

**CITY OF EAST LANSING
BROWNFIELD REDEVELOPMENT AUTHORITY**

DRAFT BROWNFIELD PLAN #27

**314-404 EVERGREEN AVENUE, AND 327 ABBOT ROAD,
AND LOTS 4, 8, AND 15
EAST LANSING, MICHIGAN**

January 17, 2019

Approved by BRA:
Approved by City Council:

Prepared on Behalf of:

Vlahakis Development, LLC and Royal Properties

4900 Montrose Avenue, Suite 100
Okemos, Michigan 48864
Contact Person: Mr. Paul Vlahakis
Telephone: (248) 770-4225

Prepared By:

PM Environmental, Inc.

4080 West Eleven Mile Road
Berkley, Michigan 48072
Contact Person: Jessica DeBone
Telephone: (616) 328-5297
Contact Person: Pete Bosanic
Telephone: (517) 325-9859



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PROJECT SUMMARY

Project Name:	ParkPlace East and West
Project Location:	The property is located at 314-404 Evergreen Avenue, and 327 Abbot Road, and Lots 4, 8, and 15 in Township four north (T.4N), Range one west (R.1W), Section 18, East Lansing, Ingham County, Michigan 48823 (the "Property").
Type of Eligible Property:	The project parcels are determined to be a "facility," "functionally obsolete" or "adjacent and/or contiguous."
Eligible Activities:	Pre-Approved Activities, Department Specific Activities, Demolition, Asbestos Abatement Activities, Infrastructure Improvements, Site Preparation, and Preparation of a Brownfield Plan and Act 381 Work Plan.
Eligible Activities	\$11,138,800 Eligible Activities \$1,651,320 15% Contingency <u>\$2,323,653 Interest</u> \$15,113,773 Total
Years to Complete Reimbursement:	11 Years from start of capture
Estimated Capital Investment:	Approximately \$190 million (including Acquisition, Hard and Soft Costs)
Project Overview:	This project consists of the transformation of multiple parcels at the intersection of Albert Avenue and Abbot Road on downtown East Lansing's west side. The project is proposed to include the demolition of existing structures and surface parking lots for the construction of ParkPlace East and West. ParkPlace East will include a 14-story, mixed-use building with retail, restaurant and office space and a combination of owner-occupied condominiums and market-rate apartment units. ParkPlace West will include a 12-story building that would hold a 12-screen movie theatre, market-rate apartments, and owner-occupied condominiums. Both projects will incorporate multi-level automated parking to maximize the project benefits for the community. It is estimated that approximately 380 temporary construction jobs and approximately 460 permanent jobs will be created as a result of the project. The increase in jobs will result in a sustained increase of City tax income revenue. Additionally, infrastructure improvements are proposed to create placemaking within this area of downtown including a public plaza, extension of Albert Avenue and pedestrian oriented walkways.

I. INTRODUCTION AND PURPOSE

In order to promote the revitalization of environmentally distressed, historic, functionally obsolete and blighted areas within the boundaries of East Lansing (“the City”), the City has established the East Lansing Brownfield Redevelopment Authority (ELBRA) the “Authority” pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended (“Act 381”).

The purpose of this Brownfield Plan (the “Plan”) is to promote the redevelopment of and investment in the eligible “Brownfield” Property within the City and to facilitate financing of eligible activities at the Brownfield Property. Inclusion of Brownfield Property within any Plan in the City will facilitate financing of eligible activities at eligible properties and will provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “Brownfields.” By facilitating redevelopment of the Brownfield Property, this Plan is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the Authority.

The identification or designation of a developer or proposed use for the Brownfield Property that is subject to this Plan shall not be integral to the effectiveness or validity of this Plan. This Plan is intended to apply to the eligible property identified in this Plan and, to identify and authorize the eligible activities to be funded. Any change in the proposed developer or proposed use of the eligible property shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property, or impair the rights available to the Authority under this Plan.

This Plan is intended to be a living document, which may be modified or amended in accordance with and as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Brownfield Plan contains information required by Section 13(1) of Act 381, as amended.

II. GENERAL PROVISIONS

A. Description of the Eligible Property (Section 13 (2)(h)) and Project

The Eligible Property consists of nine (9) legal parcels totaling approximately 3.251 acres with a street address of 314, 328, 334, 340, and 404 Evergreen Avenue and 327 Abbot Road, East Lansing, Ingham County, Michigan. The parcels and all tangible personal property located thereon will comprise the eligible property and is referred to herein as the “Property.”

The Property is located on the northwest corner of Abbot Road and Albert Avenue as well as the northeast corner of Albert and Evergreen Avenues, bounded by Albert Avenue to the south, Abbot Road to the east, Valley Court to the north, and Evergreen Avenue to the west. The Property is located in an area of East Lansing that is characterized by residential and commercial properties and is adjacent to the Michigan State University campus. Individual parcel information is outlined below.

Property Address	Parcel ID	Approximate Acreage
327 Abbot Road	33-20-01-13-229-010	0.50
Lot 4 – Public Lot	33-20-01-13-229-011	0.189
314 Evergreen Avenue	33-20-01-13-228-015	0.478

Property Address	Parcel ID	Approximate Acreage
328 Evergreen Avenue	33-20-01-13-228-014	0.104
334 Evergreen Avenue	33-20-01-13-228-008	0.25
340 Evergreen Avenue	33-20-01-13-228-007	0.25
404 Evergreen Avenue	33-20-01-13-228-006	0.25
Lot 15 – Public Lot	33-20-01-13-228-005	0.25
Lot 8 – Public Lot	33-20-01-13-226-007	0.98

Vlahakis Development, LLC and Royal Properties on behalf of an entity to be formed, or any affiliate, or such other developer as approved by the Authority, are collectively the project developer (“Developer”).

Vlahakis of Okemos, MI has been committed to the development of quality commercial properties for over three decades. Vlahakis believes that in order to maintain a fresh, innovative, and focused product, the development of real estate should be approached by local professionals who live and operate in the local market. They are the leading player in development projects and are committed to meeting the facility and location needs of their clients, with over one million square feet of space developed and occupied. Services provided include financial and investment services, asset and property management, commercial and residential brokerage services, development and construction, and research analysis capabilities; all while providing jobs to the mid-Michigan region. The proposed project outlined within this plan is part of Vlahakis’ continued efforts to invest and expand within East Lansing.

Royal began in 1979 as a true ground up operation. After 40 years of business, Royal Properties continues to develop high-quality, profitable real estate products in areas where space is limited and demand is high. Projects focus on residential needs, with mixed use components such as hotels, restaurants and supporting parking. Royal is engaged in the design, development, financing, ownership and management of real estate throughout the United States. The team shares a commitment to adapting quickly to meet market demands and create projects that adds value to the community.

The parcels are currently zoned as outlined in the table below. The Property is residentially and commercially developed with an 8,238 square foot restaurant building, approximately 10,491 square feet of residential space, approximately 61,715 square feet of parking lot space, a 11,336 square foot apartment building, and a 3,250 square foot office space. The property will be re-zoned so that all parcels are designated B3, City Center Commercial. Additional permitting may be required to allow for the height of the proposed buildings.

Property Address	Parcel ID	Zoning Designation
327 Abbot Road	33-20-01-13-229-010	B3 - City Center Commercial
Lot 4	33-20-01-13-229-011	C - Community Facilities
314 Evergreen Avenue	33-20-01-13-228-015	B3 - City Center Commercial
328 Evergreen Avenue	33-20-01-13-228-014	B3 - City Center Commercial
334 Evergreen Avenue	33-20-01-13-228-008	B3 - City Center Commercial
340 Evergreen Avenue	33-20-01-13-228-007	B3 - City Center Commercial
404 Evergreen Avenue	33-20-01-13-228-006	RM32 - City Center Multiple Family Residential
Lot 15	33-20-01-13-228-005	C - Community Facilities
Lot 8	33-20-01-13-226-007	B1 - General Office Business

327 Abbot Road

327 Abbot Road is located near the northwest intersection of Albert Avenue and Abbot Road. Standard and other historical sources were able to document that the commercial property at was originally constructed in the mid-1950's with the East Lansing Post Office until approximately the early 1970's. The building was then utilized as a Secretary of State until approximately the late 1990's, followed by a restaurant which it remains as today.

Lot 4

This parcel is located at the northwestern corner of Abbott Road and Albert Street, directly south of 327 Abbot Road. The parcel is currently occupied by an asphalt paved parking lot. Review of historical records indicates the original development of this parcel occurred in at least 1906 with the construction of two (2) residential dwellings in the northern and southern portions of the property. The dwellings were demolished between 1963 and 1966, when the current parking lot was constructed. The parcel has been occupied by a parking lot since at least 1966.

314 Evergreen Avenue

This parcel is located near the northwest corner of Evergreen Avenue and Albert Avenue. Standard and other historical sources were able to document the parcel was originally developed with residential dwellings by at least 1920, which were demolished for the construction of a surface parking lot by at least 1988. The surface parking lot remained until the current building was constructed in 1998. The current building consists of an approximately 14,856 square foot apartment and office building.

328, 334, 340 and 404 Evergreen Avenue and Lot 15

328 – 404 Evergreen are located along Evergreen Avenue from Albert Avenue north to Valley Court. Review of standard and other historical records indicates the five residential properties were constructed between 1906 (340 Evergreen) and 2006 (404 Evergreen); former occupants of the property consist of residential tenants and various fraternity houses. Lot 15 serves as surface parking for the nearby residential uses.

Lot 8

Lot 8 is located between Evergreen Avenue and Valley Court, often referred to as the Valley Court Parking Lot. Review of historical records indicates this parcel was initially developed in at least 1920 with several residential dwellings. The dwellings were demolished between 1963 and 1966. The current asphalt paved parking lots were constructed between 1970 and 1974.

The Property's legal description is included in Appendix A. Property location maps are included in Appendix B.

The Project consists of the complete demolition and redevelopment of the Property to transform the west side of the downtown into a unique mixed-use gathering space that will bring new downtown foot traffic, improved pedestrian access and an increase in city income tax revenue.

The final plans for redevelopment have not been fully established and are subject to approval by the City of East Lansing; however, the Project is proposed to include the demolition of the existing buildings and site improvements for the construction of ParkPlace East and West.

ParkPlace East will consist of a proposed 14-story mixed-use building north of Albert Avenue with retail space, restaurant space, owner-occupied condominiums, market-rate apartments, and 25,000 square-feet of office space.

Three levels of underground parking are proposed, with the first ground floor consisting of three retail spaces, a grand lobby entrance, and electrical/mechanical rooms. The second floor will feature an open-air loft/common space surrounded by three potential retail spaces and a restaurant with a balcony overlooking Albert Avenue. The third floor is anticipated for office space that will increase the daytime density in the downtown and create additional patrons to support local businesses. The fourth floor will be reserved for residential units with a courtyard amenity, the remaining fifth through fourteenth floors will also cater for residential uses with a mix between market-rate and for sale/condominiums. It's estimated that there will be 133 total market rate rental units, comprised of 28 studio units, 36 one bedrooms and 69 two bedrooms. An additional estimated 56 units will be marketed for owner-occupied condominiums consisting of 28 one bedrooms and 28 two bedrooms. The building will have an approximate 27,000 square foot footprint.

Connected through a bridge on the second floor to create year-round pedestrian friendly access, will be ParkPlace West.

ParkPlace West, proposed as a 10- to 12-story building will overlook the existing Valley Court Park. Park PlaceWest would be located on Evergreen Avenue and would hold a two story 12-screen movie theatre, a two story parking garage, an estimated 277 market-rate apartments comprised of 29 studio units, 186 one bedroom units and 62 two bedroom units. An additional estimated 24 units will be marketed for owner-occupied condominiums consisting of 6 studio units, 8 one bedroom and 10 two bedroom units. A courtyard space is proposed on the fifth floor for the residents.

The multi-level parking for the project will be automated to assist in maximizing the space and to create greater benefit for the City out of the overall project and investment. In total approximately 600 spaces will be created.

Public infrastructure improvements proposed include extending Albert Avenue through what is currently known as the Lot 8 parking lot with associated public landscaping. A public alley is also proposed between ParkPlace East and West that will improve pedestrian and vehicular access. Evergreen Avenue will become a pedestrian pathway to compliment the nearby Valley Court Park and create a parklike atmosphere within the development.

The area that is currently known as the Lot 4 parking lot, is proposed as a public plaza space with a nearby pedestrian pick-up/drop-off area. Special paving will be utilized to visually separate the space from the roadway with seating and landscape features. A historic post office interpretive display and flagpole will anchor the plaza.

Demolition activities are anticipated to begin in the summer of 2019 with a 20 month construction period estimated. The development will result in a total estimated investment of \$190 million in the development and create approximately 380 temporary construction jobs and create approximately 460 permanent jobs.

Preliminary site plans and renderings are included in Appendix C.

B. Basis of Eligibility (Section 13 (2)(h) and Section 2(o))

The Property is considered “Eligible Property” as defined by Act 381, Section 2 because: (a) a parcel comprising the Property has been determined to be a “functionally obsolete” by a Michigan Master Assessing Officer (MMAO) (formerly Level IV) as described below, (a) a parcel comprising the Property has been determined to be a “facility” or (c) a parcel comprising the Property is adjacent and/or contiguous to a facility or functionally obsolete parcel.

Property Address	Parcel ID	Eligibility
327 Abbot Road	33-20-01-13-229-010	Adjoining or Contiguous
Lot 4 – Public Lot	33-20-01-13-229-011	Facility
314 Evergreen Avenue	33-20-01-13-228-015	Adjoining or Contiguous
328 Evergreen Avenue	33-20-01-13-228-014	Functionally Obsolete
334 Evergreen Avenue	33-20-01-13-228-008	Functionally Obsolete
340 Evergreen Avenue	33-20-01-13-228-007	Functionally Obsolete
404 Evergreen Avenue	33-20-01-13-228-006	Functionally Obsolete
Lot 15 – Public Lot	33-20-01-13-228-005	Adjoining or Contiguous
Lot 8 – Public Lot	33-20-01-13-226-007	Facility

The parcels outlined above were determined to be obsolete due to the following conditions:

[details to be provided following receipt of information from the City Assessor]

Additional documentation and description of the property’s “functionally obsolete” status is provided in Appendix D.

Concentrations of volatile organic compounds (VOCs), polynuclear aromatic compounds (PNAs), arsenic and selenium were identified at the Property (parcels identified as Lot 8 and Lot 4) in soil above the MDEQ Part 201 Residential and Nonresidential Drinking Water Protection (DWP) and/or Groundwater Surface Water Interface Protection (GSIP), and the Residential Soil Volatilization to Indoor Air Inhalation (SVII) cleanup criteria and/or Direct Contact (DC) Generic Cleanup Criteria. Therefore, the parcels identified as Lot 8 and Lot 4 are classified as a “facility,” as defined by Part 201 of P.A. 451 of the Michigan Natural Resources Environmental Protection Act (NREPA).

Additional documentation and description of the Property’s “facility” status is provided in Appendix E.

C. Summary of Eligible Activities and Description of Costs (Sec. 13 (2)(a-b))

Tax Increment Financing revenues will be used to reimburse the costs of “eligible activities” (as defined by Section 2 of Act 381) as permitted under the Brownfield Redevelopment Financing Act that include: Pre-Approved Activities, Department Specific Activities, Demolition, Asbestos Activities, Infrastructure Improvements, Site Preparation and preparation and implementation of a Brownfield Plan and Act 381 Work Plan. A complete itemization of these activities and associated expenses is included in Table 1.

The following eligible activities and budgeted costs are intended as part of the development of the property and are to be financed solely by the developer. All activities are intended to be “Eligible Activities” under the Brownfield Redevelopment Financing Act. The Authority is not responsible for any cost of eligible activities and will incur no debt.

Michigan Department of Environmental Quality (MDEQ) Eligible Activities:

1. Pre-Approved Activities include a Phase I and II Environmental Site Assessment (ESA), Baseline Environmental Assessment (BEA), Plan for Compliance with Due Care, and Hazardous Materials Survey required as part of due diligence for the property at a total cost of \$70,000.
2. Department Specific Activities include contaminated soil transport and disposal associated with development activities; contaminated soil excavation, transport and disposal to below vapor intrusion criteria; sheeting and shoring during contaminated soil excavation activities, groundwater management, treatment and disposal; chemical-resistant gasketing for utilities; utility corridor migration barriers; dust control activities; disposal of solid waste; and, oversight/sampling/reporting by an environmental professional at a total estimated cost of \$435,000.
3. Preparation and implementation of the Brownfield Plan and Act 381 Work Plan and associated activities (e.g. meetings with BRA, review by City Attorney etc.) at an estimated cost of \$30,000.
4. A 15% contingency of \$65,250 is established to address unanticipated environmental and/or other conditions that may be discovered through the implementation of site activities. This excludes the cost of Department Specific Activities and preparation/implementation of the Brownfield Plan and Act 381 Work Plan.
5. A 5% simple interest is calculated on principal eligible activity costs (excludes brownfield Plan/Act 381 Work Plan and Contingency) totaling an estimated \$105,918.

Michigan Strategic Fund (MSF) Eligible Activities:

1. Demolition Activities includes a pre-demolition survey; building and site demolition and associated activities; fill/compaction/rough grading to balance site where improvements were located; and fees related to demolition engineering and design at an estimated of \$2,337,000.
2. Asbestos Activities includes asbestos containing materials (ACM) abatement, oversight, air monitoring and associated reporting at an estimated cost of \$175,000.
3. Infrastructure Improvements include costs for a low-impact design urban storm water management system; sidewalks/curbs/gutters; public lighting, installation of Dry Well/Infiltration Trench/Subsurface Infiltration Bed/Bio Retention Area/Level Spreader/Permeable Pavement/Evapotranspiration Techniques/Vegetated Filters/Green Roofs; public signage; public storm, water and sanitary mains; landscaping within the public right of way; and professional fees related to infrastructure improvements at an estimated cost of \$2,654,300.
4. Site Preparation includes temporary construction access/road; temporary traffic control; temporary erosion control; temporary site control (fencing, gates, signage, and/or lighting); temporary facility; land balancing; grading; and relocation of active utilities, staking related to eligible activities; geotechnical engineering; excavation of unstable material; foundation work to address special soil concerns; fill related to other eligible

activities; dewatering; cut/fill/compacting; temporary shoring retaining walls and professional fees related to site preparation at an estimated cost of \$5,407,500.

5. Preparation and implementation of the Brownfield Plan and Act 381 Work Plan and associated activities (e.g. meetings with BRA, review by City Attorney etc.) at an estimated cost \$30,000.
6. A 15% contingency of \$1,586,070 is established to address unanticipated environmental and/or other conditions that may be discovered through the implementation of site activities. This excludes the cost of Department Specific Activities and preparation/implementation of the Brownfield Plan and Act 381 Work Plan.
7. A 5% simple interest is calculated on principal eligible activity costs (excludes brownfield Plan/Act 381 Work Plan and Contingency) totaling an estimated \$2,217,735.

All activities are intended to be "Eligible Activities" under the Brownfield Redevelopment Financing Act. The total estimated cost of Eligible Activities subject to reimbursement from tax increment revenues is \$11,138,800 with a potential \$1,651,320 contingency and 5% interest estimated at \$2,323,653 resulting in a total cost of \$15,113,773. Therefore, the total cost for reimbursement to the applicant is a not-to-exceed amount of \$15,113,773 (including contingency and interest), unless the Plan is amended and approved by the ELBRA and City Council.

D. Estimate of Captured Taxable Value and Tax Increment Revenues (Sec. 13 (2)(c))

Incremental taxes on real property included in the redevelopment project will be captured under this Plan to reimburse eligible activity expenses. The base taxable value of the Property shall be determined by the use of the 2018 tax year tax values, which is \$1,599,570. Tax increment revenue capture will begin when tax increment is generated by redevelopment of the Property, which is expected to begin in 2021 or when full redevelopment is completed whichever occurs first. The estimated taxable value of the completed development is \$24,268,092. This assumes a two-year phase-in for completion of the redevelopment, which has been incorporated into the tax increment financing assumptions for this Plan. An annual increase in taxable value of 1% has been used for calculation of future tax increments in this Plan. Prior to reimbursement of tax increment revenue to the Developer, payment of Brownfield Redevelopment Authority Administrative fees will occur first.

E. Method of Brownfield Plan Financing and Description of Advances by the Municipality (Sec. 13 (2)(d))

Eligible activities will be financed by Vlahakis Development, LLC and Royal Apartments under an entity to be formed. The Developer will be reimbursed for eligible costs as described in Section C and outlined in Table 1. Costs for Eligible Activities funded by the developer will be repaid under the Michigan Brownfield Redevelopment Financing Program (Michigan Public Act 381, as amended) with incremental taxes generated by future development of the property.

No advances will be made by the ELBRA for this project. All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement.

F. Maximum Amount of Note or Bonded Indebtedness (Sec. 13 (2)(e))

No note or bonded indebtedness will be incurred by any local unit of government for this project.

G. Duration of Brownfield Plan (Sec. 13 (2)(f))

In no event shall the duration of the Plan, exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Plan. The Property will become part of this Plan on the date this Plan is approved by the City of East Lansing City Council.

H. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions (Sec. 13 (2)(g))

Taxes will continue to be generated to taxing jurisdictions on local and school captured millages at the base taxable value of \$1,599,570 throughout the duration of this Plan totaling approximately \$1,169,445 or \$106,313.18 annually.

Non-capturable millages; including debt millages and the downtown development authority millage, will see an immediate increase in new tax revenue following redevelopment and will provide new tax revenue of approximately \$2,492,228 throughout the duration of this Plan.

A summary of the impact to taxing jurisdictions for the life of the Plan is summarized below, the amount captured is the sum of developer eligible activity and interest reimbursement, administrative fees and the state brownfield revolving fund.

Millage	Rate	Amount Available for Capture	Taxes Preserved for Taxing Unit
State Education Tax (SET)	6.0000	\$1,561,897	\$105,572
School Operating Tax	17.9795	\$4,676,355	\$316,354
Subtotal	23.9795	\$6,242,250	\$421,926
Ingham Co Winter	4.5400	\$1,050,025	\$79,883
CATA	3.0070	\$695,468	\$52,909
Airport	0.6990	\$161,667	\$12,299
City Operating	12.5362	\$2,899,411	\$220,578
City Solid Waste	1.8250	\$422,092	\$32,111
City Library	1.9940	\$461,178	\$35,085
LCC	3.8072	\$880,541	\$66,989
Ingham Co Summer	6.8000	\$1,572,725	\$119,648
ELPS B&S	1.2770	\$295,348	\$22,469
IISD Operating	0.2000	\$46,257	\$3,519
IISD Special Ed	4.5062	\$1,042,208	\$79,288
IISD VOC ED	1.2925	\$298,933	\$22,742

Subtotal	42.4841	\$9,825,853	\$747,519
Total Capturable Millages	66.4636	\$16,068,103	\$1,169,445
Non-Capturable Millages	Rate	New Taxes Generated	Taxes Preserved for Taxing Unit
City Debt	0.7715	\$202,989	\$13,575
DDA	1.7007	\$447,471	\$29,924
ELPS Debt	7.0000	\$1,841,768	\$123,167
Total Non-Capturable Millages	9.4722	\$2,492,228	\$166,666

See Table 2 for a complete breakdown of available tax increment revenue and Table 3 for the estimated annual reimbursement.

I. Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property (Sec. 13 (2)(h))

The legal description of the Property included in this Plan is attached in Appendix A.

Property location maps are included in Appendix B.

Documentation of characteristics that qualify the property as eligible property is provided in Appendix D and E.

Personal property is included as part of the eligible property to the extent that it is taxable personal property.

J. Displacement/Relocation of Individuals on Eligible Property (Sec. 13 (2)(i-l))

No displacement of residents, families or businesses is expected as part of this project at this time. Should displacement occur, compliance with all relocation requirements of PA 381 and the standards and provisions of the Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970, Public Law 91-646 will be kept.

K. Other Material that the Authority or Governing Body Considers Pertinent (Sec. 13 (2)(n))

The Brownfield Redevelopment Authority and the City Council as the Governing Body, in accordance with the Act, may amend this Plan in order to fund additional eligible activities associated with the Project described herein.

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Appendix A

ParkPlace Mixed Use Development - Legal Descriptions

327 Abbot Road – Parcel ID 33-20-01-13-229-010

LOTS 27 & 29 OAKWOOD

Lot 4 – Parcel ID 33-20-01-13-229-011

PART OF LOT 25 – BEG. AT NE COR OF LOT 25 – W 165 FT – S 50 FT – E 165 FT – N 50 FT TO BEG OAKWOOD 08/18/10 CORRECTED

314 Evergreen Avenue -- Parcel ID 33-20-01-13-228-015

LOTS 26 & 28 OAKWOOD SUB EXC COM AT NW COR OF LOT 28 THE E 100'TH S45'TH W TO EVERGREEN AVE, TH N'LY ALG SAID AVE TO POB SEC 13 T4N, R1W

328 Evergreen Avenue – Parcel ID 33-20-01-13-228-014

COM AT THE NW COR OF LOT 28 OF OAKWOOD SUBD THE E 100 FT THE S 45 FT TH 2 TO EVERGREEN AVE THE N'LY ALONG SAID AVE TO PLACE OF BEG SEC 13 T4 R2W

334 Evergreen Avenue – Parcel ID 33-20-01-13-228-008

LOT 30 OAKWOOD

340 Evergreen Avenue – Parcel ID 33-20-01-13-228-007

LOT 32 OAKWOOD

404 Evergreen Avenue – Parcel ID 33-20-01-13-2528-006

LOT 34 OAKWOOD

Lot 15 – Parcel ID 33-20-01-13-228-005

LOT 36 OAKWOOD

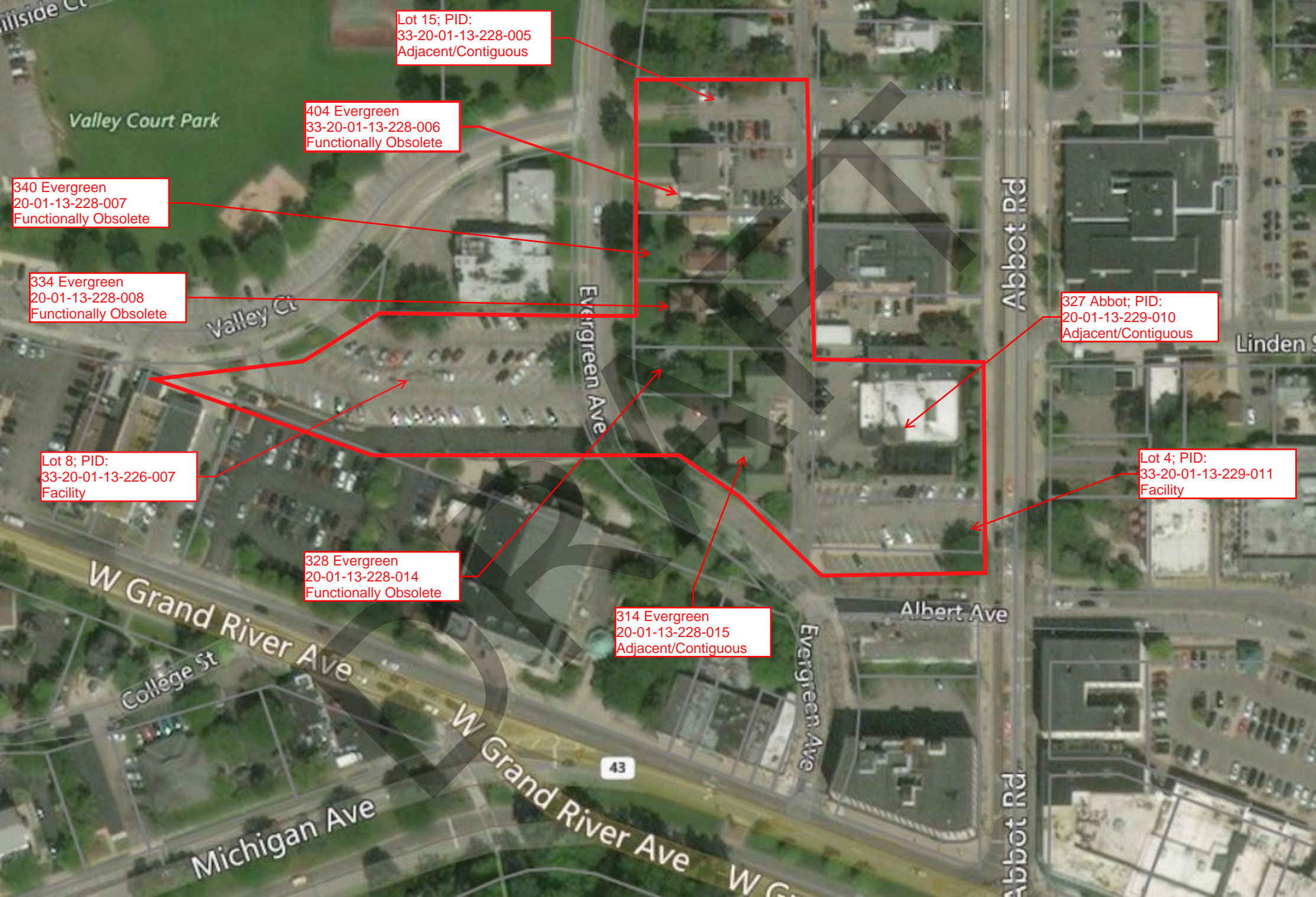
Lot 8 – Parcel ID 33-20-01-13-226-007

COMBINED DDESCRIPTION: (NEW 2010) 33-20-01-13-226-007 ALL OF LOT 20 AND THOSE PARTS OF LOTS 15, 16, 17, & 18, PLAT OF OAKWOOD, CITY OF EAST LANSING, INGHAM COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE WESTERLY LINE OF EVERGREEN AVENUE, SAID POINT BEING 28.50 FEET SOUTHEASTERLY ALONG SAID WESTERLY LINE OF EVERGREEN AVENUE FROM THE NORTHEAST CORNER OF LOT 17 OF SAID OAKWOOD PLAT, THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF EVERGREEN AVENUE TO A POINT OF 40.00 FEET SOUTHEASTERLY ALONG SAID WESTERLY LINE OF EVERGREEN AVENUE FROM THE CORNER BETWEEN LOTS 15 AND 16, THENCE N89°55'W TO THE NORTHERLY LINE OF THE ALLEY, THENCE N70°03'W ALONG SAID NORTHERLY LINE OF THE ALLEY 52.00 FEET TO THE LOT CORNER COMMON TO LOTS 16, 17, AND 20 OF SAID OAKWOOD PLAT, THENCE NORTHERLY ALONG THE EAST LOT LINE OF SAID LOT 20 TO A POINT DUE WEST FROM THE POINT OF BEGINNING, THENCE DUE EAST TO THE POINT OF BEGINNING. ALSO N ½ OF THE ADJACENT VACATED ALLEY

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Appendix B



Lot 15; PID:
33-20-01-13-228-005
Adjacent/Contiguous

404 Evergreen
33-20-01-13-228-006
Functionally Obsolete

340 Evergreen
20-01-13-228-007
Functionally Obsolete

334 Evergreen
20-01-13-228-008
Functionally Obsolete

327 Abbot; PID:
20-01-13-229-010
Adjacent/Contiguous

Lot 8; PID:
33-20-01-13-226-007
Facility

Lot 4; PID:
33-20-01-13-229-011
Facility

328 Evergreen
20-01-13-228-014
Functionally Obsolete

314 Evergreen
20-01-13-228-015
Adjacent/Contiguous

Valley Court Park

Valley Ct

Evergreen Ave

Abbot Rd

Linden St

W Grand River Ave

College St

Michigan Ave

W Grand River Ave

Evergreen Ave

Albert Ave

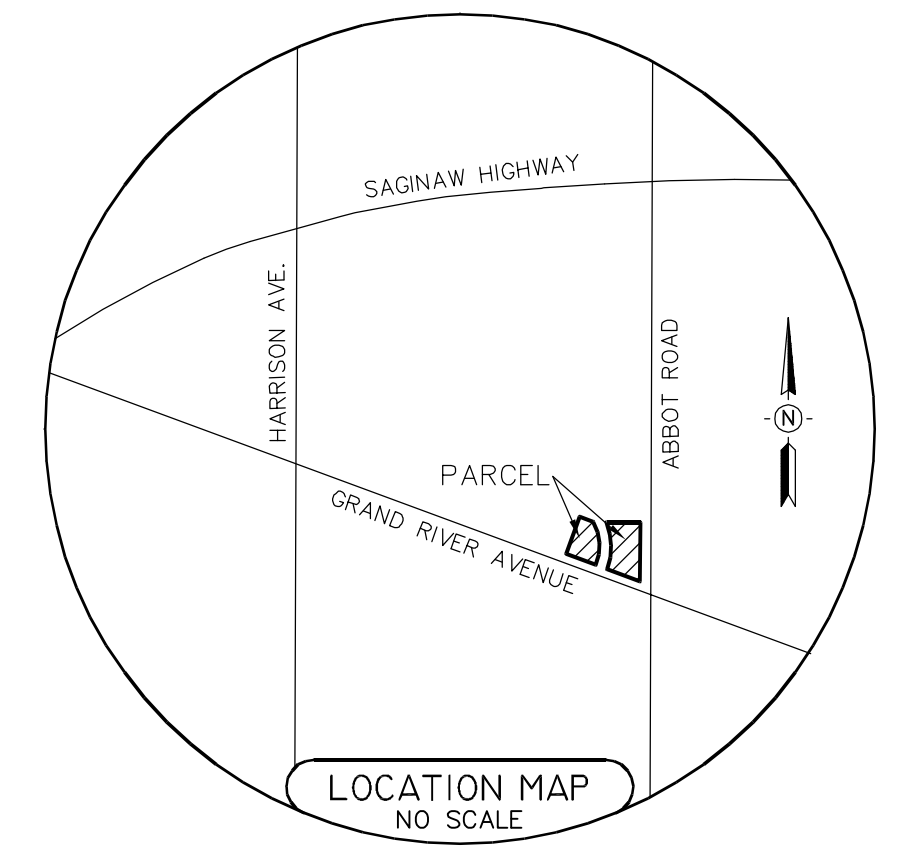
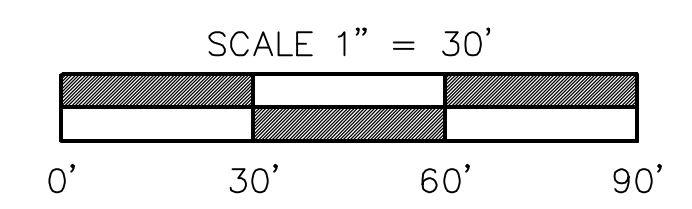
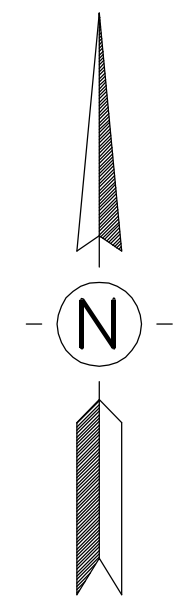
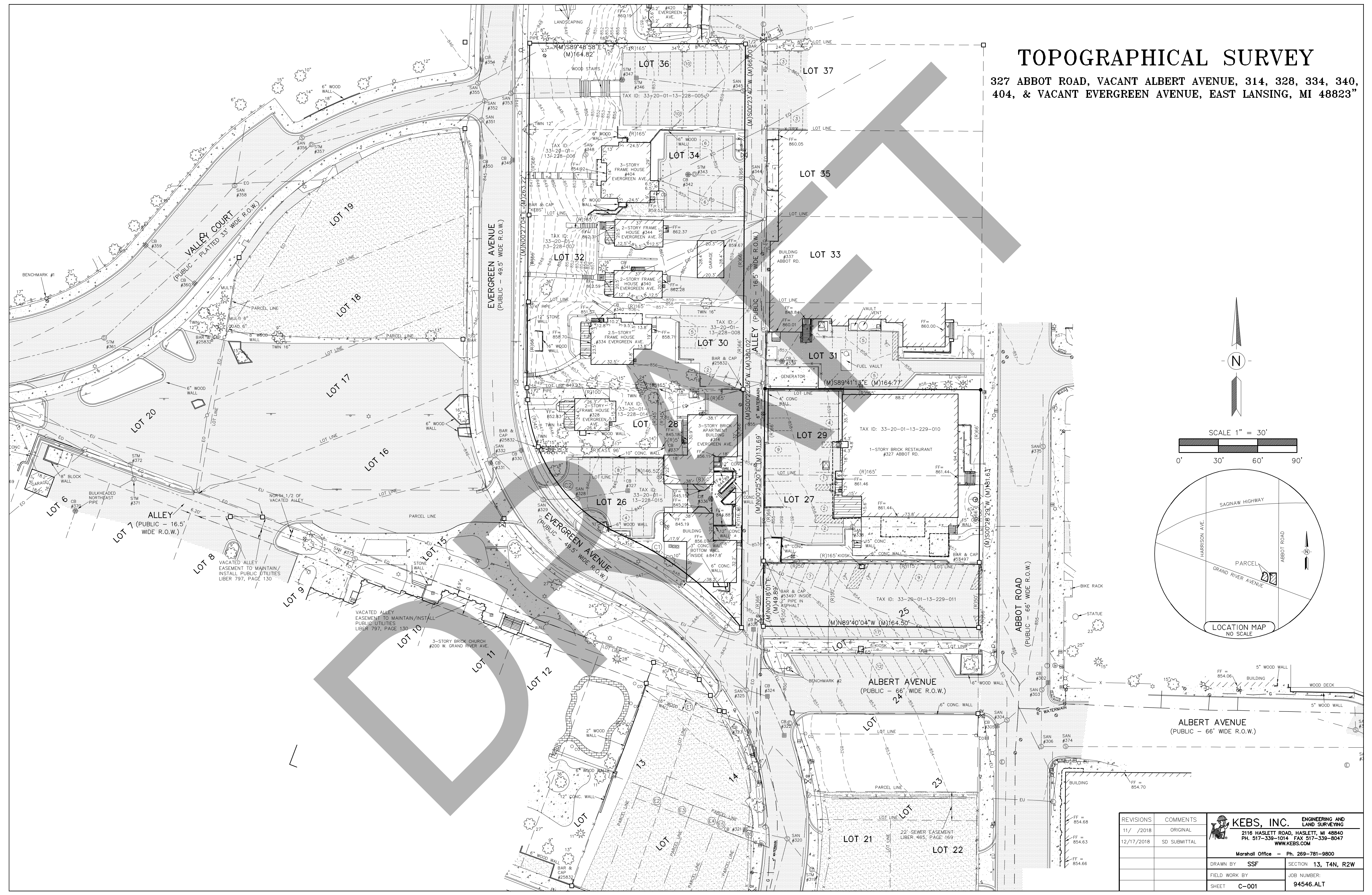
Abbot Rd

43

FOR SALE

TOPOGRAPHICAL SURVEY

327 ABBOT ROAD, VACANT ALBERT AVENUE, 314, 328, 334, 340, 404, & VACANT EVERGREEN AVENUE, EAST LANSING, MI 48823"



REVISIONS	COMMENTS	KEBS, INC. ENGINEERING AND LAND SURVEYING	
11/ /2018	ORIGINAL	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX 517-339-8047 WWW.KEBS.COM	
12/17/2018	SD SUBMITTAL	Marshall Office - Ph. 269-781-9800	
	DRAWN BY	SSF	SECTION 13, T4N, R2W
	FIELD WORK BY		JOB NUMBER:
	SHEET	C-001	94546.ALT

DRAFT

Appendix C



PARKPLACE

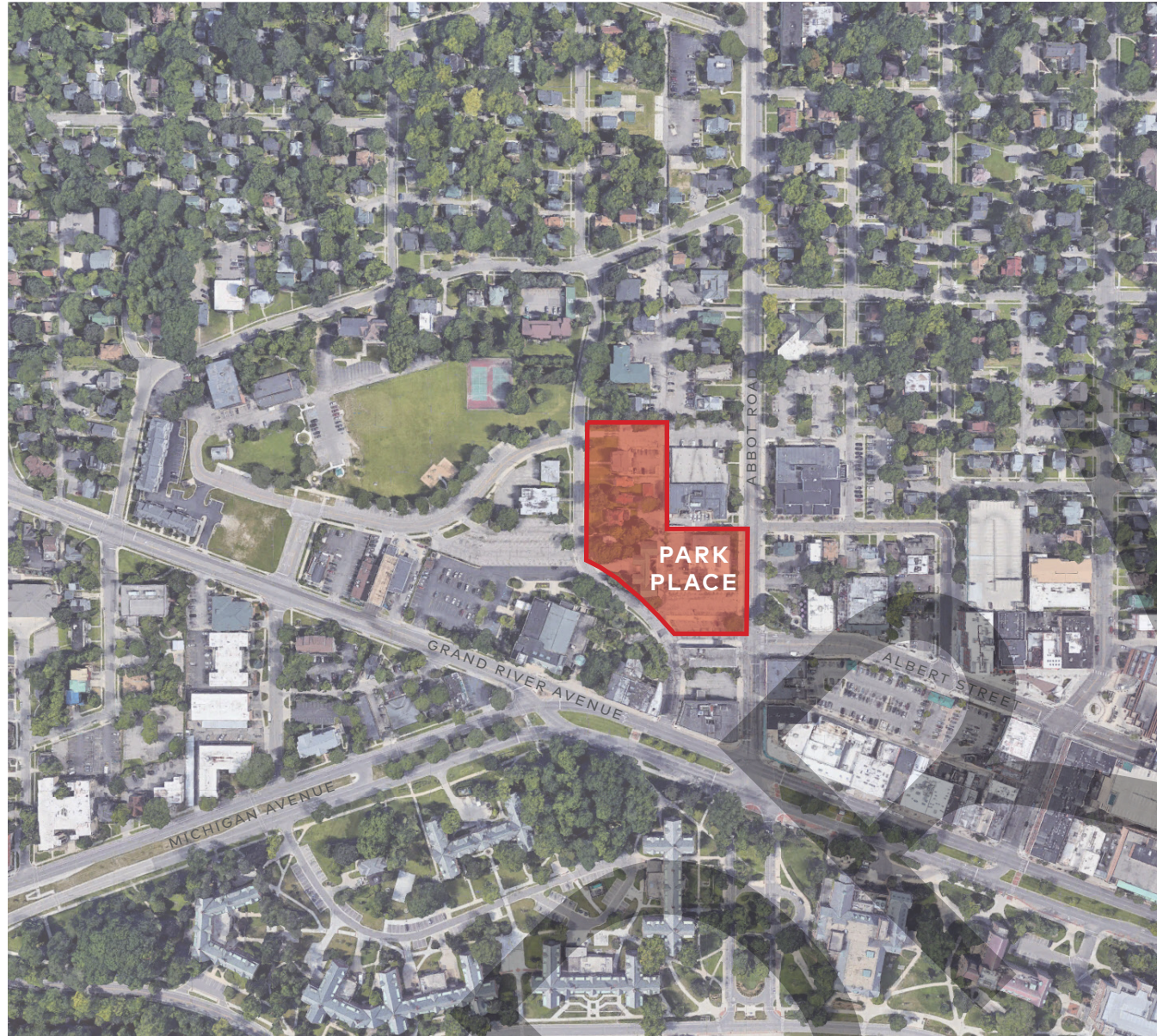
MIXED USE DEVELOPMENT
EAST LANSING, MI

LAND USE DEVELOPMENT
SPECIAL USE PERMIT APPLICATION

#187265
01-07-2019



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CONCEPT DESIGN



 EAST LANSING, MI

LOCATION MAP & INDEX

PARKPLACE EAST LANSING, MI

A-02

SHEET INDEX

ARCHITECTURE

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LANDSCAPE

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LANDSCAPE PLAN	L-002

CIVIL

TOPOGRAPHICAL SURVEY	C-001
PRELIMINARY DIMENSION PLAN	C-002
PRELIMINARY UTILITY PLAN	C-003
PRELIMINARY STORM WATER MANAGEMENT PLAN	C-004

