

**LOCAL DEVELOPMENT FINANCE AUTHORITY  
CITIES OF LANSING AND EAST LANSING  
COUNTY OF INGHAM  
STATE OF MICHIGAN**

**TAX INCREMENT FINANCING AND DEVELOPMENT PLAN  
FOR THE  
LANSING REGIONAL SMARTZONE**

**Approved by the LDFA Board:** October 31, 2006

**Approved by Lansing City Council:** December 11, 2006

**Approved by East Lansing City Council:** December 5, 2006

## **Section I: Introduction**

The State of Michigan, through legislation enacted in 2000 (2000 PA 248), amended the Local Development Financing Act (1986 PA 281) (the “Act”) to broaden the use of tax increment financing techniques authorized under the Act for the development of businesses engaged in “high technology activities.”

The amended Act allows for:

- The creation of a Local Development Finance Authority
- Designation of an “Authority District” as the area or areas within which the authority exercises its powers
- The use of property tax capture from “eligible property” to finance development of “public facilities” to support the development of “eligible property”

The Act specifies that a Tax Increment Financing Plan shall be created that provides for the use of tax increment revenues to finance public facilities for the following:

- Eligible property in the “Authority District” whose captured assessed value produces the tax increment revenues
- Property located in a “Certified Technology Park” (SmartZone)

For areas within a SmartZone, tax increment revenue is captured from all properties and includes both local taxes and 50% of school taxes. School taxes can only be captured for a maximum of 15 years.

## **Section II: Lansing Regional SmartZone**

On October 16, 2000, the Cities of Lansing and East Lansing (the “Cities”) in collaboration with local partners, submitted an application to the Michigan Economic Development Corporation (the “MEDC”) to establish the Lansing Regional SmartZone (the “LRS”). The local partners being the Lansing Regional Chamber of Commerce, the County of Ingham, MBI International, Michigan State University, Lansing Community College, the Michigan State University Foundation, and the University Corporate Research Park.

On April 11, 2001 the MEDC announced its intent to designate the LRS subject to a development agreement between MEDC, Lansing, East Lansing and a joint Local Development Finance Authority (the “LDFA”).

On May 2, 2005, and May 3, 2005, Lansing and East Lansing, respectively adopted a resolution creating a joint LDFA and Authority District. As a multiple-jurisdictional LDFA, approval by the County of Ingham of its creation was required. The resolution was approved on April 26, 2005.

Also in accordance with Act 281 of 1986, as amended, the Cities have entered into an agreement governing the composition and appointment of members of the governing body of the LDFA (the “LDFA Board”). The area established as the Authority District matches that designated as the LRS and includes portions of downtown Lansing and East Lansing plus land in and near the University Corporate Research Park.

On November 30, 2005, the Cities, LDFA and MEDC entered into the Lansing Regional SmartZone Agreement designating the Authority District (as herein after defined) as a Certified Technology Park and established the terms and conditions of this designation.

### **Section III: Tax Increment Financing Plan – Lansing Regional SmartZone**

The LDFA has determined that to achieve of the purposes of 2000 PA 248, a tax increment financing plan be created and submitted to the Cities.

#### **A. Statement**

The SmartZone is geographically located in downtown East Lansing and in and around the University Corporate Research Park in the City of Lansing, including MBI International.

The Lansing Regional SmartZone’s Mission is to foster the creation and attraction of technology based businesses and jobs within the Lansing Regional SmartZone. The SmartZone partners are doing this by encouraging technology based entrepreneurial activities, providing value to technology based businesses and stakeholders, and focusing on wealth generation including jobs, income and investment.

To achieve the LRS’s mission, the Cities of Lansing and East Lansing along with their SmartZone Partners are creating an innovative approach to the commercialization process. The SmartZone provides physical amenities such as incubator and wet lab space along with business accelerator services throughout the life-cycle of technology based businesses. This includes pre-production marketing, financing, legal and accounting services.

The SmartZone will leverage private investment and generate new jobs and income. At least \$17.5 million of private sector funds will be invested in the construction of five facilities creating incubator and wet lab space for businesses. Additionally, \$10.2 million public and non-profit funds will be invested to support the development. A portion of this \$27.7 million of investment will be financed with the new property taxes generated by development.

#### **B. Estimate of Capture & Revenues**

Table 1 sets forth estimates of captured assessed values and tax revenues for each year of the plan. Insofar as the Authority views the improvements and activities described in the Development Plan as a major contributing factor to renewed growth in the SmartZone property values, the assumptions embodied in the projections are considered appropriate.

**Table 1 – Estimated Captured Tax Value & Revenues**

Year	Lansing Tax Value Capture	Lansing Tax Rev. Capture	E. Lansing Tax Value Capture	E. Lansing Tax Rev. Capture	Total Tax Rev. Capture
2007	\$113,236	\$5,184	\$1,133,707	\$18,023	\$23,155
2008	\$227,604	\$10,420	\$2,295,758	\$36,496	\$46,812
2009	\$1,243,116	\$56,911	\$3,486,859	\$55,431	\$111,775
2010	\$2,718,782	\$124,469	\$4,707,738	\$74,840	\$198,068
2011	\$3,759,206	\$172,101	\$5,959,139	\$94,733	\$265,118
2012	\$4,810,034	\$220,209	\$7,241,825	\$115,124	\$333,137
2013	\$4,971,370	\$227,595	\$8,556,578	\$136,025	\$361,351
2014	\$5,134,319	\$235,055	\$9,904,200	\$157,449	\$390,160
2015	\$5,298,898	\$242,590	\$11,285,513	\$179,408	\$419,579
2016	\$5,465,123	\$250,200	\$12,701,358	\$201,915	\$449,620
2017	\$5,633,010	\$257,886	\$14,152,599	\$224,986	\$480,300
2018	\$5,802,575	\$265,649	\$15,640,122	\$248,633	\$511,633
2019	\$5,973,837	\$273,489	\$17,164,832	\$272,872	\$543,634
2020	\$6,146,811	\$281,408	\$18,727,661	\$297,717	\$576,319
2021	\$6,321,515	\$289,407	\$20,329,560	\$323,182	\$609,703
		\$2,912,574		\$2,436,834	\$5,320,366

**C. Explanation of Tax Increment Procedure**

Local Development Financing Authority (LDFA) - tax increment financing is a mechanism whereby a development area is established within an Authority District. Tax increment revenues generated from property within the District are allocated to the Authority to finance development plans directly or to retire debt or other obligations incurred by the Authority to carry out its plans. Tax increment revenues are amounts determined by the application of local property tax millages levied by taxing units within the development area on captured assessed value within the development area. Captured assessed value is calculated as the difference between the yearly assessed value of property within the development area, and the initial assessed value of that property which is the assessed value of the property at the time of the establishment of the tax increment financing plan.

