

DEVELOPMENT and TAX INCREMENT FINANCING PLAN

CHARTER TOWNSHIP OF LANSING



3209 West Michigan Avenue
Lansing, MI 48917

Adopted December 3rd, 2013

Approved by the Downtown Development Authority for presentation at a public hearing scheduled for December 3rd, 2013.

Adopted by the Township Board of the Charter Township of Lansing on December 3rd, 2013 subsequent to review and consideration of input gathered during the public hearing held on December 3rd, 2013, and subsequent Township Board meetings on December 3rd, 2013

Charter Township of Lansing

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Appointed Officials

Steven Hayward, AICP, Director of Development + Planning & DDA Executive Director
Matthew Brinkley, AICP, Senior Planner

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INTRODUCTION

Introduction

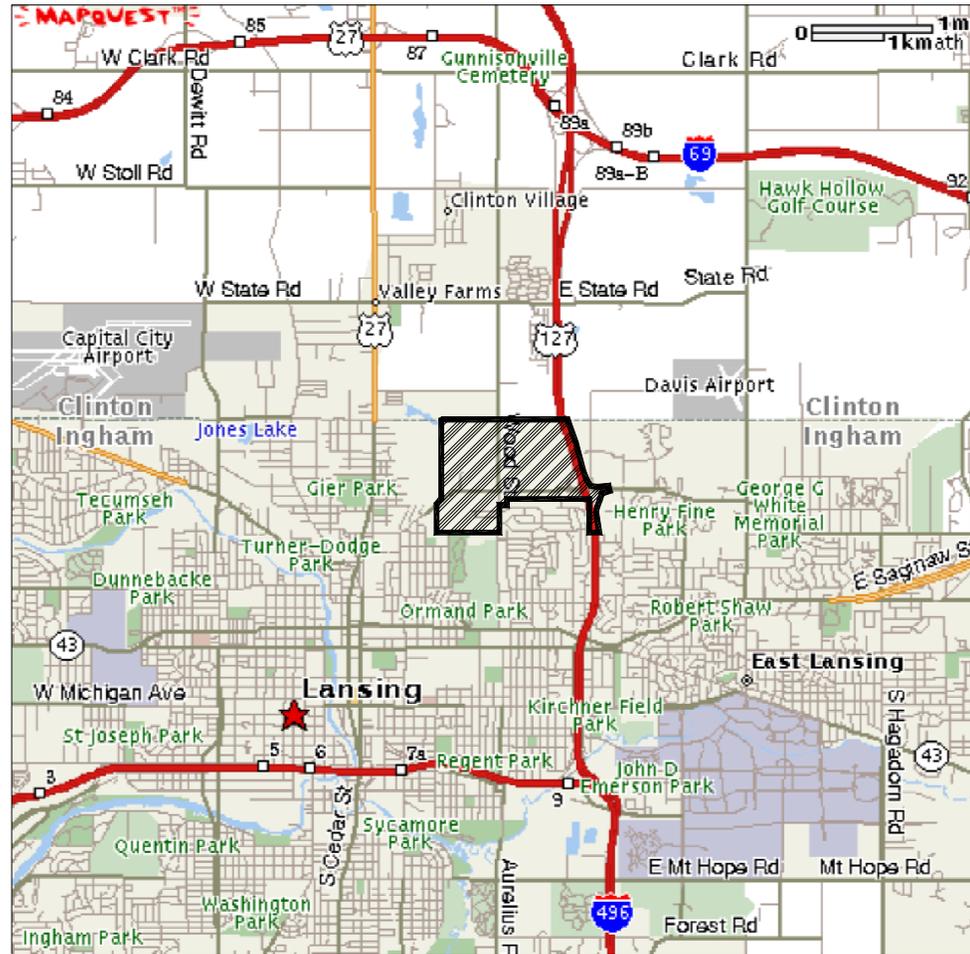
This Tax Increment Finance Plan and Downtown Development Plan includes public policies and public investment strategies that aim toward a more attractive and functional future for the Lake Lansing Road & Wood Road Corridor. The Charter Township of Lansing (herein also referred to as Lansing Township and Township) is continuing its vision to develop an extensive downtown commercial center at Lake Lansing Road at US 127 (see location in [Figure 1](#)). An urban community surrounded by Lansing and East Lansing, the Lake Lansing Road Corridor defines the Township's eastern gateway, as well as the Lansing Metropolitan area's northern boundary.

Over the years, the Corridor has evolved into a major residential and commercial thoroughfare extending from Meridian Township and East Lansing to Lansing Township and City of Lansing to the west. In response to increasing development along the corridor, The Township Board of Trustees implemented a planned unit development (PUD) ordinance in 2000 to facilitate extensive mixed-use development (Eastwood) on a 196-acre site at Lake Lansing Road and US 127. The purpose of the PUD ordinance was to stimulate a walkable and lively town center that would include open space, sidewalks and landscaping with restaurants, shops, hotels, office and entertainment uses. For the 28,000 residents located within a mile of the site, it is within easy strolling distance to open spaces, parks, restaurants and cafes, professional offices and a 19-screen theater. Trees grace the Lake Lansing Road frontage and define the open space between the sidewalk and roadway. Benches, bus shelters and other streetscape enhancements will further define a destination town center. The District not only serves local residents, but also is a destination for the Tri-County region and beyond.

Purpose of the Downtown Development Authority Act

According to Act 197, Public Acts, Michigan of 1975, as amended ("Act 197"), the Charter Township of Lansing is empowered to establish a downtown development authority. The purpose of a downtown development authority is to correct and prevent deterioration of business districts; to promote economic growth and revitalization; to encourage historic preservation; to authorize the acquisition and disposal of interest in real and personal property; to authorize the creation of an authority; and to authorize the levy and collection of taxes, the issuance of bonds and the use of tax increment financing in the accomplishment of specific downtown development activities contained in locally adopted development plans.

Figure 1: Location Map



Act 197 seeks to strengthen existing areas and encourage new private developments in the commercial district of our communities. It seeks to accomplish this goal by providing communities with the necessary legal, monetary, and organizational tools to stabilize the economic base either through publicly initiated projects or in concert with privately motivated development projects.

The approach in how downtown development authorities choose to make use of these tools does, of course, depend on the problems and opportunities facing each particular downtown district and the development priorities sought by the community in the stabilization of its commercial base.

A downtown development authority may engage in the following functions:

- Prepare analysis of economic changes within the district
- Prepare analysis on the impact of metropolitan growth upon the district
- Plan and propose construction, renovation, etc., of a public facility, an existing building, or multiple family dwelling unit
- Develop long-range plans to halt deterioration of property values
- Implement procedures necessary to achieve proposed improvements
- Enter into contracts necessary to exercise its power
- Acquire, lease, or dispose of property
- Accept grants and donations

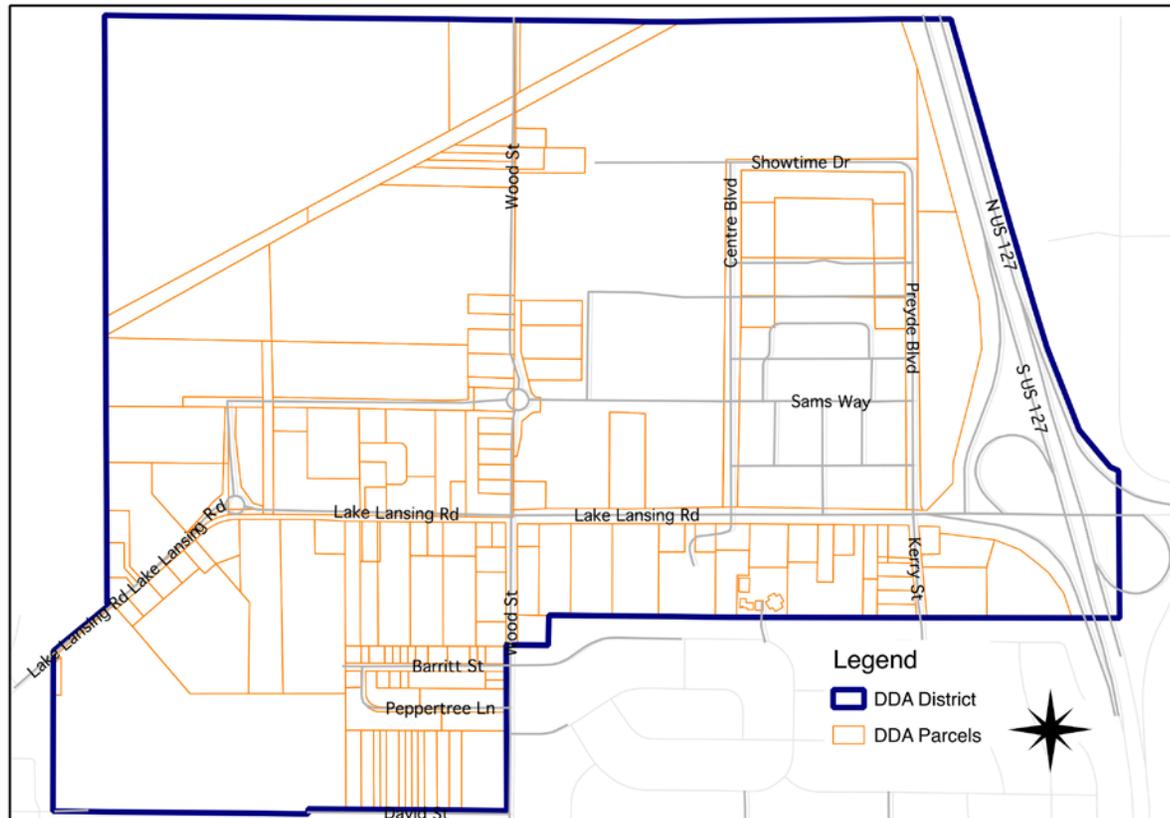
Creation of the DDA, History and Timeline

To encourage economic growth in the downtown district, the Township Board adopted on April 5th, 1983 Ordinance #60 of the Codified Ordinances of the Charter Township of Lansing, Michigan which created the Downtown Development Authority of the Charter Township of Lansing (the "Authority" or "DDA"), effective April 22nd, 1983. On May 3rd, 1983 the Township Board approved the appointment of ten individuals to serve with the Township Supervisor on the Governing Board of the Authority. On June 29th, 1993 the Township Board adopted Ordinance #60.1 of the Codified Ordinances of the Charter Township of Lansing, Michigan which modified the boundary of the Downtown Development Authority of the Charter Township of Lansing (the "Authority"), and effective July 27th, 1993. On March 11th, 2003 the Township Board approved the appointment of eight individuals to serve with the Township Supervisor on the Governing Board of the Authority and an eleven member Citizens Advisory Council. Ordinance #60 & #60.1,

with a record of votes cast, are attached as Appendix A. On May 20th, 2003 the Township Board adopted the current Development and Tax Increment Financing Plan.

In Ordinance #60.1 the Township Board designated the boundaries of the downtown development authority within which the Authority may exercise its powers. The boundaries are shown in Figure 2.

Figure 2: Downtown District



Charter Township of Lansing Downtown Development Authority District Boundary Map. Created by Charter Township of Lansing Department of Planning and Development, November 2013.

Act 197 refers to a "downtown district" as being within a business district which is specifically designated by ordinance of the governing body of the municipality, and a "business district" as being an area in the downtown of a municipality zoned and use principally for business. To develop the Downtown District boundaries, a number of sources were considered. The Township Zoning Map and Master Land Use Plan were reviewed. In addition, existing commercial, industrial, residential, and public/quasi-public land uses were inventoried. After careful consideration of the intent of Act 197 and the intent and purposed stated in Ordinance #60 and #60.1 the Downtown District was configured to include properties which are zoned and principally used for business.

The location and configuration of the Downtown District enable the adoption of a tax increment plan as a means of financing public improvements. By definition, a tax increment financing plan seeks to capitalize on and make use of the increased tax base created by economic development within the boundaries of a downtown district. The Downtown District is experiencing the most concentrated and extensive economic activity within the Township and, therefore, meets the purpose of Act 197.

