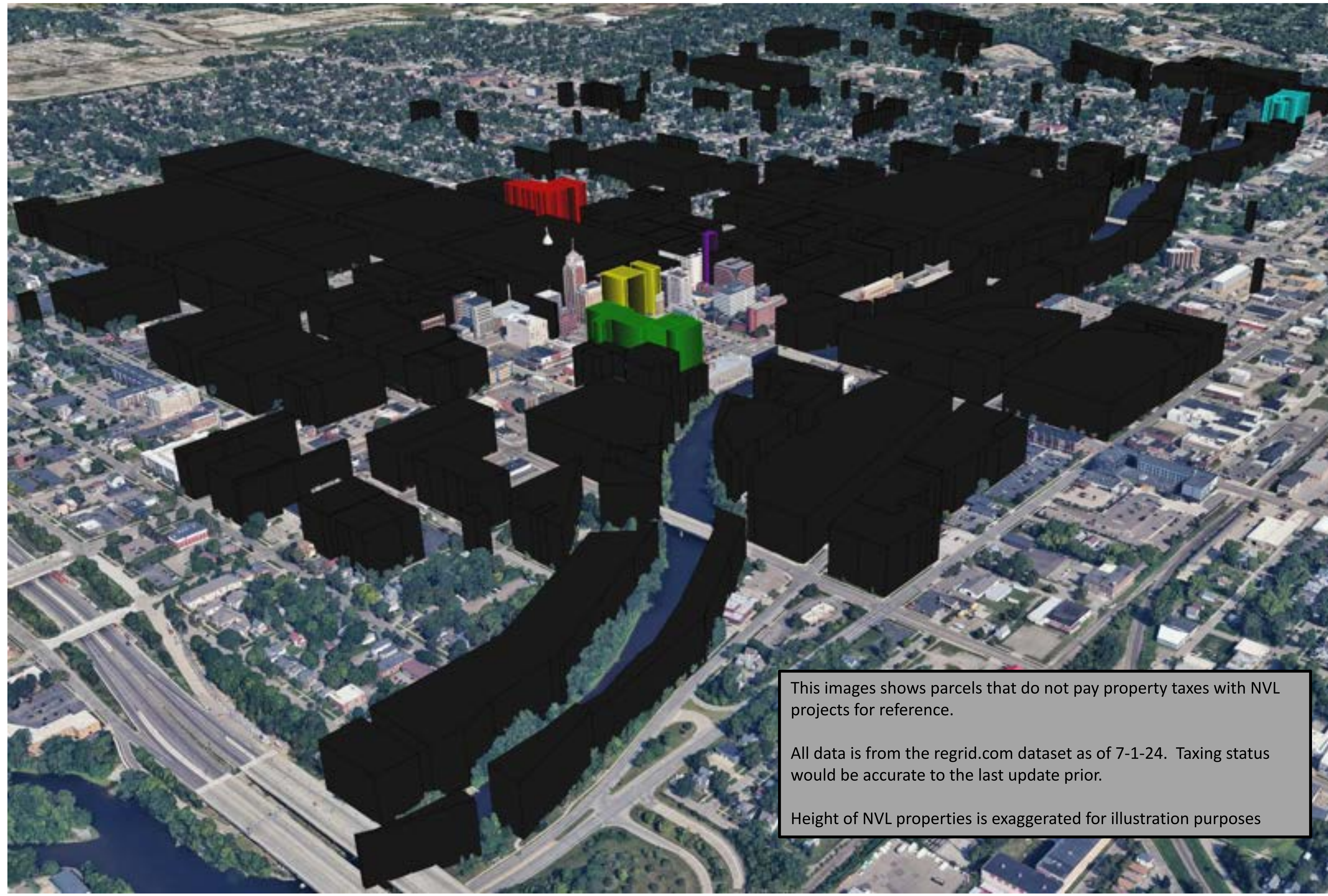


- 2019 Q2 High Rise Hard Construction Costs Per Square Foot
  - $310.00 Per Square Foot Construction Costs
  - $355.00 Per Square Foot Development Costs
- 2024 Q4 High Rise Construction Costs Per Square Foot
  - $403.00 Per Square Foot Construction Costs
  - $485.00 Per Square Foot Development Costs

- Construction Costs Increases on Residential Rental Rates:
  - 2019 Lansing Market Rent PSF = $1.75 / Month
  - 2024 Lansing Market Rent PSF = $2.25 / Month
- 2025 Lansing Market PSF Rental Rate Current Market
  - Without Brownfield and Incentives: $4.20 / Month
  - 2025 NVL PSF Rent Required: $2.50 / Month

WHY LANSING? WHY DOWNTOWN?

