AGENDA

Committee of the Whole
March 10, 2025 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 Ryan Kost, Chairperson
Council Member Tamera Carter, Vice Chairperson

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
   A. February 24, 2025
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
   B. RESOLUTION - Set a Hearing; Industrial Facilities Exemption Certificate; Transfer from Ultium Cells, LLC to LG Energy Solution Michigan, Inc. at 8100 Davis Hwy.
   C. RESOLUTION - Renaissance Zone; transfer from Ultium Cells, LLC to LG Energy Solution Michigan, Inc. at 8100 Davis Hwy.
   D. RESOLUTION - Set Hearing for Revocation; CDDM Corporation - 5910 S Pennsylvania Avenue, Lansing MI 48911; Cabaret License Revocation and Liquor License Revocation

Closed Session Pursuant to MCL 15.268(c) of the Open Meetings Act, City Council will hereby recess into closed session for strategy and negotiation sessions connected with the negotiation of a collective bargaining agreement between the City of Lansing and Teamsters local 243 Supervisory and CTP Units, as requested by the City.

Reconvene

   E. RESOLUTION - Ratification of the Collective Bargaining Agreement (CBA) between the City of Lansing and Teamsters Local 243 Clerical, Technical and Professional Unit; Period Covering February 1, 2025 through January 31, 2026
   F. RESOLUTION -Ratification of the Collective Bargaining Agreement (CBA) between the City of Lansing and Teamsters Local 243 Supervisory Unit; Period Covering February 1, 2025 through January 31, 2026.

6. **Other**
   G. Outside Board and Commission Updates from Council Members
7. **Adjourn**

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

MINUTES
Committee of the Whole
Monday, February 24, 2025 @ 5:30 p.m.
Tony Benavides Lansing City Council Chambers

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

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

OTHERS PRESENT
Sherrie Boak, Council Staff
Charles Randall, Internal Auditor
Greg Venker, City Attorney
Lisa Hagen-Lawrence, City Attorney
Mark Lawrence, Mayor's office
Jake Brower, Chief Strategy Officer
Desiree Kirkland, Finance Director
Kim Coleman, HRCS Director
Nicole McPherson, Public Service
Marc Jones, Public Service
Elizabeth O'Leary, HR Director
Nick Zande, President of Old Everett Neighborhood Association
Edwar Zeineh
Mitch Rice
Debra Mulcahey
Dennis Parker, Labor Negotiator
Andy Markowich

Minutes
MOTION BY COUNCIL MEMBER CARTER TO APPROVE THE MINUTES FROM FEBRUARY 10, 2025 AS PRESENTED. MOTION CARRIED 8-0.

Public Comment
Mr. Rice spoke in opposition to the HRCS carry forwards from HRCS, specific to questioning the details he believes are lacking for the allocations. Mr. Rice spoke in support of the liquor license opposition.

Mr. Zeineh spoke on opposing to the resolution on the agenda for objection of the transfer of escrow from Rite Aid Inc. to three (3) addresses.

Mr. Zande spoke on the deficit elimination plan on the agenda, and asked for local input and authority not what is happening at the federal level.

Ms. Mulcahey spoke in opposition to the agenda item for CSO 015 South Project.

Mr. Markowich spoke on the resolution in opposition to the liquor license, supporting the sale of the liquor licenses.

Council Member Hussain stepped away from the meeting at 5:44p.m.

<u>Presentations</u>

<u>General Fund Status Report</u>

Mr. Brower referred to the 2nd quarter status report, with the budget 1.625 million, and 1.25 million in expenditures.

Council Member Hussain returned to the meeting at 5:46 p.m.

This the first report since the audit, the administration continues on making strategic investments and making notable strides in vacancy. Overall when looking at the budget, GF collected $99 million, expenditures slightly over 3-year average, and with revenues the property taxes generally come on July tax bill, and the City is going through the winter billing, currently being collected. Projecting property taxes on track, collection on income taxes year to date is $15 million and the City is watching the areas that are in development.
The city did get distribution for medical marihuana on the mark of projected. There is a budget amendment tonight that adjusts the revenue sharing down to what is the current state projection related to sales tax overall in the State. The BWL return on equity is 6% schedule and they are proceeding right on track with the payments. Other revenue amount to less that 10% of the budget. With GF expenditures, Media Center is higher due to parking with current location that adds $14,000 in their cost and when they move to the permanent OVATION site, there will still be an expense.

Mr. Randall asked for reports on other funds to make sure things are being watched similar to the general fund. Mr. Bower stated that would be a good practice to get into and have spoken on it in the past. Moving to the new BSA there are tools at disposal.

Council Member Jackson asked if the City has received anything on impacting the funds, similar to the recent Federal impact on DEI funds. Mr. Bower stated that the CDBG activities has strong impact in communities and could be impacted. But as of this time, staff is attending information calls and being told there is limited information. For the grants they are working on, they are keeping to the requirements and not getting too far out and are being cautious for the long term. There is a grant for reconnecting communities, which is on a pause status. Council Member Jackson asked for confirmation they are contemplating these and will it be reflected in the budget. Mr. Brower stated with the Federal funds for CDBG are proceeding on track but looking forward for federal budget which runs out in March, they will watch for the impact on that.

Council Member Spadafore cautioned that there is $3.5 million in CDBG funding, which is important and the leadership at the State and Federal level need to be made aware of how important those funds are for the residents, because they could be harmed if those funds are clawed back. Mr. Brower concurred, and some of the impact will hit hard on universities and non-profits. That impact would be kick back on income taxes, property tax revenues and the City does need to keep an eye on that.

Vacancy Report: Fiscal Year 2024-2025, 2nd Quarter
Ms. O'Leary began the presentation with Mr. Brower and Mr. Parker.

Council Member Carter stepped away from the meeting at 6:00 p.m.

Ms. O'Leary stated with the questions

Council Member Carter returned to the meeting at 6:01 p.m.

Ms. O'Leary started with public service questions, noting they work off the department. The question on CDL, it is a struggle to hire with people who already have a CDL, and the city itself has a program to tackle this. The next question is on seasonal hiring struggle; operations and maintenance train people to fill in. Regarding hiring and attracting people, which they are continuing working on. Regarding any barriers, they provide a different process for internal, and processes are negotiated in the CBA. They offer flexibility in obtaining CDL, eliminate barriers along with working on a partnership with Refugee Development Center. With adjusting the pay scale to address positions with more competitive, they have reclassified 97 positions. With the yard waste collection concerns, the department did switch since pandemic due to staffing, and since then they have found there is limited needs. Lastly regarding the timeline for addressing vacancies, HR meets weekly with Public Service and UAW President. Everyone is on the same page and want to get positions posted.

Council Member Garza asked about the CDL inhouse training, and asked if all 12 are still employed, and Ms. O'Leary would have to get that information. Mr. Parker stated the 400-maintenance worker stops at $56,000-$57,000 and with benefits package they are close to the state average. Council Member Garza asked about the training packet, and Mr. Parker stated they are always looking to increase pay but have to be mindful of the budget. Council Member Garza asked how many vacancies currently that are budgeted across the board, but there are 20 online, and are there others posted internally. Mr. Brower stated the online posting does cover multiple candidates and referred to the vacancy report Council received today. There are 55 vacancies.

Council Member Hussain asked if there are a lot of grievances with the length on the posting. Mr. Parker stated there are no open grievances on the vacancies. There is a 6-day posting clause internally, and if there is no internal candidate then they post externally. Ms. O'Leary stated there is also a situation where things are getting reclassified, which would be why they are not reposting currently. If the union, they do contact HR for clarification. Council Member Hussain asked about an appeal on reclassification. Ms. O'Leary stated if an employee thing the pay should be higher, they can appeal to Segal Group, and the department director can appeal also.