Tax increment financing authorizes the use of tax revenues derived from an increase in the assessed value of a specific development area to finance public improvements within that area. Some details of this process are presented here:

1. The Authority must prepare a development plan and tax increment financing plan for a specific development area within the district. The development plan describes the location, character and extent of the proposed development, and the tax increment financing plan outlines in detail how tax increments are to be spent, and over what period of time they are to be spent.
2. Upon adoption of a development plan and a tax increment financing plan by the City Council, the assessed valuation of real and personal property at the last equalized tax roll is calculated. This is known as the Initial Assessed Value of the Development Area. Each of the taxing jurisdictions will continue to receive their

proportionate share of taxes collected on the initial assessed value of property in the development area as long as the Tax Increment Financing Plan is in effect.

3. Development outlined in the Plan may be financed by the Authority through a variety of funding mechanisms. For example, tax increment bonds may be sold to raise capital, tax increment revenue may fund lease payments or other obligations or annual tax increment revenues may be spent directly on public improvements in the development area as they are received.
4. New taxes, or tax increments, are derived from assessed value increases due to new development. The difference between the initial assessed value of real and personal property in the development area and the current assessed value is the captured assessed value. Tax increment revenues based on the captured assessed value may be used for development plans and related activities. If a loan has been acquired or obligations incurred or bonds sold by the Authority to finance development, tax increment revenues may be used to pay such debts. In all cases, tax increment revenues are spent in accordance with the Tax Increment Financing Plan.

As indicated above, taxing jurisdictions continue to collect property tax revenues based on the initial assessed value of property in the development area while the tax increment financing plan is in effect. The jurisdictions are asked to forego that portion of the revenues resulting from the captured assessed value generated in the area for the duration of the financing period.

When the development program described in the development plan has been completed in accordance with the tax increment financing plan, taxing units resume collecting property tax revenues based on the full value of property in the development area.

#### **D. Amount of Indebtedness**

The Authority on behalf of the City of Lansing will not incur a note of indebtedness.

The Authority on behalf of the City of East Lansing will not incur a note of indebtedness.

## E. Sources and Uses of Revenues

The sources and uses of funds for the plan are estimated as follows:

**Table 2 - Sources and Uses of Funds**

	U.S. Economic Development Admin.	MSU Foundation	Lansing Tax Increment Financing Revenue (Tax Capture)	East Lansing Tax Increment Financing Revenue (Tax Capture)	East Lansing Other Revenue	Lansing Private Developers	East Lansing Private Developers	Total
Infrastructure	\$2,000,000	\$2,000,000	\$0	\$0	\$200,000	\$0	\$0	\$4,200,000
Incubator Real & Personal Property	\$0	\$0	\$0	\$0	\$800,000	\$13,500,000	\$4,000,000	\$18,300,000
SZ/LDFA Admin. (10%)	\$0	\$0	\$291,257	\$243,683		\$0	\$0	\$534,940
Attraction, Retention, Marketing, & Advertising (15%)	\$0	\$0	\$436,886	\$365,525		\$0	\$0	\$802,411
Operations, Accelerator & Incubator Services (75%)	\$0	\$0	\$2,184,431	\$1,827,626		\$0	\$0	\$4,012,057
<b>Total</b>	<b>\$2,000,000</b>	<b>\$2,000,000</b>	<b>\$2,912,574</b>	<b>\$2,436,834</b>	<b>\$1,000,000</b>	<b>\$13,500,000</b>	<b>\$4,000,000</b>	<b>\$27,849,408</b>

Tax Increment Revenues based on the annual Captured Assessed Value will be fully utilized as necessary to fund activities listed in the shaded columns of Table 2. Excess funds not used for the foregoing purposes may be used for other purposes determined by resolution of the LDFA Board to further the development program as described in the Development Plan; excess funds not so used shall revert proportionately to the respective taxing bodies.

## F. Duration of Development and Tax Increment Plans

The duration of the development plan and the tax increment plan shall be fifteen (15) years starting on December 31, 2006 and ending on December 31, 2021.

## G. Impact of Tax Increment Financing

**Table 3 - Tax Revenues Collected from the SmartZone**

Taxing Unit	Lansing Property Taxes to Taxing Units	New Lansing Property Taxes to LDFA	Total Lansing Property Taxes	East Lansing Property Taxes to Taxing Units	New East Lansing Property Taxes to LDFA*	Total East Lansing Property Taxes
City	\$2,539,311	\$951,111	\$3,490,421	\$15,417,736	\$0	\$15,417,736
LCC	\$646,666	\$242,212	\$888,878	\$3,364,480	\$0	\$3,364,480
County	\$1,403,228	\$525,586	\$1,928,814	\$7,226,227	\$0	\$7,226,227
Airport	\$120,239	\$45,036	\$165,276	\$414,904	\$0	\$414,904
CATA	\$370,926	\$138,932	\$509,858	\$1,915,629	\$0	\$1,915,629
CADL	\$264,972	\$99,246	\$364,218	\$0	\$0	-
<b>Total Local</b>	<b>\$5,345,343</b>	<b>\$2,002,123</b>	<b>\$7,347,465</b>	<b>\$28,338,977</b>	<b>\$0</b>	<b>\$28,338,977</b>
City Debt	\$217,130	\$0	\$217,130	\$1,620,292	\$0	\$1,620,292
Schl Debt	\$559,401	\$0	\$559,401	\$7,322,464	\$0	\$7,322,464
<b>Total Debt</b>	<b>\$776,531</b>	<b>\$0</b>	<b>\$776,531</b>	<b>\$8,942,755</b>	<b>\$0</b>	<b>\$8,942,755</b>
Schl Oper	\$3,615,056	\$570,227	\$4,185,284	\$17,369,553	\$1,462,681	\$18,832,234
ISD	\$946,930	\$149,366	\$1,096,296	\$5,774,769	\$486,593	\$6,261,362
State Edu.	\$1,209,980	\$190,858	\$1,400,838	\$6,266,503	\$487,560	\$6,754,064
<b>Total Schl</b>	<b>\$5,771,966</b>	<b>\$910,451</b>	<b>\$6,682,418</b>	<b>\$29,410,826</b>	<b>\$2,436,834</b>	<b>\$31,847,660</b>
<b>Total</b>	<b>\$11,893,840</b>	<b>\$2,912,574</b>	<b>\$14,806,414</b>	<b>\$66,692,559</b>	<b>\$2,436,834</b>	<b>\$69,129,393</b>

\* East Lansing DDA is currently capturing local taxes in downtown East Lansing.