- The loss of office workers and the expiration of more than 300,000 sqft of private sector space leased to the State of Michigan in Downtown Lansing has the potential to be catastrophic to the core of the city.
- As a market, Lansing suffers from a dearth of both developable land and taxable value for essentially the same reason.
- Both commercial office space and multifamily rents lag state level competitors such as Grand Rapids and Detroit.
- The tax base of the city suffers from inaccessible developable land and reduced taxable value compared to state level peers or even Traverse City.



NEW VISION LANSING TRANSFORMATIONAL BROWNFIELD PLAN (TBP)

New Vision Lansing will have an incredible impact on Lansing but would not be possible the Transformation Brownfield Plan. The key elements of the New Vision Lansing TBP include:

Brownfield Eligible Activities: Each project has extensive Brownfield Eligible Activities, including Environmental, Abatement, Demolition, Site Preparation and Infrastructure, based on the particular needs of each project.

Full Capture Period: Brownfield Eligible Activities costs are not anticipated to be able to be fully reimbursed through Brownfield TIF over a 30-year capture period.

Interest: The New Vision Lansing TBP is requesting approval of the 5% interest rate MEDC maximum, since interest rates are currently anticipated at 6.75%.

State Revenues: The New Vision TBP includes Construction Sales Tax and Income Tax Revenues and State Income Tax for residents, workers and staff.

Community Revenues: Even though the New Vision Lansing TBP is requesting an anticipated full 30-year capture period, there are significant benefits that will accrue to the community.

- For these world class organizations to grow they must attract the best workforce.
- Talent is a competitive market. To bring the best people to Lansing, the city must offer its best. It must have high quality education, commercial, and living opportunities.
- For Lansing to grow it must compete for residents with Ann Arbor, Detroit, Grand Rapids and beyond. To do this will require a housing market that can compete as well.
- New market and workforce rent structures will improve the viability of the rental market overall. By improving the products offered it will create a more competitive and affordable rental market from top to bottom.

UM SPARROW

NEOGEN

GENERAL MOTORS

MICHIGAN STATE

AUTO OWNERS

What is Missing Middle?

NVL is committed to offering workforce housing via the MSHDA Missing Middle Program. Missing Middle assures that individuals and families making between 80% - 120% of the AMI will spend no more than 30% of their gross income on housing.

Missing Middle provides funds to developers to maintain workforce rents for a period of 10 years. This assures that hard working families and those just beginning their career journey have cost effective housing options.

Who benefits from new market-rate apartments? While these new units are typically occupied by households on the higher end of the income spectrum, the chain of residential moves brought about by their construction benefits many more households. Today's lower priced rental housing was often the new, expensive rental housing of yesteryear. And it doesn't take decades for new apartments to put downward pressure on rents elsewhere in a metropolitan area. New units help keep current prices down for everyone by opening up new opportunities for low- and moderate-income renters over a few short years through a chain of residential moves.

"How new apartments create opportunities for all", Federal Reserve Bank of Minneapolis:

ACT 381 COMBINED TRANSFORMATIONAL BROWNFIELD PLAN

New Vision Lansing
Multiple Addresses
Lansing, Michigan 49833
City of Lansing
Ingham County, Michigan

City of Lansing Brownfield Redevelopment Authority

Approved by Lansing Brownfield
Redevelopment Authority: ***__October 25, 2024__***

Public Hearing:_____________________

Approved by Lansing
City Council:

November 7, 2024

New Vision Lansing
201 N. Washington Street, Suite 900
Lansing, Michigan 48933
Paul Gentilozzi
John Gentilozzi

Prepared by

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Mac Consulting Service, LLC
8334 Outer Drive South
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231.633.6303

TABLE OF CONTENTS

EXHIBITS

PROJECT SUMMARY

New Vision Lansing encompasses five projects: Tower on Grand, Washington Square, Capital Tower, Old Town, and Ingham Building. The values below are current approximations of unit count, square footage, gross building size, and other metrics. These values are subject to final engineering and architectural design.