Ms. O'Leary stated there has been 31 positions filled since 12/31/2024, excluding the District Court. There were 23 positions at LFD today. The question on date of vacancy was updated today, and the "new" was in the budget process, so not listed. Regarding the total funds being left off, it was updated in the new report. Regarding the positions for WWTP, Fleet, LPD vacancies, she updated. With LPD there are 7 in academy, 19 sworn vacancies, 12 open and 4 planned to retire. They will fill the retirement positions as fast as they can. There are 4 eligible form LFD, and there is a paramedic posting up and they are expediting that.

Council Member Jackson spoke on the LPD positions, and there are 12 sworn vacancies, with total 19 with 7 in academy. With adding officers to the budget in 2024, there is always vacant police officers. He asked for clarification because Council is funding positions, then they appear on the vacancy report, instead of adding officers to the street. He then asked how small the LPD officer vacancy list has been. Ms. O'Leary stated that the number sworn is 212 and can look historically. Council Member Jackson asked if they are adding officers to this year's budget. Mr. Brower stated they are working on it, and in this year's budget they are anticipating this years State dollars from Trust Fund, which would have hired 15 officers, and then the State had a new formula which was 10 officers, and then the bill that would have required that appropriation went away in the lame duck session in 2024. The Governor has put in a supplemental request in this proposed budget to get more officers. As adding officers to the budget, does not put body on the ground, as adding positions with promotions, it can grow. Ms. O'Leary stated as they reach 25 years of service, and over the last couple years there have been multiple and they have trying to keep up. They are posting twice a year, have a lateral process, this is something with staff of LPD meeting weekly to discuss strategy and recruitment. Council Member Jackson acknowledged the challenges, but with wanting to put officers on the street, take funds from the vacancies to increase the salary making it attractive to fill, understanding that would take discussions at collective bargaining. Just increasing the number on paper does not increase the officers on the street.

Council Member Spadafore acknowledged HR on the efforts of filling, and asked about the vacant coding, and Ms. O'Leary stated those are FTE.

Mr. Randall asked if there can be standards or stats with comparisons to other cities. Ms. O'Leary stated they can speak to other government entities to see what other vacancies are.

Council Member Brown stated to Ms. O'Leary if they are looking at other municipalities to get a score card for historical data to see improvement, for example the legacy funding. Ms. O'Leary stated they could look into that.

Council Member Garza spoke on the community policing, is there 12 budgeted. Ms. O'Leary stated she could not speak to it, and Mr. Brower stated 12 does sound correct, but could not speak to it. Mr. Lawrence did not have the number but would find out. Council Member Garza asked about working with LPD to get more community officers, and Ms. O'Leary stated that she would touch base with the Chief. In the reporting period they are all listed as officers. Council President Kost stated that there are 5 filled out of 12 of community officiers.

Discussion/Action:

RESOLUTION – Deficit Elimination Plan; Fringe Benefits Plan

Mr. Brower explained the resolution which is a State plan, and overall this is an under looked part of the budget because it carries it's own fund balance, fluctuates yearly, and the IA memo demonstrates past expectations. This would be where the City could look at additional funds as well. Overall as it comes to this fund, it is an internal fund, and does not have to budgeted according to state law. The funding comes from, other activities with fringe costs spent in those become the revenue in this fund. Being an internal fund, the audit makes them do a journal entry.

Council Member Spadafore asked what is driving those costs. Ms. Kirkland stated the increase was healthcare. Council Member Spadafore asked where the City sits, and Mr. Brower stated it is the hard cap. Being there the City pays the projected premiums up to the cap established by State law and increase by 12 month inflation. With the self-funding, the insurance would charge rate and security premium, being self-insured they estimate the amount and expectation and the City pays that, and they City absorbs internally. This makes the impact at 15% on the fund balance.

Mr. Randall asked what the operating expenses year to date, and Mr. Brower stated in the middle of the year there are employer contributions and around what projected and not anticipating any surprises.

MOTION BY COUNCIL MEMBER CARTER TO MOVE THE RESOLUTION FOR DEFICIT ELIMINATION PLAN; FRINGE BENEFITS PLAN; AS PRESENTED. MOTION CARRIED 8-0.

<u>RESOLUTION – Budget Amendment; Carryforwards from Fiscal year 2023/2024 to Fiscal Year 2024-2025</u>
Mr. Brower referred to the document, addressing several items. The first is the GF revenue adjustments, revenue sharing adjustments, return on equity and the appropriation on Fund Balance. There are GF expenditures that comes from City Council operating, funding for Office of Community Media, HRCS obligated to be carried forward, supporting agencies from HRCS speaks to allocations. There is a public safety revenue fund, which were state dollars not passing at the State level if the state does decide to re-enact they will come back to Council.

Council Member Jackson spoke on items that were budgeted for, that could not be spent, reading basically has to do with housing, hotels, racial justice, HRCS, and racial equity. These are highlighted as proud accomplishment by Administration. Regarding the line item of carry forward there is one for emergency hoteling, racial justice item, emergency food were put in a place for a reason, and why is there another year where important things not being used. Ms. Coleman spoke to the programming, but Mr. Brower stated that one of the intents in the budget policies relate to HRCS that if funds carried forward for same purpose they did not need to be brough forward by resolution. The interpretation was disagreed, and in the next years budget process they would propose other language. Ms. Coleman introduced the contract manager and deputy director to assist with answering questions. Regarding the unused funds from the agencies is not uncommon, and if not used they are asked to return the funds. With the emergency food assistance, there has been a number increased at the shelters, and those funds are being allocated to larger shelters and accounted for. For the shelter there has been $9500 spent at Walter French, but just $4000+ that will need to be expended. With regard to the racial equity, the plan is to expend those, already dispersed $200,000 and expect to expend the other $200,000 in June. Working on getting them on same cycle to review by HRCS Board and DEI officer. Council Member Jackson acknowledged the information, but did not to hear accomplishments when there are funds not spent.

Council Member Brown referred to the ratio equity grant amount, and asked about the plan for the alliance. Ms. Coleman stated those are for the MRJA plan, and the grants go into the community; 14 awarded in September that use the $200,000, then 30+ applications in the upcoming cycle. There will be an allocation in July of $166,000. Council Member Brown asked for the list of the providers who were awarded. Ms. Coleman stated she will but also believe that they are on the website.

Mr. Randall asked Mr. Brower about account balances.

Council Member Brown stepped away at 6:55 p.m.

Mr. Randall asked if the carry forward can be sent with the financial packages to be approved earlier. Mr. Brower stated that some of that comes from the reallocation portion, but there is room for improvement on how they do it, amend the language to approach it.

MOTION BY COUNCIL MEMBER CARTER TO MOVE THE RESOLUTION FOR THE BUDGET AMENDMENT CARRYFORWARDS FOR FISCAL YEAR 2023/2024 TO FISCAL YEAR 2024/2025. MOTION CARRIED 6-1.

Council Member Brown returned to the meeting at 6:56 p.m.

Council Member Brown asked for reconsideration on the previous vote.
MOTION FOR RECONSIDERATION OF THE VOTE, MOTION CARRIED 8-0.

MOTION BY COUNCIL MEMBER CARTER TO MOVE THE RESOLUTION FOR THE BUDGET AMENDMENT CARRYFORWARDS FOR FISCAL YEAR 2023/2024 TO FISCAL YEAR 2024/2025. MOTION CARRIED 7-1.

Place on File – Human Relations and Community Services Advisory Board Rules of Procedures
Ms. Coleman summarized the changes, which are updates on location, date and quorum on consideration, which changed to the number of seats currently filled. These are reflected in the rules in the packet approved to form by the City Attorney for this meeting. Itemized changes in document dated September 24, 2024.

Council Member Brown asked about the quorum changes and asked if they were having issues with attendance. Ms. Coleman stated they currently have a great board, but with vacancies, and previous rules if there were five (5) they would not have quorum and not be able to hold business.

