



AGENDA
Committee of the Whole
Monday, September 12, 2016 – 5:30 p.m.
City Council Chambers, City Hall 10th Floor

Councilmember Judi Brown Clarke, Chair
Councilmember Jessica Yorke, Vice Chair

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - August 22, 2016
 - August 29, 2016
4. **Public Comment on Agenda Items**
5. **Discussion/Action:**
 - A.) RESOLUTION- Set a Public Hearing; PILOT Amendment Grand Haven Manor Retirement Community
 - B.) RESOLUTION – Set a Public Hearing; PILOT Shiawassee Senior Lofts
 - C.) RESOLUTION – Set a Public Hearing; PILOT Amendment The Crossing
 - D.) FY2017/2018 Budget Priorities
6. **Other**
{CLOSED SESSION} Active Litigation Update
7. **Adjourn**

The City of Lansing's Mission is to ensure quality of life by:

- I. Promoting a vibrant, safe, healthy and inclusive community that provides opportunity for personal and economic growth for residents, businesses and visitors
- II. Securing short and long term financial stability through prudent management of city resources.
- III. Providing reliable, efficient and quality services that are responsive to the needs of residents and businesses.
- IV. Adopting sustainable practices that protect and enhance our cultural, natural and historical resources.
- V. Facilitating regional collaboration and connecting communities



MINUTES
Committee of the Whole
Monday, August 22, 2016 @ 5:30 p.m.
City Council Chambers

CALL TO ORDER

The meeting was called to order at 5:30 p.m.

PRESENT

Councilmember Brown Clarke
Councilmember Jessica Yorko- arrived at 5:32 p.m.
Councilmember Patricia Spitzley
Councilmember Adam Hussain
Councilmember Kathie Dunbar-arrived at 5:34 p.m.
Councilmember Carol Wood
Councilmember Jody Washington
Councilmember Tina Houghton – arrived at 5:34 p.m.

OTHERS PRESENT

Jason Manshum, Enbridge
Loretta Stanaway
Sharon Burton
Ryan Smith
Vicki Hamilton- Allen, Habitat for Humanity
Dena Vatelaro, Habitat for Humanity
Sheli Page
Lynn Hershbergerhefferan
Art Hasbrook
Dale Schrader
Dick Peffley, BWL General Manager
Heather Shawa-DeCook, BWL Financial Officer
David Price, LBWL
Steve Serkanian, LBWL

Minutes

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM AUGUST 8, 2016 AS PRESENTED. MOTION CARRIED 5-0.

Public Comment

No public comment.

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Council Member Brown Clarke amended the agenda to reschedule any action on 6 A) to the August 29th, 2016 meeting, and amending 6 B) to no action, but a presentation and placement on file.

Presentations

ENBRIDGE (Jason Manshum-Mgr. Community Relations US Public Affairs)

Council Member Brown Clarke referenced the handout from Mr. Manshum and clarified her invitation to him allowing his presentation after the earlier presentation from Clean Water Action.

Mr. Manshum outlined the business of Enbridge which provides crude oil pipelines in the state. The original Line 5 runs through Wisconsin, the Straits, Port Huron, St. Clair and then it meets up with another pipeline. Prior to Line 5, crude oil was shipped on a barge. Line 5 was designed because of a need by the State, and was deemed a safer and efficient route. Over the years there has become a more public interest in infrastructure, and more recently a discussion and need on safety and reliability. Mr. Manshum spoke in support of the pipeline as the safest way to move crude oil. Line 5 is monitored and maintained 24/7, whether in the ground or crossing the straits and this includes measuring the pressure; psi, flow rates, etc. If there is every an abnormality, the pipeline is shut down immediately, and there is an inspection immediately.

Mr. Smiertka stepped away from the meeting at 5:40 p.m.

During any inspections they search waterways, divers monitor how the pipe line is behaving. because Line 5 fills a tremendous need. Through the technology Enbridge has, they believe to be safe and reliable.

Mr. Smiertka returned to the meeting at 5:41 p.m.

Mr. Manshum concluded by assuring the Committee that Enbridge has been a great community member for 6 decades, and they will continue to be. Line 5 has experts to monitor it 24/7.

Council Member Spitzley asked Mr. Manshum to speak on the circumstances in the delay that identified the leak in the Kalamazoo River, which Clean Water stated 17 hours before Enbridge shut down the pipe line. Mr. Manshum recapped the 2010 incident and confirmed this incident did make Enbridge re-evaluate this process, and since that time Enbridge implemented changes in the control center, are working with communities, have response centers and deploy assistance. Mr. Manshum went on to outline what occurred in Marshall which included the line started 3 times, and those leaks came from the 3 starts. The result that they learned was that if ever a drop in pressure then close that section immediately until it is determined what and why. The team will arrive on site to determine the cause and release before restarting the line. Enbridge is trying to take the potential of human error out of the situations. Council Member Spitzley referenced information that was provided by Clean Water that stated Enbridge is operating under an easement, admitted to violating the easement, and so could be terminated. The question was then, what was the consequence of the violation of the easement. Mr. Manshum confirmed that easement is a 4.5 mile stretch in the Straits and an easement with the State. This was established in 1953 at which time it placed the line on the bottom of the water bed, over time because of currents and sediment it moves. Enbridge knows the line is safe at 140 ft, but with the easement it is 75 ft safe. In 2002 Enbridge changed the technology by putting in 10'+ long screws on both sides and saddled to support with support bands. Once it hits the 75' mark, it triggers. In 2014 Enbridge inspected form

movement from 2012, which triggers a MDEQ permit. In 2014 Enbridge went in and added supports that complete what is in compliance with the easement. Every time they add supports due to sediment, they get permits from MDEQ. Council Member Brown Clarke asked what the screws are attached to since it appeared they re-stabilize every two years. Mr. Manshum noted the screws are augured 10' into the earth to keep the line in place. Council Member Dunbar referenced information from Clean Water that said the US Pipeline Hazard Administration issued 28 violations against Enbridge. Mr. Manshum noted that the US Pipeline is the Federal regulator for all pipelines in the United States, but he was not aware of what stats Clean Water was referencing. The incident in Kalamazoo did have fines, and they did receive an agreement with the Department of Justice adding safety on all pipelines. Council Member Dunbar cited a report from Clean Water that noted there were 24 known defects in line 5, and only 12% have been inspected. Mr. Manshum again could not say where Clean Water got their information, but line 5 in its entirety, is inspected inside out and more frequently than required. The Federal requirements stated inspections every 5 years, but Enbridge does testing every year. When they find a potential issue they send divers and expose that section, to see if that matches what the computers are showing. Council Member Dunbar then asked if line 5 was shut down, what route would they use. Mr. Manshum informed the Committee that the State has formed a task force to review the options and they have made 14 recommendations. Four of them are specific to line 5 in the Straits. This has now created an advisory board that is tasked with vetting the recommendations, with a goal of a process in a couple years. One recommendation asked of them is what the alternatives is for Line 5. The advisory board has hired a 3rd party to look at potential alternatives and are there other means to move the crude oil without the pipeline. Those options include back to the barge system, using the railways or distribute by trucks. An alternative would be to build a new line adjacent to line 5 or another one in another State or Country and get the crude oil there another way. Lastly an alternative is to stay at status quo, keeping line 5 in its current state. Mr. Manshum and Enbridge hope for a recommendation by next summer. Council Member Wood asked for a comparison to other pipelines in the country. Mr. Manshum stated no two alike, because a lot depends on the topography, type of steel, type of exterior coating, and type of product. The pipelines from the line 5 era have a different coating, and testing on line 5 shows that if they remove the coating, there is new steel. It is based on holding up overtime. Council Member Wood asked if there is any line older than 65 years old. Mr. Manshum confirmed there is, and most will cross water at some time. The majority of water crossings are bored under water, but in the Straits the depth is 250' so not an option. The only other comparison would be the pipe line in the Gulf of Mexico which is 2,000 ft depth.

Council Member Wood asked where inspections are logged. Mr. Manshum state that in addition to logging them with Enbridge they have a Federal regulator. Any repairs are decisions based on Enbridge and the Federal regulator. Mr. Manshum added that the State also gets inspections of line 5, but not required. Council Member Wood asked for how much was paid in fines in the last five years, which Mr. Manshum could not provide, and was asked to provide to Council in the future.

Council President Brown Clarke asked where the findings of the advisory board and task force will be presented. Mr. Manshum answered that they are due to the Governor's office.

Council Member Spitzley asked Mr. Manshum to provide information on who was the Chair of the Task Force he mentioned. Ms. Manshum clarified that it was co-chair by the DEQ and the Director of the Department of Energy. Other members are representatives from the Attorney General Office, a Citizens Advisory group that consists of 2 citizens, a ferry owner from the straits, an attorney and representative from the wildlife federation.

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Council Member Brown Clarke asked for details on a website that the public can follow for the progress. Mr. Manshum referred to the enbridge.com site, and the State of Michigan site that had its own page for the task force.

Council Member Dunbar asked what funding was used for the Task Force, and what Enbridge's commitment to the results of the Task Force were. Mr. Manshum acknowledged they have worked with the State for 2-3 years, regardless of what comes out. Their goal is to provide energy in a safe and reliable way. Enbridge will look at the findings and why the determination and those conversations have been going on with the State, MDEQ and Governors office.

Council Member Wood referenced a list of 55 communities that Clean Water Action has stated sent letters to the State asking for line 5 to be shut down, and asked if Mr. Manshum was aware. Enbridge is asking the communities to allow Enbridge to follow the process of the task force and advisory board, with 3rd party telling them what the best way to move forward. Line 5 has been operating safely for 62+ years, and Mr. Manshum and Enbridge is asking the communities to trust the process already underway.