Tower on Grand comprises the development of 308,380 square foot 27 story tower that will be the tallest building in the City, with 287 residential units and 48,000 square feet of attached commercial and retail space in the Atrium Office Building and a 314-space parking facility, with two levels spanning Grand Avenue.

Washington Square will convert the Washington Square office building into 66 residential units with a nearby 130 space parking facility and 9,350 square feet of renovated commercial retail space.

Capital Tower will redevelop almost an entire City block at Walnut and Ottawa across from the State Capital and significantly increase density with the development of mixed-use commercial and residential building of 120,470 square feet, one floor of office space totaling 24,358 square feet and four residential floors totaling 91,920 square feet, with approximately 140 parking spaces in surface lots or facilities.

Old Town includes the construction of a seven-story mixed use building with an integrated 88 space two story parking facility with approximately 1,552 of retail space facing Turner Street and a five-floor apartment building with 90 units in studio, one- and two-bedroom layouts. Each of the five floors will have approximately 11,940 square feet with a total project square footage of 60,961 square feet.

Ingham Building is the adaptive reuse of existing iconic downtown office building originally constructed in 1928 and encompassing 17,028 square feet over 6 floors. The building also contains a 2,838 square foot basement. The existing office use will be removed, though approximately 1,500 square feet will be maintained as retail / commercial space on the ground level facing West Ottawa Street.

New Vision Lansing will transform downtown Lansing, representing a shift away from predominantly office space to bringing residents and vitality to downtown with 573 residential units with a minimum of 150 workforce units matched effectively with integrated commercial space. With private investment of over $253 million and public investment of $63 million for a total of $316 million, the project would be the largest ever in Lansing. In addition, the Transformational Brownfield Plan provides for up to $15,655,015 in public infrastructure improvements.

The project is not economically viable without significant incentives. The Brownfield Eligible Activities alone are greater than the tax increment revenues to be generated over the 30-year life of the Brownfield Plan by the additional investment. In addition, high construction costs and high interest rates required additional support provided by the additional capture under the Transformation Brownfield Plan.

The redevelopment is consistent with the City of Lansing Master Plan and zoning ordinance. Initial work is anticipated to begin in Q4 2024, with tax increment capture beginning in 2026.

Project Name:	New Vision Lansing		
Type of Eligible Property:	Part 201 Facility, Functionally Obsolete, Adjacent/Contiguous		
Eligible Activities:	Environmental, Lead and Asbestos Abatement, Demolition, Site Preparation, Infrastructure		
Private Eligible Activity Costs:	$88,519,676	**TBP Revenues:** ***Safe Harbor 90%***	$101,048,161
Total Developer Reimbursement:		**$189,567,837**	
Public Eligible Activity Cost:		**$15,621,119**	
Years to Complete Eligible Activities Payback:	**30** Years for Local and State TIF Capture/**20** Years for State TBP Revenue Capture		
Estimated Private Investment:	$255,737,458		
Annual Tax Revenue Before Project:	$438,309	**Estimated Annual Tax Revenue in First Year After Project:**	**$5,717,862**

ACT 381 COMBINED TRANSFORMATIONAL BROWNFIELD PLAN

1.0 INTRODUCTION

The City of Lansing Brownfield Redevelopment Authority ("LBRA") is submitting this Act 381 Combined Transformation Brownfield Plan for EGLE Environmental and MSF Non-Environmental and Construction Eligible Activities for the proposed New Vision Lansing in the City of Lansing, Ingham County, Michigan.

This Combined Transformational Brownfield Plan is submitted under the auspices of Act 381, P.A. 1996, as amended.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

New Vision Lansing will be the largest private development in downtown Lansing history, redefining living and working downtown.