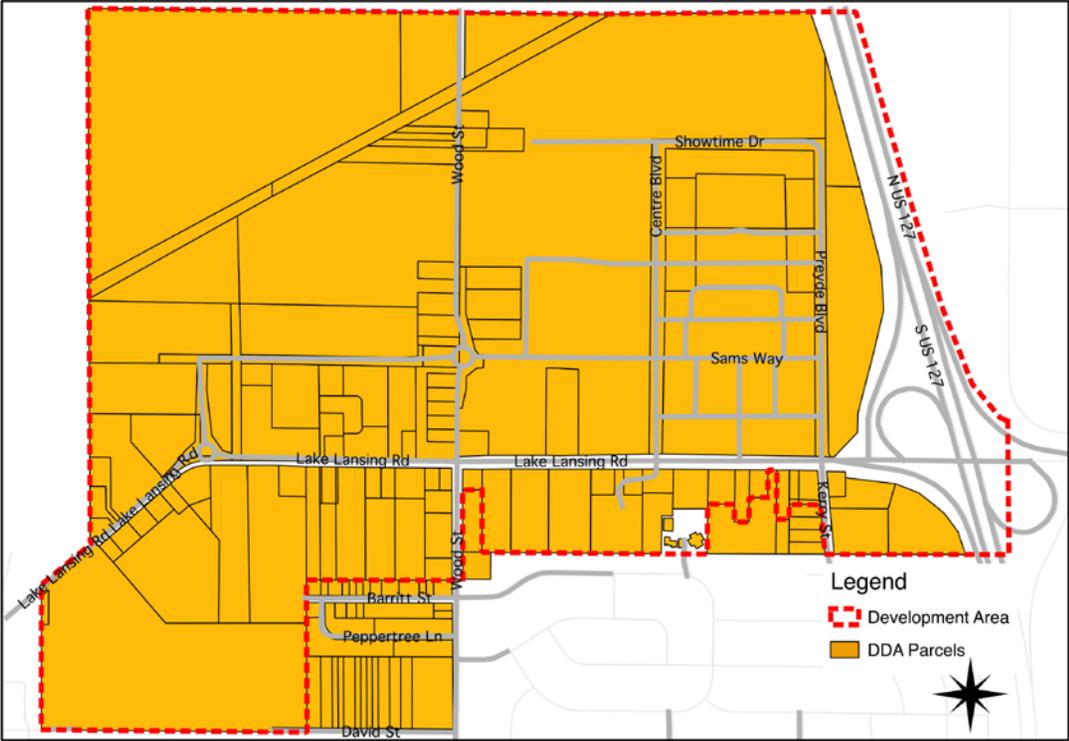
The purpose of the Development and Tax Increment Financing Plan is to provide for the acquisition, construction and financing of the necessary street, sidewalk, streetscaping, parking improvements and other facilities needed in the Downtown District to achieve the objectives of the Authority in promoting economic growth of benefit to all taxing units located within and benefited by the Downtown District.

Activities of the Downtown Authority of the Township

The Township scheduled and conducted public meetings on May 3rd, 1983 to discuss issues, priorities, and potential projects with the Downtown District. Subsequently the Township adopted the current Plan on May 20th, 2003. The Authority has focused its attention on identifying those public improvements that are needed in the Downtown District and which, if provided, will result in the enhancement of existing business activity and stimulation of new private investment, thus assisting to halt property stagnation/deterioration and to increase property tax valuation and promote economic growth.

The Authority has spent considerable time meeting with residents, Planning Commission members, Township staff and the Township Board in identifying needed improvements within the Downtown District. The topics of parking, traffic circulation, pedestrian amenities, utilities, public facilities, public safety, economic development, streetscaping and entrances into the Downtown District were prevalent, and improvements in such facilities are the highest priority needs in the Downtown District. The Authority has concluded that the majority of improvements are not needed within the entire Downtown District, and has therefore established an area of specific focus as its development area (the "Development Area"). This Development Area can be seen in [Figure 3](#).

Figure 3: Development Area



Charter Township of Lansing Downtown Development Authority Development Area Boundary Map. Created by Charter Township of Lansing Department of Planning and Development, November 2013.

The Authority also identified other improvements which would serve to improve the Downtown District. Such improvements include the consolidation of private and public signage, the improvement of building facades, the promotion of pedestrian safety, public facilities maintenance, small business assistance and planning for the entire District. Some of these improvements have been integrated into the Development Plan which follows. Other improvements are to be encouraged by the Authority but implemented by other public agencies and/or private property owners.

On [REDACTED] the Township Board adopted this Development and Tax Increment Financing Plan (the "Plan"). Particular attention has been paid to coordinating Authority projects with other public and private improvements, discussing impacts and implementation strategies with affect to taxing jurisdictions, as well as continuing the DDA's policy for transparency, public comment and scheduled public meetings.

The Township Board and the Authority anticipate that this plan sustains the Downtown District as a destination for residents of Lansing Township, the Lansing Metropolitan area, the State of Michigan and the Midwest.

Development Area Citizens Council

Since fewer than 100 residents live within the Development Area, a Development Area Citizens Council was not required under Act 197. However, in order to maximize public involvement, one was appointed by the Township Board on March 14th, 2003. Although copies of the draft Development and Tax Increment Financing Plan were mailed to Council members along with an invitation to meet at the Township office on April 29th, 2003 no members attended and the Council was not sustained.

Development Plan

This Development Plan contains the information required by Section 17(2) of Act 197. Additional information is available from the Township's Development + Planning Department.

Location

The Township is located in central-lower Michigan, on the northern edge of Ingham County, and is approximate 5.5 square miles in area. The City of Detroit is located approximately 90 miles to the southeast, with Grand Rapids located approximately 68 miles to the west. It is bordered by the following communities: Delta Township, Watertown Township, Dewitt Township, Bath Township, the City of East Lansing, Meridian Township, Windsor Township and the City of Lansing.

The Downtown District encompasses approximately 650 acres in Section 2 & 3 of the Township. The Development Area encompasses approximately 615 acres within the Development Area. The Development area contains primarily commercial and industrial properties in addition to some public and residential properties. The area near the US-127 interchange on Lake Lansing Road has traditionally served as the focal point to the community.

Because of a variety of factors, including the development of Eastwood and the availability of additional vacant land, the Development Area has become a complete comparison shopping and employment center capable of competing equally with the large outlying shopping centers found in Delta and Meridian Townships. Nevertheless, based upon past dealings with property owners in the Development Area as well as understanding the issues that may feasibly limit development, there is a possibility that this area will not meet its potential for establishing a sustainable presence in mid-Michigan contributing a substantial tax and employment base for the Region's future.

Designation of Boundaries of the Development Area in relation to Highways, Streets, Streams or otherwise

The Development Area is described as generally bounded on the east by US-127 & the corporate limits of East Lansing, and to the West by the City of Lansing corporate limits. The most northern boundary is the Ingham County/Clinton County line while the southern boundary is the City of Lansing's corporate limits. [Figure 2](#) provides a graphic description of the Downtown District Boundaries while [Figure 3](#) provides a graphic description of the Development Area Boundaries. [Appendix B](#) and [Appendix C](#) provide for each areas respective legal description.

Existing Streets and Public Utilities

The street which provides east-west circulation through the Development Area is Lake Lansing Road. Wood Road provides for the primary north-south traffic movements.

The Development Area has municipal water, sanitary sewer and stormwater sewer facilities available; however one of the Authorities primary purposes will be to extend these services in areas where not currently located. The Development Area is provided electrical service by Consumers Energy and the Board of Water and Light. Gas is provided by Consumers Energy.

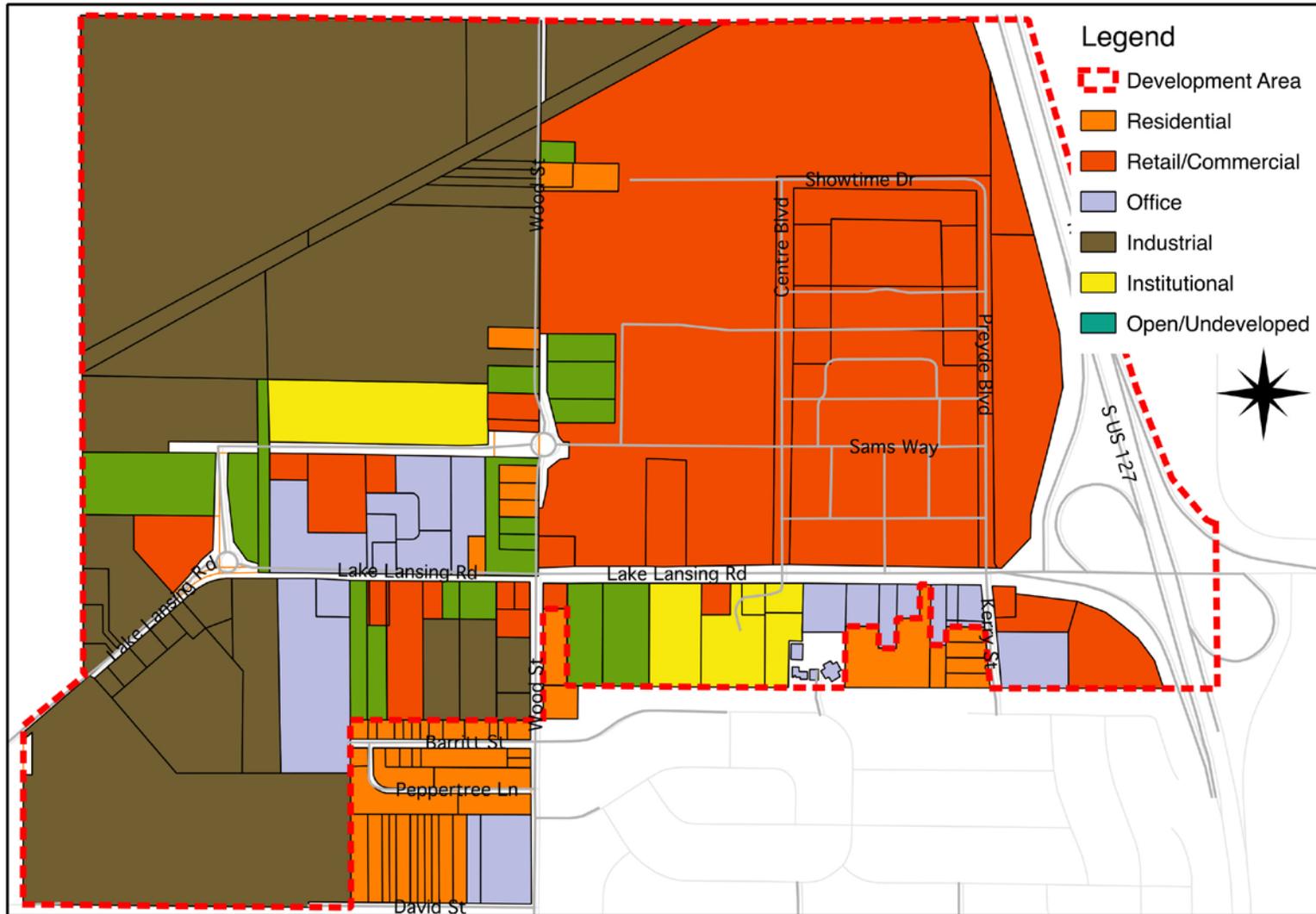
Existing Land Use

Historically the Development Area has been the location of regional service providers. Hotels, land fills, concrete plants, fly ash pits and City of Lansing Public Schools bus garage are few examples of regional providers. The close relationship between the business area and US-127 has formed an identifiable core. It is logical to assume that this will continue on with the development of the Sohn Linen facility, Eastwood and future development.

The Development Area is a commercial center for the Township which, in addition to retail use, has considerable land area devoted to churches, offices, governmental and other functions not typically found in suburban shopping centers. These non-retail functions are not ancillary to this commercial center; they are part of the very fabric of the downtown area.