## H. Legal Descriptions

Appendix A gives the legal description of the eligible property to which the tax increment financing plan applies or shall apply upon qualification as eligible property.

## I. Jobs Created

The estimate of the number of jobs to be created as a result of implementation of the tax increment financing plan is one thousand.

## J. Certified Technology Park (SmartZone) Boundaries

The boundaries of a certified technology park and identification of the real property within the certified technology park to be included in the tax increment financing plan for purposes of determining tax increment revenues are given in Appendices A and B. The TIF plan will capture property taxes from all real and personal property within:

1. An area bordered by Collins Rd. to the east, Dunkel Rd. to the south, I-496 to the west, and the City of Lansing boundary to the north and northeast.

2. An area as defined by the East Lansing Downtown Development Authority District per Ordinance 1106, with the exception of properties north of Grand River Avenue and east of Collingwood Drive. The East Lansing portion will exclude personal property taxes.

## **Section IV: Development Plan**

### **Development Projects**

#### **CITY OF LANSING**

The SmartZone Project has two components: one in Lansing the other in East Lansing. The Lansing component will extend the road and utility infrastructure to the south end of the University Corporate Research Park and connect with MBI International to create a 100 acre campus that offers a wide range of services and locations. Lansing will utilize MBI International as its initial primary incubator facility. MBI has the readymade capacity to provide incubator space and services to develop, prove and accelerate the commercialization of new technologies. The creation of the SmartZone campus will make possible the development of a cluster of four multi-tenant facilities of up to 100,000 square feet each. Each building will be designed to incubate and accommodate new enterprises, primarily in biotechnology as well as other areas of technology. These technology based businesses are projected to create up to 500 high-skill, high-wage jobs; increased tax revenue and private-sector investment of \$40,000,000 or more. Firms that “graduate” from MBI will be encouraged to locate in the SmartZone.

#### **CITY OF EAST LANSING**

The East Lansing SmartZone component will include development of a business incubator/accelerator for high tech companies. Two facilities will be developed. The first, in the core Downtown District, will be a 25,000 square feet facility located in the City Center development. The second space will be another 25,000 – 50,000 square feet developed as part of the East Village redevelopment project. In both cases, the City’s Downtown Development Authority will work with private developers to construct and operate the space. Space will be provided to start-up businesses at below market rate rents. DDA tax increment financing will be utilized to help support development of the real estate.

Business consulting services will be provided to the East Lansing incubator/accelerator businesses through funds generated by the SmartZone TIF as outlined in this plan. Business support services will be contracted through existing service providers, including MBI, Michigan State University, and the Small Business and Technology Development Centers, among others. While this facility will be creating additional physical space, the goal is to provide seamless business support services under the umbrella of the LRS.

### **A. Property Description**

See Appendix A for a list of the Lansing and East Lansing properties to which LRS Plan applies in relation to the boundaries of the authority district and a legal description of the each property.



## **B. Boundaries of Property**

The Lansing portion of the boundaries of the property to which the Plan applies can more generally be described as all real and personal property within an area bounded by Collins Rd. to the east, Dunkel Rd. to the south, I-496 to the west, and the City of Lansing boundary to the north and northeast.

The East Lansing portion of the boundaries of the property to which the Plan applies can more generally be described as the area defined by the East Lansing Downtown Development Authority District per Ordinance 1106, with the exception of properties north of Grand River Avenue and east of Collingwood Drive.

## **C. Map of Area**

See Appendix B for maps of the Lansing and East Lansing portions of the LRS that this Plan applies to.

## **D. Public Facilities to be Acquired**

Excess SmartZone captured property taxes not used for the purposes in Table 2 of the Tax Increment Financing Plan may be used for other purposes determined by resolution of the LDFA Board to further the SmartZone project and for additional projects including the building, acquiring and/or equipping one or more business incubators within the Lansing Regional SmartZone as allowed by P.A. 248 of 2000 as amended.

## **E. Public Facilities**

Excess SmartZone captured property taxes not used for the purposes in Table 2 of the Tax Increment Financing Plan may be used for other purposes determined by resolution of the LDFA Board to further the SmartZone project and for additional projects including constructing additional public facilities as allowed by P.A. 248 of 2000 as amended.

## **F. Construction Schedule**

The Lansing SmartZone project consists of the construction of infrastructure and four buildings. The infrastructure will be built in 2007 – 08. The first incubator building is expected to be built in 2009 or earlier, the additional three incubators will be built in 2010, 2011 and 2012 respectively.

The East Lansing SmartZone project consists of the construction of incubator space within larger development projects and infrastructure improvements. A total of 25,000 – 75,000 square feet of incubator/accelerator space will be created. The initial 25,000 square feet of space in the core Downtown district is projected to be developed in 2007. The East Village space is projected to be developed in 2009 or later. Both the downtown and East Village space will be funded through DDA Tax Increment Financing. Broadband infrastructure improvements, if necessary, will be funded in portion by the LDFA.

## **G. Property Transactions**

Excess SmartZone captured property taxes not used for the purposes in Table 2 of the Tax Increment Financing Plan may be used for other purposes determined by resolution of the LDFA Board to further the SmartZone project and for additional projects including the buying, selling, donating, exchanging, or leasing property to or from the City of Lansing or East Lansing.

## **H. Zoning and Infrastructure Changes**

The Lansing portion of the SmartZone project will not involve any zoning changes.

The East Lansing portion of the SmartZone project will not involve any zoning changes.

Appendix C gives the proposed changes in streets, street levels, intersections, and utilities.

## **I. Costs and Financing**

Total cost of the Lansing portion of the SmartZone is estimated to be \$20,412,574 of which \$2,912,574 is tax increment revenue from properties within the Lansing portion of the SmartZone. Approximately \$2,000,000 of financing will be provided by the MSU Foundation and \$2,000,000 from the U.S. Economic Development Administration. The four incubator buildings planned for construction will be built by one or more private developers at a total combined estimated cost of \$13,500,000.