Council Member Hussain asked for contact information for the Clean Water Action representative and Mr. Manshum for the future.

Council Member Houghton asked if there is a spill is there a way to shut off a section. Mr. Manshum said that if there is an issue, the system cannot be over rode, they isolate the valves, review the topography and variables. Council Member Houghton asked how many shuts downs have occurred on line 5 in the last 5 years. Mr. Manshum could not provide specific numbers for the entire system. They do make sure with any notice of potential they error on the side of caution. There are no shut offs in the water for line 5, but one at each shore of the Straits. The pressure of the water greater than the pressure in the pipe, and designed to be in that location.

Council Member Yorke stated she had no issues with line 5, but had heard there was a spill in Crystal falls. Mr. Manshum confirmed there has not been and oil release or repairs in the Straits.

Discussion/Action:

LBWL Capital Improvements Plan for FY 2017-2022

Ms. Shawa-DeCook referred the Committee to the report on the Capital Projects Summary for their six year forecast. They are projecting the projects to come in under \$372 million for the six years and under \$61 million for FY 2017. The biggest goals are the Eckert Facility replacement and T & D. The T & D does include \$125 million in the plan to maintain the infrastructure. Lastly it was noted that the BWL Board already approved the Plan on July 26, 2016.

Council Member Washington stepped away from the meeting at 6:26 p.m.

Mr. DeLine referenced the previous year presentation which had difference projections for 2017 in operations, which went from \$5 million to \$10 million. Ms. Shawa-DeCook stated there were no delays, 2016 was spent on the procurement, so they delayed \$2.5 million till 2017. BWL wanted to do the appropriate due diligence. Another item in that line breakdown would include the main frame system for customer billing.

Council Member Washington returned to the meeting at 6:28 p.m.

The document was received and placed on file.

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DISCUSSION – Scott House Sunken Garden

Ms. Stanaway, Ms. Burton, Mr. Smith and Mr. Schrader distributed handouts to the Committee. Council President Brown Clarke outlined the request for their presence to provide them an opportunity to speak on the project so the Committee would have balanced presentations. The group represents Cherry Hill, Lansing Garden Club and Preservation Lansing.

Ms. Burton spoke in support of keeping the park, and gave an outline on the details of the location of the Scott and Cooley gardens. Ms. Burton wanted it known that the Garden Club was not asked to maintain the new garden, but were told, and if it is moved they will not agree to take care of a new garden. Other items of Ms. Burton's concern were that the green house they propose for moving the plants to be not large enough to keep the plants alive. The group has suggestions for BWL to make the park an asset and education park, restore house by preservation investors, put the substation in an industrial zoned area, and lastly pleaded for the Council to deny the Special Land Use. Council Member Hussain noted that in the beginning the Committee was told that the Garden Club was in support of the idea. Ms. Burton denied that statement, stating they weren't and in good faith it would be a good thing. She did admit that the City is not taking care of it now, but if Council kept it the way it is, this group will form a group called Friends of Scott Park to maintain it.

Ms. Stanaway spoke her opinion that the project circumvents the Charter and violation of the intention of the Charter requiring a public vote. She continued to state her understanding that there is no method that speaks to an undedicated park land, and again stated her belief that only process is for the public to vote. Ms. Stanaway then spoke on surrounding residential areas, and her opinion the project does not the SLU requirements. Ms. Stanaway reported to the Committee that based on a conversation she had with REO Town representatives, they were told there would be an urban garden, however that is no longer depicted. There are amenities not needed or wanted. Her belief was stated in a letter she submitted to the Committee and summarized that BWL is making statements that are not desirable. Her final statement was that Preservation Lansing was not in support, the Garden Club is not in support, and her understanding is that Reo Town is questionable on their support.

Council President Brown Clarke amended the agenda to move the Closed Session for the Active Litigation Update to be moved to the next agenda.

Mr. Schrader spoke in opposition to the plan because of his understanding that it does not fit into the area. After a brief history of the site, he referenced an earlier letter from the State Preservation office noting if it is moved it is not historic, the garden is historic. Mr. Schrader pointed out to the Committee his opinion that the area was not donated but Scott was sold to General Motors.

Mr. Smith spoke about alternative sites, the impact on the rate payers, and encouraged placement on the Diamond Reo site, and not REO TOWN development.

Council Member Spitzley stepped away from the meeting at 7:10 p.m.

Mr. Smith asked for an advisory committee be created, and BWL to be looked at as a corporate entity not a City department.

Council Member Spitzley returned to the meeting at 7:11 p.m.

Mr. Smith pleaded with the Committee to advocate for more conversations, and hold discussions with GM to do their substation with the City.

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Council President Brown Clarke informed the public that BWL will have a presentation at the Council meeting during their SLU required public hearing. At that time there will be an opportunity for answers and to clarify the questions that were just brought forward.

Council Member Washington acknowledged the attendance from Preservation Lansing and Garden Club, and stated her belief the discussions should have started 2 years earlier. Council Member Wood asked if they had met with BWL on alternative sites. Mr. Smith stated they had, and Mr. Schrader stated that BWL to them did not appear to be concerned when they met with them. Council Member Washington confirmed she had also met with BWL on the Diamond Reo site, and was waiting on the numbers. Council President Brown Clarke affirmed those number should be presented at the public hearing during the Council meeting. Council Member Dunbar asked what the increase on the bills for the residents will be. Mr. Smith stated his group used the 2014 BWL numbers which showed their revenue, with residential, industrial, and commercial assuming each customer used the same amount. This was \$.60, and they are being told the overall project would be \$7 million for the Diamond Reo site.

Council Member Hussain asked Mr. Schrader where the cost of \$100,000 to move the house came from and if it was a discussion with BWL and Preservation Lansing. Mr. Schrader stated he was not sure, but in the early conversations it was discussed and they would maybe pay \$100,000 to move it, but no one ever agreed with it. Mr. Schrader stated again the house is not historic, and his opinion was that it was not smart to move the house.

ADJOURN

The meeting was adjourned at 7:17 p.m.

Respectfully Submitted by,

Brian Jackson

Deputy City Clerk, Lansing City Council

Approved by the Committee on



MINUTES
Committee of the Whole
Monday, August 29, 2016 @ 5:30 p.m.
City Council Chambers

CALL TO ORDER

The meeting was called to order at 5:37 p.m.

PRESENT

Councilmember Brown Clarke
Councilmember Jessica Yorke
Councilmember Patricia Spitzley
Councilmember Adam Hussain
Councilmember Kathie Dunbar – arrived at 5:59 p.m.
Councilmember Carol Wood
Councilmember Jody Washington
Councilmember Tina Houghton

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Kevin Mullen, Mid Michigan Sports/Hope Sports Complex
Julie Mullen, Mid Michigan Sports/Hope Sports Complex
Julie Pingston, Greater Lansing Visitors Convention Bearu
Chad Gamble, Public Service Director- left at 6:19 p.m.
Randy Hannan, Mayor Executive Assistant- left at 5:39 p.m.
Jim DeLine, Council Internal Auditor

Public Comment

No comments.

Discussion/Action:

RESOLUTION – Set a Public Hearing; Second Amendment to the Hope Sports Complex Lease

Mr. Gamble outlined the property, and agreement which provides an opportunity to continue on with the improvements they have already done. The proposed amendment will be a 20 year lease, allowing them leverage on additional investments in the park.

Ms. Mullen recapped the City's private public partnership from 2013 when they took over management of Hope Sports Complex. They have just met their 3 year improvement, 59 month lease. Ms. Mullen then highlighted the progress that has occurred

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since the beginning, which included an increase in daily usage, soccer, football, and quitch tournaments and an upcoming hot air balloon festival. Ms. Mullen acknowledged they have begun conversations with other groups about phase 2. The group is asking the City for a 20 year lease, to secure the financial support of the outside entities for phase 2.

Ms. Pingston distributed a powerpoint packet of information and spoke on the support of the partnerships the Mullens have gotten on the property.

Ms. Mullen went thru the power point, highlighting the \$100,000 irrigation repairs, progress in weekend tournaments, signage, lighting, the turf field, permanent lines for football and soccer and stadium seating for 1200. It was also noted they have added the patio, enclosed full restaurant, and parking resurfacing. Future plans include a 10x20 hi-def tv for outdoor movies.

Mr. Mullen outlined the lease in two parts, one being the 20 year extension because they are continuing to get multiple interests from outside financing, but no commitments since the lease is due to expire and the investors want a long term lease.

Mr. Hannan returned to the meeting at 5:51 p.m.

Ms. Pinkston spoke in support of the lease extension due to the fact the site is bringing in tournaments and in turn lodging has seen the benefit.

Council Member Wood asked Mr. Smiertka his legal opinion on the ability to do a 20 year lease. Mr. Smiertka acknowledged the requirement for 30 day on file with the Clerks office and setting of a public hearing, which is the action that is being requested at this meeting. Council Member Wood referenced Section 2.1 of the lease which states that 50% of the rental will be used for youth scholarship programs, how many scholarships would that cover. Mr. Gamble answered that the Parks and Recreation Director will be able to direct those funds towards programs for the youth in the area, and Ms. Mullen added there is potential to help 100 kids. Council Member Wood referenced the future plans the Mullen's power point represented, and asked if they had a breakdown of revenues they were expecting. Mr. Mullen admitted they are currently in conversations and working on ideas, because all investors want an extended lease in place first.