The Development Area contains the following general land use categories: Commercial, Industrial, Institutional, Vacant/Open Space, Office, Residential and Utilities. Figure 4 depicts this land use distribution.

Figure 4: Existing Land Use



Charter Township of Lansing Downtown Development Authority Existing Land Use Map. Created by Charter Township of Lansing Department of Planning and Development, November 2013.

Existing Zoning

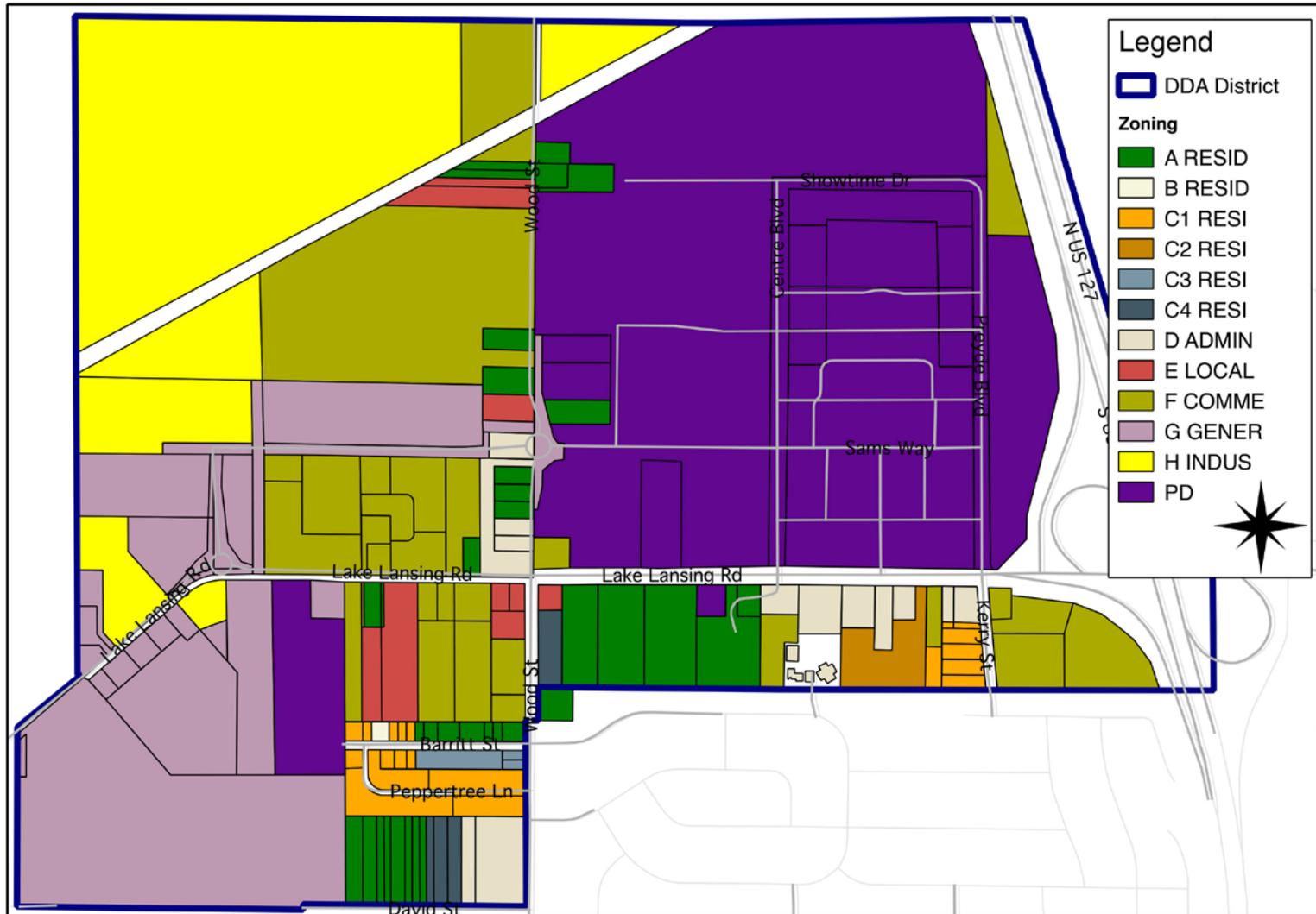
The Development Area has 8 zoning districts as illustrated in [Figure 5](#). The predominant zoning classifications are business related: Planned Development (PD), Administrative & Professional (D), Local Business (E), Commercial (F), General Business (G) and Industrial (H). A few parcels in the Development Area are zoned Multiple Family Residential.

Details of the regulation of each separate zoning district, as well as the Township's Official Zoning Map, may be found in the Code of Ordinances of the Charter Township of Lansing, Ingham County, Michigan.

Land Use Plan

The Master Land Use Plan of the Township calls for the continued development and maintenance of the commercial and residential uses within the district. The proposed private and public improvements of this Development Plan are in conformity with the adopted Master Land Use Plan for the Township.

Figure 5: Existing Zoning



Charter Township of Lansing Downtown Development Authority Zoning Map. Created by Charter Township of Lansing Department of Planning and Development, November 2013.

Completed and Planned Public Improvements by Other Public Agencies

A number of public projects have been completed in the last several years. The concentration of projects in 2001 and 2002 occurred along Lake Lansing Road and Wood Street in the right-of-way with sidewalk replacements, lighting, road reconstruction, water main and sewer installation. In 2007 the DDA undertook a \$10,000,000 reconstruction of Lake Lansing Road and extension of Sam's Way west of Wood Street. This ambitious project included the relocation of Chamberlin Drive and installation of two round-a-bouts to increase traffic safety, as well as access to area businesses and busses by the Lansing School District. In 2010 the DDA took advantage of the unique Recovery Zone Bond financing tools made available during the Great Recession and initiated the Heights at Eastwood development. This 22 acre mixed use development includes a 716 space parking deck (expandable to over 1,000 spaces), over 100,000 square feet of commercial space, 125 luxury apartments, 125 room select service hotel and developable land for another 350,000 square feet of multi-use.

Completed and Planned Private Improvements

Since the adoption of the 2003 Plan the District has been home to approximately \$50,000,000 in new development including Mid-Michigan Physicians, Sam's Club, Wal-Mart, NCG expansion, Fantastic Finds and Sherwin Williams to name a few. Additionally, there is over \$40,000,000 of development underway or with building permits submitted within the district including Hyatt Place, Fairfield Inn, Vista Apartments and Wal-Mart supercenter expansion. Anticipated within the 2014 construction season is an additional \$40,000,000 in development with a multi-use project and two hotels. Several older structures, including the Courtyard by Marriott, former Lansing Ice Arena and Affordable Self Storage has undergone façade improvements in recent years.

Goals and Objectives of the Authority with Respect to the Development Area

The general goal of the Authority is to establish a favorable environment for businesses and residents, and provide the resources and direction to implement improvement and revitalization projects to create a sustainable employment and destination center for the Township, Region, State and Mid-west.

The Authority has identified the following specific objectives designed to accomplish the general goal. The Authority believes that some of these activities may ultimately be achieved by other citizens and organizations or by the Township in partnership with the Authority.

Economic:

- Improve and maintain the economic and commercial vitality and competitive environment of the Development Area.
- Encourage a balanced mix of commercial, office, residential and public uses, as well as opportunities for new business enterprises and the expansion existing businesses.
- Develop an attractive, safe and vital environment for the Development Area and the lands that are adjacent to it.
- Enhance the development of the untapped potential within the Development Area such as infill projects, multiple story development, vacant lands and underutilized properties.
- Encourage and stimulate private investment in the Development Area.
- Lead efforts to develop commercial, office, residential and public uses which further the economic growth and sustainability of the Development Area.
- Assist the viability of businesses through competitive loans and Development Area wide marketing and promotions.

Circulation and Parking:

- Encourage the design and development of an efficient vehicular circulation system that enhances the character, accessibility and pedestrian safety of the Development Area.
- Establish a Development Area circulation system which minimizes pedestrian and vehicular conflicts.
- Provide the facilities and amenities necessary to insure convenient and pleasant pedestrian and vehicular movement.
- Develop a parking system which provides adequate spaces for Development Area visitors and provides convenient parking for district employees and residents.
- Develop a transit alternative to bring new groups or citizens into and throughout the Development Area.
- Provide for consistent identification of businesses and public facilities within the Development Area.

Facilities and Services:

- Encourage cooperation between the public and private sector to ensure a safe, well-maintained, and attractive Development Area.
- Develop programs and projects to provide amenities which will enhance the viability of the Development Area.
- Improve the level of services provided to the Development Area which directly impact on the image and perceived public safety of the Development Area.
- Promote the Development Area as a focus of community, civic and cultural activities within the Township.
- Encourage regional educational and research facilities to locate to further the impression that the Development Area is a destination location with a great depth and breadth of services.

Aesthetic:

- Identify attractive, distinctive, cost-effective and compatible design features and elements to unite the Development Area.
- Promote compatibility between older structures and developments, and new infill projects.
- Reduce unattractive characteristics and negative influences within the Development Area.
- Encourage the sensitive design of buildings, street furniture, lighting, signs and landscaping which reflects the scale and the desired character of the Development Area.
- Encourage a public-private sector effort to improve the visual quality of the Development Area and its entryways.
- Preserve and promote a feeling of community and sense of place within the Development Area.

In the 2003 Plan the DDA & Township identified the following specific projects. The status of which are identified on Table 1 on the following pages.

Table 1: Project Status from 2003 Plan

	Possible Projects	Description	Priority	Status	Year
1	Area Master Plan	Detailed inventory of land use, utilities and feasibility of improvements and the impacts associated.	High	Complete	2005
2	DDA Operation	Annual costs associated with administration.	High	Ongoing	--
3	Complete Wood Road Sewer	Extend sanitary sewer from Sam's Way north to County line.	High	Complete	2003
4	Road at abandoned Rail Road	Study the feasibility of and construct a road within the abandoned rail road right-of-way from Wood Road to the County line.	High	Study Complete	2007
5	Traffic Study	Analyze 7 day a week, 24 hour a day traffic operations to optimize motor vehicle circulation.	High	Complete	2005 to 2013
6	Footbridge/SPUI	Study the feasibility of and construct a redesigned interchange at Lake Lansing Road and US-127 that allows for increased motor vehicle and pedestrian circulation while acting as a gateway into the Development Area.	High	Complete	2007 & 2013
7	Build-out Police Substation	Create a public safety location within the donated 1,200 square foot space within Eastwood Town Center.	High	Complete	2005
8	Public Safety	Ensure that police and fire service is visible at a level commensurate with the Development Area's intended image.	High	Ongoing	--
9	Fire Station	Study the feasibility of and construct a fire station that services the increased density being created within the Development Area.	High	Complete	2008
10	Neighborhood Access & Lighting	Provide a means to incorporate the area residents into the Development Area by non-motorized means.	High	Complete	2007 to 2013
11	District Advertising	Annually promote Development Area businesses through group buying outdoor advertising, print media, television and radio advertising.	High	Ongoing	--

12	Storm Drains	Promote the development of property by installing, extending, expanding or subsidizing storm drains in coordination with the Ingham County Drain Commission.	High	Complete	2007
13	Parking Mitigation (Structure, surface, etc.)	Study the feasibility and subsequently mitigate the shortages, or perception of shortages, of parking within the Development Area.	High	Complete	2012
14	Sidewalks	Construct sidewalks along all roads within the Development Area.	High	Ongoing	--
15	Lighting	Install street and sidewalk lighting along roads and within parking areas.	High	Complete	2004
16	CADL Brand Library	Provide space for a facility.	High	Ongoing	--
17	Traffic Calming	Study and implement mechanisms to mitigate commercially oriented vehicular traffic in residential areas.	High	Complete	2005 to 2007
18	Purchase Available Property (General)	Acquire property as becomes available and develop/market it in a way consistent with the Development and Area Master Plan.	High	Ongoing	--
19	Contract Payments to Jurisdictions	Analyze the feasibility of reimbursing jurisdictions on an annual basis a portion of funds captured through the TIF Plan.	High	Ongoing	--
20	BW&L Brownfield Plan	Study the feasibility for the re-use of this property for public or commercial purposes, potentially in conjunction with the Ingham County Drain Commission and/or the City of Lansing.	High	Complete	2005 & 2010
21	Bury Overhead Electric	Work with the Board of Water and Light and Consumer's Energy to bury overhead electric within the Development Area.	Medium	Partially Complete	2007
22	Special Events	Promote recognition of the Development Area as a destination location through the hosting of events that bring visitors from outside the immediate vicinity.	Medium	Ongoing	--
23	Bicycle Lanes	Install bicycle lanes on roads where right-of-way is available.	Medium	Ongoing	--
24	Purchase BW&L Property	Acquire the environmentally contaminated land and develop a public or private use as identified during the development of the Brown Field Plan.	Medium	Ongoing	--