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01-07-2019

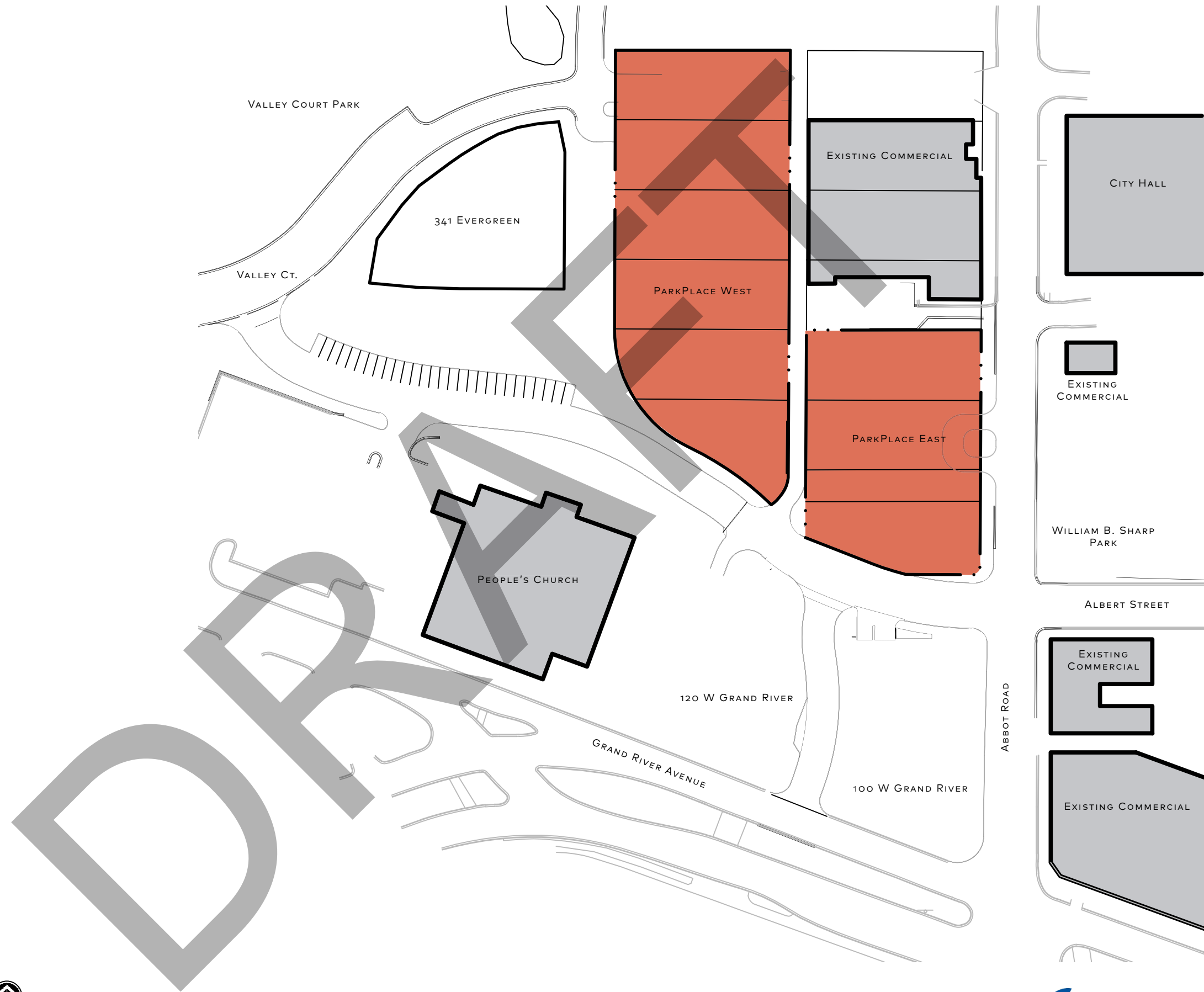




ADJACENT LAND USES

-  COMMERCIAL
-  RESIDENTIAL
-  RELIGIOUS

EXISTING SITE CONDITIONS	PARKPLACE EAST		PARKPLACE WEST	
	ACREAGE	SF	ACREAGE	SF
TOTAL SITE AREA	0.85	37,119	1.43	62,266
NET SITE AREA				
WETLAND AREA	NA	NA	NA	NA
PROPOSED SITE CONDITIONS	SE	% OF SITE	SE	% OF SITE
BUILDING COVERAGE	26,864	72.4%	49,437	79.4%
ROADS, DRIVES, PARKING SIDEWALKS, PATIOS, IMPERVIOUS SURFACES	1,120	3.0%	5,070	8.1%
TOTAL GROUND COVERAGE	6,750	18.2%	3,865	6.2%
WETLAND AREA PRESERVED	34,734	93.6%	58,372	93.7%
WETLAND AREA - FILLED OR DRAINED	NA	NA	NA	NA
PROPOSED WETLAND MITIGATION AREA	NA	NA	NA	NA
PROPOSED DEVELOPMENT PARAMETERS	NON-RESIDENTIAL USES		NON-RESIDENTIAL USES	
	GROSS FLOOR AREA	NET FLOOR AREA	GROSS FLOOR AREA	NET FLOOR AREA
LL3	17,302	13,841	NA	NA
LL2	17,302	13,841	NA	NA
LL1	24,050	19,240	NA	NA
FIRST FLOOR	17,753	14,202	34,633	27,706
SECOND FLOOR	25,024	20,019	45,686	36,548
THIRD FLOOR	24,705	19,764	NA	NA
OTHER FLOORS	NA	NA	NA	NA
TOTAL FLOOR AREA	126,136		80,319	
RESIDENTIAL USES	TOTAL NUMBER	AVERAGE FLOOR AREA	TOTAL NUMBER	AVERAGE FLOOR AREA
EFFICIENCY UNITS - RENT	28	463	27	478
ONE BEDROOM UNITS - RENT	36	780	191	687
TWO BEDROOM UNITS - RENT	69	1,071	57	1,045
TOTAL	133		275	
EFFICIENCY UNITS - FOR SALE	NA		4	504
ONE BEDROOM UNITS - FOR SALE	28	816	12	1,008
TWO BEDROOM UNITS - FOR SALE	28	1,244	10	1,344
TOTAL	56		26	
TOTAL GROSS FLOOR AREA	PP EAST		PP WEST	
	346,703		452,899	



PROPERTY DIAGRAM

 SCALE: 1:100

A-04

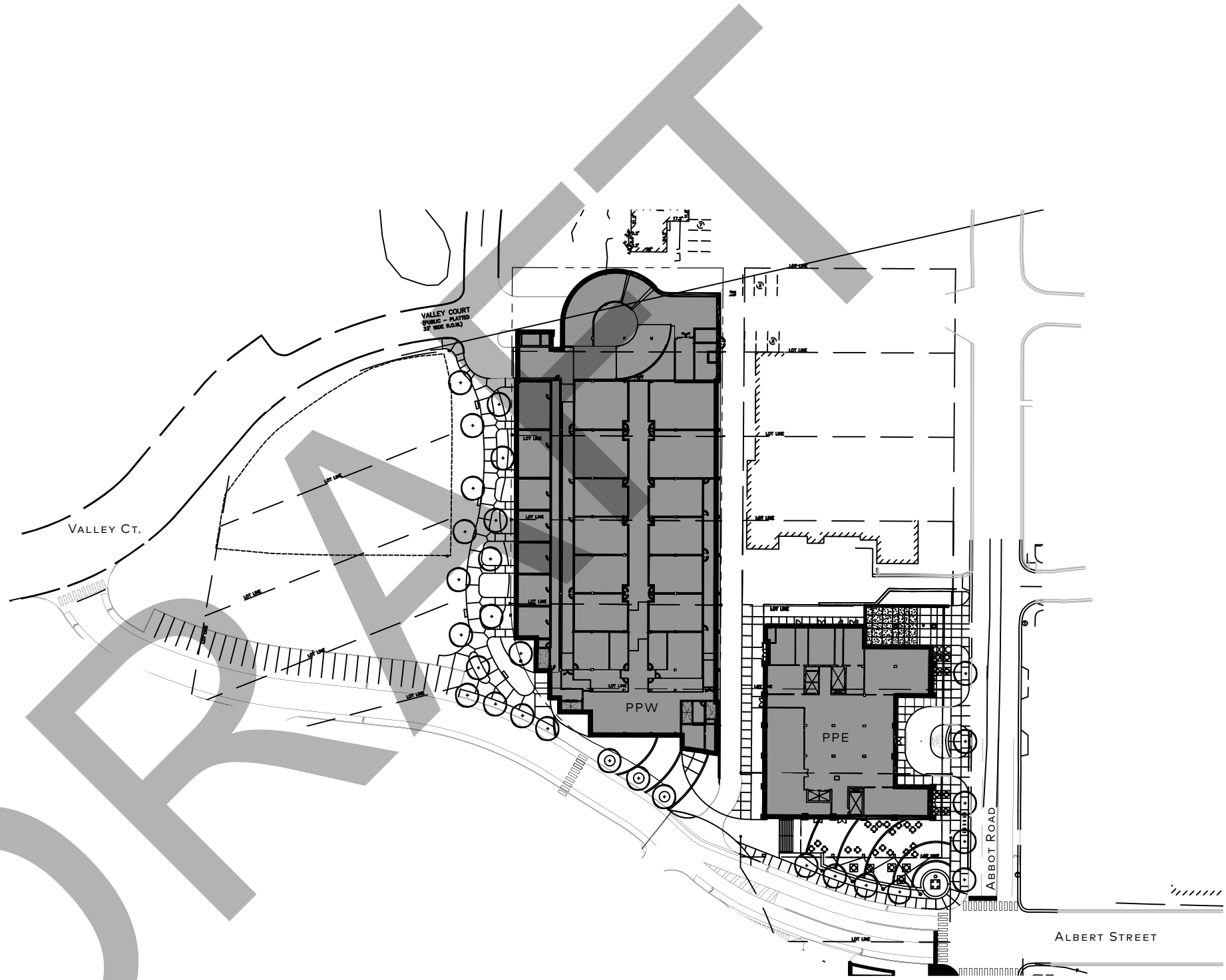
PARKPLACE

EAST LANSING, MI

#187265
01-07-2019



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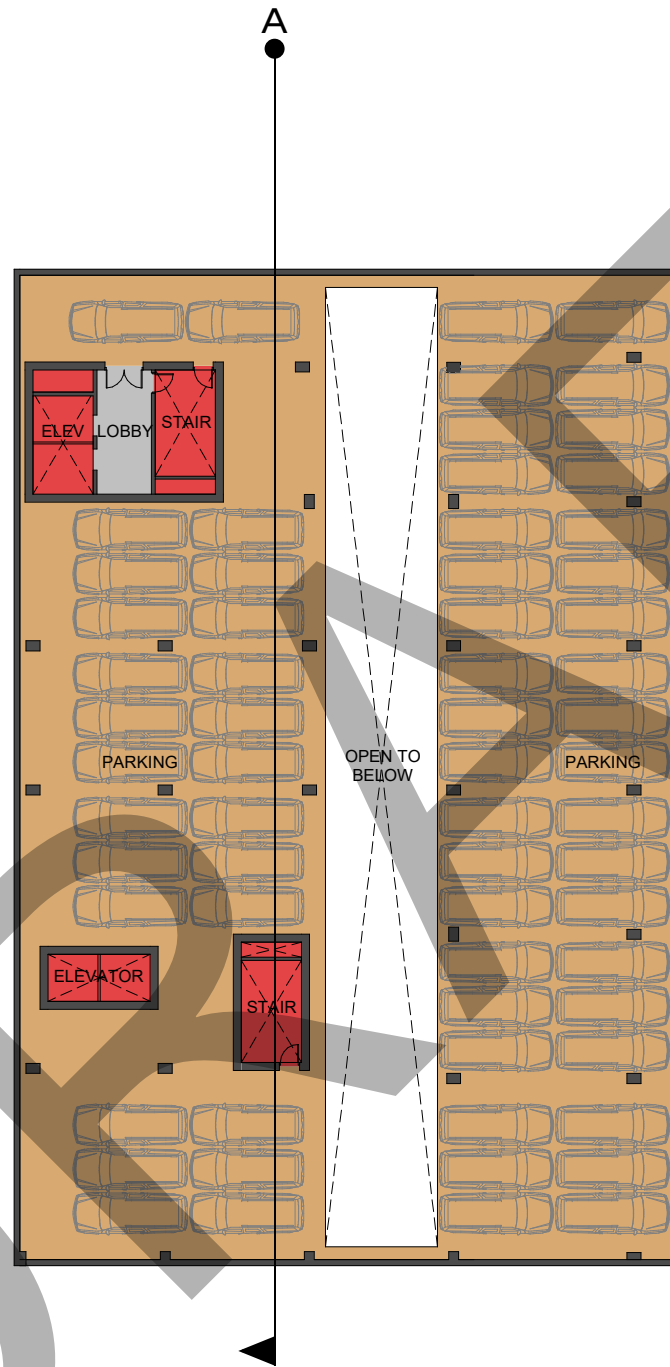
PROPOSED SITE PLAN  SCALE: 1:100

A-05

PARKPLACE EAST LANSING, MI

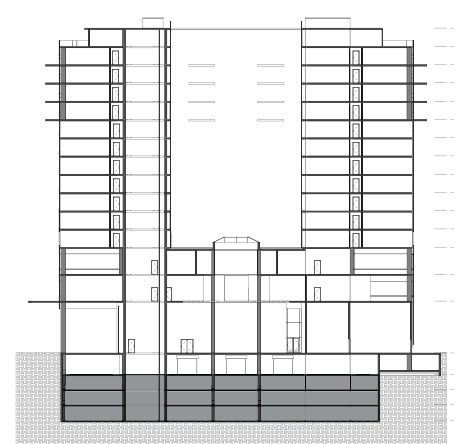
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01-07-2019






PROGRAM LEGEND

- COMMON
- PARKING
- VERTICAL SHAFT



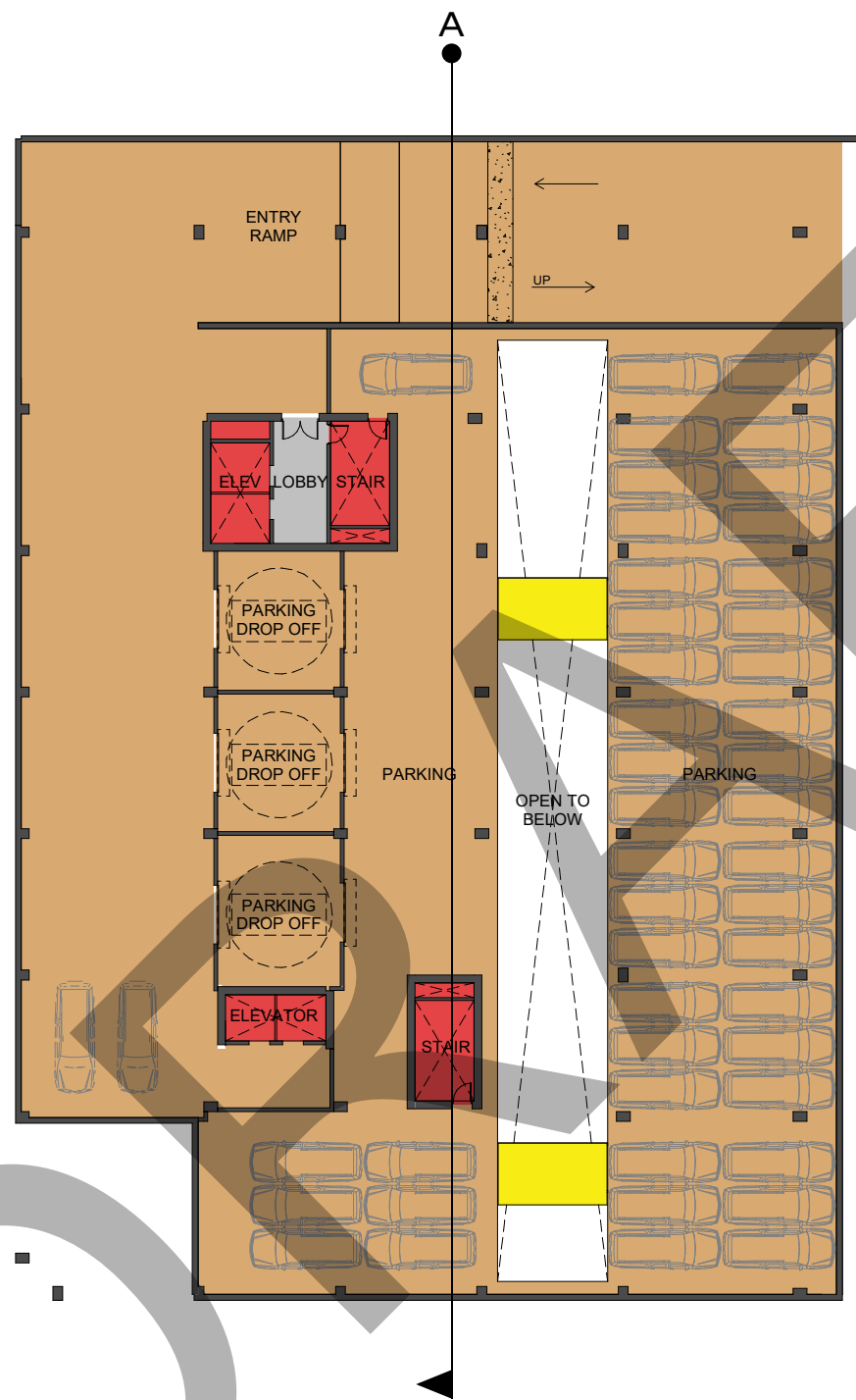
PPE PARKING LEVELS 2-4  SCALE: 1/32"=1'-0"

A-06

PARKPLACE EAST LANSING, MI

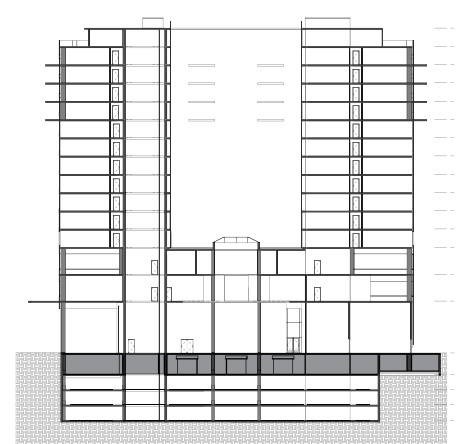
#187265
01-07-2019





PROGRAM LEGEND

- COMMON
- PARKING
- VERTICAL SHAFT



PPE PARKING LEVEL 1

SCALE: 1/32"=1'-0"

A-07

PARKPLACE

EAST LANSING, MI

#187265
01-07-2019

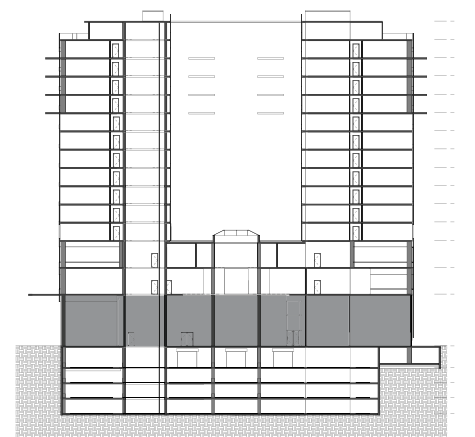


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CONCEPT DESIGN



PROGRAM LEGEND

- COMMON RETAIL
- FLOOR SERVICE
- PARKING
- RETAIL
- VERTICAL SHAFT



PPE LEVEL 1 SCALE: 1/32"=1'-0"

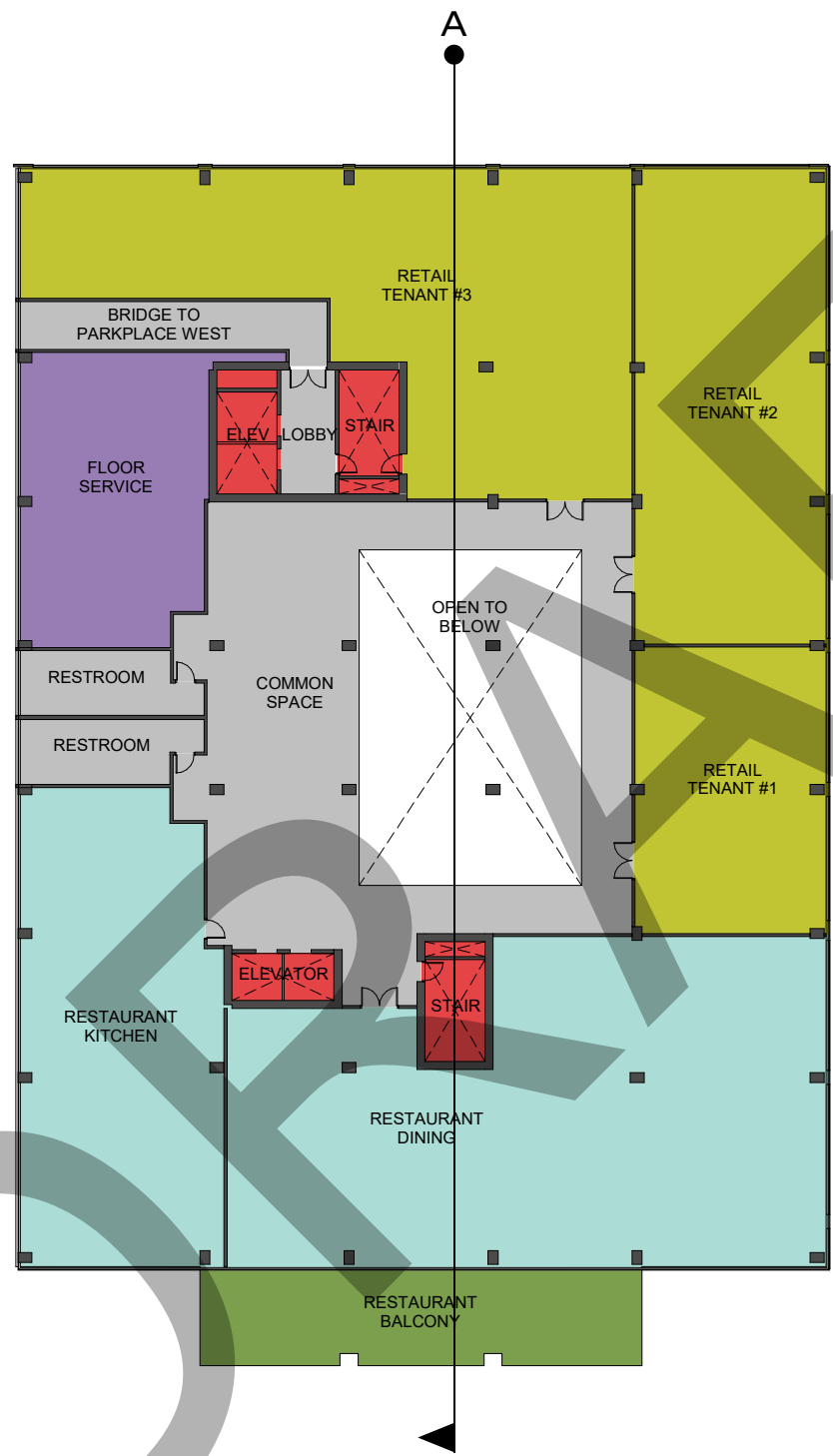
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PARKPLACE EAST LANSING, MI

#187265
01-07-2019

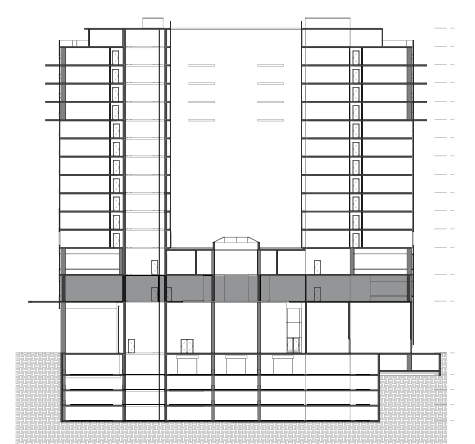


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PROGRAM LEGEND

- COMMON
- Courtyard
- FLOOR SERVICE
- RESTAURANT
- RETAIL
- VERTICAL SHAFT



PPE LEVEL 2  SCALE: 1/32"=1'-0"