Total cost of the East Lansing portion of the SmartZone is estimated to be \$7,436,834 of which \$2,436,834 is tax increment revenue from properties within the East Lansing portion of the SmartZone. A total of \$4,000,000 in private sector investment is projected in the creation of incubator/accelerator space. An additional \$1,000,000 in DDA tax increment financing is projected to support the development of the incubator/accelerator space.

## **J. Business Development**

The Lansing portion of the SmartZone will house many different businesses in various stages of commercialization. The SmartZone will use MBI facilities as its primary incubator facilities and offer services to incubate, accelerate and improve entrepreneurship, and leverage and link technology innovators and Michigan State University to the private sector to create the conditions for greater productivity, innovation, and job creation. The SmartZone will do this by providing entrepreneurs with small and medium size spaces including wet lab and other research amenities. Start-up and existing small businesses will have access to a wide-range of business support services.

The East Lansing portion of the SmartZone will primarily include businesses commercializing research at Michigan State University. The City has worked closely with Michigan State University to identify commercial space that meets the needs of new start-ups while providing close proximity to the University. The East Lansing incubator/accelerator will focus on information, engineering, and software technology companies. However, any company not requiring wet lab space, will likely be considered a candidate user. Companies needing wet lab space will be directed to the Lansing portion of the SmartZone.

A primary goal of the LRS is to hire a fulltime SmartZone coordinator to provide a one-stop shop for coordinating all business related services. Until tax increment funds are sufficient, staff from the cities of Lansing and East Lansing, along with MBI International, will be sharing this role. As funding permits, staff will be hired. It is expected that by 2008 or 2009 this will be possible. Identification of other funding sources; e.g., a successful 21<sup>st</sup> Century Jobs Fund application may accelerate this process.

**K. Terms and Procedures**

The Lansing component of the SmartZone is not expected to use tax increment funding to finance public facilities. However, excess SmartZone captured property taxes not used for the purposes in Table 2 of the Tax Increment Financing Plan may be used for other purposes determined by resolution of the LDFA Board to further the SmartZone project and for additional projects including constructing additional public facilities and/or a business incubator as allowed by P.A. 248 of 2000.

**L. Estimate of Residents**

There are no persons residing on the Lansing portion of property that will be displaced nor have their properties acquired by the Authority.

There are no persons residing on the East Lansing portion of property that will be displaced nor have their properties acquired by the Authority.

**M. Residential Relocation Plan**

There is planned relocation of residents.

**N. Residential Relocation Financing**

There is planned relocation of residents.

**O. Compliance with Act 227 of 1972**

There is no planned relocation of residents.

## Appendix A

### List of Lansing Real Properties

Tax ID Number	Legal Description	Current Tax Value
33-01-01-36-351-002	COM 37.62 FT W OF NE COR OF W 1/2 OF SW 1/4, TH S 89DEG 46MIN 59SCD W 445.10 FT, S 04DEG 39MIN 20SCD W 42.22 FT, S 40DEG 45MIN 47SCD E 210.65 FT, S 86DEG 09MIN 45SCD E 185.37 FT, N 47DEG 24MIN 45SCD E 174.71 FT, N 01DEG 31MIN 45SCD W 95.5 FT TO BEG; SEC	\$675,588
33-01-01-36-102-032	COM 1307.16 FT E & 825.06 FT N OF W 1/4 COR, TH W 969.42 FT TO E LINE HWY US-127, N 10DEG 12MIN 40SCD W 167.3 FT, N 00DEG 23MIN 21SCD E 493.42 FT ALONG SAID R/W, E 994.22 FT, S 657.81 FT TO BEG; SEC 36 T4N R2W	\$0
33-01-01-36-102-063	COM 1307.16 FT E & N 00DEG 07MIN 51 SCD W 371.75 FT FROM W 1/4 COR SEC 36, TH N 89DEG 26MIN 28SCD W 90.6 FT, N 00DEG 07MIN 51SCD W 40.99 FT, N 89DEG 26MIN 28SCD W 173.74 FT, S 53DEG 54MIN 26SCD W 328.97 FT TO E LINE US-127 R/W, TH N 43DEG 58MIN 12SCD W 4	\$3,843,500
33-01-01-36-102-092	COM INTN E-W LINE SEC 36 & E LINE US-127 R/W, TH ALONG R/W N 04DEG 59MIN 51SCD W 157.35 FT AND N 43DEG 58MIN 12SCD W 83.41 FT, N 53DEG 54MIN 26SCD E 328.97 FT, S 89DEG 26MIN 28SCD E 173.74 FT, S 00DEG 07MIN 15SCD E 40.99 FT, S 89DEG 26MIN 28SCD E 90.6 FT	\$631,524
33-01-01-36-102-002	NW 1/4 OF NW 1/4 E OF I-496 R/W SEC 36 T4N R2W	\$0
33-01-01-25-151-011	COM 660 FT E OF W 1/4 POST, TH N 165 FT, W 115.5 FT, S 165 FT, E 115.5 FT TO BEG; SEC 25 T4N R2W	\$64,544
33-01-01-25-151-002	PARTS SEC 25 & 26 COM W 1/4 POST SEC 25, TH W 345.49 FT TO E LINE US-127 R/W, N 500 FT, E 345.07 FT TO E LINE SEC 26, CONTINUING E 544.5 FT, S 29DEG 19MIN 06SCD W 314.9 FT TO BLDG COR, ALONG BLDG WALL 3 COURSES: S 14DEG 30MIN 41SCD W 76.04 FT, N 75DEG 29	\$877,065
33-01-01-25-151-023	PARTS NE 1/4 SEC 26 LYING E OF US-127 R/W EXC S 500 FT, ALSO PARTS NW 1/4 OF SW 1/4 SEC 25 LYING N OF N'LY LINE RELOCATED FOREST RD, ALSO SW1/4 OF NW 1/4 SEC 25 EXC PARTS LYING W'LY OF A LINE COM 544.5 FT E OF W 1/4 COR SEC 25, TH N 59.56 FT, N 75DEG 29	\$0
33-01-01-25-301-401	PARTS SE 1/4 SEC 26 & SW 1/4 SEC 25 LYING: E OF I-496 R/W, S'LY & W'LY OF C/L'S RELOCATED FOREST & COLLINS RDS; EXC ALLIANCE DR & TECHNOLOGY BLVD R/W'S, ALSO EXC LEASED LANDS;	\$46,764