25	Entry Signs	Provide for gateway markers identifying the Township's borders on all public access points into the Development Area.	Medium	Ongoing	--
26	Landlocked Property	Acquire the 3.0 + acre land locked property at the corner of Showtime and Preyde Boulevard for future development.	Medium	Complete	2007
27	Arts and Community Center	Study the feasibility for the development of a community center with an emphasis on the visual and performing arts, education and community services, including a Capital Area District Library branch.	Medium	Ongoing	--
28	Multi-Family Development	Identify potential locations and develop multi-family development.	Medium	Ongoing	--
29	Commercial Development	Identify potential locations and develop commercial development.	Medium	Ongoing	--
30	Façade Improvements	Encourage the modernization/improvement of commercial facades within the district through grants and/or loans.	Medium	Ongoing	--
31	Landscaping	Develop enhanced streetscape along roads within the Development Area.	Medium	Ongoing	--
32	Parks and Recreation	Provide both active and passive recreation services to residents, employees and visitors within the Development Area.	Medium	Ongoing	--
33	Sound Barriers	Develop sound abatement measures along US-127 within the Development Area and potentially partner with the City of Lansing and the MDOT to extend along US-127 right-of-way.	Medium	Complete	--
34	Small Business Loans & Grants	Promote the expansion/location of small business within the district through the use of loans and grants.	Low	Ongoing	--
35	Granger Property Development Plan	Study the feasibility of uses appropriate with the land fill as it becomes obsolete for waste storage.	Low	Ongoing	--

Character, Location, Extent, Estimated Cost of Improvements, Construction Stages and Estimated Completion Time.

In addition to supporting existing bond issuances in 2007 (refinanced 2012), 2010 and 2013, Table 2 provides a complete description of the character, location and extent of each projected improvement which has been contemplated. The estimated time of completion is also provided. This estimation of time is subject to change based upon the availability of funding, anticipated need and importance and general input that may be necessary on a year-by-year basis. Additional projects which meet the aforementioned Goals and Objectives may be added by the Authority as part of their budget and implementation process.

The estimated costs of improvements is done without detailed engineering design or specific knowledge of field conditions or cost estimates, and therefore are by nature not precise. Thus, cost estimates are subject to change as more specific knowledge becomes available.

Table 2: Contemplated Projects

	Possible Projects	Description	Priority	Timeframe	Project Type	Estimate of Cost (\$)
1	Updated Area Master Plan	Detailed inventory of land use, utilities and feasibility of improvements and the impacts associated.	High	1 - 3 years	Administration	100,000
2	DDA Operation	Annual costs associated with administration.	High	Annually	Administration	350,000
3	Road at abandoned Rail Road	Support East Lansing's efforts to construct a road within the abandoned rail road right-of-way from Wood Road to Coolidge.	High	1 - 3 years	Transportation	100,000
4	Public Safety	Ensure that annually police and fire service is visible at a level commensurate with the Development Area's intended image.	High	Annually	Safety	70,000
5	District Wide Development Guidelines	Study the feasibility guidelines to enhance private development while providing flexibility of design.	High	1 - 3 years	Safety	80,000
6	Neighborhood Access & Lighting	Provide a means to incorporate the area residents into the Development Area by non-motorized means.	High	1 - 3 years	Safety	80,000
7	District Advertising	Annually promote Development Area businesses through group buying outdoor advertising, print media, television and radio advertising.	High	Annually	Economic Development	35,000

8	Sidewalks	Construct sidewalks along all roads within the Development Area.	High	1 - 3 years	Safety	250,000
9	CADL Brand Library	Provide space for a facility.	High	1 - 3 years	Enhancement	1,000,000
10	Purchase Available Property (General)	Acquire property as becomes available and develop/market it in a way consistent with the Development and Area Master Plan.	High	1 - 3 years	Economic Development	2,500,000
11	Modification to the Declaration of Easements, Covenants & Restrictions (DECR)	Strategic modifications to the 2000 DECR that was entered into by Eastwood, RPAL, Wal-Mart and Sam's Club restricting Eastwood's development potential.	High	1 - 3 years	Economic Development	500,000
11	Contract Payments to Jurisdictions	Reimburse jurisdictions on an annual basis when feasible with a portion of funds captured through the TIF Plan.	High	Annually	Tax Sharing	Unknown
12	Bury Overhead Electric	Work with the Board of Water and Light and Consumer's Energy to bury overhead electric within the Development Area.	Medium	4 - 9 years	Enhancement	1,000,000
13	Special Events	Promote recognition of the Development Area as a destination location through the hosting of events that bring visitors from outside the immediate vicinity.	High	Annually	Economic Development	25,000
14	Bicycle Lanes	Install bicycle lanes on roads where right-of-way is available.	Medium	4 - 9 years	Safety	160,000
15	Develop BW&L Property	Facilitate the development via public or private use as identified during the development of the Brown Field Plan.	Medium	4 - 9 years	Economic Development	300,000
16	Entry Signs	Provide for gateway markers identifying the Township's borders on all public access points into the Development Area.	Medium	4 - 9 years	Enhancement	25,000
17	Multi-Family Development	Identify potential locations and develop multi-family development.	Medium	4 - 9 years	Economic Development	50,000
18	Commercial Development	Identify potential locations and develop commercial development.	Medium	4 - 9 years	Economic Development	50,000
19	Façade Improvements	Encourage the modernization/improvement of commercial facades within the district through grants and/or loans.	Medium	4 - 9 years	Economic Development	1,500,000
20	Landscaping	Develop enhanced streetscape along roads within the Development Area.	Medium	4 - 9 years	Enhancement	1,250,000

21	Parks and Recreation	Provide both active and passive recreation services to residents, employees and visitors within the Development Area.	Medium	4 - 9 years	Neighborhood Stabilization	2,500,000
22	Small Business Loans & Grants	Promote the expansion/location of small business within the district through the use of loans and grants.	High	Annually	Economic Development	35,000
23	Granger Property Development Plan	Study the feasibility of uses appropriate with the land fill as it becomes obsolete for waste storage.	Low	10 + years	Economic Development	75,000

Portion of the Development Area which the Authority Desires to Sell, Donate, Exchange or Lease to or from the Township

Along with the Heights at Eastwood development, the Authority may sell, donate, exchange or lease property to from the Township via procedures and agreements that have been adopted by the Authority and the Township Board.

Existing Improvements to be Demolished, Repaired or Altered, Description of Repairs and Alterations, and Estimated Time of Completion

The installation of bike lanes, sidewalks, lighting, intersection & interchange improvements, public facilities, streetscaping, improved landscaping, signage and new construction of buildings will create permanent alterations. However, such alterations are in accord with the Goals and Objectives of the Authority. The estimated time of completion for each project is found in Table 2 above.

Areas Left as Open Space

The Authority has no plans to create any areas to be left as open space. However, there may be the ancillary creation of public/private parks as well as buffer areas to meet the Goals and Objectives of this Plan.

Desired Zoning Changes

Certain zoning changes may be initiated by private property owners or the Township. The only zoning change within the Development Area that may be requested by the Authority is the rezoning of Eastwood to allow for increased density through height restriction removal.

Changes in Streets, Street Levels, Intersections and Utilities

Anticipated changes initiated by the Authority are as follows: the construction of bicycle lanes on Wood Road and within Eastwood, infill sidewalks along Lake Lansing and Wood Roads, sanitary and storm sewer extensions within the Development Area to allow for economic development, purchase/condemnation of public land to provide access to public or private roads and other unknown improvements that meet the Goals and Objectives of this Plan.

Persons or Corporations to whom or to which the Development is to be Leased, Sold, or Conveyed, and Project Beneficiaries

All improvements undertaken in this Development Plan are public. The improvements will remain in public ownership unless it is deemed by the Authority to further the Goals and Objectives of this plan to transfer ownership to a private individual or corporation. At which time a policy regarding the disposition of public property will be adopted by the Authority and ratified by the Township Board.

Procedure for Leasing, Purchasing, Conveying or Bidding

In the event the Authority needs to employ procedures for leasing, purchasing, conveying or bidding, the Authority will do so in conjunction with the Township Board. In the absence of a policy, the Authority will follow the established procedures of the Township.

Estimates of the Number of Persons Residing in the Development Area

There are six occupied residential units within the Development Area with approximately twenty residents. Therefore, Act 197 requirements to form a Development Area Citizens Advisory Council do not apply.

Relocation of Displaced Persons

There will be no persons or households displaced as a result of implementation of the Development Plan. Therefore, the provisions of Act 197 regarding the displacement of persons are not applicable. Furthermore, since there is no relocation activity, there is no necessity for compliance with Act 227 of the Public Act of 1972 as amended.

Proposed Development Projects Planned for Public-Private Partnership

The Development Plan includes as a goal the accomplishment of certain private developments through private investment in cooperation with the Authority and the Township. The following is a list of projects currently proposed by the Authority: construction of community meeting places, education facilities, retail, office and residential buildings, purchase of strategic structures and/or sites, the consolidation of private signs, consolidation of utility wires and services, provision of parking, vehicular and pedestrian circulation improvements and marketing and special events.

Tax Increment Financing Plan

Introduction

This Tax Increment Finance Plan and Downtown Development Plan includes public policies and public investment strategies that aim toward a more attractive and functional future for the Lake Lansing Road & Wood Road Corridor. Lansing Township is embarking upon a vision to develop an extensive downtown commercial center at Lake Lansing Road at US 127 (see location in [Figure 1](#)). An urban community surrounded by Lansing and East Lansing, the Lake Lansing Road Corridor defines the Township's eastern gateway, as well as the Lansing Metropolitan area's northern boundary.

Over the years, the Corridor has evolved into a major residential and commercial thoroughfare extending from Meridian Township and East Lansing to Lansing Township and City of Lansing to the west. In response to increasing development along the corridor, The Township Board of Trustees implemented a planned unit development (PUD) ordinance to facilitate extensive mixed-use development (Eastwood) on a 196-acre site at Lake Lansing Road and US 127. The purpose of the PUD ordinance was to stimulate a walkable and lively town center that would include open space, sidewalks and landscaping with restaurants, shops, hotels, office and entertainment uses. For the 28,000 residents located within a mile of the site, it is within easy strolling distance to open spaces, parks, restaurants and cafes, professional offices and an 19-screen theater. Trees will grace the Lake Lansing Road frontage and define the open space between the sidewalk and roadway. Benches, bus shelters and other streetscape enhancements will further define a destination town center. The District will not only serve local residents, but also become a destination for the Tri-County region and beyond.

More specifically, the Downtown Development Authority will help to diversify the local economic base by:

- Attracting and retaining new commercial retail, office and jobs in the township;
- Attracting and retaining capital in the township;
- Creating tax base over the long term; and
- Providing the only viable financing mechanism available to the township for implementing the continued economic development in Section 2 & 3 of the Township.

Statement of reasons that the plan will result in the creation of captured assessed value that could not otherwise be expected.

As a designated Downtown Development Authority, the township may capture within the DDA district the operating levies of all local taxing units. Investment in reimbursable public facilities and improvements is a proven mechanism for generating private capital in the form of business retention, attraction and expansion. Private investment, in turn, creates tax base and assessed value subject to capture by the DDA to pay for past and future public facilities and improvements.

Estimate of the captured assessed value for each year of the plan.