Council Member Garza asked about adjustment of quorum and if that effects the Open Meetings requirement. Mr. Venker stated that it does not, it is set to “open meetings”.

MOTION BY COUNCIL MEMBER CARTER TO PLACE ON FILE THE HRCS ADVISORY BOARD RULES OF PROCEDURE CHANGES. MOTION CARRIED 8-0.

RESOLUTION – Noise Special Permit; Leavitt and Starck Excavating, Inc. request to allow for the Combined Sewer Overflow 015 South Project
Mr. Jones spoke on the project and the time line to get it done as quickly as possible.

Council Member Carter asked him to speak about the public comment on limiting the air quality and trucks. Mr. Jones stated that generally in work zone, trucks will be uncovered before they arrive in work zone. Due to the mechanics of the trucks due to limited height over the truck, and as they travel through the work zone they are at lower speeds and particles are not flying out and they have spoken to contractors about being aware of the residents. They are asking speaking to the contractor on limiting idling the trucks in the neighborhood.

Council Member Jackson asked about the timeline, and Mr. Jones stated 42 days in a work week. Council Member Jackson noted he has heard from the residents they do not want work on Saturdays and Sundays.

Council Member Pehlivanoglu noted complaints in the past of contractors working too early and later, and asked how they are advised. Mr. Jones stated some of those have to do with City crews in the past on doing leaf pick up earlier to be there before the contractor. Early in the project they were starting the machine before 7 am, but most of those issues have been addressed. Council Member Pehlivanoglu noted resolution says “some Saturdays” but it appears they plan every Saturday. Mr. Jones stated last year they were on MLK and they wanted to get it done as quick as possible, but with weather days and getting the project done, this contractor would be looking to work on Saturdays.

Council Member Garza asked if this is Saturday work, and overtime, does that create additional cost to the City. Mr. Jones stated no, that contract was already bid, and unit prices when bid, at no more cost to the City.

Council Member Brown noted that listening to constituents he has heard multiple concerns.

MOTION BY COUNCIL MEMBER CARTER TO MOTION THE RESOLUTION FOR THE NOISE PERMIT FOR CSO 015 SOUTH PROJECT. MOTION FAILED 0-8.

RESOLUTION – Objection of Transfer of Escrow on three (3) liquor licenses from Rite Aid of Michigan Inc to ADVANCE UZP INC to 4700 Pleasant Grove Rd., 1019 E Michigan Avenue, 4519 S Martin Luther King Jr. Blvd.

MOTION BY COUNCIL MEMBER CARTER TO MOVE THE RESOLUTION TO THE OBJECTION OF THE THREE LIQUOR LICENSE TRANSFERS FROM RITE AID INC TO ADVANCE UZP INC.

Council President Kost referred to the packet which included opposition letters from Council Member Hussain, Kost, SWAG and RSL, and briefly referenced the locations. Council Member Kost then spoke to his reasoning for opposition. He then asked the OCA if the promises made in the letter from Mr. Zeineh were legally binding, and Mr. Venker stated no.

Council Member Spadafore clarified that the role of City Council in this process is advisory and MLCC will have final decision, and that was confirmed.

Council Member Hussain spoke on his opposition to the proposed location in the 3rd Ward in relation to other businesses and housing, along with the number of violations.

Council Member Garza clarified why he did not submit a letter in opposition in his ward, because it has been vacant and was hoping it would be rejuvenated. Hearing the community, and even though non-binding, would support.

Council Member Jackson asked if when transfer they have to be sent to Lansing, and Mr. Venker stated yes they are Lansing licenses.

Council Member Carter referred to the resolution, agreed with Southwest Action Group, and agree on the economic impact. In Mr. Zenieh letter it will not be just a liquor store, but similar to Quality Dairy, so questions what is the difference because it will provide food. The packet included letters from Zoning which stated there has not been violations, but the resolution speaks to violations. Council Member Carter noted there are some discrepancies.

Council Member Hussain stated there are 24 violations, just nothing currently. There is nothing holding Mr. Zenieh to any of his stated improvements. He again spoke in opposition to the liquor licenses.

Council Member Pehlivanoglu noted for the record she works for MLCC, and liquor control commission is a branch of that, and spoke to OCA to make sure there is no conflict of interest, and she does not have any controlling power. Then she spoke about the letters from the community and that suggestions are non-binding.

Council Member Brown stated he thinks Council should take a different approach on addressing it City wide versus this one specifically with no information on the violations. His thoughts would be to approach it on what can they do as a City. Council Member Brown asked Mr. Venker if this has done in the past. Mr. Venker stated yes Council has done resoltuions opposing transfer out of escrow, and revocation. Council Member Brown asked if there is precedence. Mr. Venker stated it is not precedent setting, MLCC sent the letter and this resolution has been sent forth by Council. Council Member Brown asked if there were any outcomes, and Mr. Venker stated there was one in 2009 he found, but not sure if that is the most recent.

Council Member Spadafore stated the MLCC does ask the Council opinion if they want, and Council speaks through resolution, so it is not out of the realm.

MOTION CARRIED 6-2.

RESOLUTION – Introduction and Set Public Hearing; Ordinance Amendment to 404.15 Parking
MOTION BY COUNCIL MEMBER CARTER TO MOVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR MARCH 10, 2025 TO AMEND THE ORDINANCE 404.15 FOR STREET PARKING ENFORCEMENT.

Council President Kost stated this dates back to 10/22/2024 and approved at the Committee on Public Safety but fell off. This allows the City to cite vehicles in the streets with no plates versus towing, this would give power with a car with no plate can be cited.

MOTION CARRIED 8-0.

OTHER
No other topics.

Adjourn
The meeting adjourned at: 7:34 pm
Respectfully Submitted by,
Sherrie Boak, Recording Secretary,
Lansing City Council
Approved by the Committee

Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of Public Act 198 of 1974, as amended. Filing is mandatory.

INSTRUCTIONS: File the completed application and the required attachments with the clerk of the local government unit. If you have any questions regarding the completion of this form, call 517-335-7491.

To be completed by Clerk of Local Government Unit	
Signature of Clerk	Date Received by Local Unit
STC Use Only	
Application Number	Date Received by STC

APPLICANT INFORMATION

All boxes must be completed.

1a. Company Name (Applicant must be the occupant/operator of the facility): LG Energy Solution Michigan, Inc.

1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code): 3691

1c. Facility Address (City, State, ZIP Code) (real and/or personal property location): 8100 Davis Hwy, Lansing, MI 48917

1d. City/Township/Village (indicate which): City of Lansing

1e. County: Eaton

2. Type of Approval Requested
- [ ] New (Sec. 2(5))
- [X] Transfer
- [ ] Speculative Building (Sec. 3(8))
- [ ] Rehabilitation (Sec. 3(6))
- [ ] Research and Development (Sec. 2(10))
- [X] Increase/Amendment

3a. School District where facility is located: Grand Ledge

3b. School Code: 23060

4. Amount of years requested for exemption (1-12 Years): 12 years after completion

5. Per section 5, the application shall contain or be accompanied by a general description of the facility and a general description of the proposed use of the facility, the general nature and extent of the restoration, replacement, or construction to be undertaken, a descriptive list of the equipment that will be part of the facility. Attach additional page(s) if more room is needed.

The proposed investment is for the construction of a battery cell production facility and related structures and site improvements necessary to support the project. LG Energy Solution Michigan, Inc. requests a transfer of the certificate upon completion of planned acquisition of the facility, currently owned by Ultium Cells LLC. LG Energy Solution Michigan, Inc. intends to comply with all existing incentive terms and conditions.

6a. Cost of land and building improvements (excluding cost of land) .... 1,160,000,000 (Real Property Costs)
 * Attach list of improvements and associated costs.
 * Also attach a copy of building permit if project has already begun.