Council Member Wood then asked about the notes on "soft costs for private school start up". Ms. Mullen stated those address an idea for a structure, so the costs would cover structural engineers and soil testing to see if a building can be built on site. The plan is for a private school similar to IMG Academy boarding school. The athletes would attend, stay and they will be provided with their education and athletic training. However it was noted, that until the lease is extended there are no solid talks happening. Council Member Wood asked that if they build they incorporate the current City bidding ordinance in their agreement. She then asked Mr. Gamble if the any expansion would be considered of the Brownfield agreement and if the improvements would be looked at as taxed, and Mr. Gamble confirmed there would be taxing of improvements in accordance with State laws and directed by the City assessor.

Council Member Wood asked if this is approved by Council, will there be anything else that will come back before Council. Mr. Gamble confirmed, stating they will see a development agreement and Brownfield plan.

Council Member Yorke asked if the lease utilized the same language that was used with the Ball Field agreement, and Mr. Gamble confirmed. Mr. Mullen pointed out that with the Ball Field, there are huge dollars from the City, but in the Hope Sports Complex there are no City dollars, but 100% private investment. The group was then asked about the hotel option, and again Ms. Mullen noted it was only an idea at this time.

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Council Member Spitzley commended the group on the presentation, but stated her concern on their proposal on a private school on public land, and was not in support of it. Council President Brown Clarke encouraged the potential of attending the public school, then attend their school as a performance academy.

Council Member Spitzley asked Mr. Gamble about the potential of building on the landfill. Mr. Gamble affirmed that is why they are doing soil borings, but believes that a land fill has a high barring capacity.

Council Member Washington asked how many financial institutions and investors they have spoken to that told them they needed the 20 year lease. Mr. Mullen did not have a specific number. Council Member Washington reminded the group of the current City legacy cost in debt, and Council needs to think about all areas. Lastly she stated she did not support a private school on the property.

Council Member Houghton spoke in support of the progress, and a hotel on site if it is feasible. She also asked about future Council review, and Mr. Gamble reiterated Council would see a development plan and Brownfield plan. Council Member Houghton then briefly questioned the naming rights, and Mr. Gamble referred her to 10.1 on page 6.

Council Member Hussain stated his opposition to a school on site.

Council Member Wood suggested changing the wording in the document on private school or even take it out of the list, because her opinion was that if the lease amendment is approved they will be saying yes to the concept of a school.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR THE AMENDMENT TO THE HOPE SPORTS COMPLEX LEASE, FOR SEPTEMBER 12, 2016. MOTION CARRIED 8-0.

RESOLUTION – Support of HR 182 and CR15 to Shut Down Line 5

Council President Brown Clarke highlighted the presentations from Clean Water Action and Enbridge over the last two Committee meetings. It was recapped that Mr. Manshum with Enbridge did inform the Committee during his presentation that there is a Task Force and Advisory Board in place with the State. This Task Force is expecting a deliverable recommendation in July 2017. Council President Brown Clarke asked what actions the Committee would like to consider.

Council Member Spitzley acknowledged Council President Brown Clarke for having both sides in to present, but stated she still could not support the Resolution presented to them, stating with the Task Force in place it would be pre-mature to vote without the recommendations. In addition Council Member Spitzley did not agree with the strong wording and perspective given of Clean Water in the resolution. If the Committee decides to take action on the resolution, she encouraged amending the resolution so it is not opinionated but factual. Council Member Houghton agreed.

Council Member Washington's opinion was that she was more discouraged when Enbridge did their presentation, and would support the resolution.

Council Member Dunbar acknowledged the researched of other companies that did pipe lines, and was encouraged with finding out there is a Task Force in place. She too agreed with Council Member Spitzley on the fact the resolution needs to be amended because it speaks as if Council knows of the face, however there is information in the resolution that is not verifiable. If Council passes the resolution, it should also say Council supports the findings of the Task Force. Council Member Washington pointed out that the list of municipalities do reflect northern communities.

Council Member Hussain stated he too was not impressed by Enbridge and he wants something tangible. He did support amending the language of the resolution, and moving forward at some point.

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Council Member Wood acknowledged that Clean Water Action approached her with the resolution and placement on the agenda. She agreed the resolution was written on the side of Clean Water, and agreed with the considerations of amending the resolution to address the safety factor and recognize the Task Force.

Council Member Yorke spoke in support of the resolution as it is written, but also suggested forwarded to the IGR Committee, at which point Council Member Washington also supported referring it to the IGR Committee to re-write. Council Member Spitzley pointed out that it was not the affected Communities asking for their support but an organization. Council Member Wood encouraged IGR to ask Clean Water if they were approaching municipalities on their own or were asked by other communities. Council Member Dunbar reviewed the list of municipalities and pointed out that the majority are in the lower peninsula.

Council President discharged the Resolution out of Committee of the Whole and referred it to the Committee on Intergovernmental Relations.

FY2017/2018 Budget Priorities

Council President Brown Clarke stated the item will appear again on the agenda for September 12, 2016 and it needs to be approved at the Council meeting on September 26, 2016. All members were asked to review the priorities with their appropriate Committees.

FOIA Update

Mr. Smiertka stated the report on the City Attorney website was updated as of August 29, 2016. If there are any delays they are working with the departments. Non-attorney staff are performing the administrative processes.

ADJOURN

The meeting was adjourned at 6:45 p.m.

Respectfully Submitted by,

Sherrie Boak

Officer Manager, Lansing City Council

Approved by the Committee on



OFFICE OF THE MAYOR

9th Floor, City Hall
124 W. Michigan Avenue
Lansing, Michigan 48933-1694
(517) 483-4141 (voice)
(517) 483-4479 (TDD)
(517) 483-6066 (Fax)

Virg Bernero, Mayor

TO: City Council President Judi Brown Clarke and Councilmembers
FROM: Mayor Virg Bernero
DATE: 8-26-16
RE: Pilot - Grandhaven Manor Retirement Community

The attached correspondence is forwarded for your review and appropriate action.

VB/rh
Attachment



Virg Bernero, Mayor

City of Lansing
Inter-Departmental
Memorandum



To: Virg Bernero, Mayor
From: Susan Stachowiak, Zoning Administrator
Subject: CITY COUNCIL AGENDA ITEM - Pilot - Grandhaven Manor Retirement Community
Date: August 26, 2016

Please forward this resolution to City Council for placement on the Agenda.

If you have any questions, or need additional information, please give me a call.

Attachments

“Equal Opportunity Employer”

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

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, _____, 2016, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of supporting and/or opposing the Ordinance for the Payment in Lieu of Taxes (PILOT) for Grandhaven Manor Retirement Community.

ORDINANCE NO. 884.07

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND THE CODIFIED ORDINANCES BY AMENDING CHAPTER 884 SECTION 884.07 TO PROVIDE FOR A SERVICE CHARGE IN LIEU OF TAXES FOR QUALIFIED LOW INCOME SENIOR DWELLING UNITS IN A NEW HOUSING DEVELOPMENT PROJECT KNOWN AS THE GRANDHAVEN MANOR II RETIREMENT COMMUNITY, ON THE SITE OF THE EXISTING GRANDHAVEN MANOR RETIREMENT COMMUNITY, PURSUANT TO THE PROVISIONS OF THE STATE HOUSING DEVELOPMENT AUTHORITY ACT OF 1966, AS AMENDED.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 884, Section 884.07, of the Code of Ordinances of the City of Lansing, Michigan be and is hereby amended to read as follows:

§884.07. – Grandhaven Manor Retirement ~~Community~~ COMMUNITIES.

(A) *Qualification.* Grandhaven Manor Retirement Community ~~Housing Development~~ AND GRANDHAVEN MANOR II RETIREMENT COMMUNITY ~~comes~~ COME within the purpose as set forth in section 884.01 of this chapter.

(B) *Definitions.* As used in this section:

~~Commencement of construction means the commencement of excavation of the basement of the proposed building to the design footing depth.~~

Grandhaven Manor Retirement Community means the 150 unit HOUSING development and the ~~18.5~~ 10.56 acres of real property on which it is located described as:

~~That part of the Northwest fractional ¼ of Section 30, Town 4 North, Range 2 West, City of Lansing, Ingham County, Michigan, described as: Beginning on the North Line of Section 30, Town 4 North, Range 2 West, at a point 314.00 feet parallel with the North South ¼ line of Section 30; thence East, 74.00 feet; thence South 00°00'24" West, 1617.88 feet; thence North 89°53'38" West, 478.32 feet to the Southeast corner of the recorded plat of Skye View, as recorded in Liber 42 of Plats, on Pages 43~~

~~and 44 of the Ingham County Records; thence North 00°00'51" West, 410.00 feet along the East line of Skye View to the Northeast corner of Lot 19 of Skye View; thence North 00°03'20" West, 1,146.99 feet; thence East 189.72 feet; thence North 00°00'24" East, 258.00 feet to the North line of Section 30; thence East 216.00 feet along the North line of Section 30 to the point of beginning. Subject to easement for ingress and egress over and across the West 50 feet of the North 258 feet thereof, commonly described as South side of 3,200 block of West Mt. Hope.~~

UNIT 1, GRANDHAVEN MANOR CONDOMINIUM, A CONDOMINIUM PROJECT, ACCORDING TO THE MASTER DEED AND RECORDED IN THE OFFICE OF THE INGHAM COUNTY REGISTER OF DEEDS, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, AS SET FORTH IN SAID MASTER DEED, AND AMENDMENTS THERETO, AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

GRANDHAVEN MANOR II RETIREMENT COMMUNITY MEANS THE 78 UNIT HOUSING DEVELOPMENT AND THE 7.93 ACRES OF REAL PROPERTY ON WHICH IT IS LOCATED DESCRIBED AS:

UNIT 2, GRANDHAVEN MANOR CONDOMINIUM, A CONDOMINIUM PROJECT, ACCORDING TO THE MASTER DEED AND RECORDED IN THE OFFICE OF THE INGHAM COUNTY REGISTER OF DEEDS TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN SAID MASTER DEED, AND AMENDMENTS THERETO, AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

1 *Low income* means elderly persons of low or moderate income eligible to move into the housing
2 ~~development~~-DEVELOPMENTS under ~~authority rules~~-THE ACT. All other definitions as set
3 forth in section 884.02 of this chapter are applicable to ~~the~~-Grandhaven Manor Retirement
4 Community and GRANDHAVEN MANOR II RETIREMENT COMMUNITY AND are
5 incorporated in this section by reference.