Beginning in 2003, the DDA captured all new and incremental growth from the initial assessed value determined on the basis of assessments as of December 31, 2002. The initial assessed value of the district is **\$27,506,584** and the duration of the TIF plan in 2003 was for a 30 years term. Through this amendment it is being extended to through taxes levied in 2043 in order to co-terminate with recent bond issuances. The estimated taxable values for this period are shown in Tables 2, 3 and 4, and have been developed with the assumptions that accompany each.

Table 2: Capture at 1% Annual Growth

Charter Township of Lansing DDA Capture Estimate @ 1.0%													
	2013 Non-Homestead Millage	TIF Capture?	2002 Tax Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total Taxable Value			\$ 27,506,584	\$ 95,927,352	\$ 111,886,626	\$ 128,005,492	\$ 144,285,547	\$ 160,728,402	\$ 162,335,686	\$ 163,959,043	\$ 165,598,633	\$ 167,254,620	\$ 168,927,166
2003 Initial Value				\$ 27,506,584	\$ 27,506,584	\$ 27,506,584	\$ 27,506,584	\$ 27,506,584	\$ 27,506,584	\$ 27,506,584	\$ 27,506,584	\$ 27,506,584	\$ 27,506,584
Captured Value				\$ 68,420,768	\$ 84,380,042	\$ 100,498,908	\$ 116,778,963	\$ 133,221,818	\$ 134,829,102	\$ 136,452,459	\$ 138,092,049	\$ 139,748,036	\$ 141,420,582
State Ed Tax	6.0000	0%		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School - Debt	3.9800	0%		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School - Operating	17.9262	0%		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	4.6956	0%		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LCC	3.8072	20%		\$ 52,098	\$ 64,250	\$ 76,524	\$ 88,920	\$ 101,440	\$ 102,664	\$ 103,900	\$ 105,149	\$ 106,410	\$ 107,683
Township	8.5065	80%		\$ 465,617	\$ 574,223	\$ 683,915	\$ 794,704	\$ 906,601	\$ 917,539	\$ 928,586	\$ 939,744	\$ 951,013	\$ 962,395
County	10.1963	80%		\$ 558,111	\$ 688,291	\$ 819,774	\$ 952,571	\$ 1,086,696	\$ 1,099,806	\$ 1,113,048	\$ 1,126,422	\$ 1,139,930	\$ 1,153,573
CATA	3.0070	50%		\$ 102,871	\$ 126,865	\$ 151,100	\$ 175,577	\$ 200,299	\$ 202,716	\$ 205,156	\$ 207,621	\$ 210,111	\$ 212,626
District Library	1.5600	20%		\$ 21,347	\$ 26,327	\$ 31,356	\$ 36,435	\$ 41,565	\$ 42,067	\$ 42,573	\$ 43,085	\$ 43,601	\$ 44,123
Potential DDA Capture:				\$ 1,097,174	\$ 1,353,091	\$ 1,611,568	\$ 1,872,630	\$ 2,136,302	\$ 2,162,076	\$ 2,188,108	\$ 2,214,400	\$ 2,240,955	\$ 2,267,775
	2013 Non-Homestead Millage	TIF Capture Eligible	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Total Taxable Value			\$ 170,616,438	\$ 172,322,602	\$ 174,045,828	\$ 175,786,286	\$ 177,544,149	\$ 179,319,591	\$ 181,112,787	\$ 182,923,914	\$ 184,753,154	\$ 186,600,685	\$ 188,466,692
2001 Initial Value			\$ 27,506,584	\$ 27,506,584	\$ 27,506,584	\$ 27,506,584	\$ 27,506,584	\$ 27,506,584	\$ 27,506,584	\$ 27,506,584	\$ 27,506,584	\$ 27,506,584	\$ 27,506,584
Captured Value			\$ 143,109,854	\$ 144,816,018	\$ 146,539,244	\$ 148,279,702	\$ 150,037,565	\$ 151,813,007	\$ 153,606,203	\$ 155,417,330	\$ 157,246,570	\$ 159,094,101	\$ 160,960,108
State Ed Tax	6.0000	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School - Debt	3.9800	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School - Operating	17.9262	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	4.6956	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LCC	3.8072	20%	\$ 108,970	\$ 110,269	\$ 111,581	\$ 112,906	\$ 114,245	\$ 115,596	\$ 116,962	\$ 118,341	\$ 119,734	\$ 121,141	\$ 122,561
Township	8.5065	80%	\$ 973,891	\$ 985,502	\$ 997,229	\$ 1,009,073	\$ 1,021,036	\$ 1,033,118	\$ 1,045,321	\$ 1,057,646	\$ 1,070,094	\$ 1,082,667	\$ 1,095,366
County	10.1963	80%	\$ 1,167,353	\$ 1,181,270	\$ 1,195,326	\$ 1,209,523	\$ 1,223,862	\$ 1,238,345	\$ 1,252,972	\$ 1,267,745	\$ 1,282,667	\$ 1,297,737	\$ 1,312,958
CATA	3.0070	20%	\$ 86,066	\$ 87,092	\$ 88,129	\$ 89,175	\$ 90,233	\$ 91,300	\$ 92,379	\$ 93,468	\$ 94,568	\$ 95,679	\$ 96,801
District Library	1.5600	20%	\$ 44,650	\$ 45,183	\$ 45,720	\$ 46,263	\$ 46,812	\$ 47,366	\$ 47,925	\$ 48,490	\$ 49,061	\$ 49,637	\$ 50,220
Potential DDA Capture:			\$ 2,294,864	\$ 2,322,223	\$ 2,349,856	\$ 2,377,766	\$ 2,405,954	\$ 2,434,425	\$ 2,463,180	\$ 2,492,223	\$ 2,521,556	\$ 2,551,182	\$ 2,581,105
	2013 Non-Homestead Millage	TIF Capture Eligible	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	
Total Taxable Value			\$ 190,351,359	\$ 192,254,873	\$ 194,177,421	\$ 196,119,195	\$ 198,080,387	\$ 200,061,191	\$ 202,061,803	\$ 204,082,421	\$ 206,123,245	\$ 208,184,478	
2001 Initial Value			\$ 27,506,584	\$ 27,506,584	\$ 27,506,584	\$ 27,506,584	\$ 27,506,584	\$ 27,506,584	\$ 27,506,584	\$ 27,506,584	\$ 27,506,584	\$ 27,506,584	
Captured Value			\$ 162,844,775	\$ 164,748,289	\$ 166,670,837	\$ 168,612,611	\$ 170,573,803	\$ 172,554,607	\$ 174,555,219	\$ 176,575,837	\$ 178,616,661	\$ 180,677,894	
State Ed Tax	6.0000	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
School - Debt	3.9800	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
School - Operating	17.9262	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
ISD	4.6956	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
LCC	3.8072	20%	\$ 123,997	\$ 125,446	\$ 126,910	\$ 128,388	\$ 129,882	\$ 131,390	\$ 132,913	\$ 134,452	\$ 136,006	\$ 137,575	
Township	8.5065	80%	\$ 1,108,191	\$ 1,121,145	\$ 1,134,228	\$ 1,147,443	\$ 1,160,789	\$ 1,174,269	\$ 1,187,883	\$ 1,201,634	\$ 1,215,522	\$ 1,229,549	
County	10.1963	80%	\$ 1,328,331	\$ 1,343,858	\$ 1,359,541	\$ 1,375,380	\$ 1,391,377	\$ 1,407,535	\$ 1,423,854	\$ 1,440,336	\$ 1,456,983	\$ 1,473,797	
CATA	3.0070	20%	\$ 97,935	\$ 99,080	\$ 100,236	\$ 101,404	\$ 102,583	\$ 103,774	\$ 104,978	\$ 106,193	\$ 107,420	\$ 108,660	
District Library	1.5600	20%	\$ 50,808	\$ 51,401	\$ 52,001	\$ 52,607	\$ 53,219	\$ 53,837	\$ 54,461	\$ 55,092	\$ 55,728	\$ 56,372	
Potential DDA Capture:			\$ 2,611,327	\$ 2,641,851	\$ 2,672,680	\$ 2,703,818	\$ 2,735,267	\$ 2,767,030	\$ 2,799,112	\$ 2,831,514	\$ 2,864,240	\$ 2,897,293	
Notes:													
Taxable Value 2002:	\$ 27,506,584	*											
Assumed increase in taxable value:		1.0%											
Assumes \$15,000,000 a year in new taxable value 2015 through 2018													

Estimated tax increment revenues for each year of the plan.

Tables 3, 4 & 5 also estimate the tax increment revenues generated from estimated taxable value for each year of the proposed plan. Key assumptions behind these estimates involve:

- The rate of growth, assumed to be \$15,000,000 in taxable value a year in years 2015 through 2018;
- The pattern of types of development within the center and corresponding costs of construction;
- The ratio of estimated taxable real and personal property; and
- Depreciation and inflationary projections.

Detailed explanation of tax increment procedure.

The basic concept of tax increment financing allows a local government, through an authority such as the DDA, to finance public improvements in a designated development district by capturing the property taxes levied on any increase in property values within that district. Under a TIF plan, a base year is established for the development district, resulting in an “initial assessed value” for the district.

In subsequent years, any increase in assessment above the base year level is referred to as the “captured assessed value.” Property taxes levied on the state equalized value of all real and personal property within the designated area by all taxing units (less any debt service or other millages specified as exempt in the enabling statutes) is diverted, or “captured” for use in carrying out the adopted development plan for the district.

For the purposes of this TIF plan, the initial assessed value of all property in the DDA district shall be established as of December 31, 2002. The total assessed value, as of that date, was **\$27,506,584**. Increases in assessed values of properties within a development district that result in the generation of tax increment revenue, can be attributable to any of the following sources:

- New construction occurring after the date established as the tax base year;
- Improvements to existing properties occurring after the date established as the tax base year; and
- Increases in property values that occur for any other reason.

The procedure for authorizing or amending a TIF plan and the development plan, if part of the TIF plan, includes holding and noticing a public hearing, disclosure to taxing jurisdictions impacted by the plan, and an approval process as outlined in sections 14 and 18 of PA 197, as amended.

Public Hearing: The Township Board held a public hearing on December 3rd, 2013 for the Development and Tax Increment Finance Plan and provided a reasonable opportunity for the taxing jurisdictions levying taxes subject to capture to express their views and recommendations regarding the TIF plan. The DDA has fully informed the taxing jurisdictions about the fiscal and economic implications of the proposed TIF plan. The taxing jurisdictions were notified that they may present their recommendations at the public hearing on the Plan. Notice of the time and place of the Township Board's public hearing was published twice in a newspaper of general circulation in the township, the first of which was on November 10th, 2013 which was not less than 20 days before the date set for the hearing. The notice contained all the information required per Public Act 197. At the public hearing, the Township Board provided an opportunity for interested persons to be heard and considered communications in reference to the Plan. A record of the public hearing, including data presented at that time is attached in Appendix D.

After the public hearing the Township Board determined that the Development and Tax Increment Finance Plan constituted a public purpose and (approved, reject or modify) the plan. Upon adoption of resolution, the procedure, notice and findings shall be conclusive. The township, county, and other impacted agencies are required by law to transmit taxes collected from all taxing units on captured assessed value of all real and personal property located in the development district (with exceptions as previously defined) to the DDA. The taxes transmitted to the DDA, known as tax increment revenue, must be deposited by the DDA in the project fund established under the TIF plan.

Public Act 197 of 1975, as amended, authorizes a DDA to use tax increment revenues to pay the cost of public facilities and improvements, as defined in Public Act 197, on a cash pay-as-you-go basis or to make payments on bonds issued by the township or DDA to finance the facilities or improvements. The DDA shall expend tax increment revenue only in accordance with the TIF plan. Surplus revenue shall revert proportionately to the respective taxing units unless retained to further the implementation of the development plan pursuant to a resolution of the DDA.