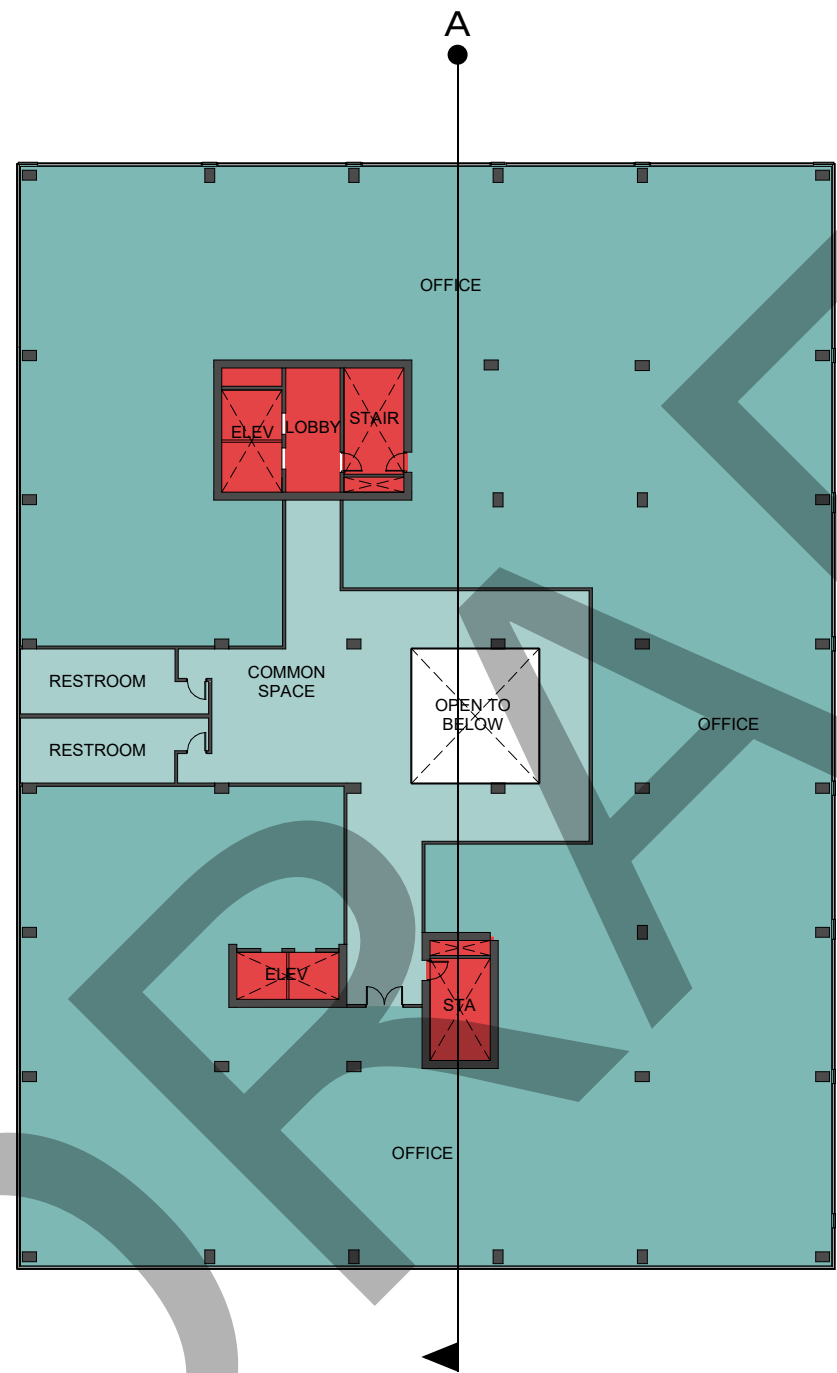
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PARKPLACE EAST LANSING, MI

#187265
01-07-2019

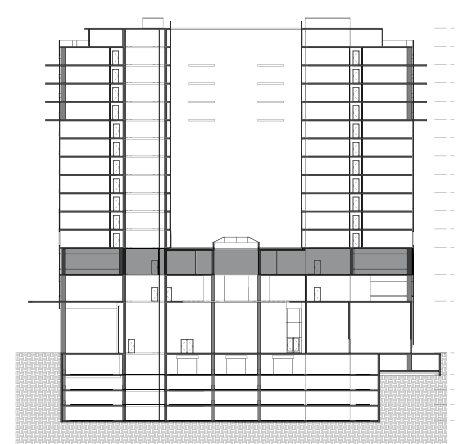


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PROGRAM LEGEND

- OFFICE
- OFFICE COMMON
- VERTICAL SHAFT



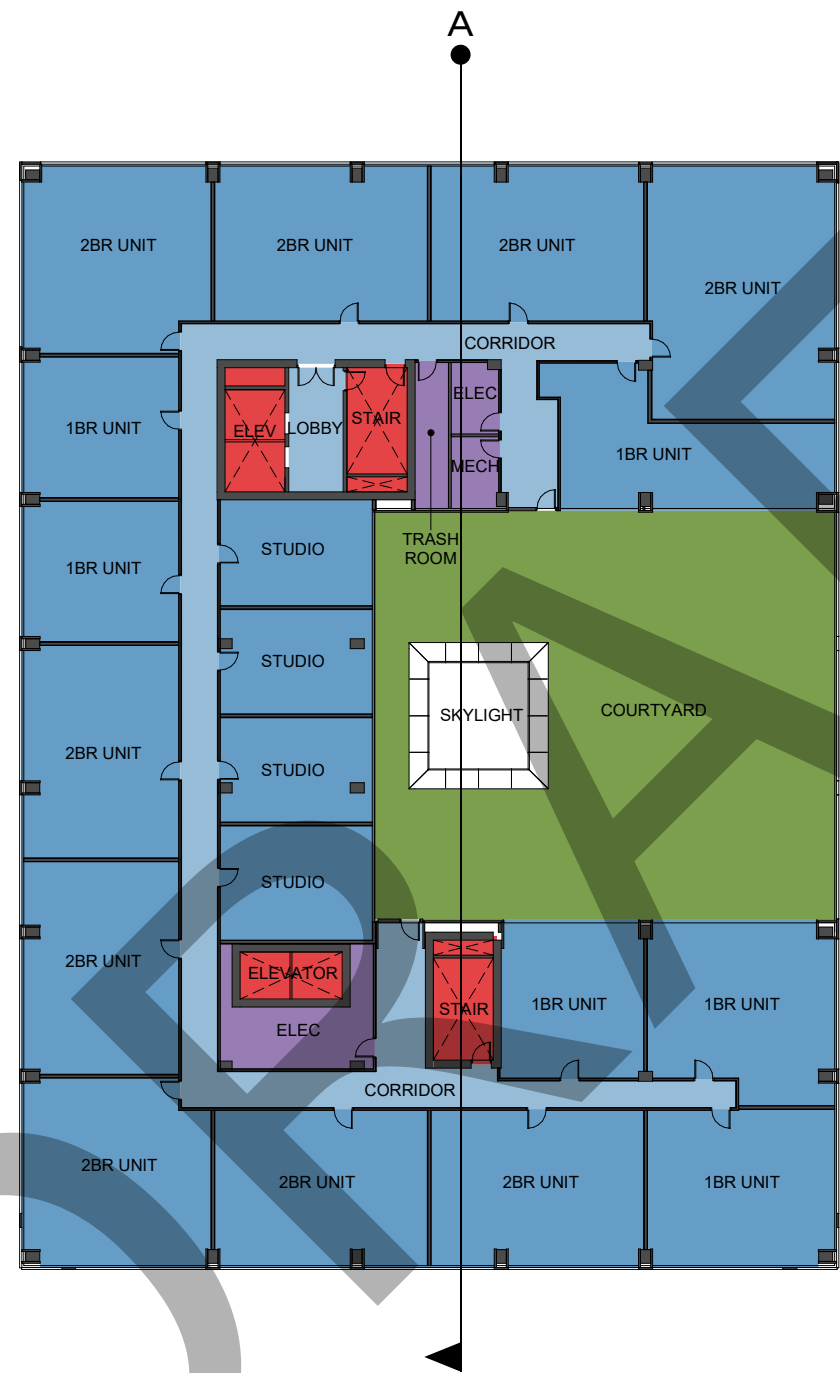
PPE LEVEL 3 SCALE: 1/32"=1'-0"

A-10

PARKPLACE EAST LANSING, MI

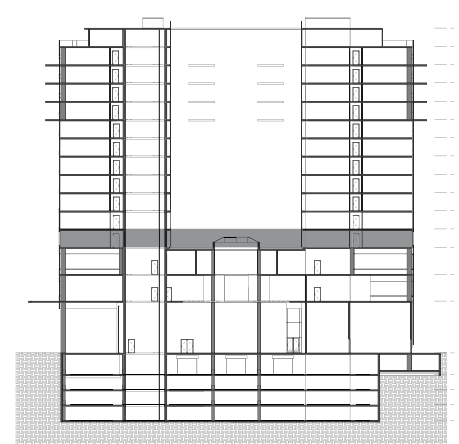
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01-07-2019



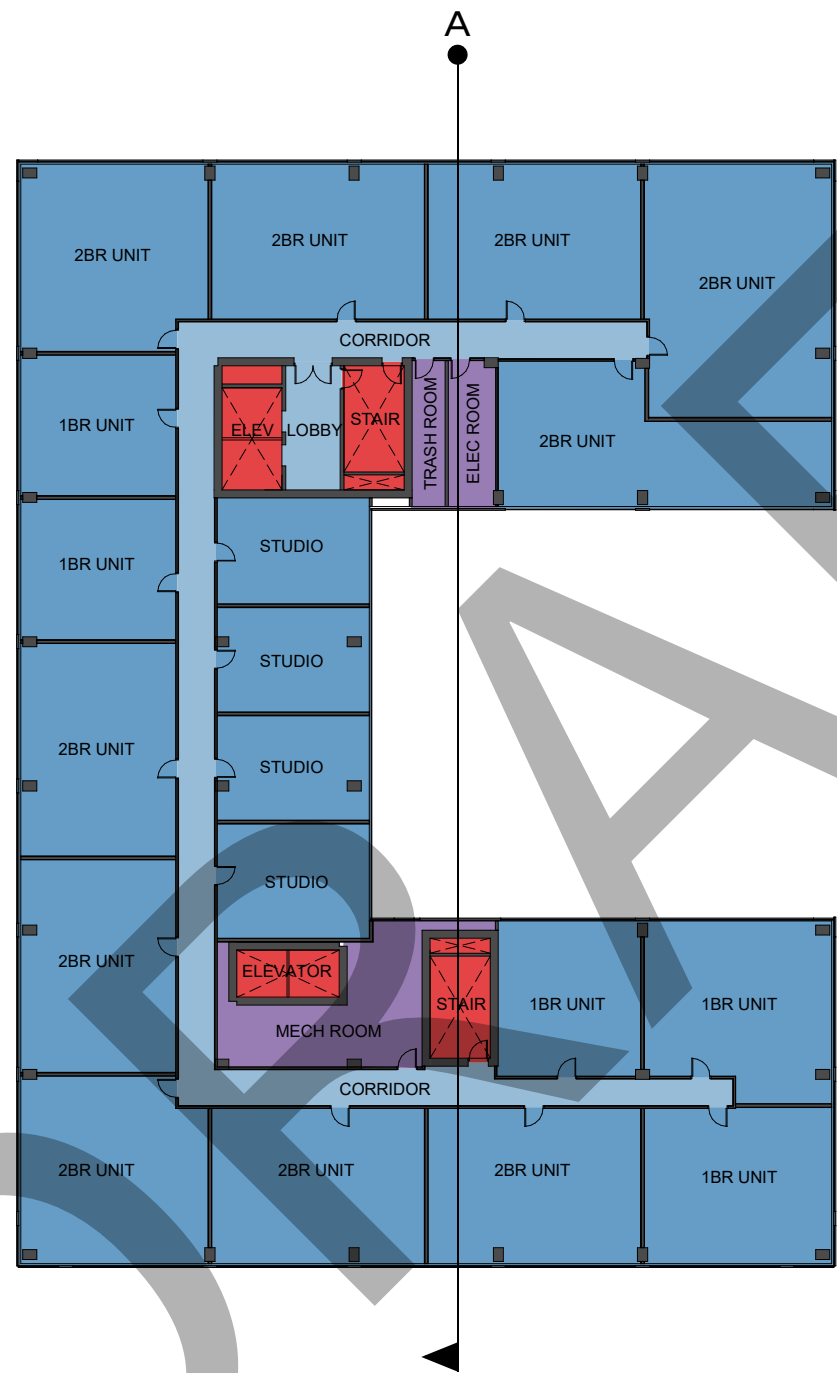


PROGRAM LEGEND

- Courtyard
- FLOOR SERVICE
- UNIT
- UNIT COMMON
- VERTICAL SHAFT

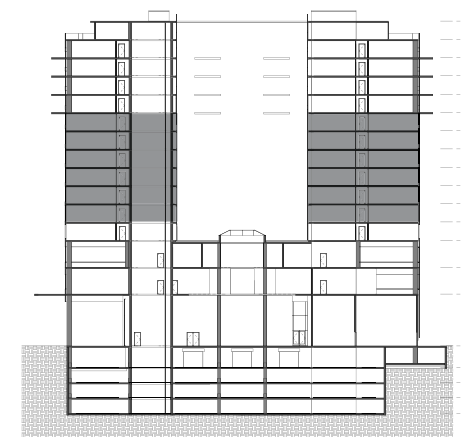


PPE LEVEL 4 SCALE: 1/32"=1'-0"

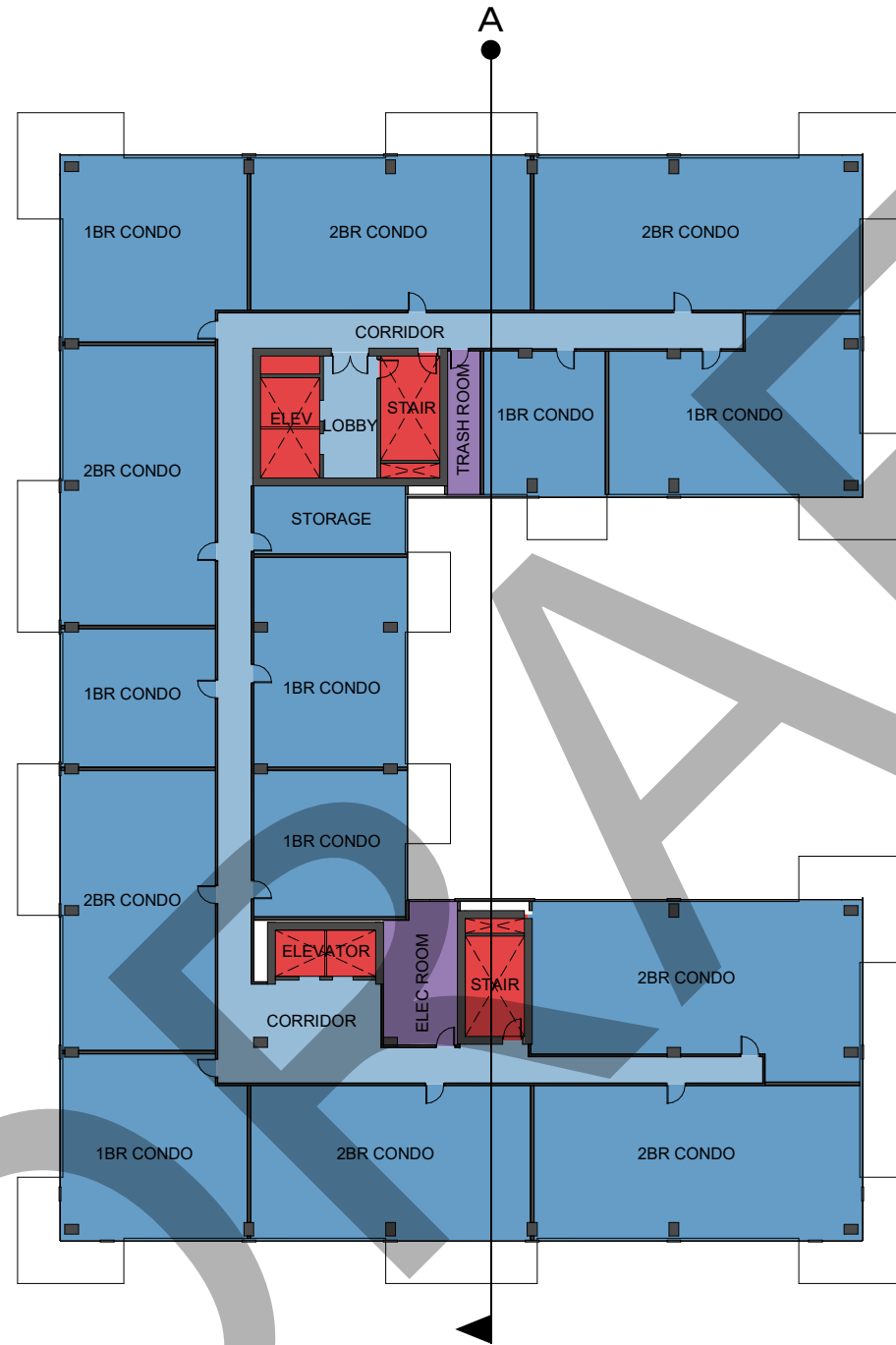


PROGRAM LEGEND

- FLOOR SERVICE
- UNIT
- UNIT COMMON
- VERTICAL SHAFT

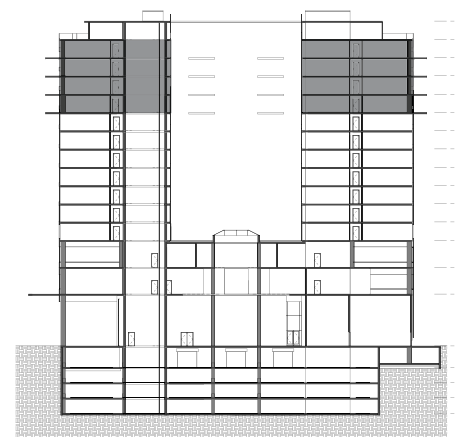


PPE LEVELS 5-10 SCALE: 1/32"=1'-0"

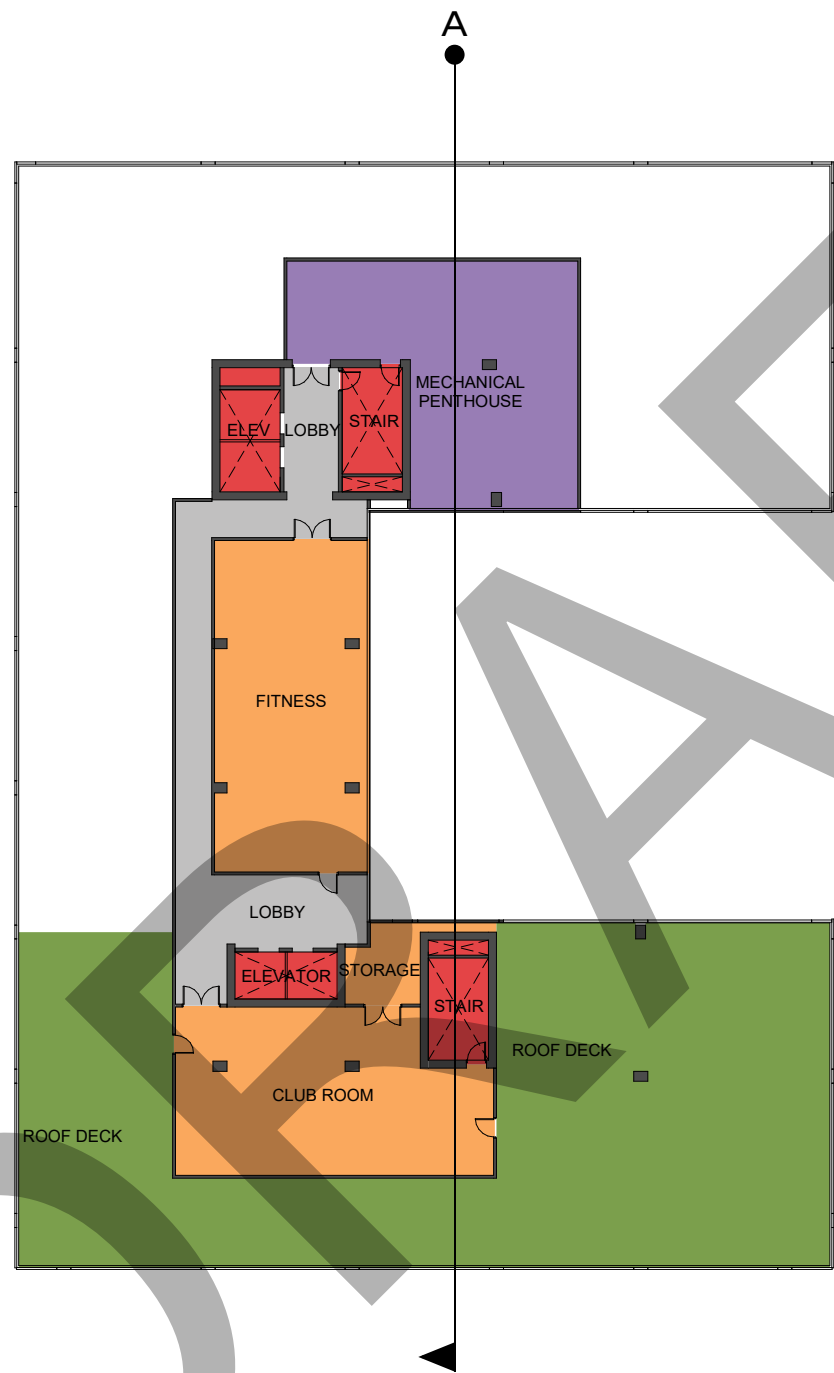


PROGRAM LEGEND

- CONDO
- CONDO COMMON
- FLOOR SERVICE
- VERTICAL SHAFT

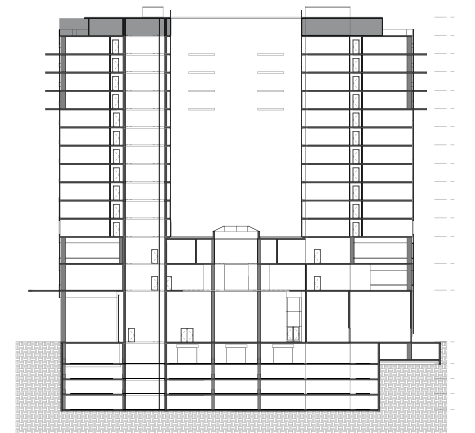


PPE LEVELS 11-14 SCALE: 1/32"=1'-0"

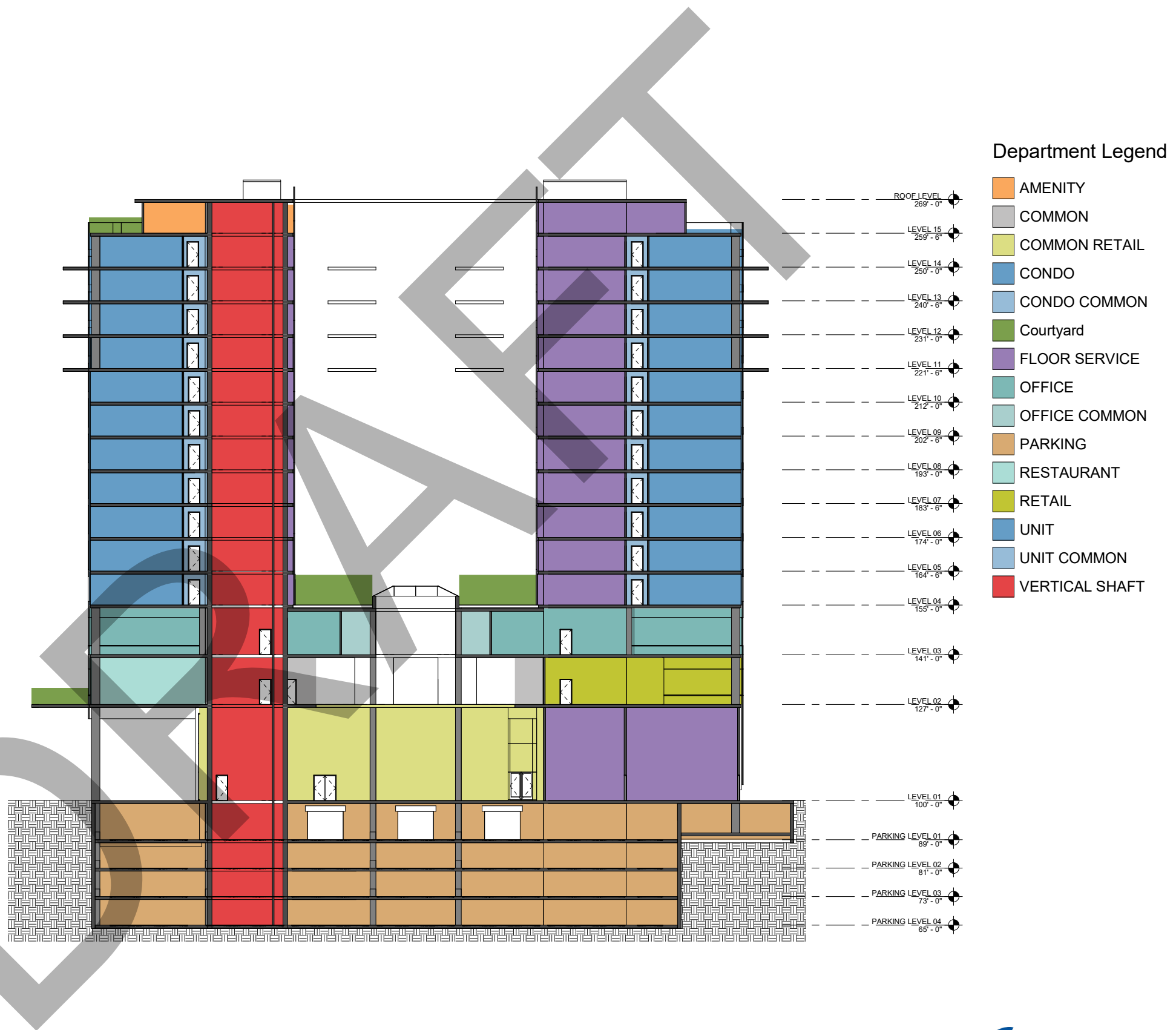


PROGRAM LEGEND

- AMENITY
- COMMON
- Courtyard
- FLOOR SERVICE
- VERTICAL SHAFT



PPE ROOF LEVEL SCALE: 1/32"=1'-0"