6 (C) *Establishment of annual service charge.*

7 (1) The Grandhaven Manor Retirement Community ~~Housing Development~~ AND GRANDHAVEN
8 MANOR II RETIREMENT COMMUNITY for elderly persons of low or moderate income and the property
9 on which ~~it~~-THEY shall be ~~constructed~~-LOCATED shall be exempt from all property taxes from and after
10 the ~~commencement~~-EFFECTIVE DATE of ~~construction until the mortgage loan is released, discharged or~~
11 ~~paid or the authority no longer has an interest in the property.~~-THIS ORDINANCE, AS AMENDED, FOR
12 SUCH DURATION AS PROVIDED IN SUBSECTION 3(E). The City, acknowledging that sponsor ~~is receiving~~
13 HAS RECEIVED a mortgage loan from the authority for ~~the~~-Grandhaven Manor Retirement Community
14 Housing Development and IS RECEIVING A MORTGAGE LOAN FROM THE AUTHORITY FOR GRANDHAVEN
15 MANOR II RETIREMENT COMMUNITY, AND THAT the sponsor and the authority have established the
16 economic feasibility of ~~this~~-THESE housing developments in reliance upon the enactment of this
17 ordinance section, ~~provided the sponsors make~~-SHALL ACCEPT payment of an annual service charge for
18 public services in lieu of all property taxes as provided AND PAID in the manner in sections 884.04 and
19 884.05 of this chapter.

20 (2) The annual service charge FOR UNIT 1 OF GRANDHAVEN MANOR ~~RETIREMENT COMMUNITY~~
21 CONDOMINIUM shall be equal to four percent of the difference between the annual shelter rent ~~for~~
22 ~~authority aided housing developments~~-actually collected from the operation of the ~~Grandhaven Manor~~
23 ~~Retirement Community and Utilities~~-HOUSING DEVELOPMENT AND UTILITIES, AND THE ANNUAL
24 SERVICE CHARGE FOR UNIT 2 OF GRANDHAVEN MANOR ~~II Retirement Community~~-CONDOMINIUM

1 SHALL BE EQUAL TO FOUR PERCENT OF THE DIFFERENCE BETWEEN THE ANNUAL SHELTER RENT
2 ACTUALLY COLLECTED FROM THE OPERATION OF THE HOUSING DEVELOPMENT AND UTILITIES.
3 HOWEVER, NOTHING IN THIS ORDINANCE AS AMENDED, SHALL EXTEND THE TIME PERIOD FOR WHICH
4 UNIT 1 OF GRANDHAVEN MANOR CONDOMINIUM HAS BEEN GRANTED THE ABILITY TO MAKE PAYMENT
5 OF AN ANNUAL SERVICE CHARGE IN LIEU OF PAYMENT OF PROPERTY TAXES. THE DURATION OF
6 PAYMENT OF A SERVICE CHANGE IN LIEU OF PAYMENT OF PROPERTY TAXES FOR UNIT 1 OF
7 GRANDHAVEN MANOR CONDOMINIUM AND UNIT OF GRANDHAVEN MANOR CONDOMINIUM SHALL BE
8 CALCULATED INDEPENDENTLY.

9 (3) Notwithstanding section (2), the service charge to be paid each year in lieu of taxes shall not
10 exceed the amount of taxes which would be paid if the ~~Grandhaven Manor Retirement Community~~
11 ~~Housing Development~~ were not tax exempt.

12 (4) Contractual effect. Notwithstanding the provisions of section 15(a)(5) of the Act to
13 the contrary, a contract between the City and the sponsor, with the authority as third-party
14 beneficiary under the contract, to provide tax exemption and accept payments in lieu of
15 taxes as previously described, will be effectuated by the enactment of this section by
16 Council.

17 (E) *Duration; commencement of construction.* The property tax exempt status OF UNIT 1 OF
18 ~~of the Grandhaven Manor Retirement Community Housing Development~~ CONDOMINIUM
19 AND UNIT 2 OF GRANDHAVEN MANOR CONDOMINIUM AS approved by this section
20 shall remain in effect RESPECTIVELY FOR EACH INDEPENDENT OF THE OTHER and
21 shall not terminate so long as the RESPECTIVE mortgage loans for ~~this~~ EACH housing
22 development remains outstanding and unpaid, or for each period as the ~~a~~ Authority has an interest
23 in ~~the property~~ EITHER-HOUSING DEVELOPMENT, provided that FOR UNIT 2,
24 GRANDHAVEN MANOR CONDOMINIUM, the construction of the housing development

1 commences within one year from the effective date of this AMENDED section. If the
2 construction of the housing development does not commence within one year from the effective
3 date of this section, this section shall automatically expire and be of no effect WITH RESPECT
4 TO UNIT 2. THE DURATION OF THE EXEMPTIONS FOR UNIT 1, GRANDHAVEN
5 MANOR CONDOMINIUM AND UNIT 2, GRANDHAVEN MANOR CONDOMINIUM,
6 AND THEIR ELIGIBILITY FOR EXEMPTION SHALL EACH BE INDEPENDENT OF THE
7 OTHER, AND THE TERMINATION OF THE EXEMPTION FOR UNIT 1 OF
8 GRANDHAVEN MANOR CONDOMINIUM SHALL NOT CAUSE THE TERMINATION OF
9 UNIT 2 OF GRANDHAVEN MANOR CONDOMINIUM.

10 Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules
11 inconsistent with these provisions are repealed.

12 Section 3. Should any section, clause or phrase of this ordinance be declared to be
13 invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof
14 other than the part so declared to be invalid.

15 Section 4. This ordinance shall take effect on the 30th day after enactment unless given
16 immediate effect by City Council.

17

18

Approved as to form:

19

20

City Attorney

21

Dated: _____



OFFICE OF THE MAYOR

9th Floor, City Hall
124 W. Michigan Avenue
Lansing, Michigan 48933-1694
(517) 483-4141 (voice)
(517) 483-4479 (TDD)
(517) 483-6066 (Fax)

Virg Bernero, Mayor

TO: City Council President Judi Brown Clarke and Councilmembers
FROM: Mayor Virg Bernero
DATE: 8-26-16
RE: Pilot - E. Shiawassee Lofts

The attached correspondence is forwarded for your review and appropriate action.

VB/rh
Attachment



Virg Bernero, Mayor

City of Lansing
Inter-Departmental
Memorandum



To: Virg Bernero, Mayor
From: Susan Stachowiak, Zoning Administrator
Subject: CITY COUNCIL AGENDA ITEM - Pilot - E. Shiawassee Lofts
Date: August 26, 2016

Please forward this resolution to City Council for placement on the Agenda.

If you have any questions, or need additional information, please give me a call.

Attachments

“Equal Opportunity Employer”

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

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, _____, 2016, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of supporting and/or opposing the Ordinance for the Payment in Lieu of Taxes (PILOT) for Shiawassee Senior Lofts.

1 ACKNOWLEDGED THAT SUCH HOUSING FOR PERSONS OF LOW AND
2 MODERATE INCOME IS A PUBLIC NECESSITY, AND AS THE CITY WILL BE
3 BENEFITED AND IMPROVED BY SUCH HOUSING, THE ENCOURAGEMENT OF
4 THE SAME BY PROVIDING CERTAIN REAL ESTATE TAX EXEMPTION FOR
5 SUCH HOUSING IS A VALID PUBLIC PURPOSE.

6 (B) *DEFINITIONS.*

7 (1) "*ACT*" MEANS THE STATE HOUSING DEVELOPMENT AUTHORITY ACT,
8 BEING PUBLIC ACT 346 OF 1966, AS AMENDED.

9 (2) "*ANNUAL SHELTER RENTS*" MEANS THE TOTAL COLLECTIONS DURING AN
10 AGREED ANNUAL PERIOD FROM ALL PERSONS OF LOW OR MODERATE
11 INCOME, OCCUPYING THE HOUSING DEVELOPMENT REPRESENTING
12 RENTS FOR OCCUPANCY, WHICH RENTAL AMOUNTS SHALL BE
13 EXCLUSIVE OF CHARGES FOR GAS, ELECTRICITY, HEAT OR OTHER
14 UTILITIES FURNISHED TO THE OCCUPANTS.

15 (3) "*AUTHORITY*" MEANS THE MICHIGAN STATE HOUSING DEVELOPMENT
16 AUTHORITY.

