

**CITY OF EAST LANSING EAST
LANSING CITY COUNCIL**

A RESOLUTION TO ADOPT BROWNFIELD PLAN #23
FOR THE CITY OF EAST LANSING, APPROVING TAX
INCREMENT FINANCING FOR THE REDEVELOPMENT
OF THE PARK DISTRICT PROPERTIES LOCATED AT
100-140 W. GRAND RIVER AVENUE, 303 ABBOT ROAD,
314-341 EVERGREEN AVENUE, EAST LANSING,
MICHIGAN IN COMPLIANCE WITH THE PROVISIONS OF
ACT 381, PUBLIC ACTS OF 1996 AS AMENDED.

WHEREAS, on August 15, 2000, the City of East Lansing Council, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), established the City of East Lansing Brownfield Redevelopment Authority (the "Authority") to facilitate the implementation of plans relating to the identification and treatment of eligible properties in East Lansing; and

WHEREAS, on August 15, 2000, the City of East Lansing Council adopted the original Brownfield Plan for the City of East Lansing; and

WHEREAS, the property located at 100 W. Grand River Avenue, in the City of East Lansing has been determined to be "Functionally Obsolete" as defined by Act 381 of Public Acts of 1996; and

WHEREAS, the property located at 100 W. Grand River Avenue, 136 W. Grand River Avenue, and 341 Evergreen Avenue in the City of East Lansing has been determined to be a "Facility" as defined by Act 381 of Public Acts of 1996; and

WHEREAS, the property located at 100 -140 W. Grand River Avenue, 303 Abbot and 314-341 Evergreen Avenue in the City of East Lansing (the "Property") have all been determined to be a "Facility", "Functionally Obsolete" or "Adjacent and Contiguous" as defined by Act 381 of Public Acts of 1996; and

WHEREAS, a brownfield redevelopment plan has been prepared as Brownfield Plan #23 for the City of East Lansing (the "Plan"), to restore the environmental and economic viability of the property; and

WHEREAS, East Lansing Brownfield Authority has reviewed the Plan, and has provided a reasonable opportunity to interested persons to express their views and recommendations regarding it in accordance with Section 13(12) of the Act; and

WHEREAS, all taxing jurisdictions that levy taxes under the Act were notified of the public hearing regarding Brownfield Plan #23, informed of the fiscal and economic implications of Brownfield Plan #23, and provided an opportunity to be heard in

accordance with Section 13(13) of the Act; and

WHEREAS, the City of East Lansing Brownfield Authority held a public hearing on January 5, 2017 to receive comment on the proposed Brownfield Plan #23 in accordance with Sections 13(10) and 13(12) of the Act; and

WHEREAS, pursuant to and in accordance with Section 13 of the Act, the Authority, on January 5, 2017 recommended that City Council consider some elements of Brownfield Plan #23; and

WHEREAS, East Lansing City Council has reviewed the Plan, and has provided a reasonable opportunity to interested persons to express their views and recommendations regarding it in accordance with Section 13(12) of the Act; and

WHEREAS, on January 10, 2017 the East Lansing City Council deemed that Brownfield Plan #23 as amended by City Council meets all requirements of a Brownfield Plan under the Act, the plan constitutes a public purpose, the proposed method of financing the costs of eligible activities is feasible, the costs of eligible activities are reasonable and necessary to carry out purposes of the Act, and the amount of captured taxable value estimated to result from adoption of Plan is reasonable.

NOW THEREFORE BE IT RESOLVED, that the Council for the City of East Lansing accepts the recommendation of the Authority, and approves the adoption of the Brownfield Plan #23 as for the Park District Properties as amended by City Council as follows:

1. The Parking Garage shall provide 425 spaces on four floors.
2. The Property located at 314,328 and 334 Evergreen shall be purchased by the Developer and reimbursement for that purchase shall be included in the plan as part of the parking structure reimbursement.
3. Reimbursement for the Parking structure shall be \$20,622,675.00
4. Reimbursement for infrastructure (utilities and Roads) shall be \$4,593,914.00
5. Reimbursement for environmental costs shall be \$1,081,000.00
6. Total reimbursement to developer shall be \$26,297,648.00
7. No other items identified in the proposed Brownfield Plan #23 shall be reimbursed to developer.
8. The City shall also capture taxes sufficient to pay the City BRA fee and the State Brownfield Fund.
9. The reimbursement and tax capture under Brownfield Plan number 23 shall be for 30 years and at an 80% capture rate.



Mark S. Meadows, Mayor

Dated: January 10, 2017

Moved by Council member: Meadows

Supported by Council member: Beier

ADOPTED: Yeas: 4

Nays: 1

Absent: 0

CLERKS CERTIFICATION: I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the East Lansing City Council at its meeting held on January 10, 2017 the originals of which is part of the Council's minutes.



Marie E. Wicks, City Clerk
City of East Lansing
Ingham and Clinton Counties, Michigan