PPE SECTION A SCALE: 1/32"=1'-0"



PPE RENDERING

A-16

PARKPLACE EAST LANSING, MI

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PPE RENDERING

A-17

PARKPLACE

EAST LANSING, MI

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PPE RENDERING

A-18

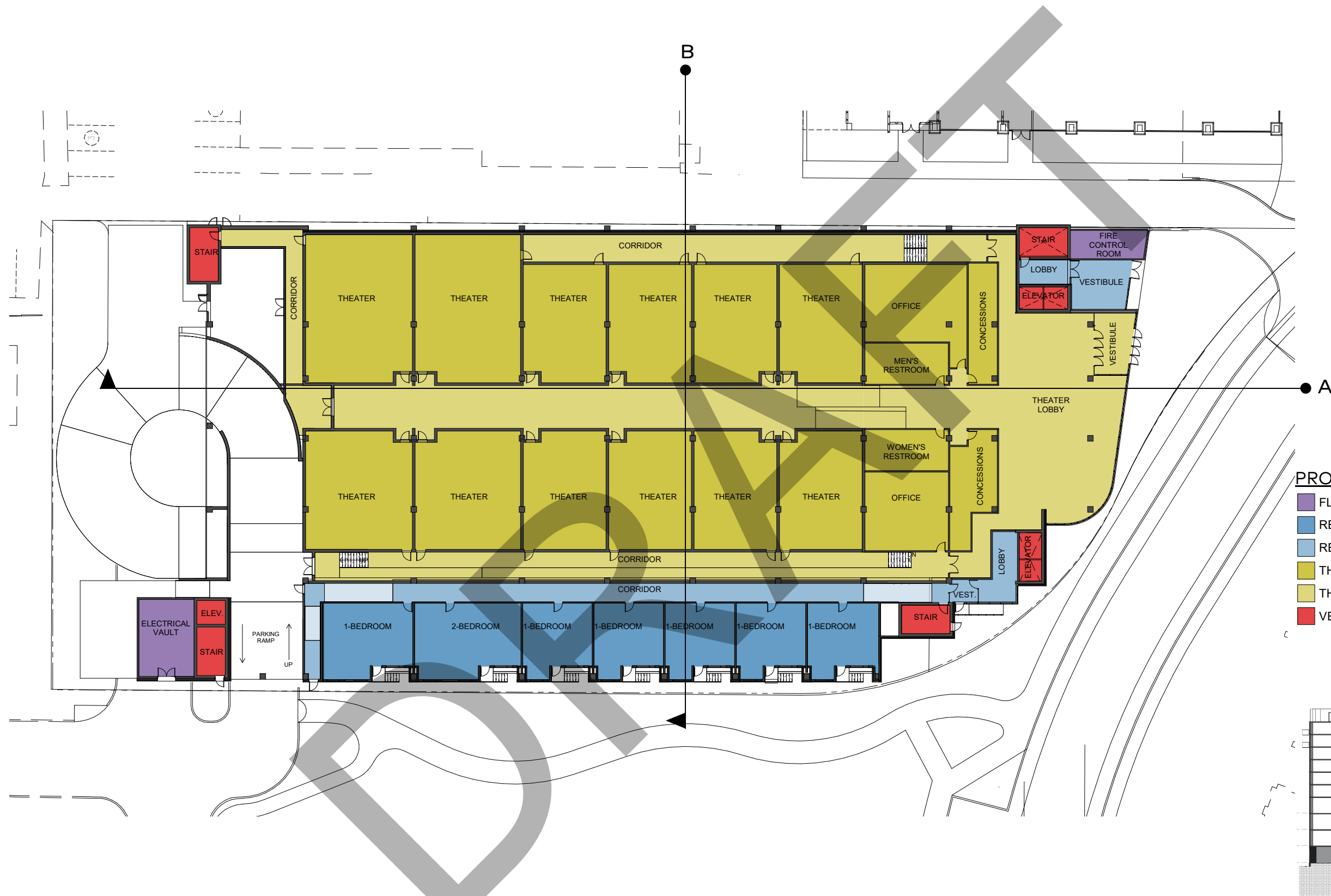
PARKPLACE

EAST LANSING, MI

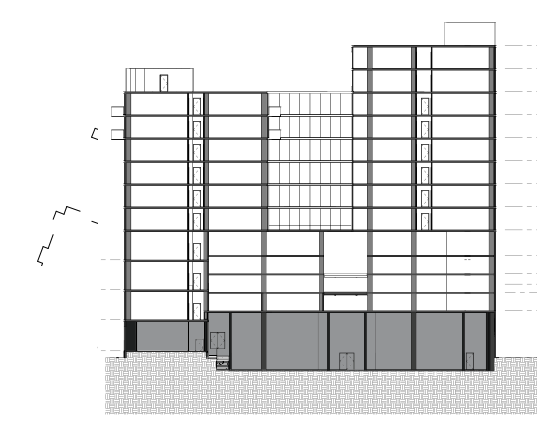
#187265
01-07-2019



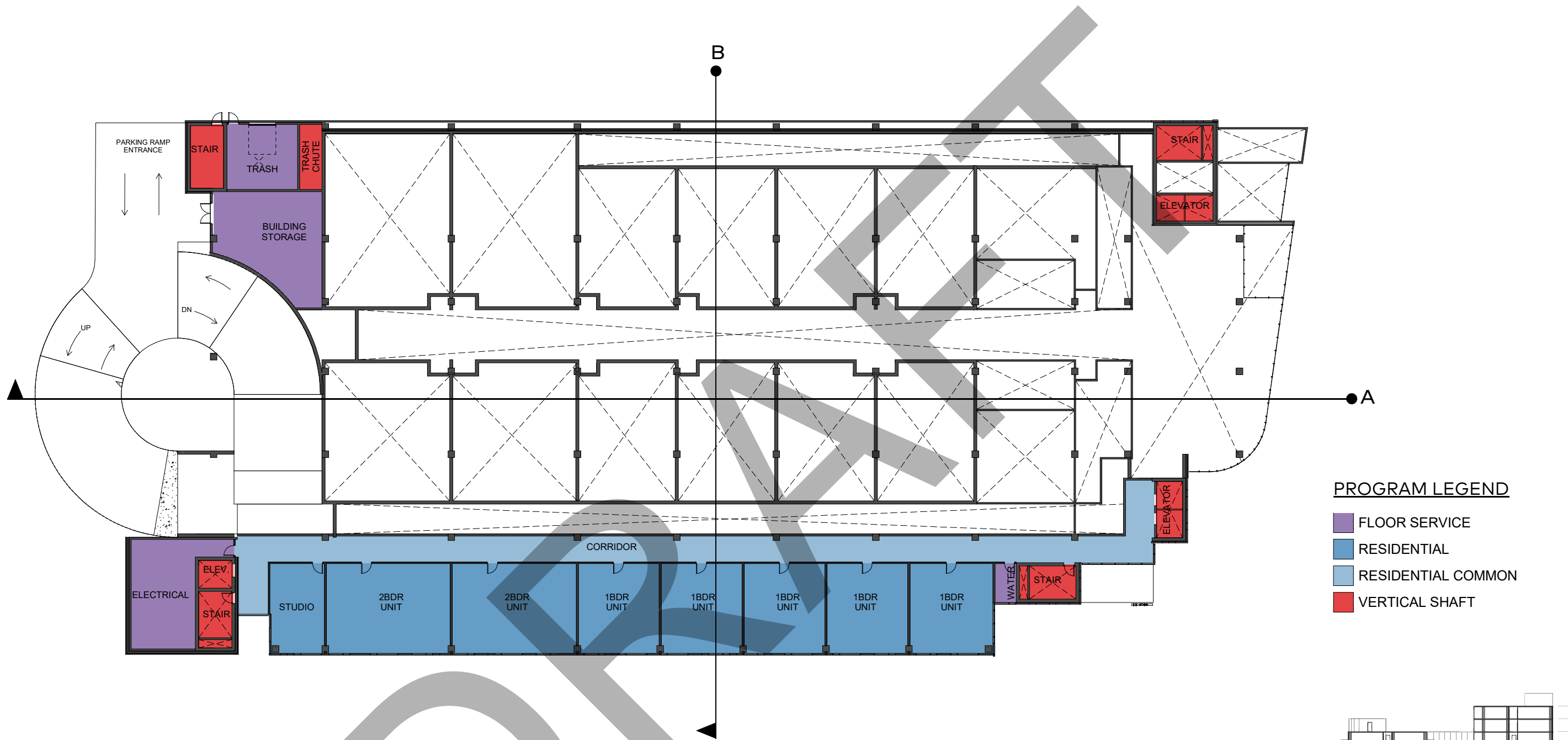
GHAFARI
CONCEPT DESIGN



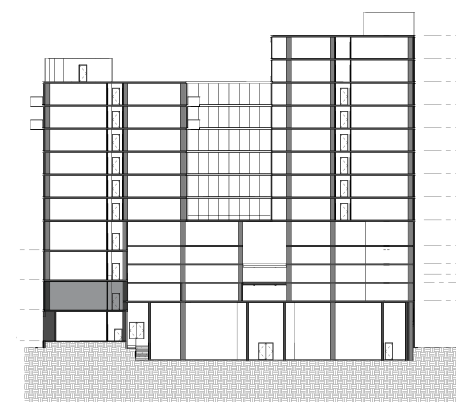
- PROGRAM LEGEND**
- FLOOR SERVICE
 - RESIDENTIAL
 - RESIDENTIAL COMMON
 - THEATER
 - THEATER COMMON
 - VERTICAL SHAFT



PPW LEVEL 1 SCALE: 1/32"=1'-0"



- PROGRAM LEGEND**
- FLOOR SERVICE
 - RESIDENTIAL
 - RESIDENTIAL COMMON
 - VERTICAL SHAFT



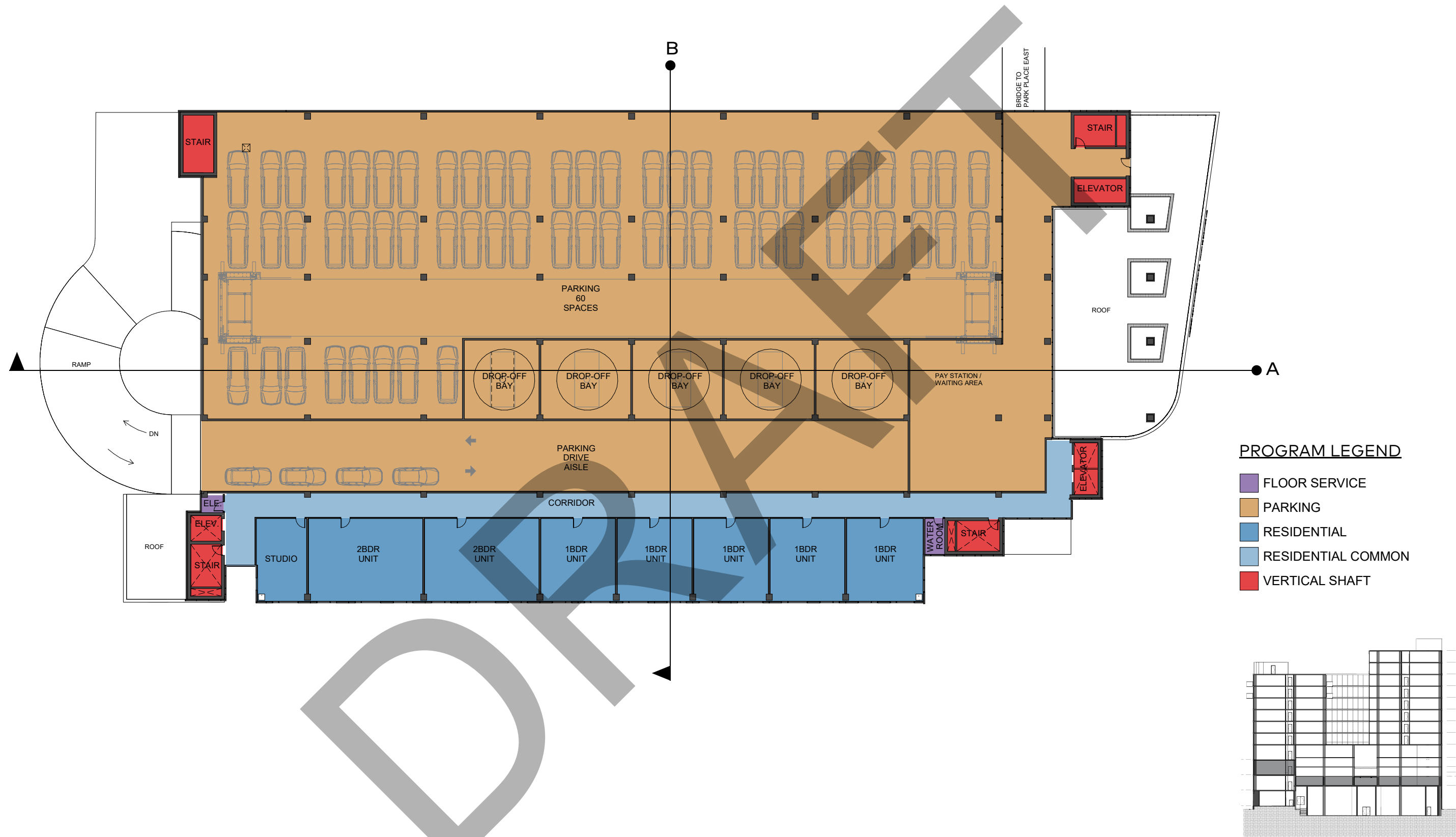
PPW LEVEL 2 SCALE: 1/32"=1'-0"

A-20 **PARKPLACE** EAST LANSING, MI

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01-07-2019

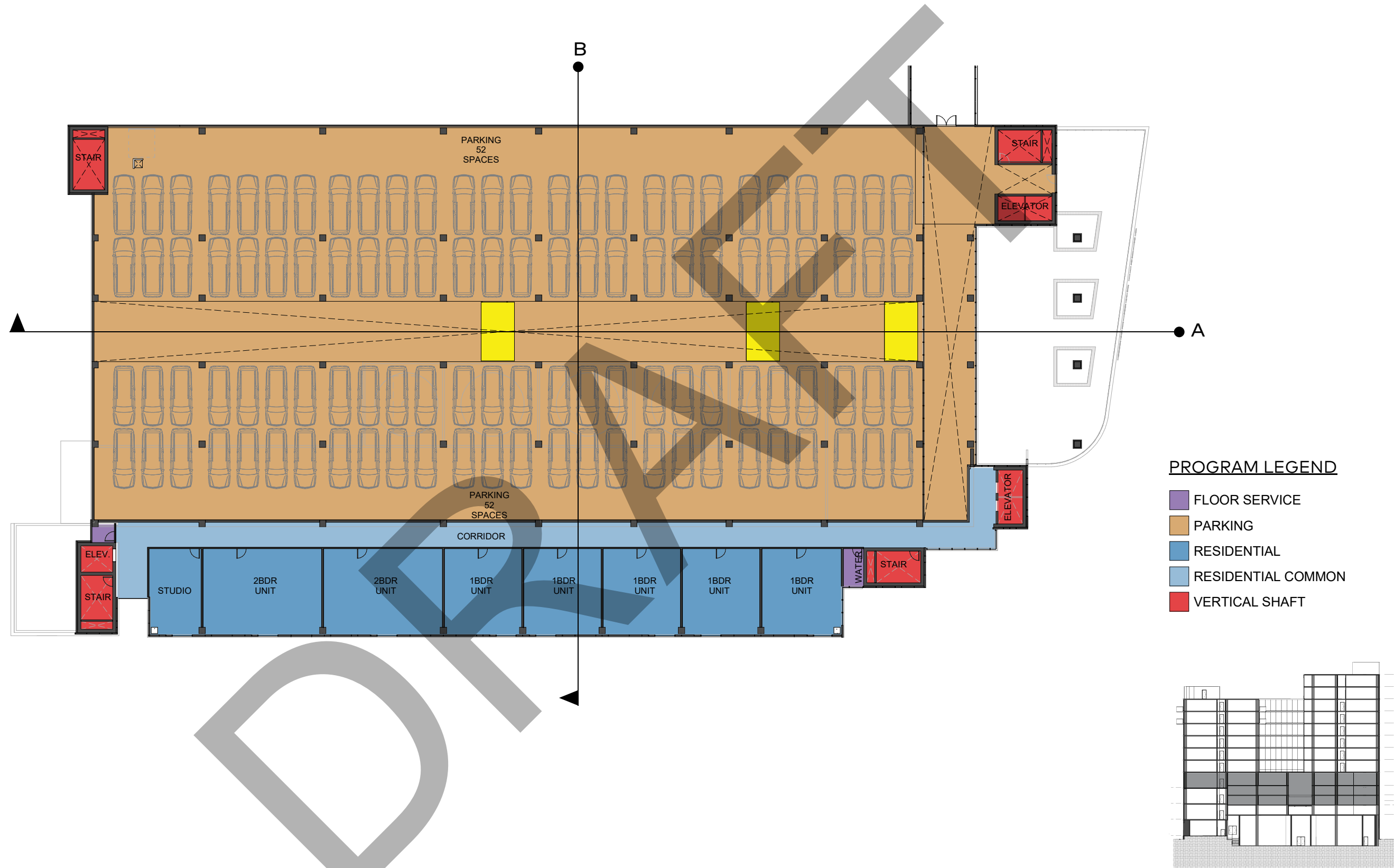


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CONCEPT DESIGN



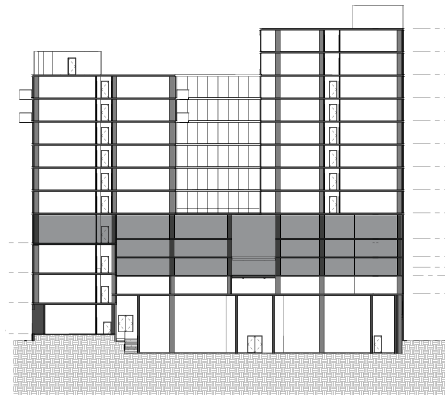
PPW LEVEL 3 & PARKING LEVEL 1

SCALE: 1/32" = 1'-0"



PROGRAM LEGEND

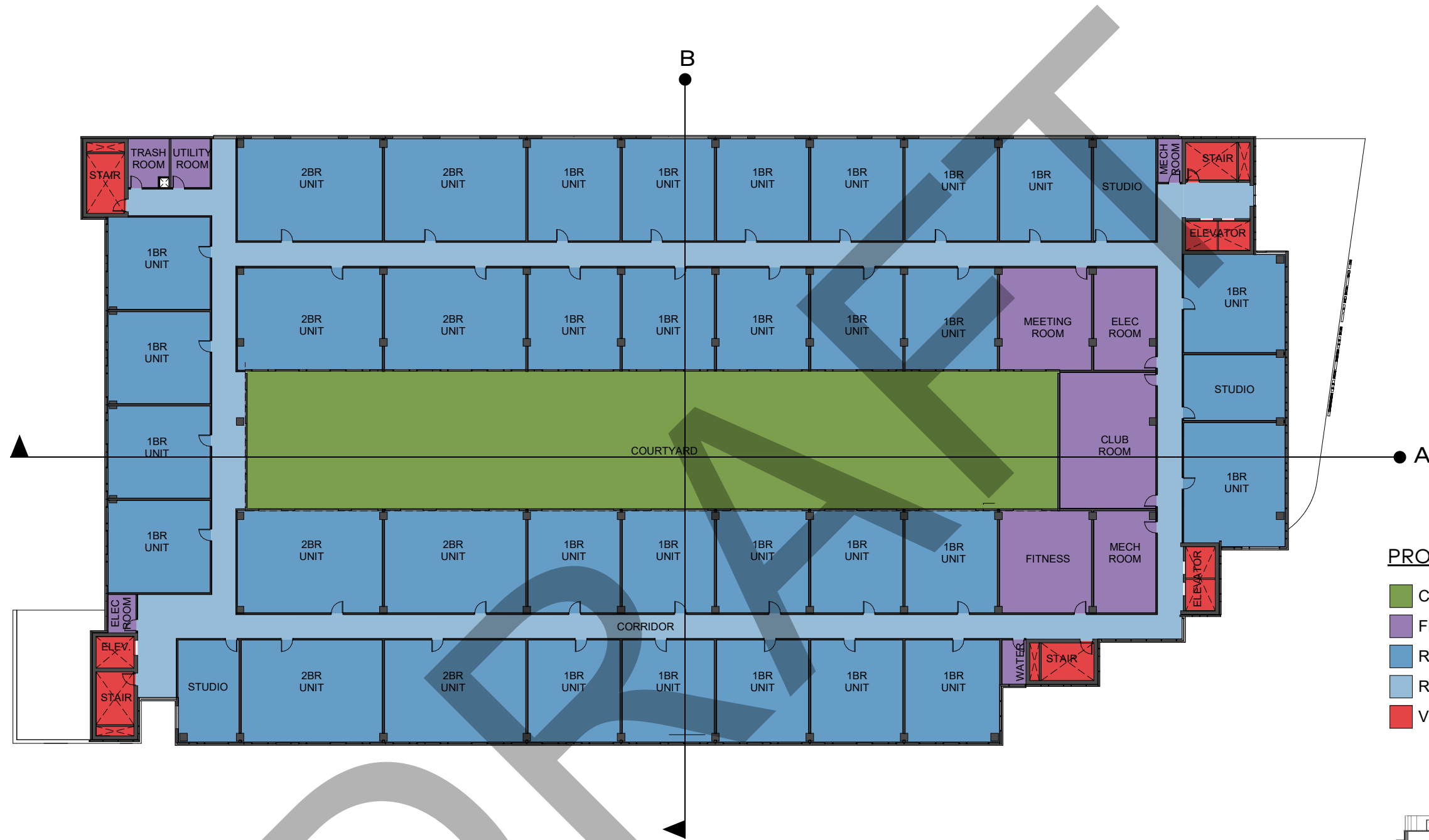
- FLOOR SERVICE
- PARKING
- RESIDENTIAL
- RESIDENTIAL COMMON
- VERTICAL SHAFT



PPW LEVEL 4 & PARKING LEVELS 2-4 SCALE: 1/32"=1'-0"