17 (4) "*HOUSING DEVELOPMENT* " OR " *DEVELOPMENT*" MEANS A DEVELOPMENT
18 WHICH CONTAINS A SIGNIFICANT ELEMENT OF HOUSING FOR PERSONS
19 OF LOW AND MODERATE INCOME AND SUCH ELEMENTS OF OTHER
20 HOUSING, COMMERCIAL, RECREATIONAL, INDUSTRIAL, COMMUNAL AND
21 EDUCATIONAL FACILITIES AS THE AUTHORITY MAY DETERMINE WILL
22 IMPROVE THE QUALITY OF THE DEVELOPMENT AS IT RELATES TO

1 HOUSING FOR PERSONS OF LOW AND MODERATE INCOME. FOR THE
2 PURPOSE OF THIS SECTION, THE NAME OF THIS DEVELOPMENT IS
3 SHIAWASSEE SENIOR LOFTS, AND CONSISTS OF SEVENTY SEVEN (77)
4 UNITS OF RENTAL HOUSING LOCATED WITHIN LANSING AT:

5 [TO BE DETERMINED...METES AND BOUNDS SURVEY TO BE PREPARED
6 TO FOLLOW],

7 COMMONLY KNOWN AS 627 EAST SHIAWASSEE STREET & RELATED
8 PARCELS, LANSING (PARCEL ID: 33-01-01-16-227-144 & PART OF 33-01-01-16-
9 227-132 & 33-01-01-16-227-143).

10 (5) "*HUD*" MEANS THE DEPARTMENT OF HOUSING AND URBAN
11 DEVELOPMENT OF THE UNITED STATES GOVERNMENT.

12 (6) "*LOW INCOME HOUSING TAX CREDIT PROGRAM*" MEANS THE PROGRAM
13 ESTABLISHED BY SECTION 42 OF THE UNITED STATES INTERNAL
14 REVENUE CODE.

15 (7) "*LOW OR MODERATE INCOME*" MEANS LOW OR MODERATE INCOME
16 ELIGIBILITY UNDER THE AUTHORITY ACT OR RULES.

17 (8) "*MORTGAGE LOAN*" MEANS A LOAN TO BE MADE BY A PRIVATE ENTITY
18 AND INSURED BY HUD, OR A LOAN FROM THE AUTHORITY FOR THE
19 FINANCING OF THE PURCHASE AND REHABILITATION OF THE HOUSING
20 DEVELOPMENT.

21 (9) "*SPONSOR*" MEANS A PERSON OR OTHER ENTITY WITH A HOUSING
22 DEVELOPMENT WHICH IS FINANCED OR ASSISTED PURSUANT TO THE

1 ACT. FOR PURPOSES OF THIS SECTION, THE SPONSOR OF SHIAWASSEE
2 SENIOR LOFTS HOUSING DEVELOPMENT IS MV AFFORDABLE HOUSING,
3 LLC, OR ITS SUCCESSORS OR ASSIGNS.

4 (10) "UTILITIES" MEANS FUEL, WATER, SANITARY SEWER AND/OR
5 ELECTRICAL SERVICE, WHICH IS PAID FOR BY THE HOUSING
6 DEVELOPMENT.

7 (C) *ESTABLISHMENT OF ANNUAL SERVICE CHARGE.*

8 (1) THE CITY ACKNOWLEDGES THAT THE SPONSOR AND THE AUTHORITY
9 HAVE ESTABLISHED THE ECONOMIC FEASIBILITY OF SHIAWASSEE
10 SENIOR LOFTS HOUSING DEVELOPMENT IN RELIANCE UPON THE
11 ENACTMENT AND CONTINUING EFFECT OF THIS SECTION AND UPON THE
12 QUALIFICATION OF THE SEVENTY SEVEN (77) UNITS OF HOUSING IN THE
13 HOUSING DEVELOPMENT FOR EXEMPTION FROM ALL PROPERTY TAXES
14 AS ESTABLISHED IN THIS SECTION.

15 (2) SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THIS SECTION
16 AND THE ACT, THE SEVENTY SEVEN (77) UNITS IN THE HOUSING
17 DEVELOPMENT FOR PERSONS OF LOW AND MODERATE INCOME
18 IDENTIFIED AS SHIAWASSEE SENIOR LOFTS AND THE PROPERTY ON
19 WHICH THEY ARE CONSTRUCTED SHALL BE EXEMPT FROM ALL
20 PROPERTY TAXES FOR NOT MORE THAN THE TAX CREDIT COMPLIANCE
21 PERIOD OF FIFTEEN (15) YEARS, COMMENCING WITH AND INCLUDING
22 TAX YEAR 2019.

1 (3) IN LIEU OF ALL SAID PROPERTY TAXES ON THE SEVENTY SEVEN (77)
2 UNITS IN THE HOUSING DEVELOPMENT, THE SPONSOR SHALL PAY, AND
3 THE CITY WILL ACCEPT, AN ANNUAL SERVICE CHARGE FOR PUBLIC
4 SERVICES, IN THE SUM EQUAL TO, FOUR PERCENT (4%) OF THE
5 DIFFERENCE BETWEEN THE ANNUAL SHELTER RENTS ACTUALLY
6 COLLECTED AND UTILITIES.

7 (4) THE EXEMPTION PROVIDED UNDER THIS SECTION SHALL COMMENCE
8 WHEN THE SPONSOR COMPLIES WITH SECTION 15A(1) OF 1966 PA 346, AS
9 AMENDED, CODIFIED AS MCL 125.1415a(1), WHICH PROVIDES: THE OWNER
10 OF A HOUSING PROJECT ELIGIBLE FOR THE EXEMPTION SHALL FILE WITH
11 THE LOCAL ASSESSING OFFICER (THE CITY ASSESSOR) A NOTIFICATION
12 OF THE EXEMPTION, WHICH SHALL BE IN AN AFFIDAVIT FORM AS
13 PROVIDED BY THE AUTHORITY. THE COMPLETED AFFIDAVIT FORM FIRST
14 SHALL BE SUBMITTED TO THE AUTHORITY FOR CERTIFICATION BY THE
15 AUTHORITY THAT THE PROJECT IS ELIGIBLE FOR THE EXEMPTION. THE
16 OWNER THEN SHALL FILE THE CERTIFIED NOTIFICATION OF THE
17 EXEMPTION WITH THE LOCAL ASSESSING OFFICER BEFORE NOVEMBER 1
18 OF THE YEAR PRECEDING THE TAX YEAR IN WHICH THE EXEMPTION IS
19 TO BEGIN.

20 (5) IN ADDITION TO THE CERTIFICATION REQUIRED PURSUANT TO
21 SUBSECTION (C) (4), THE SPONSOR SHALL PROVIDE FOR THE HOUSING
22 DEVELOPMENT ANNUALLY IN WRITING TO THE CITY ASSESSOR FOR THE

1 PRECEDING YEAR IN WHICH THE PROPERTY TAX EXEMPTION WAS IN
2 EFFECT:

3 A. THE ANNUAL AUDITED ACCOUNTING REPORT FOR THE PAYMENT IN
4 LIEU OF TAXES; AND

5 B. A CERTIFIED STATEMENT IDENTIFYING ALL THE UNITS RENTED TO
6 PERSONS OF LOW OF MODERATE INCOME; AND

7 C. IF REQUESTED BY THE CITY, PROOF THAT THE HOUSING
8 DEVELOPMENT UNITS HAVE NOT INCREASED, DECREASED, OR BEEN
9 ALTERED IN ANY FORM, UNLESS THE CITY HAS OTHERWISE
10 AMENDED THE PROVISIONS OF THIS SECTION.

11 (D) *LIMITATION ON THE PAYMENT OF THE ANNUAL SERVICE CHARGE.*
12 NOTWITHSTANDING SUBSECTION (C), THE SERVICE CHARGE TO BE PAID
13 EACH YEAR IN LIEU OF TAXES FOR THE PART OF THE HOUSING
14 DEVELOPMENT PROJECT THAT IS TAX EXEMPT AND OCCUPIED BY OTHER
15 THAN LOW OR MODERATE INCOME PERSONS SHALL BE EQUAL TO THE FULL
16 AMOUNT OF THE TAXES THAT WOULD OTHERWISE BE DUE AND PAYABLE
17 ON THAT PORTION OF THE HOUSING DEVELOPMENT PROJECT IF THE
18 PROJECT WERE NOT TAX EXEMPT.

19 (E) *PAYMENT OF ANNUAL SERVICE CHARGE.* THE SERVICE CHARGE IN LIEU OF
20 TAXES, AS ESTABLISHED UNDER THIS SECTION, SHALL BE PAYABLE IN THE
21 SAME MANNER AS GENERAL PROPERTY TAXES ARE PAYABLE TO THE CITY,
22 EXCEPT THAT THE ANNUAL PAYMENT SHALL BE MADE ON OR BEFORE JULY

1 1 OF THE YEAR FOLLOWING THE YEAR UPON WHICH SUCH CHARGE IS
2 CALCULATED.

3 (F) *CONTRACTUAL EFFECT*. NOTWITHSTANDING THE PROVISIONS OF SECTION
4 15(A)(5) OF THE ACT TO THE CONTRARY, A CONTRACT BETWEEN THE CITY
5 AND THE SPONSOR WITH THE AUTHORITY AS THIRD-PARTY BENEFICIARY
6 UNDER THE CONTRACT, TO PROVIDE TAX EXEMPTION AND ACCEPT
7 PAYMENT IN LIEU OF TAXES AS PREVIOUSLY DESCRIBED, IS EFFECTUATED
8 BY THE ENACTMENT OF THIS SECTION.