6b. Cost of machinery, equipment, furniture and fixtures .... ________ (Personal Property Costs)
 * Attach itemized listing with month, day and year of beginning of installation, plus total

6c. Total Project Costs .... 1,160,000,000 (Total of Real & Personal Costs)
 * Round Costs to Nearest Dollar

7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.

	Begin Date (M/D/Y)	End Date (M/D/Y)	
Real Property Improvements	05/01/2022	12/31/2025	[X] Owned [ ] Leased
Personal Property Improvements			[ ] Owned [ ] Leased

8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach a signed MEDC Letter of Commitment to receive this exemption. [ ] Yes [X] No

9. No. of existing jobs at this facility that will be retained as a result of this project: 102

10. No. of new jobs at this facility expected to create within 2 years of completion: up to 1,700 jobs

11. Rehabilitation applications only: Complete a, b and c of this section. You must attach the assessor's statement of SEV for the entire plant rehabilitation district and obsolescence statement for property. The Taxable Value (TV) data below must be as of December 31 of the year prior to the rehabilitation.

a. TV of Real Property (excluding land) .... ________

b. TV of Personal Property (excluding inventory) .... ________

c. Total TV .... ________

12a. Check the type of District the facility is located in:
- [X] Industrial Development District
- [ ] Plant Rehabilitation District

12b. Date district was established by local government unit (contact local unit): 05/08/2000

12c. Is this application for a speculative building (Sec. 3(8))? [ ] Yes [X] No

APPLICANT CERTIFICATION - complete all boxes.

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all are truly descriptive of the industrial property for which this application is being submitted.

It is further certified that the undersigned is familiar with the provisions of P.A. 198 of 1974, as amended, being Sections 207.551 to 207.572, inclusive, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

13a. Preparer Name Wooyoung Jung	13b. Telephone Number (616) 820-9751	13c. Fax Number	13d. E-mail Address wooyoungjung@lgensol.c
14a. Name of Contact Person Wooyoung Jung	14b. Telephone Number (616) 820-9751	14c. Fax Number	14d. E-mail Address wooyoungjung@lgensol.c
▶ 15a. Name of Company Officer (No Authorized Agents) Dae Sik Choi, President			
15b. Signature of Company Officer (No Authorized Agents) [signature]		15c. Fax Number	15d. Date 2/18/2025
▶ 15e. Mailing Address (Street, City, State, ZIP Code) 1 LG Way, Holland, MI 49423		15f. Telephone Number (616) 494-7100	15g. E-mail Address kwonjih@lgensol.com

LOCAL GOVERNMENT ACTION & CERTIFICATION - complete all boxes.

This section must be completed by the clerk of the local governing unit before submitting application to the State Tax Commission. Check items on file at the Local Unit and those included with the submittal.

▶ 16. Action taken by local government unit

☐ Abatement Approved for ______ Yrs Real (1-12), _____ Yrs Pers (1-12)

After Completion ☐ Yes ☐ No

☐ Denied (Include Resolution Denying)

16a. Documents Required to be on file with the Local Unit

Check or Indicate N/A if Not Applicable

☐ 1. Notice to the public prior to hearing establishing a district.
☐ 2. Notice to taxing authorities of opportunity for a hearing.
☐ 3. List of taxing authorities notified for district and application action.
☐ 4. Lease Agreement showing applicants tax liability.

16b. The State Tax Commission Requires the following documents be filed for an administratively complete application:

Check or Indicate N/A if Not Applicable

☐ 1. Original Application plus attachments, and one complete copy
☐ 2. Resolution establishing district
☐ 3. Resolution approving/denying application.
☐ 4. Letter of Agreement (Signed by local unit and applicant)
☐ 5. Affidavit of Fees (Signed by local unit and applicant)
☐ 6. Building Permit for real improvements if project has already begun
☐ 7. Equipment List with dates of beginning of installation
☐ 8. Form 3222 (if applicable)
☐ 9. Speculative building resolution and affidavits (if applicable)

16c. School Code	
17. Name of Local Government Body	▶ 18. Date of Resolution Approving/Denying this Application

Attached hereto is an original application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time, and that any leases show sufficient tax liability.

19a. Signature of Clerk	19b. Name of Clerk	19c. E-mail Address
19d. Clerk's Mailing Address (Street, City, State, ZIP Code)		
19e. Telephone Number	19f. Fax Number	

State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year.

For faster service, email the completed application and additional required documentation to PTE@michigan.gov.

An additional submission option is to mail the completed application and required documents to:

Michigan Department of Treasury
State Tax Commission
PO Box 30471
Lansing, MI 48909

STC USE ONLY				
▶ LUCI Code	▶ Begin Date Real	▶ Begin Date Personal	▶ End Date Real	▶ End Date Personal

DRAFT

FIRST AMENDMENT TO

INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE AGREEMENT

Ultium Cells, LCC (the "Assignor"), LG Energy Solution Michigan, Inc. (the "Assignee"), and the City of Lansing ("City") enter into this First Amendment to the Industrial Facilities Exemption Certificate Agreement originally entered into between the Assignor and the City in December, 2021 (the "Agreement").

By this First Amendment, Assignor agrees to fully transfer to Assignee, and Assignee agrees to fully accept all rights and obligations in the December 2021 Agreement, subject to all terms and conditions contained in the December 2021 Agreement, with no changes other than the substitution of Assignee as the "Company" in place of Assignor. The City accepts this assignment. All other terms and conditions of the Agreement remain in effect from the execution of the original Agreement.

Attached to this Amendment is a Conformed Industrial Facilities Exemption Certificate Agreement reflecting the change made by this Amendment, to be provided to the Michigan Treasury at its request.

IN WITNESS WHEREOF, the Assignor, the Assignee, and the City, by and through their authorized signatories, have executed this Agreement as of the dates indicated.

Ultium Cells, LLC

By: ________________________

Its: ________________________

Date: ____________________

LG Energy Solution Michigan, Inc.

By: ________________________

Its: ________________________

Date: ____________________

CITY OF LANSING

By: ________________________
Andy Schor
Its: Mayor

Date: ____________________

Approved as to form:

____

Gregory S. Venker
City Attorney

41959241.5

CONFORMED INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE AGREEMENT

LG Energy Solution Michigan, Inc. (the "Company") and the City of Lansing ("City") enter into this written agreement pursuant to section 22(1) of P.A. 198 of 1974, as amended. The Company understands that through its expected investment of over two billion dollars, and the City, by its approving the Industrial Facility Exemption Certificate Application ("Application"), are mutually investing in and benefiting from this economic development project. Furthermore, the Company and the City (collectively the "Parties") agree to the following:

1. **General.**

   a. Pursuant to Public Act 198 of 1974, the Company has submitted the Application to the City to obtain approval of an Industrial Facility Exemption Certificate ("IFEC") for real property (the "Facility"), and not for machinery, equipment, fixtures or furniture. The Facility is to be located in Eaton County, as well as in the City, pursuant to a Public Act 425 Agreement between the City and the Charter Township of Delta.

   b. The Company expects to manufacture battery cells at the Facility. The Facility is expected to be completed by December 31, 2025, and include a newly constructed building and site improvements. In the newly constructed building the Company plans to install machinery and equipment. The new building and related site improvements are expected to exceed two million square feet.

   c. The Company expects to create and/or retain at least 1,000 jobs at the Facility by December 31, 2028. For purposes of this Agreement, a "full-time employee" shall include a person: 1) who works at the Facility on a salary, wage, commission, or other basis that provides compensation for at least thirty-five (35) hours per week; and 2) from whose compensation the employer is required by law to withhold City income taxes.