The TIF plan may be amended upon approval of the Township Board following the same notice and public hearing process as required for approval or rejection of an original plan except if amendment is for revisions in estimates for captured assessed value and tax increment revenue. When the Township Board determines that the purpose for which the TIF plan was established has been achieved, it may abolish the plan. Public Act 197, as amended, does not limit the life of a Downtown Development Authority.

Maximum amount of note or bonded indebtedness to be incurred, if any.

The issuance of a promissory note or sale of bonds is anticipated for the implementation of the development plan. The DDA expects to finance eligible projects on both a pay-as-you-go and indebtedness basis. Therefore, the DDA and Charter Township of Lansing reserve the option of issuing a note or incurring bonded indebtedness in an amount up to 80% of the anticipated 30 year revenue. This limitation shall include the principal amount of any note of bonded indebtedness only and shall not include any reimbursement agreement to repay any advances made by the township, or any owner or lessee of eligible property in the DDA district for costs incurred for a public facility or improvement. The exact type of note or bond to be issued will be determined by the DDA and Township Board as the occasion arises.

Should actual tax increment revenues fall below projection, any previously accumulated revenue would be devoted to retirement of the bonds. Any tax increment revenues collect in excess of the 80% measure described in Tables 3, 4 & 5 of this Development and Tax Increment Financing Plan will be used to pay current debt service on any bonds issued under this plan and to pay or provide for payment by deposit into an improvement fund of development costs described in the Development Plan. The bonds are subject to the Michigan Municipal Finance Act and may not mature in more than thirty years. If the tax increment revenues are insufficient for any reason, the Michigan Municipal Finance Act provides that if the bond issue has been approved by the electors of the Township, the Township must meet the debt service requirements from its general fund and, if necessary, levy whatever additional taxes are required. If the bond issue has not been approved by the electors, meeting debt service requirements becomes a first budget obligation of the general fund.

The Authority may expend tax increment revenues only in accordance with this Plan; surplus revenues revert proportionally to the respective taxing jurisdictions. This Tax Increment Financing Plan may be modified upon approval of the Township Board after notification and hearings as required by Act 197. When the Township Board finds that the purpose for which this Plan was established has been accomplished, they may abolish this Plan and the Authority.

Amount of operating and planning expenditures; amount of advances extended by the Lansing Charter Township and others to be paid by TIF revenue.

Table 3, 4 & 5 provides a breakdown of all estimated operating and planning expenditures of the DDA for each year of the anticipated duration of the TIF plan. Actual expenditures will be established annually during the DDA and Township's budget process. The plan anticipates no advances extended by the township.

Costs of the plan anticipated to be paid from TIF revenue as received.

Table 3, 4 & 5 provides projections for tax increment revenue and expenditures for the duration of the TIF and development plans. As the chart indicates, all tax increment revenue will be expended for eligible costs until such time as annual revenues exceed annual costs.

Table 6 provides further detail about public facilities and public improvement projects anticipated in the TIF and development plans.

Table 6: Anticipated Projects

	Possible Projects	Description	Priority	Timeframe	Project Type	Estimate of Cost (\$)
1	Updated Area Master Plan	Detailed inventory of land use, utilities and feasibility of improvements and the impacts associated.	High	1 - 3 years	Administration	100,000
2	DDA Operation	Annual costs associated with administration.	High	Annually	Administration	350,000
3	Road at abandoned Rail Road	Support East Lansing's efforts to construct a road within the abandoned rail road right-of-way from Wood Road to Coolidge.	High	1 - 3 years	Transportation	100,000
4	Public Safety	Ensure that annually police and fire service is visible at a level commensurate with the Development Area's intended image.	High	Annually	Safety	70,000
5	District Wide Development Guidelines	Study the feasibility guidelines to enhance private development while providing flexibility of design.	High	1 - 3 years	Safety	80,000
6	Neighborhood Access & Lighting	Provide a means to incorporate the area residents into the Development Area by non-motorized means.	High	1 - 3 years	Safety	80,000
7	District Advertising	Annually promote Development Area businesses through group buying outdoor advertising, print media, television and radio advertising.	High	Annually	Economic Development	35,000
8	Sidewalks	Construct sidewalks along all roads within the Development Area.	High	1 - 3 years	Safety	250,000
9	CADL Brand Library	Provide space for a facility.	High	1 - 3 years	Enhancement	1,000,000

10	Purchase Available Property (General)	Acquire property as becomes available and develop/market it in a way consistent with the Development and Area Master Plan.	High	1 - 3 years	Economic Development	2,500,000
11	Modification to the Declaration of Easements, Covenants & Restrictions (DECR)	Strategic modifications to the 2000 DECR that was entered into by Eastwood, RPAI, Wal-Mart and Sam's Club restricting Eastwood's development potential.	High	1 - 3 years	Economic Development	500,000
11	Contract Payments to Jurisdictions	Reimburse jurisdictions on an annual basis when feasible with a portion of funds captured through the TIF Plan.	High	Annually	Tax Sharing	Unknown
12	Bury Overhead Electric	Work with the Board of Water and Light and Consumer's Energy to bury overhead electric within the Development Area.	Medium	4 - 9 years	Enhancement	1,000,000
13	Special Events	Promote recognition of the Development Area as a destination location through the hosting of events that bring visitors from outside the immediate vicinity.	High	Annual	Economic Development	25,000
14	Bicycle Lanes	Install bicycle lanes on roads where right-of-way is available.	Medium	4 - 9 years	Safety	160,000
15	Develop BW&L Property	Facilitate the development via public or private use as identified during the development of the Brown Field Plan.	Medium	4 - 9 years	Economic Development	300,000
16	Entry Signs	Provide for gateway markers identifying the Township's borders on all public access points into the Development Area.	Medium	4 - 9 years	Enhancement	25,000
17	Multi-Family Development	Identify potential locations and develop multi-family development.	Medium	4 - 9 years	Economic Development	50,000
18	Commercial Development	Identify potential locations and develop commercial development.	Medium	4 - 9 years	Economic Development	50,000
19	Façade Improvements	Encourage the modernization/improvement of commercial facades within the district through grants and/or loans.	Medium	4 - 9 years	Economic Development	1,500,000
20	Landscaping	Develop enhanced streetscape along roads within the Development Area.	Medium	4 - 9 years	Enhancement	1,250,000
21	Parks and Recreation	Provide both active and passive recreation services to residents, employees and visitors within the Development Area.	Medium	4 - 9 years	Neighborhood Stabilization	2,500,000

22	Small Business Loans & Grants	Promote the expansion/location of small business within the district through the use of loans and grants.	High	Annually	Economic Development	35,000
23	Granger Property Development Plan	Study the feasibility of uses appropriate with the land fill as it becomes obsolete for waste storage.	Low	10 + years	Economic Development	75,000

Duration of the development plan and the TIF plan.

The anticipated duration of the TIF and development plans is 30 years from the date of adoption of this amended plan, or 2043.

Estimate of the impact of TIF on the revenues of all taxing jurisdictions in which eligible property is or is anticipated to be located.

Tables 3, 4 & 5 provide an estimate of the impact of the TIF plan on the revenues of all taxing jurisdictions that levy taxes in the DDA district. The Authority proposes that all of the eligible taxes levied on the captured assessed value within the Downtown District be used by the Authority to the extent needed from year to year to accomplish the purposes of this Plan within the Development Area.

The proposed creation of the Development Area shall in no way diminish the existing assessed values of property within the area boundaries. The local taxing jurisdictions shall, therefore, suffer no loss of existing tax revenues. As provided for in Act 197, tax revenues generated from within the Downtown District prior to the adoption of this Development and Tax Increment Finance Plan will continue to be distributed to all taxing jurisdictions during the duration of this Plan. Upon completion of this Plan, all additional tax revenues having been captured by the Authority will be distributed proportionally to the taxing jurisdictions.

The Authority proposes to strengthen the Development Area to facilitate a commercial center whose ultimate taxable value will be far superior to that of one where this Plan does not pertain. This is to be accomplished by using the additional tax revenues generated in the Downtown District to make public improvements and induce private development.

It is anticipated that the public improvement proposed for the Development Area and the private improvements they induce will provide long term stability, sustainability and growth in the Downtown District. This will greatly benefit all taxing jurisdictions which to a significant degree are dependent upon the well-being of the Downtown District for stability, sustainability and growth. This benefit will result from increase in property valuation surrounding the Development Area; increase in property valuations in the Development Area at the time this Plan is completed; and increases in property valuation throughout the entire community and Region.

Pursuant to Act 197, as amended, the Authority has fully informed the members of the Ingham County Board of Commissioners, the Lansing Community College Board (LCC), the Capital Area Transportation Agency (CATA) and the District Library of the fiscal and economic implications of the Plan.

Legal description of the eligible property to which the TIF plan applies.

The boundaries of the "Downtown District" and "Development Area" are identified by the legal descriptions presented in Appendix B and C.

Plan for the Use of Tax Revenues

Revenues

Estimates of projected tax increment revenues and increases in State Taxable Valuation resulting from increases in tax base and new development are provided in Tables 3, 4 & 5. For the sake of illustration, the millage rate of 53.0793 for all jurisdictions is shown. However, the aggregate the millage rate of 21.1017 for jurisdictions whose taxes are captured are used in estimating annual funding for the Authority.

Expenditures

The expenditure of tax increment revenues is expected to be either on a pay-as-you-go basis or repayment for bonded indebtedness.

Priorities

In the event that tax increment revenues are greater or less than projections used for the purpose of this Development and Tax Increment Finance Plan, the available funds will be used to complete this Plan in

accordance with the following directive: The Authority and Township Board will evaluate those projects which are the most beneficial and best meet the goals and objectives of the Development Plan and adjust the project importance accordingly. In the case that revenues exceed expenditures, the Authority may place the difference in their development fund for future projects identified in this Plan, or refund these amounts on a proportional basis back to the affected jurisdictions.

APPENDIX A

APPENDIX B

APPENDIX C

December 3rd, 2013 Public Hearing Comments

APPENDIX A

7b

ORDINANCE NO. 60

AN ORDINANCE OF THE CHARTER TOWNSHIP OF LANSING, MICHIGAN, PROVIDING FOR THE CREATION OF A DOWNTOWN DEVELOPMENT AUTHORITY, ESTABLISHING THE BOUNDARIES THEREOF AND AMENDING THE CODE OF THE CHARTER TOWNSHIP OF LANSING BY ADDING TITLE XI THERETO.

THE CHARTER TOWNSHIP OF LANSING ORDAINS:

1. Title XI is hereby added to the Code of Ordinances of the Charter Township of Lansing, to read as follows:

Chapter 110. Downtown Development Authority.

Section 110-1. Downtown Development Authority created. There is hereby created pursuant to 1975 PA 197, as amended, a Downtown Development Authority for the Charter Township of Lansing. The Authority shall be known and exercise its authority pursuant to said Act as the "Lansing Township Downtown Development Authority."

Section 110-2. Downtown Development Authority -- Powers and Duties. The Lansing Township Downtown Development Authority shall exercise such authority as is provided for in 1975 PA 197, being MCLA 125.1651, et seq; MSA 5.3010(1), et seq.

Section 110-3. Description of Downtown District. The geographical areas in which the Lansing Township Downtown Development Authority shall exercise its authority shall consist of four separate districts located within the boundaries of the Charter Township of Lansing and described as follows:

(a) DEVELOPMENT DISTRICT #1

A part of Sections 14 and 23, Township 4 North, Range 2 West, Lansing Township, Ingham County, Michigan. Consisting of a part of a subdivision of part of the Southeast 1/4 of Section 14, and part of the North 1/2 of Section 23, T4N,R2W. Also consisting of all of the platted subdivisions of Urbandale, Urbandale No. 1, and Urbandale No. 2 as recorded in Liber 4, Page 49, and Liber 6, Page 11, and Liber 9, Page 23 respectfully in Ingham County Records.