9 (G) *DURATION*. THIS SECTION SHALL REMAIN IN EFFECT AND SHALL NOT
10 TERMINATE UNTIL THE END OF THE 15 YEAR TAX CREDIT COMPLIANCE
11 PERIOD, COMMENCING WITH AND INCLUDING TAX YEAR 2019, PROVIDED
12 THAT THE SPONSOR COMPLIES WITH THE REQUIREMENTS OF THE ACT AND
13 THIS SECTION, AND FURTHER PROVIDED THAT THE HOUSING DEVELOPMENT
14 CONTINUES TO BE RENTED TO LOW OR MODERATE INCOME PERSONS AT
15 RENTS DETERMINED UNDER THE LOW INCOME HOUSING TAX CREDIT
16 PROGRAM, AS THE SAME MAY BE FURTHER AMENDED OR SUPERSEDED, OR
17 THERE IS AN AUTHORITY-AIDED OR FEDERALLY-AIDED MORTGAGE ON THE
18 HOUSING DEVELOPMENT AS PROVIDED IN THE ACT, OR THE AUTHORITY OR
19 HUD HAS AN INTEREST IN THE PROPERTY; BUT IN NO EVENT BEYOND
20 DECEMBER 31, 2034. IF THE SPONSOR FAILS TO COMPLETE THE
21 DEVELOPMENT OR CHANGES THE SCOPE OR PURPOSE OF THE SEVENTY
22 SEVEN (77) UNITS OF HOUSING WITHIN THE DEVELOPMENT WITHOUT THE
23 CONSENT OF THE CITY OF LANSING, BY AND THROUGH ITS

1 REPRESENTATIVES, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE
2 LANSING CITY CHARTER, THIS SECTION SHALL AUTOMATICALLY EXPIRE
3 AND BE OF NO EFFECT.

4 Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or
5 rules inconsistent with the provisions hereof are hereby repealed as they pertain to
6 SHIAWASSEE SENIOR LOFTS housing development.

7 Section 3. Should any section, clause or phrase of this ordinance be declared to be
8 invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof
9 other than the part so declared to be valid.

10 Section 4. This ordinance shall take effect on the 30th day after enactment unless
11 given immediate effect by the City Council.

12
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22 Approved as to form:

23 _____
24 James D. Smiertka, City Attorney

25 Dated: _____
26
27



OFFICE OF THE MAYOR

9th Floor, City Hall
124 W. Michigan Avenue
Lansing, Michigan 48933-1694
(517) 483-4141 (voice)
(517) 483-4479 (TDD)
(517) 483-6066 (Fax)

Virg Bernero, Mayor

TO: City Council President Judi Brown Clarke and Councilmembers
FROM: Mayor Virg Bernero
DATE:
RE: Pilot - The Crossing

The attached correspondence is forwarded for your review and appropriate action.

VB/rh
Attachment



Virg Bernero, Mayor

City of Lansing
Inter-Departmental
Memorandum



To: Virg Bernero, Mayor
From: Susan Stachowiak, Zoning Administrator
Subject: CITY COUNCIL AGENDA ITEM - Pilot - The Crossing
Date: August 26, 2016

Please forward this resolution to City Council for placement on the Agenda.

If you have any questions, or need additional information, please give me a call.

Attachments

“Equal Opportunity Employer”

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

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, _____, 2016, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of supporting and/or opposing the Ordinance for the Payment in Lieu of Taxes (PILOT) for The Crossing.

1 ACKNOWLEDGED THAT SUCH HOUSING FOR PERSONS OF LOW AND
2 MODERATE INCOME IS A PUBLIC NECESSITY, AND AS THE CITY WILL BE
3 BENEFITED AND IMPROVED BY SUCH HOUSING, THE ENCOURAGEMENT OF
4 THE SAME BY PROVIDING CERTAIN REAL ESTATE TAX EXEMPTION FOR
5 SUCH HOUSING IS A VALID PUBLIC PURPOSE.

6 (B) *DEFINITIONS.*

7 (1) "*ACT*" MEANS THE STATE HOUSING DEVELOPMENT AUTHORITY ACT,
8 BEING PUBLIC ACT 346 OF 1966, AS AMENDED.

9 (2) "*ANNUAL SHELTER RENTS*" MEANS THE TOTAL COLLECTIONS DURING AN
10 AGREED ANNUAL PERIOD FROM ALL PERSONS OF LOW OR MODERATE
11 INCOME, OCCUPYING THE HOUSING DEVELOPMENT REPRESENTING
12 RENTS FOR OCCUPANCY, WHICH RENTAL AMOUNTS SHALL BE
13 EXCLUSIVE OF CHARGES FOR GAS, ELECTRICITY, HEAT OR OTHER
14 UTILITIES FURNISHED TO THE OCCUPANTS.

15 (3) "*AUTHORITY*" MEANS THE MICHIGAN STATE HOUSING DEVELOPMENT
16 AUTHORITY.

17 (4) "*HOUSING DEVELOPMENT* " OR " *DEVELOPMENT*" MEANS A DEVELOPMENT
18 WHICH CONTAINS A SIGNIFICANT ELEMENT OF HOUSING FOR PERSONS
19 OF LOW AND MODERATE INCOME AND SUCH ELEMENTS OF OTHER
20 HOUSING, COMMERCIAL, RECREATIONAL, INDUSTRIAL, COMMUNAL AND
21 EDUCATIONAL FACILITIES AS THE AUTHORITY MAY DETERMINE WILL
22 IMPROVE THE QUALITY OF THE DEVELOPMENT AS IT RELATES TO

1 HOUSING FOR PERSONS OF LOW AND MODERATE INCOME. FOR THE
2 PURPOSE OF THIS SECTION, THE NAME OF THIS DEVELOPMENT IS **THE**
3 **CROSSING**, AND CONSISTS OF **SEVENTY SEVEN (77)** UNITS OF RENTAL
4 HOUSING LOCATED WITHIN LANSING AT:

5 **[TO BE DETERMINED...METES AND BOUNDS SURVEY TO BE PREPARED**
6 **TO FOLLOW]**,

7 COMMONLY KNOWN AS **627 EAST SHIAWASSEE STREET & RELATED**
8 **PARCELS**, LANSING (PARCEL ID: **33-01-01-16-227-121 & 33-01-01-16-227-111 &**
9 **PART OF 33-01-01-16-227-132 & 33-01-01-16-227-143**).

10 (5) "*HUD*" MEANS THE DEPARTMENT OF HOUSING AND URBAN
11 DEVELOPMENT OF THE UNITED STATES GOVERNMENT.

12 (6) "*LOW INCOME HOUSING TAX CREDIT PROGRAM*" MEANS THE PROGRAM
13 ESTABLISHED BY SECTION 42 OF THE UNITED STATES INTERNAL
14 REVENUE CODE.

15 (7) "*LOW OR MODERATE INCOME*" MEANS LOW OR MODERATE INCOME
16 ELIGIBILITY UNDER THE AUTHORITY ACT OR RULES.

17 (8) "*MORTGAGE LOAN*" MEANS A LOAN TO BE MADE BY A PRIVATE ENTITY
18 AND INSURED BY HUD, OR A LOAN FROM THE AUTHORITY FOR THE
19 FINANCING OF THE PURCHASE AND REHABILITATION OF THE HOUSING
20 DEVELOPMENT.

21 (9) "*SPONSOR*" MEANS A PERSON OR OTHER ENTITY WITH A HOUSING
22 DEVELOPMENT WHICH IS FINANCED OR ASSISTED PURSUANT TO THE

1 ACT. FOR PURPOSES OF THIS SECTION, THE SPONSOR OF **THE CROSSING**
2 HOUSING DEVELOPMENT IS **MV AFFORDABLE HOUSING, LLC**, OR ITS
3 SUCCESSORS OR ASSIGNS.

4 (10) "**UTILITIES**" MEANS FUEL, WATER, SANITARY SEWER AND/OR
5 ELECTRICAL SERVICE, WHICH IS PAID FOR BY THE HOUSING
6 DEVELOPMENT.

7 (C) *ESTABLISHMENT OF ANNUAL SERVICE CHARGE.*

8 (1) THE CITY ACKNOWLEDGES THAT THE SPONSOR AND THE AUTHORITY
9 HAVE ESTABLISHED THE ECONOMIC FEASIBILITY OF **THE CROSSING**
10 HOUSING DEVELOPMENT IN RELIANCE UPON THE ENACTMENT AND
11 CONTINUING EFFECT OF THIS SECTION AND UPON THE QUALIFICATION
12 OF THE **SEVENTY SEVEN (77)** UNITS OF HOUSING IN THE HOUSING
13 DEVELOPMENT FOR EXEMPTION FROM ALL PROPERTY TAXES AS
14 ESTABLISHED IN THIS SECTION.

15 (2) SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THIS SECTION
16 AND THE ACT, THE **SEVENTY SEVEN (77)** UNITS IN THE HOUSING
17 DEVELOPMENT FOR PERSONS OF LOW AND MODERATE INCOME
18 IDENTIFIED AS **THE CROSSING** AND THE PROPERTY ON WHICH THEY ARE
19 CONSTRUCTED SHALL BE EXEMPT FROM ALL PROPERTY TAXES FOR NOT
20 MORE THAN **THE TAX CREDIT COMPLIANCE PERIOD OF FIFTEEN (15)**
21 **YEARS**, COMMENCING WITH AND INCLUDING TAX YEAR 2019.

1 (3) IN LIEU OF ALL SAID PROPERTY TAXES ON THE SEVENTY SEVEN (77)
2 UNITS IN THE HOUSING DEVELOPMENT, THE SPONSOR SHALL PAY, AND
3 THE CITY WILL ACCEPT, AN ANNUAL SERVICE CHARGE FOR PUBLIC
4 SERVICES, IN THE SUM EQUAL TO, FOUR PERCENT (4%) OF THE
5 DIFFERENCE BETWEEN THE ANNUAL SHELTER RENTS ACTUALLY
6 COLLECTED AND UTILITIES.