In addition, The NVL TBP provides a great opportunity to improve downtown's public infrastructure and encourage and enhance non-motorized connectivity along and across the Grand River in the downtown core area. A key infrastructure improvement includes construction of a new pedway connector between the west and east riverbanks near the proposed Tower on Grand development. The pedway bridge will also allow the extension of Lansing Board of Water and Light (LBWL) utilities across the river from the west side to serve the Tower on Grand building. Additional infrastructure will include repairing, replacing, and extending the Lansing public river trail system on either side of the Grand River between Shiawassee and Kalamazoo streets. Improvements are also planned for the underutilized Wentworth Park on the river near Michigan Ave. Additional Public Infrastructure improvements include design, engineering, lighting, landscaping, seating, and trail expansion. Overall, these public infrastructure improvements will help facilitate, attract, and encourage the flow of pedestrians throughout downtown, encouraging commerce and creating great experiences for visitors and residents.

New Vision Lansing encompasses five projects: Tower on Grand, Washington Square, Capital Tower, Old Town and Ingham Building.

Tower on Grand

Project Description

Tower on Grand consists of three components: Construction of the Tower on Grand on the East side of Grand Avenue adjacent to the Grand River; rehabilitation and renovation of the Atrium Office Center; and construction of a parking garage on the east side of the Atrium. In addition, the project includes improvements to the riverfront and a pedestrian walkway from the Tower on Grand project across the Grand River to connect with the Lansing Museum District.

Tower on Grand
The Tower on Grand is an approximate 329,725 square-foot, twenty-six story mixed-use apartment tower. The multi-family portion of the tower has approximately 287 units in studio, one-, two- and three-bedroom floor plans. Each residential floor has an approximate area of 11,940 square feet. Floor layouts will have between eight and fifteen units each depending on their location within the tower.

The podium levels of the Tower on Grand will contain multi-family lobby, apartment building operations, retail tenant space of approximately 3,900 square feet with 1,200 square feet of outdoor space, retail tenant space of approximately 2,330 square feet, multi-family amenity space with tenant lounge, gym facilities, work from home space, and outdoor amenity area, private dining rooms, children's space and games area.

The top level of the Tower on Grand will contain a sky view tenant lounge, office space, a convertible event space overlooking the city, and building operations space.

Atrium Office Center
The Atrium Office Center is a more than one hundred-year-old office building with a large central atrium space with three floors of office and retail space. The former balcony of the Michigan Theater and the office space contained below will be demolished and a new façade constructed to interface with the parking structure that will be built on the east side of the site.

Interior public spaces will be renovated with new finishes and prepared for additional retail and commercial tenants. Certain tenant amenities and support space for the Tower on Grand will be placed in the lower level.

Tower on Grand Parking Structure
An approximately 124,720 square foot parking structure housing 314 parking spaces will be constructed on the East side of the Atrium Office Center parcel and span Grand Avenue to connect with the Tower on Grand. The parking structure will have an approximate floor plate of 18,920 square feet on the West side of Grand Avenue and will have six levels including a below grade level.

Two of these six levels will span Grand Avenue. One level will have 89 parking spaces covering 30,120 square feet. The second Grand Avenue-spanning level will have a typical 18,920 square foot parking deck layout and an 11,200 square foot portion of the amenity level for the Tower on Grand.

Public Infrastructure
The Tower on Grand project includes a collaborative effort with the City of Lansing and Lansing Board of Water and Light to improve the riverwalk and link the Tower on Grand project and the Lansing downtown district with a pedestrian bridge across the Grand River to the Museum district that includes the Impression 5 Science Center, the Riverwalk Theatre and the R.E. Olds Transportation Museum. The approximately 220-foot span will redevelop a current underutilized and problematic public space at the extension of East Washtenaw Street on the west side of Grand River to City property along the east side of the river adjacent to the R.E. Olds Transportation Museum. Because of the grade change from the west to east side, the bridge will include an ADA-compliant walkway ramp to connect with the Lansing River Trail and the Museum District. Discussions are underway with the Lansing Board of Water and Light for the potential to provide capacity for utilities to be integrated with the pedestrian bridge. In addition, improvements will be made to the River Trail on the Tower on Grand property of approximately 195 lineal feet at a width of 12 feet. Estimated square footage of public infrastructure improvement is approximately 4,120 square feet. NVL is providing an easement from Grand Avenue to the Grand River along the north end of the Tower on Grand

property to provide enhanced access from downtown to the riverwalk. The City is also planning streetscaping, lighting, and utilities for both the Tower on Grand and Washington Square projects. In addition, the City is planning recreational river access and placemaking gathering spaces. Public infrastructure is estimated at 22,065 square feet.