2. **Company Status Reports.**

For each calendar year that the IFEC is in effect, in response to a City request made in writing on or before April 1, and within ninety days of such a request, the Company shall submit to the City's Economic Development and Planning Department, a status report ("Status Report") signed by a Company representative. The Status Report shall provide the following: 1) the average number of the full-time workers employed at the Facility during the prior calendar year; 2) a description of the Company's efforts, during the prior calendar year, to hire local residents as required in Paragraph No. 3; and 3) the Company's available information about the amounts spent for the Facility's construction, and for personal property installed at the Facility, as of the December 31st preceding the date of the Status Report. For purposes of this Agreement, the average number of full-time employees at the Facility shall be computed using the average of the number of full-time employees working at the Facility on the March 31, June 30, September 30, and December 31 of the calendar year preceding the Status Report's date. In Status Reports prepared pursuant to this Agreement, and for purposes of determining the Company's satisfying its commitments under this Agreement, the Company may report and include full time jobs at the Facility regardless of whether the Company is the employer.

3. Covenant as to Hiring of Local Residents.

With regard to the jobs expected to be located at the Facility, the Company agrees that, subject to i) the Company's collective bargaining agreements, if any, ii) federal and Michigan law, and iii) compliance with the provisions of Paragraph No. 4 concerning equal employment opportunity hiring practices, the Company will use its best efforts to give preference to hiring residents of the City of Lansing, and next preference to hiring residents of the Lansing area, including the Charter Township of Delta, provided that the prospective employees have qualified for employment after completing the Company's employment assessment process.

4. Revocation Due To Unlawful Employment Discrimination.

The Company agrees that notwithstanding any other provisions of this Agreement, the IFEC is subject to revocation if after its issuance, a federal or state court determines that the Company has engaged in conduct that establishes a pattern of employment discrimination that is unlawful under federal or Michigan law. If the Lansing City Council reasonably determines that the IFEC should be revoked based on determinations of the City's Human Relations Board, the Michigan Civil Rights Commission, or the Equal Employment Opportunity Commission, then the City may file a declaratory judgment action seeking a judicial determination that the Company has in fact engaged in unlawful employment discrimination that violates this paragraph. Upon a final and non-appealable court determination that the Company engaged in unlawful employment that violates this paragraph, the Company shall agree to the revocation of the IFEC.

5. Review and Audit of Company Employment Information.

The Company agrees to provide the City with sufficient information, and the City may review and audit the information provided by the Company, in order to determine compliance with this Agreement. If the Company fails to provide employment information satisfying the reasonable needs of the City, the Company will provide the City and Michigan Unemployment Insurance Agency (MUIA) written authorization, in a form acceptable to the City and MUIA, to use and develop appropriate MUIA documents, such as, but not limited to the MUIA Multiple Worksite Report BLS-3020, to verify the number of full-time employees stated in a Status Report. In the event that the Company fails to provide the City with any material information required to be provided to the City under this paragraph and the Company's noncompliance is held to be unreasonable by a court of competent jurisdiction, the Company agrees to reimburse the City for all reasonable out of pocket costs, including reasonable attorney's fees, incurred by the City to verify the information which was unreasonably withheld.

6. <u>Payment of Abated Taxes for Employment or Facility Cost Shortfalls.</u>

a. If the Company provides a Status Report under Paragraph 2, and if during the calendar year preceding the date of the Status Report, the average number of new and/or retained full-time employees at the Facility, is less than 1,000, then for each 100 workers that are below 1,000, the City may require the Company to pay the City five percent of the tax year's industrial facility taxes. For illustration purposes, if in 2028, the City has obtained a Status Report in accordance with this Agreement, and during 2027, there are an average of 795 full time workers at the Facility, the City may require the Company to pay the City, ten percent of the 2028 tax year industrial facility taxes. Before making a request for any such payment, the City shall afford the Company the opportunity to present reasons for the shortfall.

b. If the final total investment at the Facility, including real property costs and all costs related to personal property at the Facility, is less than one billion dollars then the City may, in its sole discretion, request that the Michigan State Tax Commission ("STC") reduce the remaining term of the IFEC by half. Before making such a request, the City shall afford the Company the opportunity to present reasons for the shortfall.

7. <u>Scope Of The Application.</u>

The Company's Application is specifically and intentionally limited to an IFEC for improvements of land and buildings (i.e., real property improvements) for the area included in the City of Lansing Industrial Development District, established by City Council

Resolution No. 222, adopted May 8, 2000 and known as IDD-2-00. In the Application, the Company has intentionally not requested an IFEC for machinery, equipment, or furniture and fixtures.

8. **The Facility's Relocation.**

The Company represents that it does not intend to move the Facility's operations during the entire period for which the IFEC has been approved. If, during that period, the Company moves the operations of the Facility to another location that is outside of the City of Lansing, then it is grounds for revocation of the IFEC, and the City may request that the STC immediately revoke the IFEC.

9. **Limitation of Remedies.**

The City and the Company agree that the provisions of this Agreement are for the sole benefit of the City and the Company and are not intended to benefit any other person or entity. It is understood and agreed that if the Company does not create or retain the level of employment set forth in Paragraph No. 1 above, the City shall have no right to require the Company by injunction to create or to maintain any specified level of employment for any period of time. The sole and exclusive remedies for noncompliance with the terms, covenants and representations contained in this Agreement are as set forth in this Agreement.

10. **Notices**. Notices, requests and other communications, including Status Reports and requests for Status Reports, may be sent by personal delivery, or electronic mail, in writing and addressed as provided below. Notices relating to non-performance, termination, or transfer requests, must be made in writing and sent by electronic mail and through U.S. mail, registered or certified, return receipt requested, addressed as follows:

If to the Company:
1 LG Way
Holland, MI 49423

Attn: Lisa C. Niscoromni
E-mail: lniscoromni@lgensol.com

If to the City:
City Hall
125 W. Michigan Avenue
Lansing, MI 48933

Attn: Mayor, City Attorney
E-mail: lansing.mayor@lansingmi.gov
cityatty@lansingmi.gov

The Company may advise the City Clerk and the City Economic Development Director in writing of changes in the names and/or addresses of the people at the Company who are to receive any notices or requests relating to this Agreement.

11. Jurisdiction and Construction. The Parties agree that this Agreement is subject to and governed by the laws of the State of Michigan. Any claim or action relating to this Agreement may only be brought before an agency or commission having jurisdiction over the subject of this Agreement located in the State of Michigan, or in a court of competent jurisdiction located in the State of Michigan. If any portion of this Agreement is determined to be legally invalid or unenforceable, the remaining portions will remain valid and enforceable. It is the Parties' intent that any unenforceable provision be construed and limited by a court which considers the matter so as to render it reasonable and enforceable. This Agreement shall be deemed to be written equally by each Party so that it shall not be construed against any Party. The headings in this Agreement are for convenience only.

12. Execution and Effective Date.

This Agreement shall become effective upon issuance of the Facility's IFEC, and shall be null and void and of no force or effect whatsoever unless the STC issues an IFEC for the Facility. This Agreement shall terminate no later than ninety days after the expiration of the IFEC. The Parties may execute and exchange copies of this Agreement via electronic means, including with electronic signatures sent via email. This Agreement shall be deemed to be fully executed upon the receipt by the Parties of counterpart copies executed by each Party regardless of whether transmitted via electronic mail or other means. The Parties may execute and deliver manually or electronically executed copies subsequent to the execution of the copies sent electronically, however, this Agreement shall be deemed to be fully executed upon receipt of the respective executed copies transmitted electronically, regardless of whether manually executed copies are executed and otherwise delivered.

The Parties have made a simultaneous application for a Renaissance Zone, pursuant to 1996 PA 376, for this same Facility. The Parties agree that in the event the Renaissance Zone application is not granted, the IFEC shall be terminated voluntarily by the Parties, and this Agreement shall be null and void and of no force or effect whatsoever. Similarly, if after the effective date of this Agreement, the Renaissance Zone is cancelled, terminated, or otherwise ceases to exist, then the IFEC shall be terminated voluntarily by the Parties, and this Agreement shall be null and void and of no force or effect whatsoever.