Parcel ID	Description	Value
33-01-01-25-301-022	SEC 25 T4N R2W COM 513.6 FT E OF W 1/4 COR, TH S 195.46 FT, SE'LY 162.45 FT ALONG 387 FT RADIUS CURVE TO LT CHORD BEARING S 11DEG 48MIN 51SCD E 161.26 FT, S 23DEG 50MIN 22SCD E 139.84 FT, SE'LY 214.41 FT ALONG 433 FT RADIUS CURVE TO RT CHORD BEARING S 9DEG 39MIN 13SCD	\$3,009,300
33-01-01-25-301-080	COM AT POINT ON W 1/8 LINE OF SEC 25 813.2 FT N OF S SEC LINE, TH W 213.78 FT, N 67DEG 49MIN 57SCD W 138.58 FT, N 44DEG 36MIN 34SCD W 350.85 FT TO S'LY LINE TECHNOLOGY BLVD, NE'LY 162.5 FT ALONG 367 FT RAD CURVE TO RT CHORD BEARING N 45DEG 38MIN 40SCD E 1	\$99,670
33-01-01-25-301-090	COM AT A POINT ON W 1/8 LINE OF SEC 25 127.87 FT N OF S SEC LINE, TH N 685.33 FT, W 213.78 FT, N 67DEG 49MIN 57SCD W 134.62 FT, S 157.77 FT, S 38DEG 11MIN 31SCD W 166.1 FT TO E'LY LINE TECHNOLOGY BLVD, S'LY ALONG R/W S 52DEG 03MIN 30SCD E 99.57 FT AND 43	\$91,781
33-01-01-25-301-801	BUILDING ON LEASED LAND COM AT POINT ON W 1/8 LINE OF SEC 25 813.2 FT N OF S SEC LINE, TH W 213.78 FT, N 67DEG 49MIN 57SCD W 138.58 FT, N 44DEG 36MIN 34SCD W 350.85 FT TO S'LY LINE TECHNOLOGY BLVD, NE'LY 162.5 FT ALONG 367 FT RAD CURVE TO RT CHORD BEARING N 45DEG 38MIN 40SCD E 161.18 FT, NE'LY 163.84 FT ALONG 292 FT RAD CURVE TO RT CHORD BEARING N 74DEG 18MIN 58SCD E 161.7 FT, E 237.72 FT, SE'LY 78.54 FT ALONG 50 FT RAD CURVE TO RT CHORD BEARING S 44DEG 36MIN 34SCD E 70.71 FT TO W LINE COLLINS RD, E 33 FT TO SAID 1/8 LINE, S 407.74 FT TO BEG; SEC 25 T4N R2W PARCEL CODE OF LAND: 33-01-01-25-301-080	\$973,667
33-01-01-25-301-802	BUILDING ON LEASED LAND COM AT A POINT ON W 1/8 LINE OF SEC 25 127.87 FT N OF S SEC LINE, TH N 685.33 FT, W 213.78 FT, N 67DEG 49MIN 57SCD W 134.62 FT, S 157.77 FT, S 38DEG 11MIN 31SCD W 166.1 FT TO E'LY LINE TECHNOLOGY BLVD, S'LY ALONG R/W S 52DEG 03MIN 30SCD E 99.57 FT AND 434.72 FT ALONG 383 FT RADIUS CURVE TO RT CHORD BEARING S 19DEG 33MIN 37SCD E 411.78 FT TO POINT DUE W OF BEG, E 221.14 FT TO BEG; SEC 25 T4N R2W PARCEL CODE OF LAND: 33-01-01-25-301-090	\$1,010,168