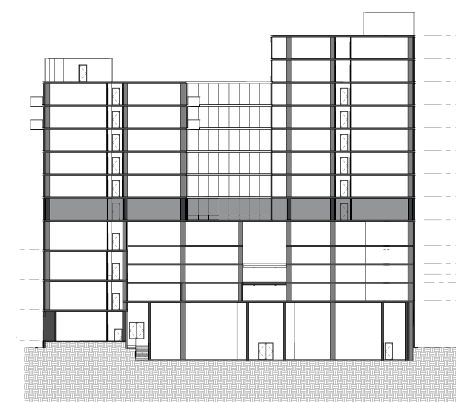
PARKPLACE EAST LANSING, MI





PROGRAM LEGEND

- COURTYARD
- FLOOR SERVICE
- RESIDENTIAL
- RESIDENTIAL COMMON
- VERTICAL SHAFT

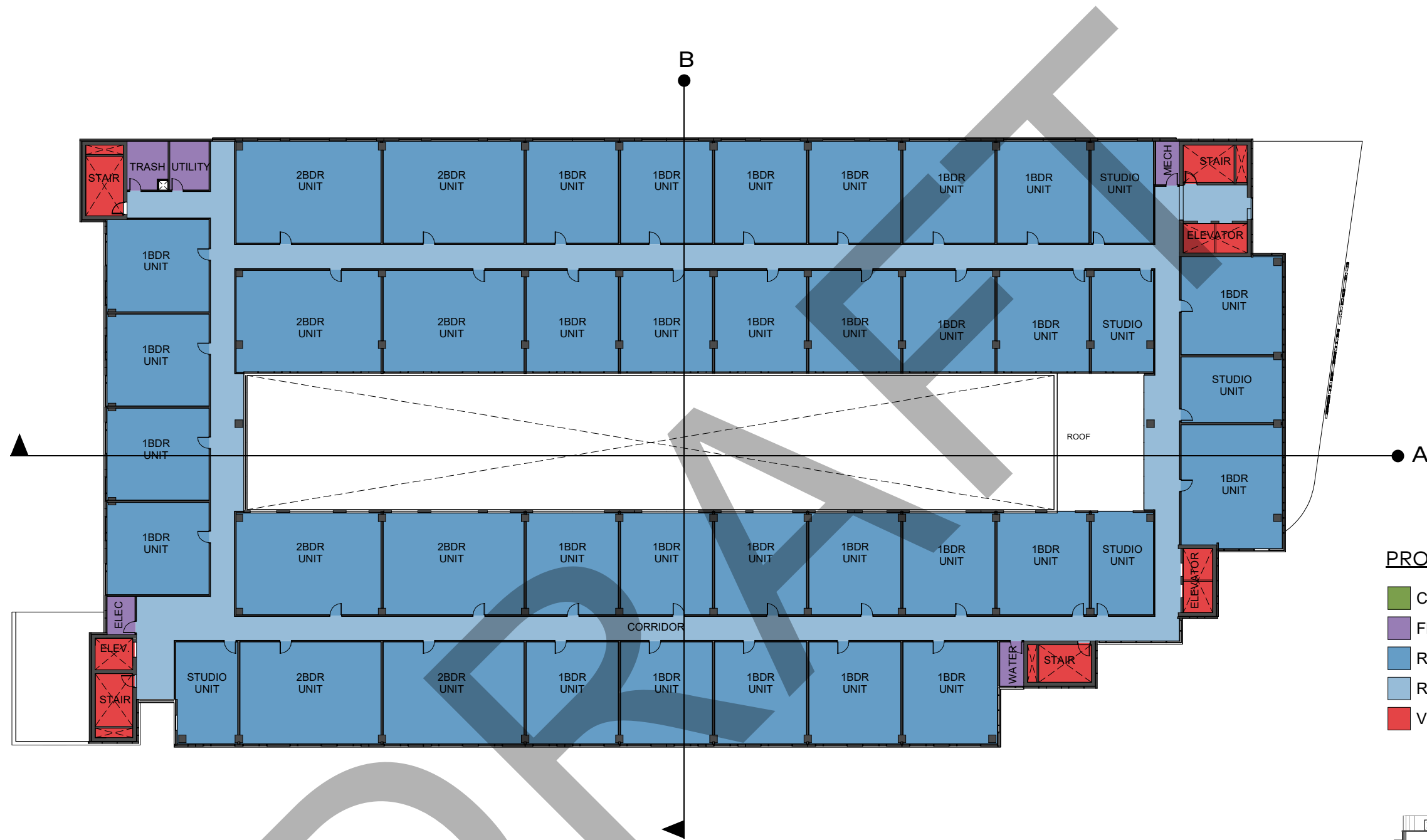


PPW LEVEL 5 SCALE: 1/32"=1'-0"

A-23 **PARKPLACE** EAST LANSING, MI

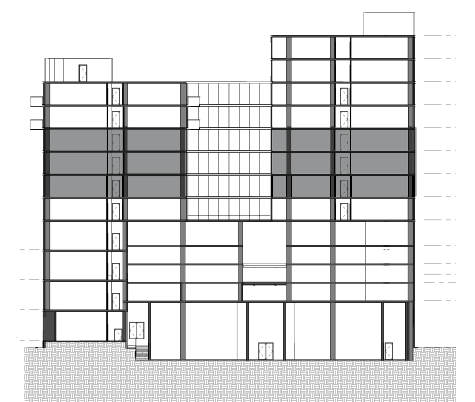
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01-07-2019





PROGRAM LEGEND

- COURTYARD
- FLOOR SERVICE
- RESIDENTIAL
- RESIDENTIAL COMMON
- VERTICAL SHAFT



PPW LEVELS 6-8

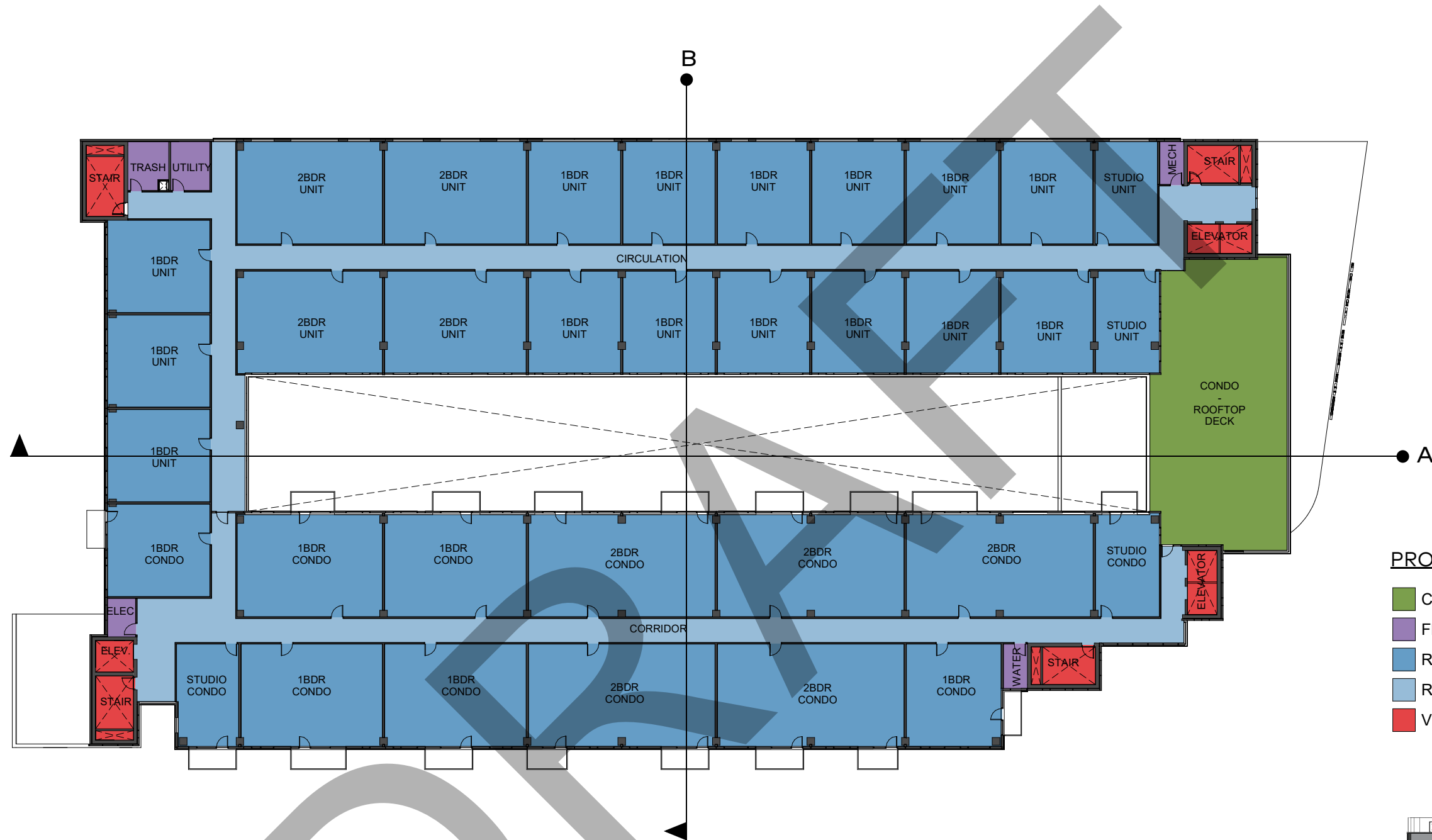
SCALE: 1/32" = 1'-0"

A-24

PARKPLACE EAST LANSING, MI

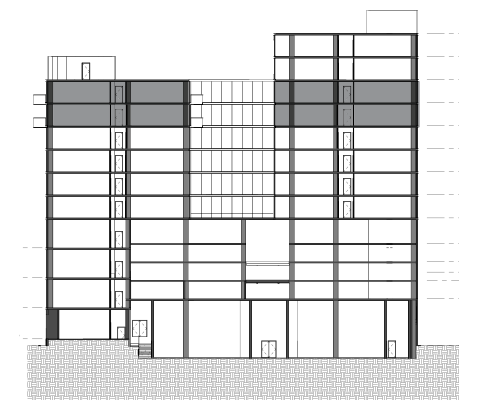
#187265
01-07-2019



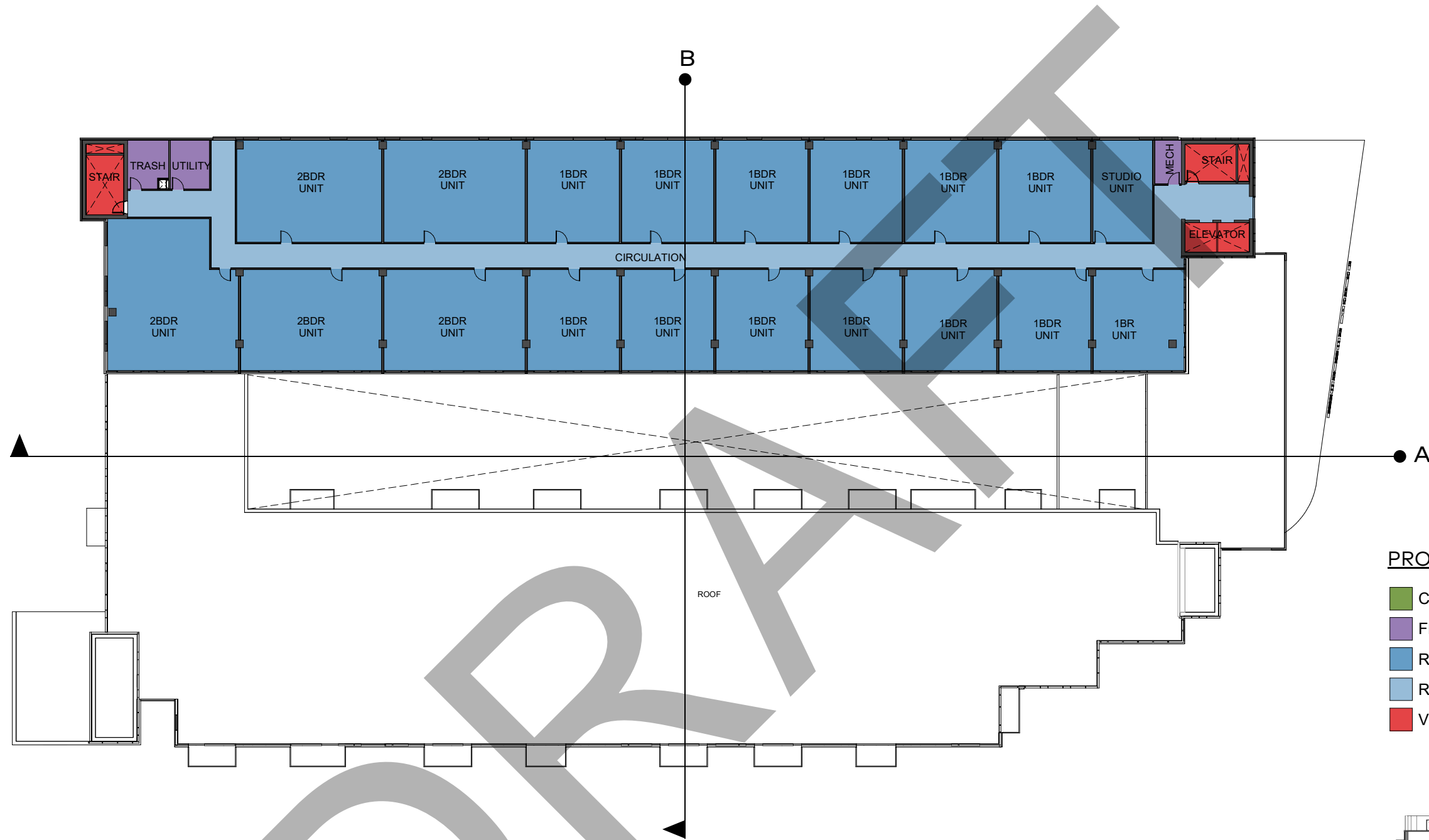


PROGRAM LEGEND

- COURTYARD
- FLOOR SERVICE
- RESIDENTIAL
- RESIDENTIAL COMMON
- VERTICAL SHAFT

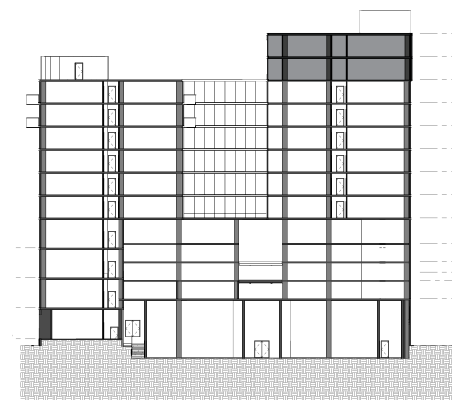


PPW LEVELS 9-10 SCALE: 1/32"=1'-0"

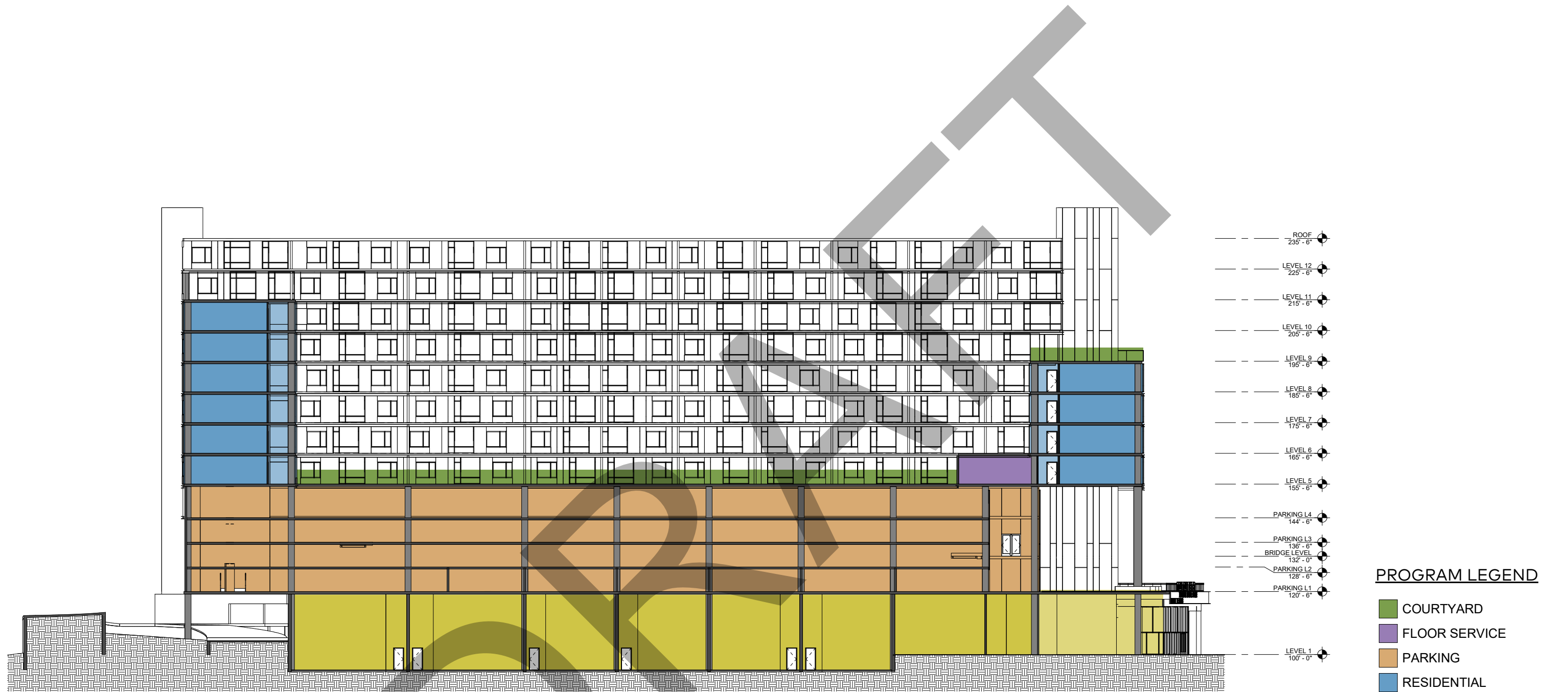


PROGRAM LEGEND

- COURTYARD
- FLOOR SERVICE
- RESIDENTIAL
- RESIDENTIAL COMMON
- VERTICAL SHAFT



PPW LEVELS 11-12 SCALE: 1/32"=1'-0"



PPW SECTION A SCALE: 1/32"=1'-0"



PROGRAM LEGEND

 COURTYARD
 PARKING
 RESIDENTIAL
 RESIDENTIAL COMMON
 THEATER
 THEATER COMMON

PPW SECTION B

PARKPLACE

EAST LANSING, MI

A-28

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01-07-2019



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PPW RENDERING

A-29

PARKPLACE EAST LANSING, MI

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PPW RENDERING

A-30

PARKPLACE EAST LANSING, MI

#187265
01-07-2019



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CONCEPT DESIGN



PLAZA RENDERINGS

A-31

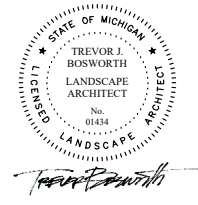
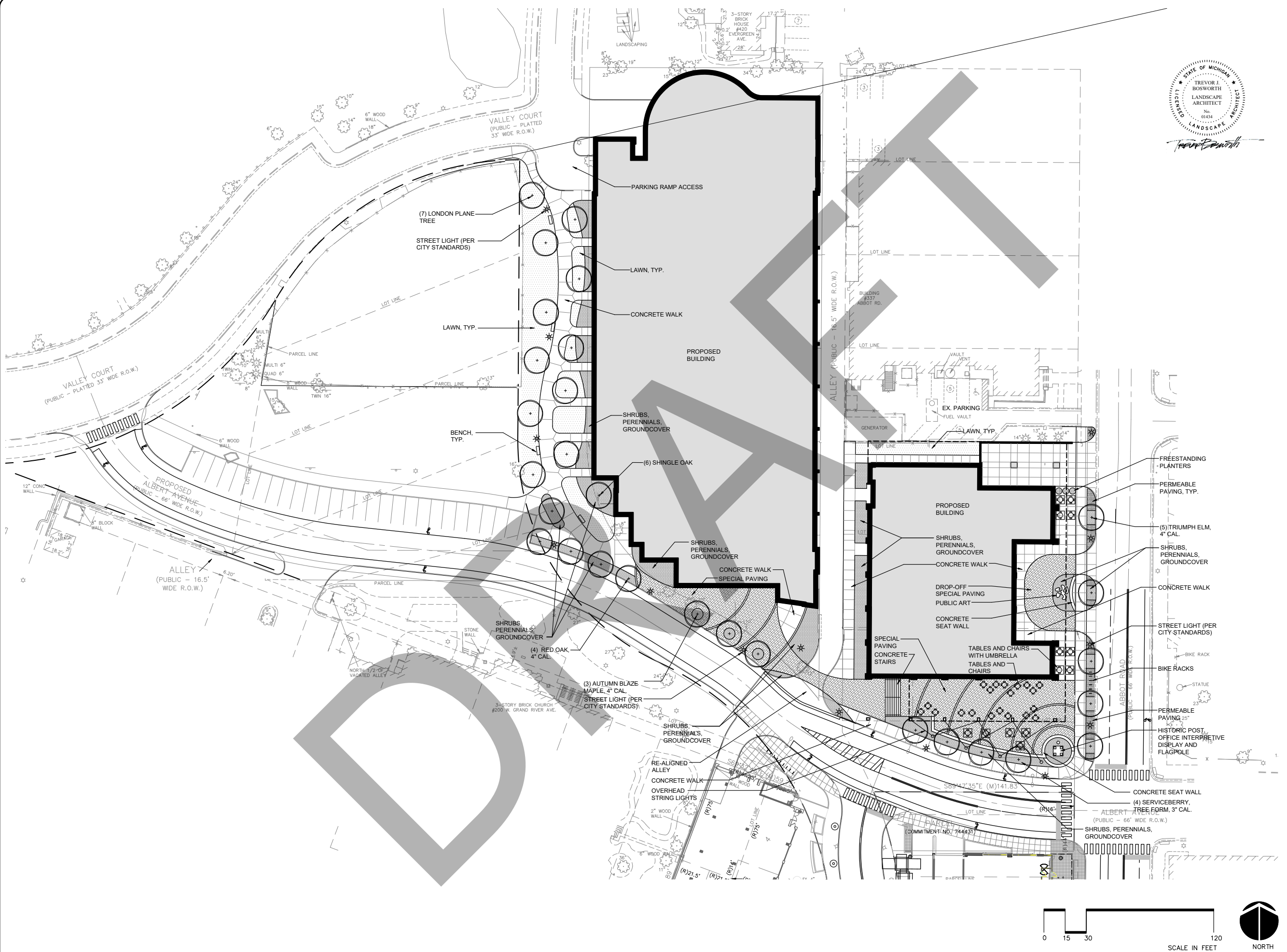
PARKPLACE