More particularly described as beginning at the intersection of the centerline of South Mifflin Avenue and the South right-of-way line Michigan Avenue, thence South along the centerline Mifflin Avenue to a point due West of Southwest corner Lot 289, Urbandale No. 1, thence East along South line of Urbandale No. 1 to a point 30 feet East of East line Homer Street if extended, thence South 35 Degrees 15 minutes West to a point 66 ft South of South line Urbandale No. 1, thence West parallel to said subdivision to East line Howard Street if extended, thence South on East line Howard Street extended to the Northeast corner of Urbandale No. 2, thence West along North line Urbandale No. 2 to the centerline Mifflin Street, thence South on the centerline Mifflin Street and its projection Southerly across Interstate 496 to the centerline of Red Cedar River, thence Northeasterly along centerline of River to the North line of Section 23, thence continuing along centerline of River to a point 288.75 feet East of the centerline Clippert Street, thence North parallel to Clippert Street to the South line of Kalamazoo Street, thence Westerly along South line of Kalamazoo Street to the East line of Clippert Street, thence North along East line Clippert Street to the South right-of-way line of Michigan Avenue, thence Westerly along the South right-of-way line Michigan Avenue to the centerline of Mifflin Street and point of beginning.

(b) DEVELOPMENT DISTRICT #2

A part of the South 1/2 of Section 11, and a part of the West 1/2 of the Northeast 1/4 of Section 14, Township 4 North, Range 2 West, Ingham County, Michigan more particularly described as:

Beginning at the Southwest corner of Lot 115 of Hopwood Acres Subdivision No. 5, thence North along West line said Lot 115, 275 feet to the centerline of a 50 foot wide alley, thence East along centerline alley, and its projection East, parallel to North line of Hopwood Acres Subdivision No. 5 and Hopwood Acres Subdivision No. 8 to the West line of Lot 3, Grand River Terrace Plat, thence South along West line Lot 3, Grand River Terrace to the Southwest corner Lot No. 3, thence East along South line said Lot 3 to Southeast corner Lot 3, thence Easterly to the Northwest corner Lot 1 Grand River Terrace Plat, thence East along North line said Lot 1 to the Northeast corner Lot 1, thence Southeasterly to the Southwest corner of Lot 5, Kimberly Downs Subdivision, thence East along the South line Kimberly Downs Subdivision to the centerline of Chester Road, thence North along centerline Chester Road to the South right-of-way line Covington Court, thence East along South right-of-way Covington Court to the Northwest corner of Lot 22 Supervisors Plat of Greenfield, thence East along North line Supervisors Plat of Greenfield to the Northeast corner of said Plat, thence South along the East right-of-way line of Clippert Street to the South right-of-way line of Vine Street, thence West along South right-of-way line Vine Street to the West right-of-way line of Howard Avenue, thence North along West right-of-way line Howard Avenue to the North line of Section 14, thence West along the North Section line also being the centerline of Saginaw Street to the centerline of Merrill Street, thence North along centerline Merrill Street to the centerline of Grand River Avenue, thence West along centerline Grand River Avenue to a point due South of the point of beginning, thence North to the Southwest corner Hopwood Acres Subdivision No. 5, and the point of beginning.

(c)

DEVELOPMENT DISTRICT #3

Apart of sections 2 and 3 of Township 4 North, Range 2 West, Ingham County, Michigan more particularly described as:

Beginning at the North 1/4 corner Section, Township 4 North, Range 2 West, thence East along North Section line to the Northeast corner of Section 3, thence East along the North line of Section 2, Township 4 North, Range 2 West to the West right-of-way line U.S. 127, thence Southerly and Westerly along the West right-of-way line U.S. 127 and the centerline of Lake Lansing Road to the North South 1/4 Line Section 2, thence South along 1/4 line to South line Lake Lansing Road, thence North 89 degrees 39 minutes West 139.16 feet, thence South 0 degrees 29 minutes 12 seconds West, 46.21 feet to Southerly R/W line U.S. 127 Ramp, South 83 degrees 10 minutes 21 seconds East, 364.89 feet, thence South 67 degrees 20 minutes 6 seconds East, 174.90 feet, thence South 51 degrees 19 minutes 43 seconds East, 238.02 feet, thence South 35 degrees 10 minutes 43 seconds East, 175 feet, thence South 19 degrees 25 minutes 43 seconds East, 162.56 feet, thence North 89 degrees 59 minutes 3 seconds West to the Northeast corner of Lot 43 Somerset Subdivision, thence continuing North 89 degrees 59 minutes 3 seconds West along North line of said Plat to the Northwest corner of Lot 32 of said Plat, thence West along North line of Somerset Number 2 Subdivision, and Bancroft Hills Number 1, and Number 3 to the Northwest corner of Lot 146 Bancroft Hills Number 3, thence South to the Northeast corner of Lot 144 Bancroft Hills Number 3, thence West along North line of Lots 144 and 143 Bancroft Hills Number 3 to the West line Section 2, thence South along West line Section 2, also being the centerline of Wood Street to the Southwest corner of Section 2, thence West along the South line of Section 3, also being the centerline of David Street, and its projection West to the South 1/4 corner of Section 3, thence South 89 degrees 29 minutes West along South section line 353 feet to the Southeast corner Weiland Park Subdivision, thence North 0 degrees 18 minutes East along East lines of Weiland Park Subdivision, and Kobel Heights Subdivision 1009.18 feet to centerline of East High Street also Lake Lansing Road, thence North 49 degrees 01 minutes 30 seconds East along centerline Lake Lansing Road 460.85 feet to the North-South 1/4 line of Section 3, thence North along North-South 1/4 line Section 3 to the point of beginning.

f) DEVELOPMENT DISTRICT #4

A part of Sections 18, 19, and 30 of Lansing Township, Township 4 North, Range 2 West Ingham County, Michigan more particularly described as:

Beginning at the West 1/4 corner of Section 18, Township 4 North, Range 2 West, thence East along East-West 1/4 line Section 18, also being the centerline of Michigan Avenue to the East 1/4 corner Section 18, thence South along East line of Section 18, also being the West right-of-way line Clare Street to the Southeast corner of Section 18, thence South along East line Section 19, and the West right-of-way line Clare Street to the South right-of-way line Lansing Road, point also being the Northeast corner Lot 1, Bella Vista Homesites, thence Southwesterly along South line Lansing Road to Northwest corner Lot 1 said subdivision, thence South to Southwest corner Lot 1, thence East to Southeast corner Lot 1, and East line Section 19, thence South along East section line to the intersection with South line Grand Trunk Western Railroad right-of-way, thence Westerly along Southerly railroad right-of-way to the Southerly right-of-way line Lansing Road, thence South 59 degrees 38 minutes West along Lansing Road right-of-way 118.7 ft, thence South 26 degrees 34 minutes East, 146 feet, thence South 59 degrees 38 minutes West, 554.82 ft, thence North 26 degrees 34 minutes West, 166 feet to South right-of-way line Lansing Road, thence Southwesterly along South right-of-way line Lansing Road to the Northwest corner of Outlot X of Walnut Hills Subdivision, thence Easterly along North line Outlot X, 780 feet to the Northeast corner Outlot X said subdivision and the north bank of Grand River, thence Southwesterly along the north bank Grand River to South line Section 19, thence continuing Southwesterly along north bank Grand River, also being the Southerly line of Waverly Hills Subdivision, and Waverly Park Subdivision to the West line Section 30 Township 4 North, Range 2 West, thence North along the West line Section 30, and the West line Section 19, and the West line Section 18, said lines also being the Ingham County line to the point of beginning.

Section 110-4. Establishment of Governing Board. The Lansing Township Downtown Development Authority shall be under the supervision and control of a board consisting of the Township Supervisor and at least eight but no more than twelve members, as determined by resolution of the Township Board of Trustees, none of whom may simultaneously be members of the Township Board. The members of the Downtown Development Authority Board shall be appointed by the Township Supervisor, subject to approval by the Township Board of Trustees. At least a majority of the members of the Downtown Development Board shall be persons having an interest in property located in the Downtown Development Districts as established by this Ordinance, and at least one of the members of the Board shall be a resident of such Downtown Development district. Of the members first appointed to the Downtown Development Board, an equal number, as near as is practicable, shall be appointed for one year, two years, three years and four years. Subsequent appointments shall be for a term of four years. Each Downtown Development Board member shall hold office until the member's successor is appointed. Appointments to fill vacancies shall be made by the Township Supervisor for the duration of each unexpired term only.

Section 110-5. Severability. If any clause, sentence, paragraph or part of this Chapter shall for any reason be finally adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Chapter, but shall be confined in its operation to the clause, sentence, paragraph or part hereof directly involved in the controversy in which such judgment shall have been rendered.

2. All ordinances or parts of ordinances of this Charter Township of Lansing inconsistent herewith are hereby repealed so far as inconsistent with the provisions of this Ordinance.

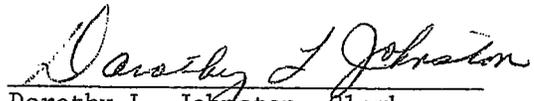
3. This Ordinance shall take effect immediately upon publication of this Ordinance or a synopsis hereof.

Moved by Trustee Stebleton, Seconded by Trustee Sellek

Voted: Ayes: Donahue, Johnston, Robinson, Sellek, Stebleton, Campion, Arnold

Nays: None

Adopted April 5, 1983


Dorothy L. Johnston, Clerk

ORDINANCE NO. 60.1

Minutes of a regular meeting of the Township Board of the Charter Township of Lansing, County of Ingham, Michigan, held on the 29th day of June, 1993 at 7:30 o'clock p.m. at the Lansing Township Hall in said Township.

Present: Supervisor Daher, Treasurer Rodgers, Clerk Johnston;
Trustees: Love, Fitzgerald, Jakovac, Celentino

Absent: None

It is moved by Clerk Johnston and seconded by Trustee Celentino that the following ordinance be adopted.

ORDINANCE NO. 60.1

AN ORDINANCE OF THE CHARTER TOWNSHIP OF LANSING, MICHIGAN PROVIDING THAT THE CODE OF ORDINANCES, CHARTER TOWNSHIP OF LANSING, MICHIGAN BE AMENDED BY REVISING TITLE X1, CHAPTER 110, Downtown Development Authority, establishing the boundaries of one district.

THE CHARTER TOWNSHIP OF LANSING ORDAINS:

1. Section 110-3 of Chapter 110, Title X1 of the Code of Ordinances is amended to designate the boundaries of one district.

a. Section 110-3. Description of Downtown District. The geographical area in which the Lansing Township Downtown Development Authority shall exercise its authority shall consist of a district located within the boundaries of the Charter Township of Lansing and described as follows:

DEVELOPMENT DISTRICT #1

A Part of sections 2 and 3 of Township 4 North, Range 2 West, Ingham County, Michigan more particularly described as:

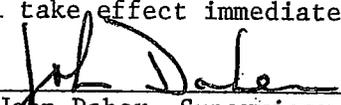
Beginning at the North 1/4 corner Section, Township 4 North, Range 2 West, thence East along the North Section line to the Northeast corner of Section 3, thence East along the North line of Section 2, Township 4 North, Range 2 West to the West right-of-way line U.S. 127, thence Southerly and Westerly along the West right-of-way line U.S. 127 and the centerline of Lake Lansing Road to the North South 1/4 Line Section 2, thence South along 1/4 line to South line Lake Lansing Road, thence North 89 degrees 39 minutes West 139.16 feet, thence South 0 degrees 29 minutes 12 seconds West, 46.21 feet to Southerly R/W line U.S. 127 Ramp. South 83 degrees 10 minutes 21 seconds East, 364.89 feet, thence South 67 degrees 20 minutes 6 seconds East, 174.90 feet, thence South 51 degrees 19 minutes 43 seconds East, 238.02 feet, thence South 35 degrees 10 minutes 43 seconds East, 175 feet, thence South 19 degrees 25 minutes 43 seconds East, 162.56 feet, thence North 89 degrees 59 minutes 3 seconds West to the Northeast corner of Lot 43 Somerset Subdivision, thence continuing North 89 degrees 59 minutes 3 seconds West along North line of said Plat to

the Northwest corner of Lot 32 of said Plat, thence West along North line of Somerset Number 2 Subdivision, and Bancroft Hills Number 1, and Number 3 to the Northwest corner of Lot 146 Bancroft Hills Number 3, thence South to the Northeast corner of Lot 144 Bancroft Hills Number 3, thence West along North line of Lots 144 and 143 Bancroft Hills Number 3 to the West line Section 2, thence South along West line Section 2, also being the centerline of Wood Street to the Southwest corner of Section 2, thence West along the South line of Section 3, also being the centerline of David Street, and its projection West to the South 1/4 corner of Section 3, thence South 89 degrees 29 minutes West along South section line 353 feet to the Southeast corner Weiland Park Subdivision, thence North 0 degrees 18 minutes East along East lines of Weiland Park Subdivision, and Kobel Heights Subdivision 1009.18 feet to centerline of East High Street also Lake Lansing Road, thence North 49 degrees 01 minutes 30 seconds East along centerline Lake Lansing Road 460.85 feet to the North-South 1/4 line of Section 3, thence North along North-South 1/4 line Section 3 to the point of beginning.