## List of East Lansing Real Properties

Parcel Number	Legal Description	2006 TV
33-20-01-13-226-001	THAT PART OF LOTS 17, 18, & 19 LYING N OF A LINE DRAWN DUE W FROM A PT 28 1/2 FT S OF NE COR OF LOT 17. OAKWOOD	\$417,360
33-20-01-13-227-004	E'LY 50 FT IN WIDTH OF LOT 2 & LOT 3 ENTIRE OAKWOOD	\$165,910
33-20-01-13-227-005	W 40 1/2 FT OF LOT 4 OAKWOOD, ALSO THE S 1/2 OF VACATED ALLEY.	\$143,210
33-20-01-13-227-006	LOT 5 ENTIRE & E 25 1/2 FT OF LOT 4 OAKWOOD, ALSO THE S1/2 OF VACATED ALLEY.	\$233,900
33-20-01-13-227-011	PART OF LOT 14-COM AT SE COR OF LOT 14-W'LY ALONG N LINE OF GD RIVER AVE 23 1/2 FT -N'LY AT RT ANGLES TO GD RIVER AVE 90 FT E'LY PLL TO GD RIVER AVE TO EVERGREEN AVE-S'LY ALONG EVERGREEN AVE. TO BEG OAKWOOD	\$91,850
33-20-01-13-227-012	PART OF LOT 14-COM. 23 1/2 FT. NW OF SE COR. OF LOT 14-NE AT RT ANG TO GD RIVER AVE 90 FT-NW PLL.TO GD. RIVER AVE. 21 1/2 FT- SW AT RT ANG TO GD RIVER AVE 90 FT SE ALONG N. LINE OF GR.RIVER AVE. 21 1/2 FT. TO BEG OAKWOOD	\$68,100
33-20-01-13-227-013	PART OF LOT 14-COM. 45 FT. NW OF SE COR OF LOT 14-NE AT RT ANG TO GD RIVER AVE 90 FT. NW PLL. TO GD. RIVER AVE. 21 1/2 FT - SW AT RT ANG TO GD RIVER AVE 90 FT SE ALONG N. LINE OF GD. RIVER AVE. 21 1/2 FT. TO BEG. OAKWOOD	\$74,510
33-20-01-13-227-016	PART OF LOT 13-COM. 109 1/2 FT NW OF SE COR OF LOT 14 -NE AT RT ANG TO SAID GRAND RIVER AVE. 90 FT-NW PLL TO GD RIVER AVE 22 1/2 FT-SW AT RT ANG TO SAID GRAND RIVER AVE 90 FT SE ALONG N.LINE OF GD RIVER AVE. TO BEG. OAKWOOD	\$73,720
33-20-01-13-227-017	COM AT THE SE COR OF LOT 14 OAKWOOD PART OF THE NE 1/4 OF SEC 13 CITY OF EAST LANSING TH W'LY PLL WITH GRAND RIVER AVE 66.5 FT TO POB TH CONT W'LY PLL WITH GRAND RIVER AVE 43 FT TH N'LY PLL WITH E LOT LN OF LOT 13 OAKWOOD 90 FT TH W'LY PLL WITH GRAND RIVER AVE 22.5FT TH N'LY PLL WITH W LOT LN OF LOT 13 OAKWOOD 75 FT TH E'LY PLL WITH GRAND RIVER AVE 63.822 FT TH S'LY ALONG THE W'LY LN OF EVERGREEN AVE TO A PT 92.75 FT N OF THE SE COR OF LOT 14 OAKWOOD TH W'LY PLL TO GRAND RIVER AVE 58.5 FT M OR L TH S'LY PLL WITH W'LY LOT LN OF LOT 14 OAKWOOD 90 FT TO POB	\$274,310
33-20-01-13-227-019	BEGINNING AT THE SW CORNER OF THE PLAT OF OAKWOOD AS RECORDED IN LIBER 2 OF PLATS, PAGE 33 INGHAM COUNTY RECORDS ALSO BEING THE SE CORNER OF COLLEGE HEIGHTS SUBDIVISION AS RECORDED IN LIBER 3 OF PLATS, PAGE 13, INGHAM COUNTY RECORDS, THENCE N70°00'00"W ALONG THE S LINE OF COLLEGE HEIGHTS SUBDIVISION 158.00' TO THE SW CORNER OF LOT 1 OF SAID COLLEGE HEIGHTS SUBDIVISION; THENCE N12°11'00"E ALONG THE E LINE OF SAID LOT 1 90.00'; THENCE S82°30'53"E 130.59' TO THE E LINE OF SAID COLLEGE HEIGHTS SUBDIVISION	\$387,370
33-20-01-13-228-007	LOT 32 OAKWOOD	\$91,670
33-20-01-13-228-008	LOT 30 OAKWOOD	\$92,160
33-20-01-13-228-014	COM AT THE NW COR OF LOT 28 OF OAKWOOD SUBD TH E 100 FT TH S 45 FT TH W TO EVERGREEN AVE TH N'LY ALONG SAID AVE TO PLACE OF BEG SEC 13 T4NR2W	\$47,410
33-20-01-13-228-015	LOTS 26 AND 28 OAKWOOD SUB EXC COM AT NW COR OF LOT 28 TH E 100' TH S45' TH W TO EVERGREEN AVE, TH N'LY ALG SAID AVE TO POB SEC 13 T4N, R1W.	\$414,990
33-20-01-13-229-010	LOTS 27 & 29 OAKWOOD	\$399,900
33-20-01-13-230-001	N 44 FT OF LOT 23 & S 16 FT OF LOT 24 OAKWOOD	\$297,280
33-20-01-13-230-004	LOTS 21 AND 22, ALSO S 22' OF LOT 23 OAKWOOD	\$705,000
33-20-02-18-136-001	N.68 FT OF LOTS 1 & 2 & N 68 FT OF W . 6.7 FT OF LOT 3 RESUB OF LOTS 6 TO 29 IN- CLUSIVE OF ANGELL'S SUB OF LOT 80 AND PORTION OF LOTS 78 AND 79 COLLEGE GROVE	\$58,380

33-20-02-18-136-002	S 22 FT OF LOTS 1&2 & W 11.7 FT OF S 22 FT OF LOT 3 RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE	\$18,340
33-20-02-18-136-003	LOT 3 EXC N 68 FT OF W 6.7 FT & EXC S 22 FT OF W 11.7 FT RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE	\$79,640
33-20-02-18-136-004	LOTS 4 & 5 RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE	\$76,180
33-20-02-18-136-005	LOT 6 RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE	\$53,780
33-20-02-18-136-006	LOT 7 RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE	\$62,830
33-20-02-18-136-007	N 1/2 OF LOTS 8 & 9 RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE	\$107,010
33-20-02-18-136-008	S 1/2 OF LOTS 8 & 9 RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE	\$185,940
33-20-02-18-136-010	BEG AT A PT 45 FT S OF NE COR OF LOT 5 W 105.9 FT S 45 FT E 105.9 FT N 45 FT TO BEG ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE	\$78,340
33-20-02-18-136-011	BEG AT SE COR OF LOT 5, N 107.2 FT W 105.9 FT S 68.5 FT TO ALBERT AVE SE'LY 114 FT TO BEG ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE	\$215,680
33-20-02-18-136-017	LOT 3 N 45 FT OF LOTS 4 AND 5, ALSO BEG 114 FT NW OF SE COR OF LOT 5, TH NW'LY 55 FT, TH N 94.9 FT TH E TO PT DIRECTLY N OF POB, TH S 113.5 FT TO POB, ANGELL'S SUB. OF LOT 80 AND PORTIONS OF LOT 78 AND 79 COLLEGE GROVE	\$751,920
33-20-02-18-136-018	N 38 FT OF LOT 1 AND N 38 FT OF W 20.5 OF LOT 2 ALSO E 59 FT OF LOT 2 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE	\$236,550
33-20-02-18-137-002	W 1/2 OF LOT 30 & 32 COLLEGE GROVE	\$140,430
33-20-02-18-137-003	W 1/2 OF E 1/2 OF LOTS 30 & 32 COLLEGE GROVE	\$196,950
33-20-02-18-137-004	E 1/2 OF E 1/2 OF LOTS 30 & 32 COLLEGE GROVE	\$160,960
33-20-02-18-138-001	LOT 41 COLLEGE GROVE	\$61,720
33-20-02-18-138-002	LOT 39 COLLEGE GROVE	\$86,460
33-20-02-18-138-004	E 1/2 OF LOTS 31 & 33 COLLEGE GROVE	\$619,800
33-20-02-18-138-005	W 1/2 OF LOTS 31 & 33 COLLEGE GROVE	\$262,560
33-20-02-18-139-001	N 39 FT OF W 110.5 FT OF LOT 52 COLLEGE GROVE	\$86,640
33-20-02-18-139-002	N 11 FT OF LOT 50 & S 27 FT OF W 110.5 FT OF LOT 52 COLLEGE GROVE	\$50,780
33-20-02-18-139-003	E 38 FT OF LOT 52 COLLEGE GROVE	\$72,310
33-20-02-18-139-004	LOT 50 EXC N 11 FT & S 16 1/2 FT COLLEGE GROVE	\$40,910
33-20-02-18-139-005	N 1/2 OF LOT 48 & S 16 1/2 FT OF LOT 50 COLLEGE GROVE	\$192,420
33-20-02-18-139-006	N 1/4 OF LOT 46 & S 1/2 OF LOT 48 COLLEGE GROVE	\$119,300
33-20-02-18-139-008	LOT 44 COLLEGE GROVE	\$429,780
33-20-02-18-139-013	LOT 42 EXC THE N 17' COLLEGE GROVE ALSO THE W 1/2 OF VACATED ALLEY, ALSO BEG AT THE SW COR OF SAID LOT 42 TH S 9.91', TH S40°54'30W 19.64' ALONG THE E'LY LINE OF M.A.C. AVE TH E'LY 169.61' TO THE C.L. EXTENDED OF THE ALLEY LYING EAST OF LOT 42	\$81,330
33-20-02-18-152-001	LOT 17 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE	\$48,530
33-20-02-18-152-002	LOT 18 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE	\$101,440
33-20-02-18-152-003	LOT 19 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE	\$92,990
33-20-02-18-152-004	LOT 20 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE	\$101,440
33-20-02-18-152-005	LOT 21 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE	\$186,100