7 (4) THE EXEMPTION PROVIDED UNDER THIS SECTION SHALL COMMENCE
8 WHEN THE SPONSOR COMPLIES WITH SECTION 15A(1) OF 1966 PA 346, AS
9 AMENDED, CODIFIED AS MCL 125.1415a(1), WHICH PROVIDES: THE OWNER
10 OF A HOUSING PROJECT ELIGIBLE FOR THE EXEMPTION SHALL FILE WITH
11 THE LOCAL ASSESSING OFFICER (THE CITY ASSESSOR) A NOTIFICATION
12 OF THE EXEMPTION, WHICH SHALL BE IN AN AFFIDAVIT FORM AS
13 PROVIDED BY THE AUTHORITY. THE COMPLETED AFFIDAVIT FORM FIRST
14 SHALL BE SUBMITTED TO THE AUTHORITY FOR CERTIFICATION BY THE
15 AUTHORITY THAT THE PROJECT IS ELIGIBLE FOR THE EXEMPTION. THE
16 OWNER THEN SHALL FILE THE CERTIFIED NOTIFICATION OF THE
17 EXEMPTION WITH THE LOCAL ASSESSING OFFICER BEFORE NOVEMBER 1
18 OF THE YEAR PRECEDING THE TAX YEAR IN WHICH THE EXEMPTION IS
19 TO BEGIN.

20 (5) IN ADDITION TO THE CERTIFICATION REQUIRED PURSUANT TO
21 SUBSECTION (C) (4), THE SPONSOR SHALL PROVIDE FOR THE HOUSING
22 DEVELOPMENT ANNUALLY IN WRITING TO THE CITY ASSESSOR FOR THE

1 PRECEDING YEAR IN WHICH THE PROPERTY TAX EXEMPTION WAS IN
2 EFFECT:

3 A. THE ANNUAL AUDITED ACCOUNTING REPORT FOR THE PAYMENT IN
4 LIEU OF TAXES; AND

5 B. A CERTIFIED STATEMENT IDENTIFYING ALL THE UNITS RENTED TO
6 PERSONS OF LOW OF MODERATE INCOME; AND

7 C. IF REQUESTED BY THE CITY, PROOF THAT THE HOUSING
8 DEVELOPMENT UNITS HAVE NOT INCREASED, DECREASED, OR BEEN
9 ALTERED IN ANY FORM, UNLESS THE CITY HAS OTHERWISE
10 AMENDED THE PROVISIONS OF THIS SECTION.

11 (D) *LIMITATION ON THE PAYMENT OF THE ANNUAL SERVICE CHARGE.*
12 NOTWITHSTANDING SUBSECTION (C), THE SERVICE CHARGE TO BE PAID
13 EACH YEAR IN LIEU OF TAXES FOR THE PART OF THE HOUSING
14 DEVELOPMENT PROJECT THAT IS TAX EXEMPT AND OCCUPIED BY OTHER
15 THAN LOW OR MODERATE INCOME PERSONS SHALL BE EQUAL TO THE FULL
16 AMOUNT OF THE TAXES THAT WOULD OTHERWISE BE DUE AND PAYABLE
17 ON THAT PORTION OF THE HOUSING DEVELOPMENT PROJECT IF THE
18 PROJECT WERE NOT TAX EXEMPT.

19 (E) *PAYMENT OF ANNUAL SERVICE CHARGE.* THE SERVICE CHARGE IN LIEU OF
20 TAXES, AS ESTABLISHED UNDER THIS SECTION, SHALL BE PAYABLE IN THE
21 SAME MANNER AS GENERAL PROPERTY TAXES ARE PAYABLE TO THE CITY,
22 EXCEPT THAT THE ANNUAL PAYMENT SHALL BE MADE ON OR BEFORE JULY

1 1 OF THE YEAR FOLLOWING THE YEAR UPON WHICH SUCH CHARGE IS
2 CALCULATED.

3 (F) *CONTRACTUAL EFFECT*. NOTWITHSTANDING THE PROVISIONS OF SECTION
4 15(A)(5) OF THE ACT TO THE CONTRARY, A CONTRACT BETWEEN THE CITY
5 AND THE SPONSOR WITH THE AUTHORITY AS THIRD-PARTY BENEFICIARY
6 UNDER THE CONTRACT, TO PROVIDE TAX EXEMPTION AND ACCEPT
7 PAYMENT IN LIEU OF TAXES AS PREVIOUSLY DESCRIBED, IS EFFECTUATED
8 BY THE ENACTMENT OF THIS SECTION.

9 (G) *DURATION*. THIS SECTION SHALL REMAIN IN EFFECT AND SHALL NOT
10 TERMINATE UNTIL THE END OF THE 15 YEAR TAX CREDIT COMPLIANCE
11 PERIOD, COMMENCING WITH AND INCLUDING TAX YEAR 2019, PROVIDED
12 THAT THE SPONSOR COMPLIES WITH THE REQUIREMENTS OF THE ACT AND
13 THIS SECTION, AND FURTHER PROVIDED THAT THE HOUSING DEVELOPMENT
14 CONTINUES TO BE RENTED TO LOW OR MODERATE INCOME PERSONS AT
15 RENTS DETERMINED UNDER THE LOW INCOME HOUSING TAX CREDIT
16 PROGRAM, AS THE SAME MAY BE FURTHER AMENDED OR SUPERSEDED, OR
17 THERE IS AN AUTHORITY-AIDED OR FEDERALLY-AIDED MORTGAGE ON THE
18 HOUSING DEVELOPMENT AS PROVIDED IN THE ACT, OR THE AUTHORITY OR
19 HUD HAS AN INTEREST IN THE PROPERTY; BUT IN NO EVENT BEYOND
20 DECEMBER 31, 2034. IF THE SPONSOR FAILS TO COMPLETE THE
21 DEVELOPMENT OR CHANGES THE SCOPE OR PURPOSE OF THE SEVENTY
22 SEVEN (77) UNITS OF HOUSING WITHIN THE DEVELOPMENT WITHOUT THE
23 CONSENT OF THE CITY OF LANSING, BY AND THROUGH ITS

1 REPRESENTATIVES, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE
2 LANSING CITY CHARTER, THIS SECTION SHALL AUTOMATICALLY EXPIRE
3 AND BE OF NO EFFECT.

4 Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or
5 rules inconsistent with the provisions hereof are hereby repealed as they pertain to **THE**
6 **CROSSING** housing development.

7 Section 3. Should any section, clause or phrase of this ordinance be declared to be
8 invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof
9 other than the part so declared to be valid.

10 Section 4. This ordinance shall take effect on the 30th day after enactment unless
11 given immediate effect by the City Council.

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22 Approved as to form:

23 _____
24 James D. Smiertka, City Attorney

25 Dated: _____
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**As Adopted in 2015, under Resolution 2015-264 10/1/2015
1st Draft Working Copy for the FY2017/2018 Budget
Must be adopted by 10/1/2016 (Council Meeting 9/26/2016)**

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

WHEREAS, the Charter of the City of Lansing requires the Council to adopt an annual statement of Budget Policies and Priorities serving to guide the Administration in developing and presenting the Fiscal Year 2017-2018 budget; and

WHEREAS, the City Council, with joint efforts from the Administration and the Financial Health Team, established the following Mission/Vision and goals; and

The City of Lansing's mission is to ensure quality of life by:

- I. Promoting a vibrant, safe, healthy and inclusive community that provides opportunity for personal and economic growth for residents, businesses and visitors
 - a. The City's diverse economy generates and retains (sustains) high quality stable jobs that strengthen the sales and property tax base and contribute to an exceptional quality of life.
 - b. The City is governed in a transparent, efficient, accountable and responsive manner on behalf of all citizens.
 - c. The City's neighborhoods have various resources that allow them to be on a long term viable and appealing basis.
 - d. Support economic development initiatives that promote and retain new industries and markets.
- II. Securing short and long term financial stability through prudent management of city resources.
 - a. Wise stewardship of financial resources results in the City's ability to meet and exceed service demands and obligations without compromising the ability of future generations to do the same.
 - b. Pursue and facilitate shared services regionally that allow for cost savings and revenue enhancement.
 - c. Support initiatives that build the City's property and income tax base.
- III. Providing reliable, efficient and quality services that are responsive to the needs of residents and businesses.
 - a. The City's core services and infrastructure are efficiently, effectively and strategically delivered to enable economic development and to maintain citizen's health, safety and general welfare.

IV. Adopting sustainable practices that protect and enhance our cultural, natural and historical resources.

- a. Seek partnership opportunities with educational and corporate institutions and to maintain and expand our talent base.
- b. Create vibrant places, support events and activities that showcase our waterfront and green spaces.
- c. Raise the level of support for projects and initiatives that showcase local and state history.

V. Facilitating regional collaboration and connecting communities.

- a. The City has a safe efficient and well connected multimodal transportation system that contributes to a high quality of life and is sensitive to surrounding uses.
- b. Seek a balanced distribution of affordable housing in the tri-county region.