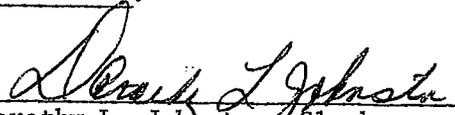
2. Severability. If any clause, sentence, paragraph, or part of this ordinance shall for any reason be finally adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance but shall be confined in its operation to the clause, sentence, paragraph or part thereof directly involved in the controversy in which such judgement is rendered.

3. Repeal. All ordinances or parts of ordinances of the Charter Township of Lansing inconsistent herewith are hereby repealed so far as they may be inconsistent with the provisions of this ordinance.

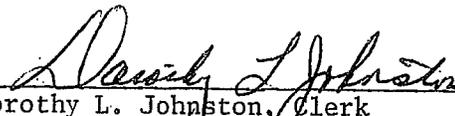
4. Effective Date: This ordinance shall take effect immediately upon publication.


John Daher, Supervisor

I, Dorothy L. Johnston, Clerk of the Charter Township of Lansing, hereby certify that the foregoing is a true copy of the original of an Ordinance adopted by the Charter Township of Lansing Board of Trustees at a regular meeting on June 29, 1993.


Dorothy L. Johnston, Clerk
Charter Township of Lansing

I, Dorothy L. Johnston, Clerk of the Charter Township of Lansing, hereby certify that the foregoing ordinance was published in the State Journal, a newspaper of general circulation with the Township on July 7, 1993.


Dorothy L. Johnston, Clerk
Charter Township of Lansing

APPENDIX B

DOWNTOWN DISTRICT

A Part of sections 2 and 3 of Township 4 North, Range 2 West, Ingham County, Michigan more particularly described as:

Beginning at the North 1/4 corner Section, Township 4 North, Range 2 West, thence East along the North Section line to the Northeast corner of Section 3, thence East along the North line of Section 2, Township 4 North, Range 2 West to the West right-of-way line U.S. 127, thence Southerly and Westerly along the West right-of-way line U.S. 127 and the centerline of Lake Lansing Road to the North South 1/4 Line Section 2, thence South along 1/4 line to South line Lake Lansing Road, thence North 89 degrees 39 minutes West 139.16 feet, thence South 0 degrees 29 minutes 12 seconds West, 46.21 feet to Southerly R/W line U.S. 127 Ramp. South 83 degrees 10 minutes 21 seconds East, 364.89 feet, thence South 67 degrees 20 minutes 6 seconds East, 174.90 feet, thence South 51 degrees 19 minutes 43 seconds East, 238.02 feet, thence South 35 degrees 10 minutes 43 seconds East, 175 feet, thence South 19 degrees 25 minutes 43 seconds East, 162.56 feet, thence North 89 degrees 59 minutes 3 seconds West to the Northeast corner of Lot 43 Somerset Subdivision, thence continuing North 89 degrees 59 minutes 3 seconds West along North line of said Plat to the Northwest corner of Lot 32 of said Plat, thence West along North line of Somerset Number 2 Subdivision, and Bancroft Hills Number 1, and Number 3 to the Northwest corner of Lot 146 Bancroft Hills Number 3, thence South to the Northeast corner of Lot 144 Bancroft Hills Number 3, thence West along North line of Lots 144 and 143 Bancroft Hills Number 3 to the West line Section 2, thence South along West line Section 2, also being the centerline of Wood Street to the Southwest corner of Section 2, thence West along the South line of Section 3, also being the centerline of David Street, and its projection West to the South 1/4 corner of Section 3, thence South 89 degrees 29 minutes West along South section line 353 feet to the Southeast corner Weiland Park Subdivision, thence North 0 degrees 18 minutes East along East lines of Weiland Park Subdivision, and Kobel Heights Subdivision 1009.18 feet to centerline of East High Street also Lake Lansing Road, thence North 49 degrees 01 minutes 30 seconds East along centerline Lake Lansing Road 460.85 feet to the North-South 1/4 line of Section 3, thence North along North-South 1/4 line Section 3 to the point of beginning.

District Boundary Exception due to Annexation

This matter of the proposed annexation of the following territory situated in Lansing Township, Ingham County, to the City of East Lansing, and described as follows:

That part of the East $\frac{1}{2}$ of Section 2, T4N, R2W, Lansing Township, Ingham County, Michigan, beginning at the NE corner thereof and running West 2380 feet more or less, on the North line of said Section 2 to its intersection with the Easterly R/W line of Highway U.S. 127 which is 103 feet Northeastly from and measured at right angles to the centerline of the North Bound Roadway of said Highway, thence S16° 01' E 1836.87 feet on Easterly R/W line and parallel to the centerline of the North Bound Roadway of Highway U.S. 127, thence continuing on the Easterly R/W line of said Highway S17° 16' 36" E 271.79 feet, thence S19° 48' 38" E 246.67 feet, thence S22° 20' 40" E 434.32 feet, thence S37° 32' 12" E 296.60 feet, thence S59° 21' 43" E 60 feet more or less to the West line of the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section 2, thence South 2307 feet more or less on the West line of the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 2 to the South line of said Section 2, thence East 1320 feet more or less on the South line of said Section 2 to the SE corner of said Section 2, thence North 5206 feet more or less on the East line of said Section 2 to the point of beginning. (containing 207 acres more or less)

APPENDIX C

DEVELOPMENT AREA

A Part of sections 2 and 3 of Township 4 North, Range 2 West, Ingham County, Michigan more particularly described as:

Beginning at the North 1/4 corner Section, Township 4 North, Range 2 West, thence East along the North Section line to the Northeast corner of Section 3, thence East along the North line of Section 2, Township 4 North, Range 2 West to the West right-of-way line U.S. 127, thence Southerly and Westerly along the West right-of-way line U.S. 127 and the centerline of Lake Lansing Road to the North South 1/4 Line Section 2, thence South along 1/4 line to South line Lake Lansing Road, thence North 89 degrees 39 minutes West 139.16 feet, thence South 0 degrees 29 minutes 12 seconds West, 46.21 feet to Southerly R/W line U.S. 127 Ramp. South 83 degrees 10 minutes 21 seconds East, 364.89 feet, thence South 67 degrees 20 minutes 6 seconds East, 174.90 feet, thence South 51 degrees 19 minutes 43 seconds East, 238.02 feet, thence South 35 degrees 10 minutes 43 seconds East, 175 feet, thence South 19 degrees 25 minutes 43 seconds East, 162.56 feet, thence North 89 degrees 59 minutes 3 seconds West to the Northeast corner of Lot 43 Somerset Subdivision, thence continuing North 89 degrees 59 minutes 3 seconds West along North line of said Plat to the Northwest corner of Lot 32 of said Plat, thence West along North line of Somerset Number 2 Subdivision, and Bancroft Hills Number 1, and Number 3 to the Northwest corner of Lot 146 Bancroft Hills Number 3, thence South to the Northeast corner of Lot 144 Bancroft Hills Number 3, thence West along North line of Lots 144 and 143 Bancroft Hills Number 3 to the West line Section 2, thence South along West line Section 2, also being the centerline of Wood Street to the Southwest corner of Section 2, thence West along the South line of Section 3, also being the centerline of David Street, and its projection West to the South 1/4 corner of Section 3, thence South 89 degrees 29 minutes West along South section line 353 feet to the Southeast corner Weiland Park Subdivision, thence North 0 degrees 18 minutes East along East lines of Weiland Park Subdivision, and Kobel Heights Subdivision 1009.18 feet to centerline of East High Street also Lake Lansing Road, thence North 49 degrees 01 minutes 30 seconds East along centerline Lake Lansing Road 460.85 feet to the North-South 1/4 line of Section 3, thence North along North-South 1/4 line Section 3 to the point of beginning, inclusive, except the following parcels:

3321-01-02-302-002	3321-01-03-427-020	3321-01-03-477-003	3321-01-03-477-016	3321-01-03-477-029	3321-01-03-477-042
3321-01-02-302-008	3321-01-03-427-022	3321-01-03-477-004	3321-01-03-477-017	3321-01-03-477-030	3321-01-03-477-043
3321-01-02-329-015	3321-01-03-427-023	3321-01-03-477-005	3321-01-03-477-018	3321-01-03-477-031	3321-01-03-479-001
3321-01-02-329-019	3321-01-03-427-024	3321-01-03-477-006	3321-01-03-477-019	3321-01-03-477-032	3321-01-03-479-002
3321-01-02-329-025	3321-01-03-427-036	3321-01-03-477-007	3321-01-03-477-020	3321-01-03-477-033	3321-01-03-479-003
3321-01-03-427-012	3321-01-03-476-001	3321-01-03-477-008	3321-01-03-477-021	3321-01-03-477-034	3321-01-03-479-004
3321-01-03-427-013	3321-01-03-478-003	3321-01-03-477-009	3321-01-03-477-022	3321-01-03-477-035	3321-01-03-479-005
3321-01-03-427-014	3321-01-03-478-008	3321-01-03-477-010	3321-01-03-477-023	3321-01-03-477-036	3321-01-03-479-006
3321-01-03-427-015	3321-01-03-478-009	3321-01-03-477-011	3321-01-03-477-024	3321-01-03-477-037	3321-01-03-479-007
3321-01-03-427-016	3321-01-03-478-010	3321-01-03-477-012	3321-01-03-477-025	3321-01-03-477-038	3321-01-03-479-008
3321-01-03-427-017	3321-01-03-478-011	3321-01-03-477-013	3321-01-03-477-026	3321-01-03-477-039	3321-01-03-479-009
3321-01-03-427-018	3321-01-03-477-001	3321-01-03-477-014	3321-01-03-477-027	3321-01-03-477-040	3321-01-03-479-010
3321-01-03-427-019	3321-01-03-477-002	3321-01-03-477-015	3321-01-03-477-028	3321-01-03-477-041	3321-01-03-479-011

District Boundary Exception due to Annexation

This matter of the proposed annexation of the following territory situated in Lansing Township, Ingham County, to the City of East Lansing, and described as follows:

That part of the East $\frac{1}{2}$ of Section 2, T4N, R2W, Lansing Township, Ingham County, Michigan, beginning at the NE corner thereof and running West 2380 feet more or less, on the North line of said Section 2 to its intersection with the Easterly R/W line of Highway U.S. 127 which is 103 feet Northeasterly from and measured at right angles to the centerline of the North Bound Roadway of said Highway, thence S16° 01'E 1836.87 feet on Easterly R/W line and parallel to the centerline of the North Bound Roadway of Highway U.S. 127, thence continuing on the Easterly R/W line of said Highway S17° 16' 36"E 271.79 feet, thence S19° 48' 38"E 246.67 feet, thence S22° 20' 40"E 434.32 feet, thence S37° 32' 12"E 296.60 feet, thence S59° 21' 43"E 60 feet more or less to the West line of the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section 2, thence South 2307 feet more or less on the West line of the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 2 to the South line of said Section 2, thence East 1320 feet more or less on the South line of said Section 2 to the SE corner of said Section 2, thence North 5206 feet more or less on the East line of said Section 2 to the point of beginning. (containing 207 acres more or less)

APPENDIX D

December 3rd, 2013 Public Hearing Comments