33-20-02-18-152-006	LOT 22 AND 23 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE	\$260,990
33-20-02-18-154-001	LOT 43 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE	\$256,670
33-20-02-18-154-002	W 46 FT OF LOT 45 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE	\$95,100
33-20-02-18-154-003	E 28.8 FT OF LOT 45 AND W 11.2 FT OF LOT 47 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE	\$38,940
33-20-02-18-154-004	E 46.1 FT OF W 57.3 FT OF LOT 47 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE	\$47,720
33-20-02-18-154-005	E 17.5 FT OF LOT 47 AND W 28.6 FT OF LOT 49 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE	\$48,640
33-20-02-18-154-006	E 46.1 FT OF LOT 49 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE	\$60,060
33-20-02-18-162-001	W 96 FT OF LOT 2 COLLEGE GROVE	\$790,800
33-20-02-18-162-003	LOT 14 EXC S 53 FT 3 IN COLLEGE GROVE	\$372,990
33-20-02-18-162-004	N 33 FT 3 IN OF S 53 FT 3 IN OF LOT 14 COLLEGE GROVE	\$93,030
33-20-02-18-162-005	S 20 FT OF E 30 FT OF LOT 12 & S 20 FT OF LOT 14 COLLEGE GROVE	\$87,320
33-20-02-18-163-001	LOT 1 EXC S 3 FT COLLEGE GROVE	\$540,020
33-20-02-18-163-002	LOT 3 & W 1/2 OF LOT 5 EXC S 3 FT THEREOF COLLEGE GROVE	\$884,000
33-20-02-18-163-003	E 1/2 OF LOT 5 EXC S 3 FT & W 1/2 OF LOT 7 EXC E 3 IN OF W 1/2 OF LOT 7 & EXC S 3 FT COLLEGE GROVE	\$527,420
33-20-02-18-163-004	E 1/2 OF LOT 7 EXC S 3 FT & E 3 IN OF W 1/2 OF LOT 7 EXC S 3 FT COLLEGE GROVE	\$297,770
33-20-02-18-163-005	LOT 9 & W 22 FT OF LOT 11 EXC S 3 FT COLLEGE GROVE	\$395,910
33-20-02-18-163-006	W 25 1/2 FT OF E 60 1/2 FT LOT 11 EXC S 3 FT COLLEGE GROVE	\$156,740
33-20-02-18-163-007	W 15 1/2 FT OF E 35 FT OF LOT 11 COLLEGE GROVE	\$156,570
33-20-02-18-163-009	E 64 1/2 FT OF N 26 FT OF LOT 13 COLLEGE GROVE	\$104,320
33-20-02-18-163-010	COM 3 FT N OF SE COR OF LOT 13-N TO NE COR OF LOT-W 73 1/2 FT-S 69 FT-E 40 FT-S 60 FT-E'LY TO BEG EX E 64 1/2 FT OF N 26 FT OF LOT 13 COLLEGE GROVE	\$310,580
33-20-02-18-163-011	E 19.5 FT OF LOT 11 EXC S 3 FT ALSO W 3.3 FT LOT 13 EXC S 3 FT COLLEGE GROVE	\$86,210
33-20-02-18-163-013	E 5.7 FT OF W 9 FT & E'LY 16.57 FT OF W'LY 25.57 FT OF S'LY 63 FT OF LOT 13 EXC S 3 FT THEREOF COLLEGE GROVE	\$68,410
33-20-02-18-163-014	THE E'LY 23.43 FT OF THE W'LY 49 FT OF THE S 63 FT EXC S 3 FT OF LOT 13 COLLEGE GROVE	\$72,390
33-20-02-18-164-101	UNIT NUMBER 1 EAST LANSING CITY CENTER CONDOMINIUMS, ALSO THE SURFACE AREA OF LOT 18 EXCEPT THE WEST 31.54 FT AND THE WEST 21.79 FT OF LOT 20, PLAT OF COLLEGE GROVE, CITY OF EAST LANSING, INGHAM COUNTY MICHIGAN, ACCORDING TO THE RECORDED PLAT AS RECORDED IN LIBER 3 OF PLATS, PAGE 4, INGHAM COUNTY RECORDS TOGETHER WITH THE VERTICAL AREA ABOVE THE SURFACE AREA UP TO A HEIGHT OF FOURTEEN AND ONE HALF (14 1/2) FEET TO THE UNDERSIDE SURFACE OF THE MUNICIPAL PARKING STRUCTURE WHICH IS LOCATED ABOVE THE SURFACE AREA REFERED TO ABOVE.	\$1,001,500
33-20-02-18-164-102	UNIT #2 EAST LANSING CITY CENTER CONDOMINIUMS	\$508,300
33-20-02-18-164-103	UNIT #3 EAST LANSING CITY CENTER CONDOMINIUMS	\$80,090
33-20-02-18-164-104	UNIT #4 EAST LANSING CITY CENTER CONDOMINIUMS	\$114,140
33-20-02-18-164-105	UNIT #5 EAST LANSING CITY CENTER CONDOMINIUMS	\$114,140
33-20-02-18-164-106	UNIT #6 EAST LANSING CITY CENTER CONDOMINIUMS	\$95,300
33-20-02-18-164-107	UNIT #7 EAST LANSING CITY CENTER CONDOMINIUMS	\$86,580
33-20-02-18-164-108	UNIT #8 EAST LANSING CITY CENTER CONDOMINIUMS	\$91,000
33-20-02-18-164-109	UNIT #9 EAST LANSING CITY CENTER CONDOMINIUMS	\$91,000
33-20-02-18-164-110	UNIT #10 EAST LANSING CITY CENTER CONDOMINIUMS	\$114,140
33-20-02-18-164-111	UNIT #11 EAST LANSING CITY CENTER CONDOMINIUMS	\$86,580
33-20-02-18-164-112	UNIT #12 EAST LANSING CITY CENTER CONDOMINIUMS	\$115,100