EAST LANSING, MI

#187265
01-07-2019



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CONCEPT DESIGN

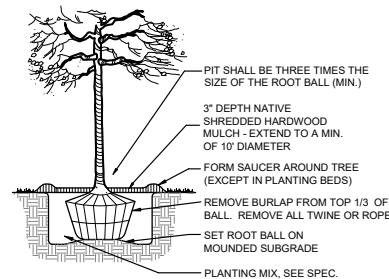


LANDSCAPE PLAN
PARK PLACE DEVELOPMENT
CITY OF EAST LANSING, MICHIGAN

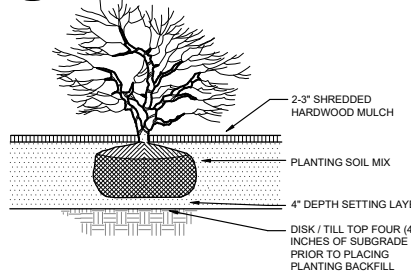
Issued For:
Special Use Permit 1-7-19

PLANT LIST (PLANTS WILL BE SELECTED FROM BUT NOT LIMITED TO THIS LIST:

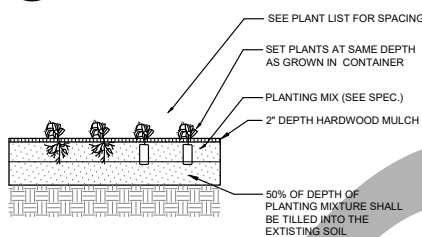
	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	ADDITIONAL NOTES
DECIDUOUS TREES	AF	Acer x fremanii 'Autumn Blaze'	Autumn Blaze Maple	3.5" Caliper	B&B	Branched Up 6'
	AG	Amelanchier x G. 'Autumn Brilliance'	Apple Serviceberry	3.5" Caliper	B&B	
	AM	Acer miyabei 'Morton'	State Street Maple	3.5" Caliper	B&B	Branched Up 6'
	GD	Gymnocladus dioica	Kentucky Coffeetree	3.5" Caliper	B&B	Branched Up 6'
	GT	Gleditsia t. var. Inermis 'Skyline'	Skyline Honeylocust	3.5" Caliper	B&B	Branched Up 6'
	PA	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree	3.5" Caliper	B&B	Branched Up 6'
	PC	Pyrus calleryana 'Aristocrat'	Aristocrat Pear	3.5" Caliper	B&B	Branched Up 6'
	QI	Quercus imbricaria	Shingle Oak	3.5" Caliper	B&B	Branched Up 6'
	QR	Quercus rubra	Red Oak	3.5" Caliper	B&B	Branched Up 6'
	UT	Ulmus x 'Morton Glossy'	Triumph Elm	3.5" Caliper	B&B	Branched Up 6'
DECIDUOUS SHRUBS	AM	Aronia melanocarpa	Black Chokeberry	36" Ht.	B&B	
	CA	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	5 Gallon	Cont.	
	CS	Cornus sericea 'Alleman's Dwarf'	Alleman's Dwarf Dogwood	30" Spread	B&B	
	HA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 Gallon	Cont.	
	HP	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	30" Ht.	B&B	
	RA	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	3 Gallon	Cont.	
	RN	Rosa var. 'Noatraum'	Pink Flower Carpet Rose	5 Gallon	Cont.	
	RR	Rosa 'Radrazz'	Knockout Rose	5 Gallon	Cont.	
	SB	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	5 Gallon	Cont.	
	SM	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	24" Ht. & Spread	B&B	
VB	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	30" Ht.	B&B		
VU	Viburnum x judii	Judd Viburnum	36" Ht.	B&B		
EVERGREEN SHRUBS	BM	Buxus microphylla 'Green Mound'	Green Mound Boxwood	18" Spread	B&B	
	JC	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 Gallon	Cont.	
	JS	Juniperus sabina 'Buffalo'	Buffalo Juniper	3 Gallon	Cont.	
	TH	Taxus x media 'Hicksii'	Hick's Yew	24" Ht.	B&B	
	TM	Taxus x media 'Runyan'	Runyan Dense Yew	24" Ht. & Spread	B&B	
	TO	Thuja occidentalis 'Techny'	Techny Arborvitae	5' Ht.	B&B	
PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS	CB	Calamagrostic brachytricha	Fall Blooming Feather Reed Grass	1 Gallon	Cont.	18" O.C. Spacing
	CK	Calamagrostic a. 'Karl Foerster'	Feather Reed Grass	1 Gallon	Cont.	18" O.C. Spacing
	EP	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	1 Gallon	Cont.	18" O.C. Spacing
	HG	Hosta 'Royal Standard'	Royal Standard Hosta	1 Gallon	Cont.	24" O.C. Spacing
	HL	Hemerocallis 'Pink Damask'	Pink Damask Daylily	1 Gallon	Cont.	18" O.C. Spacing
	HR	Hemerocallis 'Pardon Me'	Pardon Me Daylily	1 Gallon	Cont.	18" O.C. Spacing
	NF	Nepeta x faassenii	Faassen's Catmint	1 Gallon	Cont.	24" O.C. Spacing
	PA	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 Gallon	Cont.	24" O.C. Spacing
	PG	Pennisetum alopecuroides 'Ginger Love'	Ginger Love Fountain Grass	1 Gallon	Cont.	24" O.C. Spacing
	PV	Panicum virgatum	Switch Grass	1 Gallon	Cont.	24" O.C. Spacing
SS	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	1 Gallon	Cont.	24" O.C. Spacing	



1 Tree Planting Detail
Not to Scale



2 Shrub Planting Detail
Not to Scale



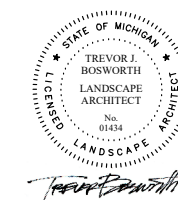
3 Groundcover Planting Detail
Not to Scale

LANDSCAPE PLAN

PARK PLACE DEVELOPMENT
CITY OF EAST LANSING, MICHIGAN

Issued For:

Special Use Permit 1-7-19



Sheet

L-002

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Appendix D

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Appendix E

ParkPlace Development

Eligible Parcel “Facility” Summary

The parcels identified as Lots 8 and 4 are classified as a “facility,” as defined by Part 201 of P.A. 451 of the Michigan Natural Resources Environmental Protection Act (NREPA), based on the information

Lot 8 included investigations within the eastern right of way of Valley Court Park and the parking lot located between Valley Court and Evergreen Avenue.



Lot 4 included investigations within the north and south Albert Avenue right of ways, immediately west of Abbott Road and East Lansing Parking Lot #10.



SUMMARY OF LOT 8 SUBSURFACE INVESTIGATION ACTIVITIES

In February and March 2008, PM advanced 15 soil borings (SB-1 through SB-15) within the area associated with Lot 8 (Figure 1) to document whether contamination was present in association with the long term presence/use of parking lots and roadways, and the potential for releases of regulated substances in association with those uses.

Soil samples collected were submitted for laboratory analysis of volatile organic compounds (VOCs), polynuclear aromatic compounds (PNAs), and the metal species arsenic, cadmium, chromium, lead, and selenium.

Laboratory analytical results identified concentrations of the PNA species fluoranthene and phenanthrene, and the metal specie selenium in soil above Michigan's Part 201 Residential and Nonresidential Drinking Water Protection (DWP) and/or Groundwater Surface Water Interface Protection (GSIP) cleanup criteria at soil boring SB-8, which was advanced in the parking lot located between Valley Court and Evergreen Avenue.

Concentrations of the metal specie arsenic were also identified in soil borings SB-13 and SB-14 above the Part 201 DWP and Soil Direct Contact (DC) cleanup criteria at the 341 and 345 Evergreen Avenue property. Cadmium, chromium, lead concentrations identified above laboratory method detection limits (MDLs) were consistent with statewide default background concentrations for soil in Michigan and/or below the most restrictive Part 201 Generic Cleanup Criteria (GCC).

Concentrations of VOCs were not detected above laboratory method detection limits (MDLs) in any of the soil samples submitted for laboratory analysis.

SUMMARY OF LOT 4 SUBSURFACE INVESTIGATION ACTIVITIES

In June 2008, PM Environmental, Inc. (PM) advanced 12 soil borings (SB-1 through SB-12) within the area associated with Lot 4 as described above (Figure 2), to document whether contamination was present in association with the long term presence/use of parking lots and roadways, and the potential for releases of regulated substances in association with those uses.

Soil samples collected were submitted for laboratory analysis of VOCs, PNAs, and the metal species arsenic, cadmium, chromium, lead, and selenium.

Concentrations of various petroleum VOCs and PNAs were detected in the soil samples collected from soil borings SB-9 through SB-11 in soil above Michigan's Part 201 Residential and Nonresidential DWP and GSIP cleanup criteria, and the Residential Soil Volatilization to Indoor Air Inhalation (SVII) cleanup criteria. Several petroleum VOC compounds were also identified at soil boring location SB-11 above the Part 201 Soil Saturation (Csat) Screening Levels.

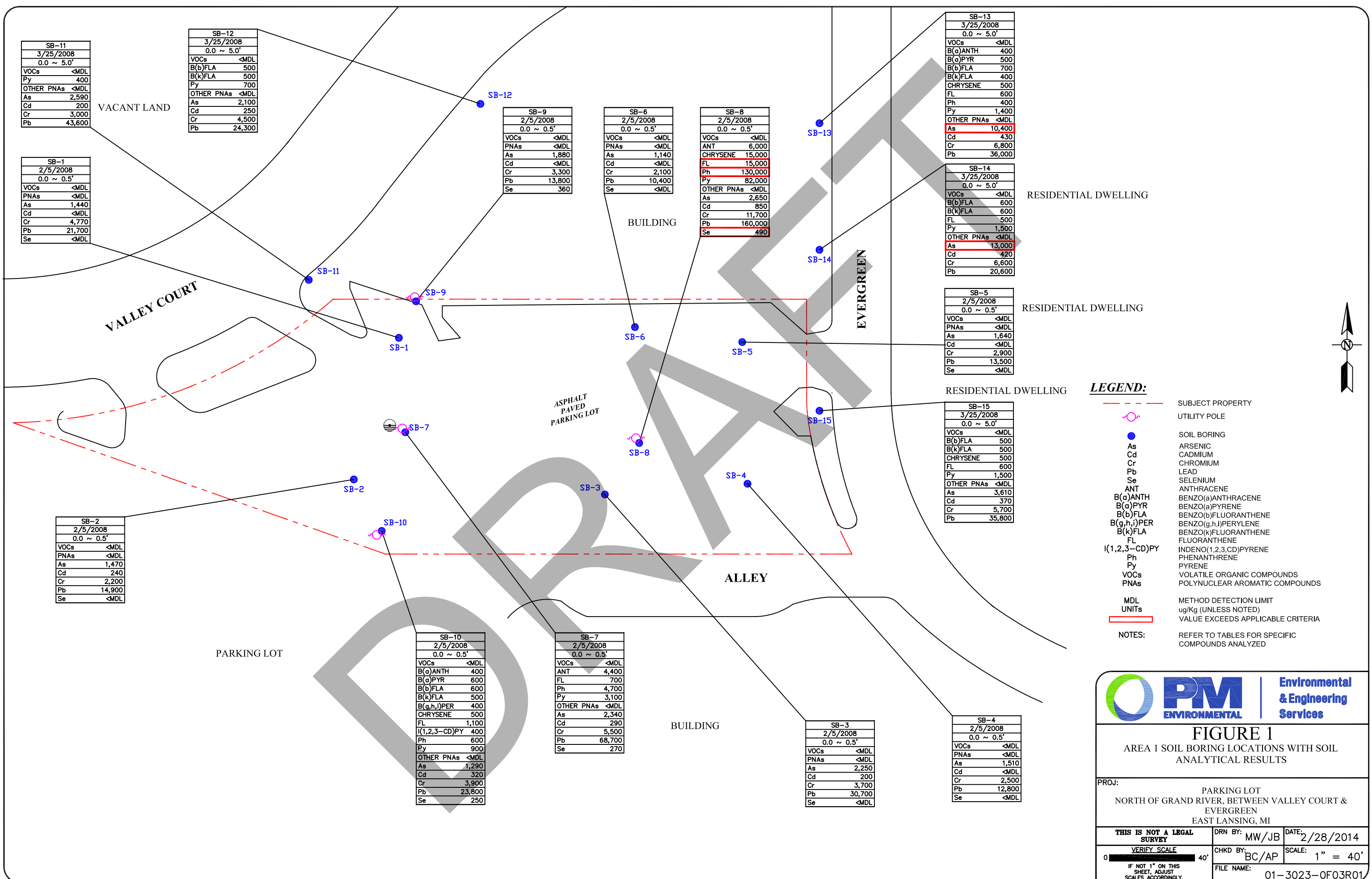
A concentration of the metal specie arsenic was also identified at soil boring SB-12 above the Part 201 Residential DC cleanup criteria. Cadmium, chromium, lead, and selenium concentrations identified above laboratory MDLs were consistent with statewide default background concentrations for soil in Michigan and/or below the most restrictive Part 201 GCC.

Attachments:

Figure 1 – Lot 8 Soil Boring Locations with Soil Analytical Results

Figure 2 – Lot 4 Soil Boring Locations with Soil Analytical Results

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SB-11	
3/25/2008	
0.0 ~ 5.0'	
VOCs	<MDL
Py	400
OTHER PNAs	<MDL
As	2,590
Cd	200
Cr	3,000
Pb	43,600

SB-12	
3/25/2008	
0.0 ~ 5.0'	
VOCs	<MDL
B(b)FLA	500
B(k)FLA	500
Py	700
OTHER PNAs	<MDL
As	2,100
Cd	250
Cr	4,500
Pb	24,300

SB-1	
2/5/2008	
0.0 ~ 0.5'	
VOCs	<MDL
PNAs	<MDL
As	1,440
Cd	<MDL
Cr	4,770
Pb	21,700
Se	<MDL

SB-9	
2/5/2008	
0.0 ~ 0.5'	
VOCs	<MDL
PNAs	<MDL
As	1,880
Cd	<MDL
Cr	3,300
Pb	13,800
Se	360

SB-6	
2/5/2008	
0.0 ~ 0.5'	
VOCs	<MDL
PNAs	<MDL
As	1,140
Cd	<MDL
Cr	2,100
Pb	10,400
Se	<MDL

SB-8	
2/5/2008	
0.0 ~ 0.5'	
VOCs	<MDL
ANT	6,000
CHRYSENE	15,000
FL	15,000
Ph	130,000
Py	82,000
OTHER PNAs	<MDL
As	2,650
Cd	850
Cr	11,700
Pb	160,000
Se	490

SB-13	
3/25/2008	
0.0 ~ 5.0'	
VOCs	<MDL
B(o)ANTH	400
B(o)PYR	500
B(b)FLA	700
B(k)FLA	400
CHRYSENE	500
FL	600
Ph	400
Py	1,400
OTHER PNAs	<MDL
As	10,400
Cd	430
Cr	6,800
Pb	36,000

SB-14	
3/25/2008	
0.0 ~ 5.0'	
VOCs	<MDL
B(b)FLA	600
B(k)FLA	600
FL	500
Py	1,500
OTHER PNAs	<MDL
As	13,000
Cd	420
Cr	6,600
Pb	20,600

SB-5	
2/5/2008	
0.0 ~ 0.5'	
VOCs	<MDL
PNAs	<MDL
As	1,640
Cd	<MDL
Cr	2,900
Pb	13,500
Se	<MDL

SB-15	
3/25/2008	
0.0 ~ 5.0'	
VOCs	<MDL
B(b)FLA	500
B(k)FLA	500
CHRYSENE	500
FL	600
Py	1,500
OTHER PNAs	<MDL
As	3,610
Cd	370
Cr	5,700
Pb	35,800

SB-2	
2/5/2008	
0.0 ~ 0.5'	
VOCs	<MDL
PNAs	<MDL
As	1,470
Cd	240
Cr	2,200
Pb	14,900
Se	<MDL

SB-10	
2/5/2008	
0.0 ~ 0.5'	
VOCs	<MDL
B(o)ANTH	400
B(o)PYR	600
B(b)FLA	600
B(k)FLA	500
B(g,h,i)PER	400
CHRYSENE	500
FL	1,100
I(1,2,3-CD)PY	400
Ph	600
Py	900
OTHER PNAs	<MDL
As	1,290
Cd	320
Cr	3,900
Pb	23,800
Se	250

SB-7	
2/5/2008	
0.0 ~ 0.5'	
VOCs	<MDL
ANT	4,400
FL	700
Ph	4,700
Py	3,100
OTHER PNAs	<MDL
As	2,340
Cd	290
Cr	5,500
Pb	68,700
Se	270

SB-3	
2/5/2008	
0.0 ~ 0.5'	
VOCs	<MDL
PNAs	<MDL
As	2,250
Cd	200
Cr	3,700
Pb	30,700
Se	<MDL

SB-4	
2/5/2008	
0.0 ~ 0.5'	
VOCs	<MDL
PNAs	<MDL
As	1,510
Cd	<MDL
Cr	2,500
Pb	12,800
Se	<MDL

LEGEND:

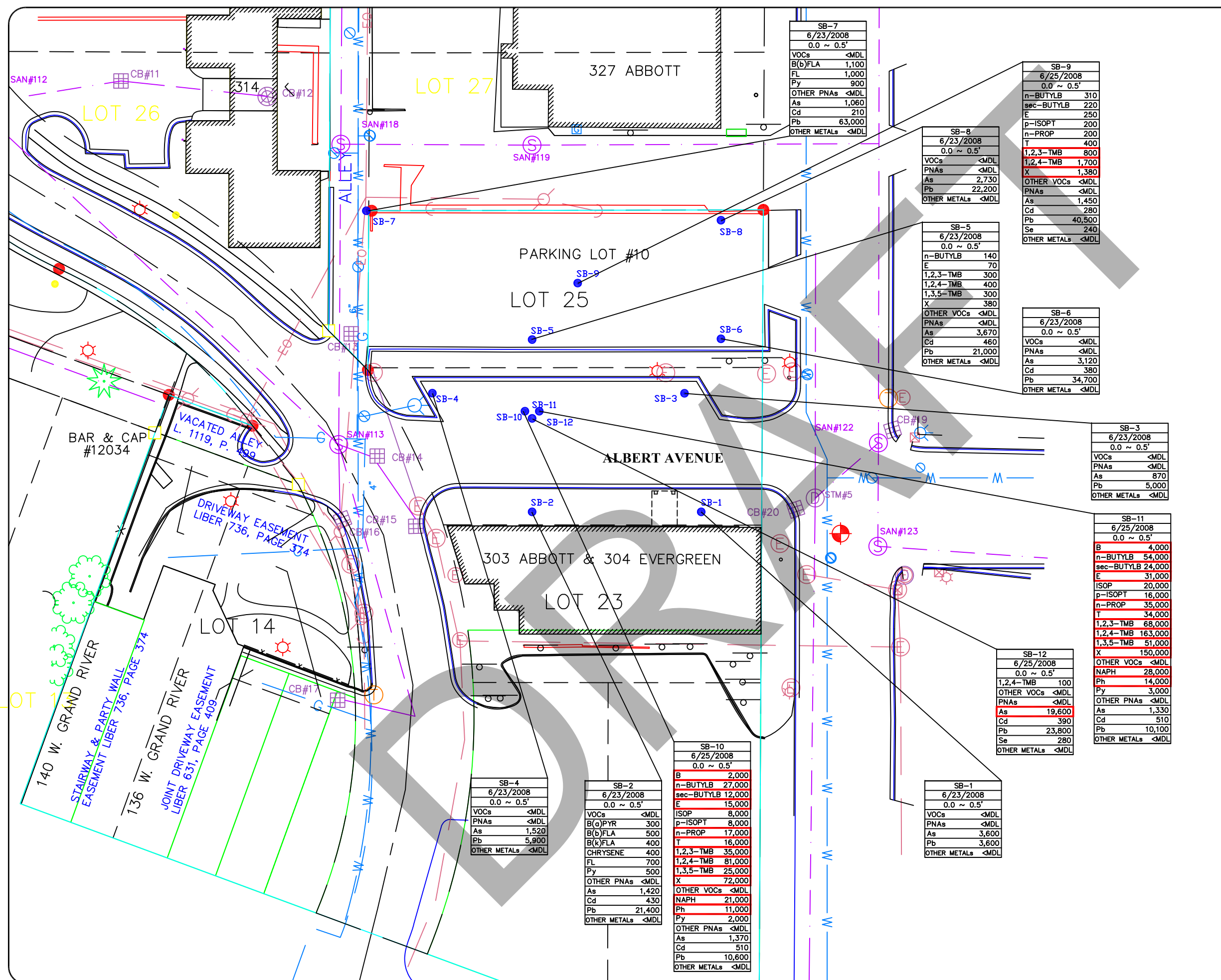
- SUBJECT PROPERTY
- UTILITY POLE
- SOIL BORING
- As ARSENIC
- Cd CADMIUM
- Cr CHROMIUM
- Pb LEAD
- Se SELENIUM
- ANT ANTHRACENE
- B(o)ANTH BENZO(a)ANTHRACENE
- B(o)PYR BENZO(a)PYRENE
- B(b)FLA BENZO(b)FLUORANTHENE
- B(g,h,i)PER BENZO(g,h,i)PERYLENE
- B(k)FLA BENZO(k)FLUORANTHENE
- FL FLUORANTHENE
- I(1,2,3-CD)PY INDENO(1,2,3,CD)PYRENE
- Ph PHENANTHRENE
- Py PYRENE
- VOCs VOLATILE ORGANIC COMPOUNDS
- PNAs POLYNUCLEAR AROMATIC COMPOUNDS
- MDL METHOD DETECTION LIMIT
- UNITs ug/Kg (UNLESS NOTED)
- VALUE EXCEEDS APPLICABLE CRITERIA

NOTES: REFER TO TABLES FOR SPECIFIC COMPOUNDS ANALYZED



FIGURE 1
AREA 1 SOIL BORING LOCATIONS WITH SOIL ANALYTICAL RESULTS

PROJ: PARKING LOT NORTH OF GRAND RIVER, BETWEEN VALLEY COURT & EVERGREEN EAST LANSING, MI		
THIS IS NOT A LEGAL SURVEY	DRN BY: MW/JB	DATE: 2/28/2014
VERIFY SCALE	CHKD BY: BC/AP	SCALE: 1" = 40'
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.		FILE NAME: 01-3023-0F03R01



SB-7
6/23/2008
0.0 ~ 0.5'
VOCs <MDL
B(b)FLA 1,100
FL 1,000
Py 900
OTHER PNAs <MDL
As 1,060
Cd 210
Pb 63,000
OTHER METALS <MDL

SB-8
6/23/2008
0.0 ~ 0.5'
VOCs <MDL
PNAs <MDL
As 2,730
Pb 22,200
OTHER METALS <MDL

SB-5
6/23/2008
0.0 ~ 0.5'
n-BUTYLB 140
E 70
1,2,3-TMB 300
1,2,4-TMB 400
1,3,5-TMB 300
X 380
OTHER VOCs <MDL
PNAs <MDL
As 3,670
Cd 460
Pb 21,000
OTHER METALS <MDL