IN WITNESS WHEREOF, the City and the Company, by and through their authorized signatories, have executed this Agreement as of the dates indicated.

LG Energy Solution Michigan, Inc.

By: ______________________________

Its: ______________________________

Date: ________________

CITY OF LANSING

By: ______________________________
Andy Schor

Its: Mayor

Date: ________________

Approved as to form:

____
Gregory S. Venker
City Attorney

INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE AGREEMENT

Ultium Cells LLC (the "Company") and the City of Lansing ("City") enter into this written agreement pursuant to section 22(1) of P.A. 198 of 1974, as amended. The Company understands that through its expected investment of over two billion dollars, and the City, by its approving the Industrial Facility Exemption Certificate Application ("Application"), are mutually investing in and benefiting from this economic development project. Furthermore, the Company and the City (collectively the "Parties") agree to the following:

1. General.

a. Pursuant to Public Act 198 of 1974, the Company has submitted the Application to the City to obtain approval of an Industrial Facility Exemption Certificate ("IFEC") for real property (the "Facility"), and not for machinery, equipment, fixtures or furniture. The Facility is to be located in Eaton County, as well as in the City, pursuant to a Public Act 425 Agreement between the City and the Charter Township of Delta.

b. The Company expects to manufacture battery cells at the Facility. The Facility is expected to be completed by December 31, 2025, and include a newly constructed building and site improvements. In the newly constructed building the Company plans to install machinery and equipment. The new building and related site improvements are expected to exceed two million square feet.

c. The Company expects to create and/or retain at least 1,000 jobs at the Facility by December 31, 2028. For purposes of this Agreement, a "full-time employee" shall include a person: 1) who works at the Facility on a salary, wage, commission, or other basis that provides compensation for at least thirty-five (35) hours per week; and 2) from whose compensation the employer is required by law to withhold City income taxes.

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The Company agrees that notwithstanding any other provisions of this Agreement, the IFEC is subject to revocation if after its issuance, a federal or state court determines that the Company has engaged in conduct that establishes a pattern of employment discrimination that is unlawful under federal or Michigan law. If the Lansing City Council reasonably determines that the IFEC should be revoked based on determinations of the City's Human Relations Board, the Michigan Civil Rights Commission, or the Equal Employment Opportunity Commission, then the City may file a declaratory judgment action seeking a judicial determination that the Company has in fact engaged in unlawful employment discrimination that violates this paragraph. Upon a final and non-appealable court determination that the Company engaged in unlawful employment that violates this paragraph, the Company shall agree to the revocation of the IFEC.

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The Company represents that it does not intend to move the Facility's operations during the entire period for which the IFEC has been approved. If, during that period, the Company moves the operations of the Facility to another location that is outside of the City of Lansing, then it is grounds for revocation of the IFEC, and the City may request that the STC immediately revoke the IFEC.

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The City and the Company agree that the provisions of this Agreement are for the sole benefit of the City and the Company and are not intended to benefit any other person or entity. It is understood and agreed that if the Company does not create or retain the level of employment set forth in Paragraph No. 1 above, the City shall have no right to require the Company by injunction to create or to maintain any specified level of employment for any period of time. The sole and exclusive remedies for noncompliance with the terms, covenants and representations contained in this Agreement are as set forth in this Agreement.

10. Notices. Notices, requests and other communications, including Status Reports and requests for Status Reports, may be sent by personal delivery, or electronic mail, in writing and addressed as provided below. Notices relating to non-performance, termination, or transfer requests, must be made in writing and sent by electronic mail and through U.S. mail, registered or certified, return receipt requested, addressed as follows:

If to the Company:	If to the City: City Hall 125 W. Michigan Avenue Lansing, MI 48933
Attn: E-mail:	Attn: Mayor, City Attorney E-mail: lansing.mayor@lansingmi.gov cityatty@lansingmi.gov

The Company may advise the City Clerk and the City Economic Development Director in writing of changes in the names and/or addresses of the people at the Company who are to receive any notices or requests relating to this Agreement.

11. **Jurisdiction and Construction**. The Parties agree that this Agreement is subject to and governed by the laws of the State of Michigan. Any claim or action relating to this Agreement may only be brought before an agency or commission having jurisdiction over the subject of this Agreement located in the State of Michigan, or in a court of competent jurisdiction located in the State of Michigan. If any portion of this Agreement is determined to be legally invalid or unenforceable, the remaining portions will remain valid and enforceable. It is the Parties' intent that any unenforceable provision be construed and limited by a court which considers the matter so as to render it reasonable and enforceable. This Agreement shall be deemed to be written equally by each Party so that it shall not be construed against any Party. The headings in this Agreement are for convenience only.

12. **Execution and Effective Date**.

This Agreement shall become effective upon issuance of the Facility's IFEC, and shall be null and void and of no force or effect whatsoever unless the STC issues an IFEC for the Facility. This Agreement shall terminate no later than ninety days after the expiration of the IFEC. The Parties may execute and exchange copies of this Agreement via electronic means, including with electronic signatures sent via email. This Agreement shall be deemed to be fully executed upon the receipt by the Parties of counterpart copies executed by each Party regardless of whether transmitted via electronic mail or other means. The Parties may execute and deliver manually or electronically executed copies subsequent to the execution of the copies sent electronically, however, this Agreement shall be deemed to be fully executed upon receipt of the respective executed copies transmitted electronically, regardless of whether manually executed copies are executed and otherwise delivered.

The Parties have made a simultaneous application for a Renaissance Zone, pursuant to 1996 PA 376, for this same Facility. The Parties agree that in the event the Renaissance Zone application is not granted, the IFEC shall be terminated voluntarily by the Parties, and this Agreement shall be null and void and of no force or effect whatsoever. Similarly, if after the effective date of this Agreement, the Renaissance Zone is cancelled, terminated, or otherwise ceases to exist, then the IFEC shall be terminated voluntarily by the Parties, and this Agreement shall be null and void and of no force or effect whatsoever.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the City and the Company, by and through their authorized signatories, have executed this Agreement as of the dates indicated.

ULTIUM CELLS LLC

By: ______________________________
Lincoln Schomer

Its: Chief Financial Officer

Date: 12/17/2021

CITY OF LANSING

By: ______________________________
Andy Schor

Its: Mayor

Date: 12/21/2021

Approved as to form:

____
James D. Smiertka
City Attorney

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

WHEREAS, the City of Lansing received and filed an application from LG Energy Solution Michigan, Inc. requesting transfer of an existing Industrial Facilities Exemption Certificate (2022-006) from Ultium Cells, LLC pursuant to Public Act 198 of 1974, as amended; and

WHEREAS, prior to acting upon this request, it is necessary to afford the applicant, the assessor, and a representative of the affected taxing units an opportunity for a hearing on the LG Energy Solution Michigan, Inc. application for transfer of existing Industrial Facilities Exemption Certificate (2022-006);

NOW, THEREFORE, BE IT RESOLVED that a hearing be held in the Tony Benavides Lansing City Council Chambers, 124 W Michigan Avenue, 10th Floor, Lansing, Michigan, on Monday, March 24, 2025 at 7:00 p.m., on the LG Energy Solution Michigan, Inc. application for transfer of Industrial Facilities Exemption Certificate (2022-006) located at 8100 Davis Hwy., Lansing, MI. 48917 within the boundary more particularly described as:

> ENTIRE SEC 32, EXC E 350 FT OF SEC 32, ALSO EXC COM 405 FT W OF SE COR SEC 32, TH N 665.5 FT, W 2236.43 FT TO W LINE OF SE 1/4 SAID SEC, S 676.5 FT TO S LINE SAID SEC, E 2236.75 FT TO BEG, AND ALSO EXC LANDS USED FOR GUINEA AND NIXON RDS & MILLETT& DAVIS HWYS; 548 ACRES +/- ; SEC 32 T4N R3W, 23-50-40-32-250-001;

and that the City Clerk cause the applicant, City Assessor, and legislative body of each taxing unit levying ad valorem taxes on this property, be notified of this application and the scheduled public hearing.