WHEREAS, the City Council would like to continue its commitment, if funding is available, to:

- Maintain and improve the City's infrastructure;
- Preserve and ensure clean, safe, well-maintained housing and neighborhoods;
- Provide comprehensive and affordable recreational programs and youth and family services;
- Explore alternatives for improved efficiency in service and delivery; and

WHEREAS, in considering these Fiscal Year 2017-2018 Budget priorities, the Administration is encouraged to ascertain the feasibility of funding any new programs through either the reduction of spending in existing program areas or the exploration of new funding sources that would assure the sustainability of the program; and

WHEREAS, the Administration is encouraged to supplement, not supplant any existing resources for police, fire and local roads with the General Fund revenues collected under this millage; and

WHEREAS, the Administration was requested to include in its Fiscal Year 2016-2017 Budget, the necessary funding to accomplish all requested plans, studies, evaluations, reviews, report submissions, program assessments, and analyses noted within this resolution below, or alternatively documentation as to why such activities are prohibitively costly; and

WHEREAS, the Lansing City Charter states that the budget proposal due on the fourth Monday in March of each year shall contain "the necessary information for understanding the budget" and how the proposal addresses the priorities proposed by the City Council.

NOW BE IT RESOLVED, that the Lansing City Council, hereby, acknowledges that the City will likely need to adopt, at best, a budget which recognizes the structural changes that are the result of lost revenues and future liabilities, encourages the Administration to prudently develop next year's budget with the following conditions:

- Protection of public and emergency services.

BE IT FURTHER RESOLVED, that the Administration review the attached statement of policies and priorities and implement those items that would boost efficiencies to increase productivity or reduce costs, that could replace existing programming, or if funding becomes available, that could be considered as new programming; and

BE IT FURTHER RESOLVED, that the Administration is requested to the extent practicable to include non-appropriations clauses and other similar out provisions in existing and future leases, and vendor contracts upon review of City Council; and

NOW THEREFORE BE IT FURTHER RESOLVED that the Administration provide all requested plans, studies, evaluations, reviews, report submissions, program assessments, and analyses noted within this resolution below, or alternatively documentation as to why such activities were prohibitively costly, by the fourth Monday in March 2017.

- I. Promoting a vibrant, safe, healthy and inclusive community that provides opportunity for personal and economic growth for residents, businesses and visitors.
 - a) The City's diverse economy generates and retains (sustains) high quality stable jobs that strengthen the sales and property tax base and contribute to an exceptional quality of life
 - (1) Economic Development The Administration should require a beautification standard/expectation and a storm water mitigation plan for all proposed development projects that receive incentives from the City. Such standards should serve as a planning and economic development tool that will enhance property values, create jobs, and revitalize neighborhoods and business areas. These standards and plan should be presented to the City Council.
 - b) The City is governed in a transparent efficient accountable and responsive manner on behalf of all citizens.
 - (1) Administration is to present to City Council a delineation of recommendations of the Financial Health Team, noting which recommendations have been implemented, which are in the FY 2017/2018 proposed Budget, which are planned to be implemented

at a future time, and which have been determined not to be implemented at any time. A timetable for future implementation is requested.

- (2) Administration is to present to Council a Supplemental Accounting Level Detail. Administration is to develop a plan and timeline for the implementation of performance based budgeting.
 - (3) Develop and analyze a cost recovery schedule for City services.
 - (4) Develop a return on investment analysis for all proposed changes in City services.
 - (5) Identify and provide a complete and ongoing analysis of the City's structural deficits and the Administration's plan to eliminate the same.
 - (6) Incorporate into the proposed Budget a 5-Year projection of revenues and expenditures.
- c) The City's neighborhoods have various resources that allow them to be long term viable and appealing.
- (1) Administration research and issue a report on surrounding community models for neighborhood organization technical support structure within the City.
 - (2) Expedite Improving Abandoned Residential and Commercial Buildings: The City Attorney and the Planning and Neighborhood Development Department should continue expediting the forced improvements or closure of abandoned, neglected, and burned out houses and commercial buildings, and use the International Property Maintenance Code (IPMC).
 - (3) Grocery Stores: The Administration and the City of Lansing Economic Development Corporation should pursue grocery stores in the urban core using all State and Federal incentives, such as Public Act 231 of 2008 (Tax Incentive for the establishment of retail groceries promoting healthy foods), the Federal Community and Economic Development Healthy Food Financing Initiative and the issuance of a national request for proposals, to be shared with the Lansing City Council, to encourage the location of urban grocery stores.

(4) Code Compliance: The Administration shall ensure the Code Compliance Department is conducting the appropriate inspections and issuing appropriate fines to ensure the buildings in our City are safe and that we have quality neighborhoods. The Administration is to conduct a study of the Code Compliance needs for the City and report back to the City Council on the findings of the study.

d) Support economic development initiatives that promote and retain new industries and markets.

II. Securing short and long term financial stability through prudent management of City resources.

a) Wise stewardship of financial resources results in the City's ability to meet and exceed service demands and obligations without compromising the ability of future generations to do the same.

(1) Administration is requested to submit the following list of deliverables when they are due per City Charter and State Statute and adhere to them based on these priorities.

(a) Comprehensive Annual Financial Audit (CAFR)- annually, no later than December 31st of each year, in accordance with the State Statute.

(b) During the months of October, January and April of each fiscal year, the Director of Finance shall provide a written report showing the control of expenditures. (Charter- Article 7-110)

(c) By September 1st of each fiscal year, the Administration shall provide a written budget update report so that Council can review their standings on current budget items in preparation for the Council required creation of Budget Policies and Priorities that need to be adopted by October 1, 2016. (Charter- Article 7-102)

(d) No later than the last regular City Council meeting in January of each year, the Mayor shall present a state of the City report to the City Council and to the public. (Charter- Article 4 -102.4)

(e) The Mayor shall submit the Proposed Budget with annual estimate of all revenues and annual appropriation of expenditures no later than the 4th Monday in March of each year. (Charter – Article 7-101)

- (f) Administration shall present to Council each department budget in preparation for Council to adopt the Budget Resolution no later than the 3rd Monday in May each year.
- b) Pursue and facilitate shared services regionally that allow for cost savings and revenue enhancement.
 - (1) Administration pursue partnerships with stakeholders, (intra municipal and intergovernmental), to align services in relation to public services.
 - (2) Facilities Plan: The Administration is requested to submit to the City Council a five and ten year Master Facilities Plan including school and county facilities that are used for current and future City uses. City Council is also requesting that the Administration continue to work on any delayed maintenance issues with regard to all City Facilities.
- c) Support initiatives that build City's property and income tax base

III. Providing reliable, efficient and quality services that are responsive to the needs of residents and businesses.

- a) The City's core services and infrastructure are efficiently, effectively and strategically delivered to enable economic development and to maintain citizen's health, safety and general welfare.
 - (1) Establish and report to the Lansing City Council uniform procedures for staff and contractors pertaining to code compliance remediation and reporting.
 - (2) City-wide Emergency Preparedness: The Administration should allocate sufficient funding for the Emergency Management Division to prepare City Employees with appropriate emergency training, continue efforts to prepare the public and neighborhood groups to assist in emergencies, and provide basic search and rescue operations and necessary emergency equipment at key City facilities, and communicate the plan to the Lansing City Council and the public. Updated and continual training should be provided. The Administration shall assist residents in times of unforeseen disasters.
 - (3) Fire Facilities Maintenance: The Administration is to conduct a study of the maintenance needs of all fire stations and report to City

Council an update of the status of the study by the 4th Monday of March.

- (4) Regionalism: The Administration should continue with the current regional efforts, and look into the possibility of expanding the efforts.
- (5) Police-Community Relations: The Police Department should continue to ensure and work on improving police-community relations. Reaffirm the City's commitment to equality and freedom for all people regardless of actual or perceived race, sex, religion, ancestry, national origin, color, age, height, weight, student status, marital status, familiar status, housing status, military discharge status, sexual orientation, gender identification or express, mental or physical limitation, and legal source of income.
- (6) Crime Prevention: The Administration is requested and encouraged to invest in programs for long-term crime prevention strategies.
- (7) Allocate Overtime for Zero Tolerance Areas: The Administration should earmark sufficient overtime funds for patrol officers to address problem solving to help curtail crime in zero tolerance areas.
- (8) Community Policing: Continue to develop programming and search for grant funds to increase COPs in neighborhoods with a goal not only to reduce crime but to stabilize the neighborhood over an extended period of time that will help to ensure its ability to rebound.
- (9) Leadership vacancies: Develop and implement a plan and timeline to fill all funded vacancies and provide a report to City Council.

IV. Adopting sustainable practices that protect and enhance our cultural, natural and historical resources.

- a) Seek partnership opportunities with educational and corporate institutions and to maintain and expand our talent base.
- b) Create vibrant places, support events and activities that showcase our waterfront and green spaces.

- (1) Trail/Greenways The Administration should encourage the Parks and Recreation Department to work collaboratively with the Tri-County Planning Commission to develop/expand our citywide/regional trail system and seek opportunities to reduce expenses in this effort. Additionally, look at the feasibility of

connecting the River Trail (through bike lanes/Greenways to Trails) where there is currently no access to the trail.

- c) Raise the level of support for projects and initiatives that showcase local and state history.

V. Facilitating regional collaboration and connecting communities

- a) The City has a safe efficient and well connected multimodal transportation system that contributes to a high quality of life and is sensitive to surrounding uses.

- (1) Corridor: City Council encourages the Administration continue to develop a plan and report its status to the Lansing City Council that seeks to revitalize and enhance all major corridors that lead into the City.

- b) Seek a balanced distribution of affordable housing in the tri-county region.

- c) Administration shall encourage the Lansing School District Board to re-enact a functional Intergovernmental Relations Committee that is comparative to our Intergovernmental Relations Committee.