Jobs Created or Retained - Average FTE wage
The Tower on Grand project anticipates 147 jobs, includes the retainage of 112 jobs and anticipates the creation of 35 jobs at an average hourly wage rate of $30.87.

Number of temporary construction jobs
The total number of temporary construction jobs created by the Tower on Grand project is approximately 600 at an average hourly wage rate of $55.00 with total construction wages of $81,831,200.

Private investment
Private investment is estimated at $153,944,434.

Total cost
Total project cost is estimated at $186,996,500.

Eligible Activities Schedule
Site work, including abatement and demolition is anticipated to begin in Q1 2025 with completion in Q3 2027.

Redevelopment completion date
Construction is anticipated to begin in Q1 2025 with completion in Q3 2027.

TOTAL TOWER ON GRAND	
Programming Space	**Square Footage**
Residential	258,346
Commercial	47,758
Common	13,000
Parking	126,000
Public Infrastructure	22,065
TOTAL	**467,169**

Washington Square

Washington Square is an adaptive reuse of a ten story, one-hundred-year-old office building. The renovation will construct nine floors of residential space featuring up to 60 apartments with up to 66 leasable spaces. There will be a mix of one- and two-bedroom apartments. The basement level will be converted into residential amenities including dining spaces and a workout facility. The street level space fronting South Washington Square (100 South Washington Square) will be converted back to its original retail use with an approximate leasable area of 3,800 square feet.

Each floor has approximately 5,500 square feet. Levels two and three will have four apartments per floor with levels four through ten having seven each.

The exterior façade of the building will be cleaned, and the existing masonry and stone features repaired and restored as required.

The project includes the removal of the existing structure at 108 South Washington and the development of a parking garage with approximately 130 parking spaces and a devisable 5,550 square foot retail space facing South Washington Square. The parking garage will have three levels including the ground floor. A podium may be added for future expansion.

Public Infrastructure
The City is planning streetscaping, lighting, utilities and placemaking gathering spaces for Washington Square project, as well as pedestrian improvements to connect downtown with the Riverwalk. Public infrastructure is estimated at 2,875 square feet.

Jobs Created or Retained - Average FTE wage
The Washington Square project anticipates the creation of 31 jobs at an average hourly wage rate of $17.53.

Number of temporary construction jobs
The number of temporary construction jobs for the Washington Square project is 100 at an average hourly wage rate of $55.00 with total construction wages of $25,170,750.

Private investment
Private investment is estimated at $23,679,710.

Total cost
Total project cost is estimated at $ $36,894,000.

Eligible Activities Schedule
Site work, including abatement and selective demolition is anticipated to begin in Q2 2025 with completion in Q2 2026 for the Washington Square Building and for the Washington Square Parking and Retail, site work, including abatement and demolition is anticipated to begin in Q3 2025 with completion in Q2 2026.

Redevelopment completion date
Construction is anticipated to begin in Q4 2024 with completion in Q2 2025.

WASHINGTON SQUARE	
Programming Space	**Square Footage**
Residential	35,650
Commercial	9,350
Common	14,741
Parking	5,000
Public Infrastructure	2,875
TOTAL	**117,616**

Capital Tower

Capitol Tower is a new construction with approximately 120,470 square feet of multi-family and office space. The building will feature four residential floors totaling 91,920 square feet with 105 residential units and one floor of office space totaling 24,358 square feet. The sixth floor has an approximately 600 square foot outdoor patio facing the State Capitol building included in the office area.

The apartment phase of the project will feature traditional studio, one-, two-, and three-bedroom layouts.



Public Infrastructure
No public infrastructure is anticipated. New streetside landscaping and sidewalk repair and reconfiguration will occur as the site is completed.

Jobs Created or Retained - Average FTE wage
The Capital Tower project anticipates 104 jobs, includes the retainage of 66 jobs and anticipates the creation of 38 jobs at an average hourly wage rate of $52.26.