MICHIGAN ECONOMIC DEVELOPMENT CORPORATION

RENEWABLE ENERGY RENAISSANCE ZONES

To assist in the development of a strong renewable energy industry in Michigan, Renewable Energy Renaissance Zones (RERZ) were created to promote renewable energy operations in the state. These RERZs differ from Michigan's original renaissance zones because they must contain a renewable energy facility and can be located anywhere in Michigan. In addition, the benefits of an RERZ apply only to the operations of the designated company within the geographic boundaries of the zone.

DEFINITION

"Renewable energy facility" means:

- A facility that creates energy, fuels, or chemicals directly from the wind, the sun, trees, grasses, biosolids, algae, agricultural commodities, processed products from agricultural commodities, or residues from agricultural processes, wood or forest processes, food production and processing, or the paper products industry;
- A facility that creates energy, fuels, or chemicals from solid biomass, animal wastes, or landfill gases;
- A facility that focuses on research, development, or manufacturing of systems or components of systems used to create energy, fuel, or chemicals from the items described in this subdivision; and
- A facility that focuses on research, development, or manufacturing of systems or components of systems that involve the conversion of chemical energy for advanced battery technology.

The application process begins with community and company officials meeting with a Michigan Economic Development Corporation (MEDC) business development manager to discuss a project in detail. RERZ applications are submitted by the county or distressed community (Section 11 of PA 346 of 1966) to the MEDC. The city, village or township in which a RERZ is proposed must approve a resolution for abatement of taxes. To receive recommendation from the Michigan Strategic Fund Board (MSF), applicants must demonstrate the positive economic impact the project will have on the local unit of government and on the state.

The taxes facilities located in a renaissance zone do not pay are state education tax, personal and real property taxes, and local income tax where applicable. Taxes still due are those mandated by the federal government, local bond obligations, school sinking fund or special assessments. Companies are not exempt from paying Michigan sales and use tax. Companies located in RERZs must be current with all state and local taxes in order to be eligible for benefits under the program.

The Michigan State Administrative Board (SAB), upon recommendations from the MSF, approves RERZ designations. If the renewable energy facility uses agricultural crops or residues, or processed products from agricultural crops as its primary raw material source, a Michigan Agriculture Commission recommendation is also required prior to approval by the SAB. Once approved, the company enters into an agreement with the MSF outlining private investment and job creation numbers approved by the SAB. Taxes can be abated up to 15 years. In all cases, the tax relief is phased out in 25 percent increments over the last three years of the zone designation.

CONTACT INFORMATION

For more information, contact the MEDC customer contact center at 888.522.0103.

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

WHEREAS, pursuant to the Renaissance Zone Act, being Public Act 376 of 1996 (PA 375 of 1996), LG Energy Solution Michigan, Inc. (the “New Developer”), has filed an application (the “Application”) to the Michigan Strategic Fund (MSF) to transfer the benefits and obligations of an existing Designated Renaissance Zone from Ultium Cells, LLC (the “Current Developer”), involving a partially completed redevelopment project in Lansing with an estimated cost of two billion five hundred million dollars ($2,500,000,000) (the “Project”), being constructed on the property more commonly known as 8100 Davis Hwy., Lansing, MI. 48917, (the “Property”); and

WHEREAS, the MSF has requested the Lansing City Council, as the governing body of the local governmental unit, to provide its support of the application to transfer the Designated Renaissance Zone;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby states its support for the application and transfer of benefits and obligations of the existing Designated Renaissance Zone and recommends the MSF approve the transfer for the property more commonly known as 8100 Davis Hwy., Lansing, MI. 48917, legally described as:

> ENTIRE SEC 32, EXC E 350 FT OF SEC 32, ALSO EXC COM 405 FT W OF SE COR SEC 32, TH N 665.5 FT, W 2236.43 FT TO W LINE OF SE 1/4 SAID SEC, S 676.5 FT TO S LINE SAID SEC, E 2236.75 FT TO BEG, AND ALSO EXC LANDS USED FOR GUINEA AND NIXON RDS & MILLETT& DAVIS HWYS; 548 ACRES +/- ; SEC 32 T4N R3W, 23-50-40-32-250-001,

for the remaining period of eighteen (18) consecutive years that began on December 31, 2022, or such other start date as was set by the Michigan Strategic Fund.

BE IT FURTHER RESOLVED that the Lansing City Council, in supporting the New Developer’s application by this resolution, finds and determines all of the following:

1. The applicant is not delinquent in any taxes related to the properties.

2. All of the items described in the Application for Michigan Strategic Fund Designated Renaissance Zone have been provided to the City of Lansing by the applicant.

3. The commencement of rehabilitation activities of the facility did not occur prior to the establishment of the Renaissance Zone, but rehabilitation activities have commenced and continued since establishment of the Renaissance Zone.

4. The application relates to the Renaissance Zone property more commonly known as 8100 Davis Hwy., Lansing, MI. 48917 for a proposed

redevelopment project in Lansing with an estimated cost of two billion five hundred million dollars ($2,500,000,000).

5. The completion of the Project is calculated to and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, and revitalize an urban area.

6. If the renaissance zone transfer is granted, persons and property within the renaissance zone are exempt from taxes levied by the city, as provided in the Renaissance Zone Act.

BE IT FINALLY RESOLVED that the City Clerk shall cause a certified copy of resolution to be transmitted to the Michigan Strategic Fund.

February 28, 2025

Lansing City Council
10th Floor
124 W. Michigan Ave
Lansing, MI 48933

Lansing City Council President Kost,

This letter serves as my formal request to Lansing City Council to take immediate action to revoke the cabaret license, as well as the liquor license, held by CDDM Corporation D/B/A Dreamgirls and known as Centerfolds nightclub located at 5910 S. Pennsylvania in the City of Lansing.

On February 16th, 2025, at 12:56am, a homicide occurred inside the establishment. During the Lansing Police Department (LPD) investigation into this event, investigators learned the accused and victim were involved in an argument inside the establishment prior to the accused, who was armed with a firearm, shooting the victim. Upon review of the footage, the accused can be seen entering the establishment after no efforts were made by security personnel to detect firearms (or any unlawful weapons) by way of a physical pat down or by a metal detecting wand. There are no posted signs in the establishment which ban the possession of firearms on the premises. The security measures in place are completely inadequate, and the Body Worn Camera (BWC) footage from the night of the homicide demonstrates that the inadequate security was a deliberate management decision. Incredibly, Centerfolds management stated to police that strict security protocols are "bad for business."

The homicide which occurred at Centerfolds on February 16th was not the first violent event that has occurred at this location. There were homicides in 2006 and in 2013. While the homicides are the most serious crimes which have been reported, there are a wide variety of other crimes and calls for service which have occurred at this address. The following charts show the totals for criminal incident reports generated and police calls for service at Centerfolds over the past five years.