SB-9
6/25/2008
0.0 ~ 0.5'
n-BUTYLB 310
sec-BUTYLB 220
E 250
p-ISOPT 200
n-PROP 200
T 400
1,2,3-TMB 800
1,2,4-TMB 1,700
X 1,380
OTHER VOCs <MDL
PNAs <MDL
As 1,450
Cd 280
Pb 40,500
Se 240
OTHER METALS <MDL

SB-6
6/23/2008
0.0 ~ 0.5'
VOCs <MDL
PNAs <MDL
As 3,120
Cd 380
Pb 34,700
OTHER METALS <MDL

SB-3
6/23/2008
0.0 ~ 0.5'
VOCs <MDL
PNAs <MDL
As 870
Pb 5,000
OTHER METALS <MDL

SB-11
6/25/2008
0.0 ~ 0.5'
B 4,000
n-BUTYLB 54,000
sec-BUTYLB 24,000
E 31,000
ISOP 20,000
p-ISOPT 16,000
n-PROP 35,000
T 34,000
1,2,3-TMB 68,000
1,2,4-TMB 163,000
1,3,5-TMB 51,000
X 150,000
OTHER VOCs <MDL
NAPH 28,000
Ph 14,000
Py 3,000
OTHER PNAs <MDL
As 1,330
Cd 510
Pb 10,100
OTHER METALS <MDL

SB-12
6/25/2008
0.0 ~ 0.5'
1,2,4-TMB 100
OTHER VOCs <MDL
PNAs <MDL
As 19,600
Cd 390
Pb 23,800
Se 280
OTHER METALS <MDL

SB-10
6/25/2008
0.0 ~ 0.5'
B 2,000
n-BUTYLB 27,000
sec-BUTYLB 12,000
E 15,000
ISOP 8,000
p-ISOPT 8,000
n-PROP 17,000
T 16,000
1,2,3-TMB 35,000
1,2,4-TMB 81,000
1,3,5-TMB 25,000
X 72,000
OTHER VOCs <MDL
NAPH 21,000
Ph 11,000
Py 2,000
OTHER PNAs <MDL
As 1,370
Cd 510
Pb 10,600
OTHER METALS <MDL

SB-4
6/23/2008
0.0 ~ 0.5'
VOCs <MDL
PNAs <MDL
As 1,520
Pb 5,900
OTHER METALS <MDL

SB-2
6/23/2008
0.0 ~ 0.5'
VOCs <MDL
B(a)PYR 300
B(b)FLA 500
B(k)FLA 400
CHRYSENE 400
FL 700
Py 500
OTHER PNAs <MDL
As 1,420
Cd 430
Pb 21,400
OTHER METALS <MDL

SB-1
6/23/2008
0.0 ~ 0.5'
VOCs <MDL
PNAs <MDL
As 3,600
Pb 3,600
OTHER METALS <MDL

- LEGEND:**
- SUBJECT PROPERTY
 - SANITARY SEWER
 - STORM SEWER
 - WATER
 - GAS LINE
 - UNDERGROUND TELEPHONE
 - UNDERGROUND TELEVISION
 - UNDERGROUND ELECTRIC
 - OVERHEAD WIRES
 - CATCHBASIN
 - FIRE HYDRANT
 - TRANSFORMER
 - ELECTRIC METER
 - GAS METER
 - WATER METER
 - SANITARY MANHOLE
 - DRAINAGE MANHOLE
 - ELECTRICAL MANHOLE
 - SOIL BORING

Environmental & Engineering Services

FIGURE 2

AREA 2 SOIL BORING LOCATIONS WITH SOIL ANALYTICAL RESULTS

PROJ: PARKING LOT NORTH OF GRAND RIVER, BETWEEN VALLEY COURT & EVERGREEN EAST LANSING, MI

THIS IS NOT A LEGAL SURVEY	DRN BY: MW/JB DATE: 2/28/2014	SCALE: 1" = 40'
VERIFY SCALE 0 40'	CHKD BY: BC/AP	FILE NAME: 01-3023-1F03R01
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.		

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Tables

Table 1: Eligible Activities Cost Estimates

Item/Activity	Total Request	MSF Act 381 Eligible Activities	MDEQ Act 381 Eligible Activities
Pre-Approved Activities			
Phase I ESA	\$ 10,000		\$ 10,000
Phase II ESA/BEA/DCP	\$ 20,000		\$ 20,000
Hazardous Materials Survey	\$ 40,000		\$ 40,000
Pre-Approved Activities Sub-Total	\$ 70,000	\$ -	\$ 70,000
Department Specific Activities			
Contaminated Soil Transport and Disposal	\$ 120,000		\$ 120,000
Contaminated Soil Excavation, Transport and Disposal	\$ 30,000		\$ 30,000
Sheeting and Shoring during Excavation Activities	\$ 50,000		\$ 50,000
Groundwater Management, Treatment and Disposal	\$ 75,000		\$ 75,000
Utility Corridor Migration Barriers	\$ 25,000		\$ 25,000
Utility Gasketing	\$ 25,000		\$ 25,000
Disposal of Solid Waste	\$ 10,000		\$ 10,000
Dust Control	\$ 25,000		\$ 25,000
Oversight, Sampling and Reporting by Environmental Professional	\$ 75,000		\$ 75,000
Department Specific Activities Sub-Total	\$ 435,000	\$ -	\$ 435,000
Demolition			
Predemolition Audit or Survey	\$ 100,000	\$ 100,000	
Building Demolition	\$ 450,000	\$ 450,000	
Deconstruction or Select Demolition of Building Elements for Reuse or Recycling	\$ 125,000	\$ 125,000	
Proper Disposal of Non-Reusable/Non-Recyclable Building Elements (for MSF, this includes transportation)	\$ 200,000	\$ 200,000	
On-site Reuse of Demolition Debris (such as concrete and brick)	\$ 25,000	\$ 25,000	
Foundation and Basement Removal	\$ 190,000	\$ 190,000	
Dewatering During Foundation Removal	\$ 40,000	\$ 40,000	
Sheeting and Shoring of Adjacent Buildings/Structures	\$ 150,000	\$ 150,000	
Fill/Compaction/Rough Grading to Balance Site where Bldg. was Located	\$ 277,000	\$ 277,000	
Removal of Abandoned Utilities	\$ 60,000	\$ 60,000	
Removal of Roads	\$ 300,000	\$ 300,000	
Removal of Parking Lots	\$ 150,000	\$ 150,000	
Removal of Curbs and Gutters	\$ 30,000	\$ 30,000	
Removal of Sidewalks	\$ 30,000	\$ 30,000	
Fill, Compaction & Rough Grading to Balance Site where Improvements were Located	\$ 110,000	\$ 110,000	
Removal of Underground Storage Tanks (non environmental costs)	\$ 50,000	\$ 50,000	
Professional Fees Related to Geotechnical, Engineering & Design Work if Directly Related to Building and/or Site Demolition Activities	\$ 50,000	\$ 50,000	
Demolition Sub-Total	\$ 2,337,000	\$ 2,337,000	\$ -
Asbestos and Lead Activities			
Asbestos Abatement, Oversight, Air Monitoring and Reporting	\$ 175,000	\$ 175,000	
Asbestos and Lead Activities Sub-Total	\$ 175,000	\$ 175,000	\$ -
Infrastructure Improvements			
Urban Storm Water Management Systems (Traditional versus Low Impact Design)	\$ 150,000	\$ 150,000	
Curbs and Gutters	\$ 75,000	\$ 75,000	
Side Walk Improvements	\$ 291,500	\$ 291,500	
Roads	\$ 625,000	\$ 625,000	
Public Lighting	\$ 150,000	\$ 150,000	
Installation of Dry Well/Infiltration Trench/Subsurface Infiltration Bed/Bio Retention Area/Level Spreader/Permeable Pavement/Evapotranspiration Techniques/Vegetated Filters/Green Roofs	\$ 180,000	\$ 180,000	
Public Signage	\$ 50,000	\$ 50,000	
Storm Sewers	\$ 117,800	\$ 117,800	
Water Mains	\$ 405,000	\$ 405,000	
Sanitary Sewer Mains	\$ 380,000	\$ 380,000	
Landscaping in ROW	\$ 180,000	\$ 180,000	
Professional Fees Directly Related to Infrastructure Improvements	\$ 50,000	\$ 50,000	
Infrastructure Sub-Total	\$ 2,654,300	\$ 2,654,300	\$ -
Site Preparation			
Temporary Construction Access/Roads	\$ 15,000	\$ 15,000	
Temporary Traffic Control	\$ 15,000	\$ 15,000	
Temporary Erosion Control	\$ 30,000	\$ 30,000	
Temporary Site Control (fencing, gates, signage and/or lighting)	\$ 75,000	\$ 75,000	
Temporary Facility	\$ 20,000	\$ 20,000	
Land Balancing	\$ 100,000	\$ 100,000	
Grading (including reasonable mass grading of entire project site)	\$ 400,000	\$ 400,000	
Relocation of Active Utilities	\$ 280,000	\$ 280,000	
Relocation of Active Utilities (Electric)	\$ 120,000	\$ 120,000	
Staking	\$ 16,500	\$ 16,500	
Geotechnical Engineering Including Investigating Existing Subsurface Conditions, Soil Sampling, Assessing Risks Posed by Site Conditions, Designing Earthworks and Structure Foundations	\$ 30,000	\$ 30,000	
Excavation of Unstable Material	\$ 100,000	\$ 100,000	
Foundation Work to Address Special Soil Concerns	\$ 2,600,000	\$ 2,600,000	
Fill Relating to Other Eligible Activities	\$ 65,000	\$ 65,000	
Dewatering Relating to Other Eligible Activities	\$ 21,000	\$ 21,000	
Compaction & Sub-Base Preparation Related to Other Eligible Activities	\$ 20,000	\$ 20,000	
Cut & Fill Operations	\$ 585,000	\$ 585,000	
Temporary Bracing/Sheeting/Shoring for Safety During Demo or to Address Special Soil Concerns during Construction of Open Cut Trenches	\$ 50,000	\$ 50,000	
Retaining Walls	\$ 150,000	\$ 150,000	
Professional Fees (soft costs and indirect costs) Related to Geotechnical, Engineering & Design Work Directly Related to Site Preparation Activities	\$ 715,000	\$ 715,000	
Site Preparation Sub-Total	\$ 5,407,500	\$ 5,407,500	\$ -
Preparation of Brownfield Plan and Act 381 Workplan			
Brownfield Plan and Act 381 Work Plan Preparation	\$ 30,000	\$ 15,000	\$ 15,000
Brownfield Plan and Act 381 Work Plan Implementation	\$ 30,000	\$ 15,000	\$ 15,000
Brownfield Plan and Act 381 Workplan Sub-Total	\$ 60,000	\$ 30,000	\$ 30,000
Eligible Activities Sub-Total	\$ 11,138,800	\$ 10,603,800	\$ 535,000
15% Contingency*	\$ 1,651,320	\$ 1,586,070	\$ 65,250
Interest	\$ 2,323,653	\$ 2,217,735	\$ 105,918
Developer Eligible Reimbursement Total	\$ 15,113,773	\$ 14,407,605	\$ 706,168
Administrative Fee	\$ 165,000		
State Brownfield Fund	\$ 789,329		
Total	\$ 16,068,103	\$ 14,407,605	\$ 706,168

*15% Contingency excludes preparation of Brownfield Plan/381 Work Plan and Pre-Approved Activities

Tax Increment Revenue Capture Estimates Table 2
ParkPlace Development
East Lansing, Michigan

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

Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	TOTAL	
Calendar Year	2018	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031		
*Base Taxable Value	\$ 1,599,570	\$ 1,599,570	\$ 1,599,570	\$ 1,599,570	\$ 1,599,570	\$ 1,599,570	\$ 1,599,570	\$ 1,599,570	\$ 1,599,570	\$ 1,599,570	\$ 1,599,570	\$ 1,599,570	\$ 1,599,570	
Estimated New TV		\$ 24,268,092	\$ 24,510,773	\$ 24,755,881	\$ 25,003,439	\$ 25,253,474	\$ 25,506,009	\$ 25,761,069	\$ 26,018,679	\$ 26,278,866	\$ 26,541,655	\$ 26,807,071		
Incremental Difference (New TV - Base TV)		\$ 22,668,522	\$ 22,911,203	\$ 23,156,311	\$ 23,403,869	\$ 23,653,904	\$ 23,906,439	\$ 24,161,499	\$ 24,419,109	\$ 24,679,296	\$ 24,942,085	\$ 25,207,501		
School Capture														
	Millage Rate													
State Education Tax (SET)	6.0000	\$ 9,597	\$ 136,011	\$ 137,467	\$ 138,938	\$ 140,423	\$ 141,923	\$ 143,439	\$ 144,969	\$ 146,515	\$ 148,076	\$ 149,653	\$ 151,245	\$ 1,578,658
School Operating Tax	17.9795	\$ 28,759	\$ 407,569	\$ 411,932	\$ 416,339	\$ 420,790	\$ 425,285	\$ 429,826	\$ 434,412	\$ 439,043	\$ 443,721	\$ 448,446	\$ 453,218	\$ 4,730,582
School Total	23.9795	\$ 38,357	\$ 543,580	\$ 549,399	\$ 555,277	\$ 561,213	\$ 567,209	\$ 573,264	\$ 579,381	\$ 585,558	\$ 591,797	\$ 598,099	\$ 604,463	\$ 6,309,240
Local Capture														
	Millage Rate													
Ingham Co Winter	4.5400	\$ 7,262	\$ 102,915	\$ 104,017	\$ 105,130	\$ 106,254	\$ 107,389	\$ 108,535	\$ 109,693	\$ 110,863	\$ 112,044	\$ 113,237	\$ 114,442	\$ 1,194,518
CATA	3.0070	\$ 4,810	\$ 68,164	\$ 68,894	\$ 69,631	\$ 70,375	\$ 71,127	\$ 71,887	\$ 72,654	\$ 73,428	\$ 74,211	\$ 75,001	\$ 75,799	\$ 791,171
Airport	0.6990	\$ 1,118	\$ 15,845	\$ 16,015	\$ 16,186	\$ 16,359	\$ 16,534	\$ 16,711	\$ 16,889	\$ 17,069	\$ 17,251	\$ 17,435	\$ 17,620	\$ 183,914
City Operating	12.5362	\$ 20,053	\$ 284,177	\$ 287,219	\$ 290,292	\$ 293,396	\$ 296,530	\$ 299,696	\$ 302,893	\$ 306,123	\$ 309,385	\$ 312,679	\$ 316,006	\$ 3,298,396
City Solid Waste	1.8250	\$ 2,919	\$ 41,370	\$ 41,813	\$ 42,260	\$ 42,712	\$ 43,168	\$ 43,629	\$ 44,095	\$ 44,565	\$ 45,040	\$ 45,519	\$ 46,004	\$ 480,175
City Library	1.9940	\$ 3,190	\$ 45,201	\$ 45,685	\$ 46,174	\$ 46,667	\$ 47,166	\$ 47,669	\$ 48,178	\$ 48,692	\$ 49,211	\$ 49,735	\$ 50,264	\$ 524,641
LCC	3.8072	\$ 6,090	\$ 86,304	\$ 87,228	\$ 88,161	\$ 89,103	\$ 90,055	\$ 91,017	\$ 91,988	\$ 92,968	\$ 93,959	\$ 94,960	\$ 95,970	\$ 1,001,711
Ingham Co Summer	6.8000	\$ 10,877	\$ 154,146	\$ 155,796	\$ 157,463	\$ 159,146	\$ 160,847	\$ 162,564	\$ 164,298	\$ 166,050	\$ 167,819	\$ 169,606	\$ 171,411	\$ 1,789,146
ELPS B&S	1.2770	\$ 2,043	\$ 28,948	\$ 29,258	\$ 29,571	\$ 29,887	\$ 30,206	\$ 30,529	\$ 30,854	\$ 31,183	\$ 31,515	\$ 31,851	\$ 32,190	\$ 335,991
IISD Operating	0.2000	\$ 320	\$ 4,534	\$ 4,582	\$ 4,631	\$ 4,681	\$ 4,731	\$ 4,781	\$ 4,832	\$ 4,884	\$ 4,936	\$ 4,988	\$ 5,042	\$ 52,622
IISD Special Ed	4.5062	\$ 7,208	\$ 102,149	\$ 103,242	\$ 104,347	\$ 105,463	\$ 106,589	\$ 107,727	\$ 108,877	\$ 110,037	\$ 111,210	\$ 112,394	\$ 113,590	\$ 1,185,625
IISD VOC ED	1.2925	\$ 2,067	\$ 29,299	\$ 29,613	\$ 29,930	\$ 30,250	\$ 30,573	\$ 30,899	\$ 31,229	\$ 31,562	\$ 31,898	\$ 32,238	\$ 32,581	\$ 340,069
Local Total	42.4841	\$ 67,956	\$ 963,052	\$ 973,362	\$ 983,775	\$ 994,292	\$ 1,004,915	\$ 1,015,644	\$ 1,026,480	\$ 1,037,424	\$ 1,048,478	\$ 1,059,642	\$ 1,070,918	\$ 11,177,980
Non-Capturable Millages														
	Millage Rate													
City Debt	0.7715	\$ 1,234	\$ 17,489	\$ 17,676	\$ 17,865	\$ 18,056	\$ 18,249	\$ 18,444	\$ 18,641	\$ 18,839	\$ 19,040	\$ 19,243	\$ 19,448	\$ 202,989
DDA	1.7007	\$ 2,720	\$ 38,552	\$ 38,965	\$ 39,382	\$ 39,803	\$ 40,228	\$ 40,658	\$ 41,091	\$ 41,530	\$ 41,972	\$ 42,419	\$ 42,870	\$ 447,471
ELPS Debt	7.0000	\$ 11,197	\$ 158,680	\$ 160,378	\$ 162,094	\$ 163,827	\$ 165,577	\$ 167,345	\$ 169,130	\$ 170,934	\$ 172,755	\$ 174,595	\$ 176,453	\$ 1,841,768
Total Non-Capturable Taxes	9.4722	\$ 15,151	\$ 214,721	\$ 217,019	\$ 219,341	\$ 221,686	\$ 224,055	\$ 226,447	\$ 228,863	\$ 231,303	\$ 233,767	\$ 236,256	\$ 238,770	\$ 2,492,228
Total Capturable Millages	66.4636													
Total Tax Increment Revenue (TIR) Available for Capture		\$ 1,506,632	\$ 1,522,761	\$ 1,539,052	\$ 1,555,505	\$ 1,572,124	\$ 1,588,908	\$ 1,605,860	\$ 1,622,982	\$ 1,640,275	\$ 1,657,741	\$ 1,675,381		

Tax Increment Reimbursement Estimates Table 3

ParkPlace Development
East Lansing, Michigan

Developer Maximum Reimbursement	Total Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	36.08%	\$ 5,452,921	\$ -	\$ 5,452,921
Local	63.92%	\$ 9,660,853	\$ -	\$ 9,660,853
TOTAL				
MDEQ	4.67%	\$ 706,168	\$ -	\$ 706,168
MSF	95.33%	\$ 14,407,605	\$ -	\$ 14,407,605

Estimated Total
Years of Plan: 11

Estimated Capture	
Administrative Fees	\$ 165,000
State Revolving Fund	\$ 789,329
LBRF	0

	1	2	3	4	5	6	7	8	9	10	11	TOTAL
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
Total State Incremental Revenue	\$ 543,580	\$ 549,399	\$ 555,277	\$ 561,213	\$ 567,209	\$ 573,264	\$ 579,381	\$ 585,558	\$ 591,797	\$ 598,099	\$ 604,463	\$ 6,309,240
State Brownfield Revolving Fund (50% of SET)	\$ 68,006	\$ 68,734	\$ 69,469	\$ 70,212	\$ 70,962	\$ 71,719	\$ 72,484	\$ 73,257	\$ 74,038	\$ 74,826	\$ 75,623	\$ 789,329
State TIR Available for Reimbursement	\$ 475,574	\$ 480,666	\$ 485,808	\$ 491,001	\$ 496,247	\$ 501,545	\$ 506,896	\$ 512,301	\$ 517,759	\$ 523,272	\$ 528,841	\$ 5,519,911
Total Local Incremental Revenue	\$ 963,052	\$ 973,362	\$ 983,775	\$ 994,292	\$ 1,004,915	\$ 1,015,644	\$ 1,026,480	\$ 1,037,424	\$ 1,048,478	\$ 1,059,642	\$ 1,070,918	\$ 11,177,980
BRA Administrative Fee (\$15,000/year)	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 165,000
Local TIR Available for Reimbursement	\$ 948,052	\$ 958,362	\$ 968,775	\$ 979,292	\$ 989,915	\$ 1,000,644	\$ 1,011,480	\$ 1,022,424	\$ 1,033,478	\$ 1,044,642	\$ 1,055,918	\$ 11,012,980
Total State & Local TIR Available	\$ 1,423,626	\$ 1,439,027	\$ 1,454,583	\$ 1,470,294	\$ 1,486,162	\$ 1,502,189	\$ 1,518,376	\$ 1,534,725	\$ 1,551,237	\$ 1,567,914	\$ 1,584,759	\$ 16,532,891
DEVELOPER	Beginning Balance											
DEVELOPER Reimbursement Balance	\$ 15,113,773	\$ 13,690,147	\$ 12,251,120	\$ 10,796,537	\$ 9,326,243	\$ 7,840,081	\$ 6,337,893	\$ 4,819,517	\$ 3,284,793	\$ 1,733,556	\$ 461,851	\$ 0
MSF Non-Environmental Costs	\$ 14,407,605											
State Tax Reimbursement	\$ 453,354	\$ 458,207	\$ 463,109	\$ 468,060	\$ 473,061	\$ 478,111	\$ 483,212	\$ 488,364	\$ 493,568	\$ 498,823	\$ 440,271	\$ 5,198,141
Local Tax Reimbursement	\$ 903,755	\$ 913,584	\$ 923,510	\$ 933,536	\$ 943,663	\$ 953,890	\$ 964,220	\$ 974,653	\$ 985,190	\$ 713,463		\$ 9,209,464
Total MSF Reimbursement Balance	\$ 13,050,496	\$ 11,678,705	\$ 10,292,085	\$ 8,890,489	\$ 7,473,766	\$ 6,041,764	\$ 4,594,333	\$ 3,131,316	\$ 1,652,558	\$ 440,271	\$ -	\$ 14,407,605
MDEQ Environmental Costs	\$ 706,168											
State Tax Reimbursement	\$ 22,220	\$ 22,458	\$ 22,699	\$ 22,941	\$ 23,186	\$ 23,434	\$ 23,684	\$ 23,936	\$ 24,192	\$ 24,449	\$ 21,579	\$ 254,779
Local Tax Reimbursement	\$ 44,296	\$ 44,778	\$ 45,265	\$ 45,756	\$ 46,252	\$ 46,754	\$ 47,260	\$ 47,771	\$ 48,288	\$ 34,969		\$ 451,389
Total MDEQ Reimbursement Balance	\$ 639,651	\$ 572,415	\$ 504,452	\$ 435,755	\$ 366,316	\$ 296,128	\$ 225,185	\$ 153,477	\$ 80,998	\$ 21,579	\$ -	\$ 706,168
Total Annual Developer Reimbursement	\$ 1,423,626	\$ 1,439,027	\$ 1,454,583	\$ 1,470,294	\$ 1,486,162	\$ 1,502,189	\$ 1,518,376	\$ 1,534,725	\$ 1,551,237	\$ 1,271,705	\$ 461,851	\$ 15,113,773