Number of temporary construction jobs
The number of temporary construction jobs for the Capitol Tower is 120 at an average hourly wage rate of $55.00 with total construction wages of $17,501,550.

Private investment
Private investment is estimated at $44,378,083.

Total cost
Total project cost is estimated at $53,378,083.

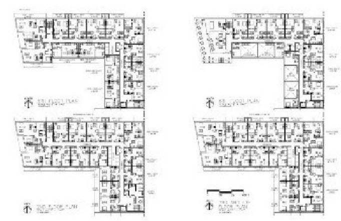
Eligible Activities Schedule
Site work is anticipated to begin in Q2 2025 with completion in Q1 2027.

Redevelopment completion date
Construction is anticipated to begin in Q3 2025 with completion in Q1 2027.

CAPITOL TOWER	
Programming Space	**Square Footage**
Residential	91,920
Commercial	24,358
TOTAL	**120,470**

Old Town

Old Town at 1223 Turner Street will be sited on the northern part of the parcel in a parking lot adjacent to an existing office building. The project will consist of a two-story parking facility with one grade level and one elevated level which contains approximately 1,552 square feet of retail space facing Turner Street. This project is in one of the most popular and dynamic neighborhoods within Lansing's Principal Shopping District.



Above the parking facility will be a five story multi-family apartment building featuring 90 units in studio, one- and two-bedroom layouts. Each of the five floors will have approximately 11,940 square feet for a with a total project square footage of 65,670 square feet.

Above the parking facility utilizing the apartment podium will be an indoor-outdoor amenity space facing the Grand River. This amenity space will have gathering spaces as well as cooking and entertainment features for use by the project residents.

Public Infrastructure
No public infrastructure is anticipated.

Jobs Created or Retained - Average FTE wage
The Old Town project anticipates the creation of 6 jobs at an average hourly wage rate of $17.53.

Number of temporary construction jobs
The number of temporary construction jobs for the Old Town project is 110 at an average hourly wage rate of $55.00 with total construction wages of $17,374,500.

Private investment
Private investment is estimated at $28,284,345.

Total cost
Total project cost is estimated at $33,584,345.

Eligible Activities Schedule
Site work, including abatement and demolition is anticipated to begin in Q1 2026 with completion in Q4 2027.

Redevelopment completion date
Construction is anticipated to begin in Q2 2026 with completion in Q4 2027.

OLD TOWN	
Programming Space	**Square Footage**
Residential	65,670
Commercial	19,552
Common	250
Parking	45,000
TOTAL	**130,472**

Ingham Building

Ingham Building Apartments is an adaptive re-use of an existing office building originally constructed in 1928 and encompassing 16,500 square feet over 5 floors plus a basement. The existing office use will be removed, though approximately 1,500 square feet will be maintained as retail / commercial space on the ground level facing West Ottawa Street.

On the floors above, 25 furnished studio and one-bedroom type apartments will be constructed at five per floor.

The project is adjacent to the House of Representatives Office Building and is less than one block from the State Capitol building.

Public Infrastructure
No public infrastructure is anticipated.

Jobs Created or Retained - Average FTE wage
The Ingham Building project anticipates the creation of 6 jobs at an average hourly wage rate of $17.53.

THE LANSING BROWNFIELD REDEVELOPMENT AUTHORITY (LBRA)

Resolution Recommending Approval of Plan #87
New Vision Lansing

At a meeting of the Board of Directors of the Lansing Brownfield Redevelopment Authority (LBRA) City of Lansing, Michigan, held on Friday, October 25, 2024, at 8:30 a.m., pursuant to notice duly given:

PRESENT: Members: Chair - Shelley Davis Boyd, Vice-Chair - Calvin Jones, Treasurer - Catherine Rathbun, Secretary - Dr. Alane Laws-Barker, Johnathan Smith, Rawley Van Fossen

ABSENT: Members: Chaz Carrillo, Sandra Lupien, 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 New Vision Lansing, LLC (the "Developer") to draft Transformational Brownfield Plan #87 – New Vision Lansing (the "Plan"); and