Reported Incidents

Reported Incidents 5910 S Pennsylvania Ace (Jan 1, 2020 - Feb 23, 2025)	Total
AGGRAVATED/FELONIOUS ASSAULT - NON-FAMILY - OTHER WEAPON	2
AGGRAVATED/FELONIOUS ASSAULT - POLICE OFFICER - STRONG ARM	1
ASSAULT AND BATTERY/SIMPLE ASSAULT	2
DAMAGE TO PROPERTY - BUSINESS PROPERTY	1
DISORDERLY CONDUCT	1
EMBEZZLEMENT - BUSINESS PROPERTY	1
LARCENY - PERSONAL PROPERTY FROM VEHICLE	1
LARCENY - POCKETPICKING	1
MISCELLANEOUS - NON-CRIMINAL	1
MURDER - WILLFUL KILLING - NON-FAMILY - GUN	1
OBSTRUCT CRIMINAL INVESTIGATION	1
RESISTING OFFICER	1
TRESPASS (OTHER)	1
TRESPASS REFUSE TO LEAVE	2
VEHICLE THEFT	1
Grand Total	18

Calls for Service

Dispatched Calls for Service (Jan 1, 2020 - Feb 23, 2025)	Total
ACCIDENT	2
ALARM	4
ASSAULT	2
DISTURBANCE	12
DOMESTIC	1
FRAUD	1
LIQUOR LAW VIOLATION	1
MEDICAL	2
OTHER	10
PATROL	2
ROBBERY	1
SHOOTING	1
SHOTS FIRED	1
SUSPICIOUS	6
THEFT	5
TRAFFIC	3
VANDALISM	1
WEAPONS OFFENSE	2
Grand Total	57

A Cabaret License can be revoked by the City pursuant to the provisions Lansing Ordinance 808.08, if the licensee operates their business in violation of Chapter 808, other City Ordinances, or for violations of State or Federal Law. As the investigation into the 2025 homicide has unfolded, investigators have discovered a number of other illegal and deeply concerning activities at Centerfolds to include sexual acts in exchange for money caught on camera and the appearance of multiple armed persons entering the business without any contact by security. This is evidence the business was not effective in preventing additional threats to safety or in preventing other illegal crimes.

As it pertains to the liquor license for this premises, the Lansing Police Department submitted a report of a violation to the Michigan Liqour Control Commission on February 18th due to the homicide and the matter is currently under investigation. Lansing City Council has the authority pursuant to Chapter 830 of the Lansing Codified Ordinances to recommend revocation of an existing liquor license, if certain conditions exist on the premises. One such condition is if "there exists a violation of . . . any appliciable public health law or regulation, any Michigan Liquor Control Commission rule or regulation of any other applicable City ordinance or State law. Lansing City Ordinance 830.06(f). In addition, "[a]ny premises . . . where a nusiance does or will exist as determined by applicable City ordinances" is a basis for revocation of a liquor license. Lansing City Ordinance 830.06(g). As noted above, the homicide incident, the unlawful sexual acts taking place, and the failure of secuirty to effectively manage the premises based on video as well as documented police reports support the notion that revocation is proper under this statutory authority.

As Chief of Police, it is my duty to ensure that our police department maintains order, preserves public safety, and fosters a better quality of life for those who live, work, and visit the Capital City. Centerfolds/CCDM Corporation has failed to hold itself to the standards, expectations and legal requirements of a buisnes entity holding a Cabaret and a Liquor License in the City of Lansing. The licensee has a responsibility to make efforts to ensure the safety of its patrons and the public by instituting measures to prevent violence and has had opportunities to make the necessary changes knowing the past incidents.

Please accept my strongest urging for the revocation of CDDM Corporation's Liquor License, as well as their Cabaret License.

Sincerely,

Robert Backus
Chief of Police
Lansing Police Department
120 W. Michigan Ave
Lansing, MI 48933
517-483-4801
Robert.Backus@Lansingmi.gov

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

Cabaret License Revocation – CDDM Corporation – 5910 S. Pennsylvania Ave Lansing, MI 48911

Liquor License Revocation – CDDM Corporation – 5910 S. Pennsylvania Ave Lansing, MI 48911

WHEREAS, CDDM Corporation was issued a Cabaret license by the City on May 14, 2024; and

WHEREAS, CDDM Corporation was issued a Class C Liquor License L-000132081 and SDM Specially Designated Merchant Liquor License L-000132082 by the Michigan Liquor Control Commission; and

WHEREAS, the City has received of notice of alleged violations of federal law, state law, and/or local ordinances; and

WHEREAS, a request for revocation of CDDM Corporation's Cabaret and Liquor License was sent via letter by Lansing Police Department Chief Rob Backus and was placed on file in the City Clerk's Office on March 4, 2025; and

WHEREAS, the letter specified the alleged violations and reasons for the requested revocation of the Cabaret and Liquor License; and

WHEREAS, in accordance with the Codified Ordinances of Lansing, Michigan, Section 808.08, before revoking a Cabaret license, Council or its designated hearing officer shall hold a hearing on the matter and serve notice to the license holder and any other person known to have a legal interest in such license, by first-class mail, posted not less than five (5) days prior to such hearing, and;

WHEREAS, in accordance with Codified Ordinances of Lansing, Michigan, Section 830.07, before requesting revocation or objecting to the renewal of an existing liquor license, Council or its designated hearing officer shall hold a hearing on the matter and serve the license holder, and any other person known to have a legal interest in such license, by first class mail, posted not less than ten (10) days prior to such hearing.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council hereby sets a hearing to be held Tuesday, March 25th, 2025 at 1:00 p.m. in the City Clerk's 0th Floor Conference Room, City Hall, 124 W. Michigan Ave, Lansing, Michigan as provided in Chapter 808, Section 808.08 and Chapter 830, Section 830.07 of the Codified Ordinances of Lansing, Michigan, to receive evidence from the parties; that the parties be given an opportunity to appear and be heard, and thereafter, to consider the revocation of the Cabaret License and Liquor License held by CDDM Corporation 5910 S. Pennsylvania Ave., Lansing Michigan.

BE IT FINALLY RESOLVED, that the City Council designates Rawley Van Fossen as hearing officer who will secure a court reporter for preparing a transcript; will prepare a summary of findings of fact; and will provide a recommendation to City Council to comport with the requirements of Section 808.08 and Section 830.07 of the Lansing Codified Ordinances.

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

WHEREAS, the City of Lansing and Teamsters Local 243 Clerical, Technical, and Professional Unit have negotiated additional provisions to the collective bargaining agreement (the "CBA") for the period covering February 1 2025 through January 31 2026, which is summarized in the Tentative Agreement Document approved by the parties ("Tentative Agreement") and which contains the changes to the prior CBA; and

WHEREAS, the Union membership ratified this agreement on February 24th 2025, and

WHEREAS, the Mayor recommends the CBA, as summarized in the Tentative Agreement, be approved.

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby ratifies the Tentative Agreement of the parties for the CBA between the City of Lansing and the Union, Teamsters Local 243 Clerical, Technical, and Professional Unit for the period covering February 1st 2025 through January 31st 2026.

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

WHEREAS, the City of Lansing and Teamsters Local 243 Supervisory Unit have negotiated additional provisions to the collective bargaining agreement (the "CBA") for the period covering February 1 2025 through January 31 2026, which is summarized in the Tentative Agreement Document approved by the parties ("Tentative Agreement") and which contains the changes to the prior CBA; and

WHEREAS, the Union membership ratified this agreement on February 24th 2025, and

WHEREAS, the Mayor recommends the CBA, as summarized in the Tentative Agreement, be approved.

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby ratifies the Tentative Agreement of the parties for the CBA between the City of Lansing and the Union, Teamsters Local 243 Supervisory Unit for the period covering February 1st 2025 through January 31st 2026.

2025 Council Member Board and Commission Assignments-

Capital Area Michigan Works Admin. Board: *Council Members Pehlivanoglu, Kost and Carter*
Capital Region Airport Authority: *Council Member Spadafore*
City of Lansing & Charter Township of Lansing Liaison Commission: *Council Member Pehlivanoglu*
Community Corrections Advisory Board: *Council Member Kost*
Downtown Lansing, Inc.: *Council Member Spadafore*
Employee Retirement: *Council Member Garza*
Police & Fire Retirement: *Council Member Garza*
Lansing Entertainment & Public Facilities Authority: *Council Member Jackson*
Planning Commission: *Council Members Kost and Hussain*
Tri-County on Aging Consortium Board: *Council Members Kost and Pehlivanoglu*
Tri-County Regional Planning Commission: *Council Members Hussain, Pehlivanoglu and Spadafore*