WHEREAS, in accordance with Section 13c of Act 381, the Authority has submitted a proposed Act 381 Transformational Brownfield Plan for the New Vision Lansing Mixed-Use Development (the "Plan"), as attached in Exhibit A; and

WHEREAS, the developer proposes to develop "Tower on Grand", "Washington Square", "Capital Tower", "Ingham Building", and "Old Town", collectively referred to as "New Vision Lansing", a mixed-use real estate development project spread across downtown Lansing to be constructed in multiple component phases, which is expected to include approximately 573 apartments and 102,518 square feet of commercial retail and offices, and 766 parking spaces (the "Project"); and

WHEREAS, the developer intends to apply with the Michigan Strategic Fund (MSF) for transformational brownfield plan approval for the Project under Act 381; and

WHEREAS, if the Plan is approved, the Project may be eligible, subject to an underwriting and financial analysis and other requirements all as set forth in Act 381, to capture up to 100% of income tax capture revenues if the applicable eligible properties within the Plan for the Project are subject to a written, binding affordable housing agreement; and

WHEREAS, the Authority, in order to encourage the successful completion of the Project and promote the development of inclusive mixed-income communities, desires the City of Lansing to enter into the Agreement with the Developer; and

WHEREAS, The staff of the Authority 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 determined:

1. The Plan constitutes a public purpose in accordance with the Act;

2. The Plan meets the requirements of section 2(hhh), and has the reasonable likelihood to, have a transformational impact on local economic development and community revitalization based on the extent of brownfield redevelopment and growth in population, commercial activity, and employment that will result from the Plan;

3. The Plan meets the requirements of sections 13, 13b, and 13c;

4. The costs of eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of this act;

5. The amount of captured taxable value, construction period tax capture revenues, withholding tax capture revenues, income tax capture revenues, and sales and use tax capture revenues estimated to result from adoption of the Plan are reasonable;

6. The Plan takes into account the criteria described in section 90b(4) of the Michigan strategic fund act, 1984 PA 270, MCL 125.2090b;

7. The Plan includes provisions for affordable housing subject to subsection (22)(d); and

WHEREAS, in accordance with Section 14 and 14a of the Act, the Authority has considered the proposed Plan and desires to approve the proposed Plan and to request that the City Council of the City of Lansing call a public hearing to consider and adopt a resolution approving the proposed Plan.

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

1. The Lansing Brownfield Redevelopment Authority Board of Directors has determined that the adoption of the Plan is consistent with the purposes and requirements of Act 381 and recommends its submittal to the City Council of the City of Lansing for approval.

2. The Plan in the form filed herewith is hereby approved by the Lansing Brownfield Redevelopment Authority Board of Directors 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.

3. The Lansing Brownfield Redevelopment Authority Board of Directors hereby requests that the City Council of the City of Lansing, 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 25th day of October 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.

S D Boyd

Shelley Davis Boyd, Chair

BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION APPROVING BROWNFIELD PLAN #87
NEW VISION LANSING

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 #87– New Vision Lansing (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on December 2, 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 December 2, 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 (the "Project"),

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 $256,000,000, and

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 it performs, in accordance with the Plan;

WHEREAS, the Authority Board of Directors, at its meeting on October 25, 2024, 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:

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- The Plan constitutes a public purpose under Section 14(5) of the Act;
- The Plan meets the requirements of Section 2(hhh) of the Act, as the Plan is calculated to, and has the reasonable likelihood to, have a transformational impact on local economic development and community revitalization based on the extent of brownfield redevelopment and growth in population, commercial activity, and employment that will result from the Plan.
- The Plan meets all of the requirements for a brownfield plan set forth in Section 13, Section 13b and Section 13c of the Act;
- The costs of eligible activities proposed are reasonable and necessary to carry out the purposes of the Act;
- The amount of captured taxable value, construction period tax capture revenues, withholding tax capture revenues, income tax capture revenues, and sales and use tax capture revenues estimated to result from adoption of the Plan are reasonable;
- The Plan takes into account the criteria described in section 90b(4) of the Michigan strategic fund act, 1984 PA 270, MCL 125.2090b;
- The Plan includes provisions for affordable housing; 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 Transformational Brownfield Plan #87– New Vision Lansing.