33-20-02-18-164-113	UNIT #13 EAST LANSING CITY CENTER CONDOMINIUMS	\$92,040
33-20-02-18-164-114	UNIT #14 EAST LANSING CITY CENTER CONDOMINIUMS	\$85,380
33-20-02-18-164-115	UNIT #15 EAST LANSING CITY CENTER CONDOMINIUMS	\$92,740
33-20-02-18-164-116	UNIT #16 EAST LANSING CITY CENTER CONDOMINIUMS	\$88,100
33-20-02-18-164-117	UNIT #17 EAST LANSING CITY CENTER CONDOMINIUMS	\$121,410
33-20-02-18-164-118	UNIT #18 EAST LANSING CITY CENTER CONDOMINIUMS	\$111,050
33-20-02-18-164-119	UNIT #19 EAST LANSING CITY CENTER CONDOMINIUMS	\$94,690
33-20-02-18-164-120	UNIT #20 EAST LANSING CITY CENTER CONDOMINIUMS	\$95,200
33-20-02-18-164-121	UNIT #21 EAST LANSING CITY CENTER CONDOMINIUMS	\$90,470
33-20-02-18-164-122	UNIT #22 EAST LANSING CITY CENTER CONDOMINIUMS	\$95,200
33-20-02-18-164-123	UNIT #23 EAST LANSING CITY CENTER CONDOMINIUMS	\$123,960
33-20-02-18-164-124	UNIT #24 EAST LANSING CITY CENTER CONDOMINIUMS	\$97,200
33-20-02-18-164-125	UNIT #25 EAST LANSING CITY CENTER CONDOMINIUMS	\$117,180
33-20-02-18-164-126	UNIT #26 EAST LANSING CITY CENTER CONDOMINIUMS	\$94,690
33-20-02-18-164-127	UNIT #27 EAST LANSING CITY CENTER CONDOMINIUMS	\$94,690
33-20-02-18-164-128	UNIT #28 EAST LANSING CITY CENTER CONDOMINIUMS	\$96,960
33-20-02-18-164-131	UNIT #31 EAST LANSING CITY CENTER CONDOMINIUMS	\$129,610
33-20-02-18-164-132	UNIT #32 EAST LANSING CITY CENTER CONDOMINIUMS	\$102,350
33-20-02-18-164-133	UNIT #33 EAST LANSING CITY CENTER CONDOMINIUMS	\$103,500
33-20-02-18-164-134	UNIT #34 EAST LANSING CITY CENTER CONDOMINIUMS	\$99,860
33-20-02-18-164-135	UNIT #35 EAST LANSING CITY CENTER CONDOMINIUMS	\$103,500
33-20-02-18-164-136	UNIT #36 EAST LANSING CITY CENTER CONDOMINIUMS	\$129,610
33-20-02-18-164-137	UNIT #37 EAST LANSING CITY CENTER CONDOMINIUMS	\$100,640
33-20-02-18-164-138	UNIT #38 EAST LANSING CITY CENTER CONDOMINIUMS	\$123,420
33-20-02-18-164-139	UNIT #39 EAST LANSING CITY CENTER CONDOMINIUMS	\$107,900
33-20-02-18-164-140	UNIT #40 EAST LANSING CITY CENTER CONDOMINIUMS	\$102,350
33-20-02-18-164-141	UNIT #41 EAST LANSING CITY CENTER CONDOMINIUMS	\$101,180
33-20-02-18-164-142	UNITS 29 AND 30 EAST LANSING CITY CENTER CONDOMINIUMS	\$197,060
33-20-02-18-164-201	SUITE 1- 7,041 SQ FT RETAIL SPACE IN CITY CENTER RAMP	\$253,010
33-20-02-18-164-202	SUITE 2- 9,546 SQ FT RETAIL SPACE IN CITY CENTER RAMP	\$378,410
33-20-02-18-165-002	E 18 FT OF LOT 15 COLLEGE GROVE	\$97,370
33-20-02-18-165-004	LOT 19 EXC E 48 1/2 FT COLLEGE GROVE	\$175,260
33-20-02-18-165-005	E 48 1/2 FT OF LOT 19 ENTIRE LOTS 21 & 23 COLLEGE GROVE	\$2,259,060
33-20-02-18-165-006	THE W'LY 26 FT OF LOT 17 COLLEGE GROVE	\$152,950
33-20-02-18-165-007	THE E'LY 24 FT OF THE W'LY 50 FT OF LOT 17 COLLEGE GROVE	\$133,170
33-20-02-18-165-008	THE E'LY 32.5 FT OF LOT 17 COLLEGE GROVE	\$211,870
33-20-02-18-166-003	W 31 FT OF LOT 39 AND E 8 FT OF LOT 37 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE	\$171,180
33-20-02-18-166-004	LOT 39 EXC E 10 FT AND EXC W 31 FT ANGELL'S SUBD OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE	\$208,730
33-20-02-18-166-005	E 10 FT OF LOT 39 AND ALL OF LOT 41 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE	\$790,400
33-20-02-18-166-009	LOT 35, ALSO LOT 37 EXC E 8' ANGELL'S SUBD OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE.	\$868,440
33-20-02-18-166-100	SUITE A-5,000 SQ FT RETAIL SPACE IN ALBERT ST PARKING RAMP	\$164,180
33-20-02-18-166-101	SUITE B-CITY PORTION-3,900 SQ FT RETAIL SPACE IN ALBERT ST PARKING RAMP	\$155,270
33-20-02-18-167-003	LOT 14 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE	\$36,580
33-20-02-18-167-004	LOT 13 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE	\$173,170
33-20-02-18-167-009	LOTS 15 AND 16 ASSESSORS PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE	\$160,250
33-20-02-18-167-010	LOT 9 THRU 12 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE	\$186,480
33-20-02-18-168-001	LOT 1 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE	\$178,120

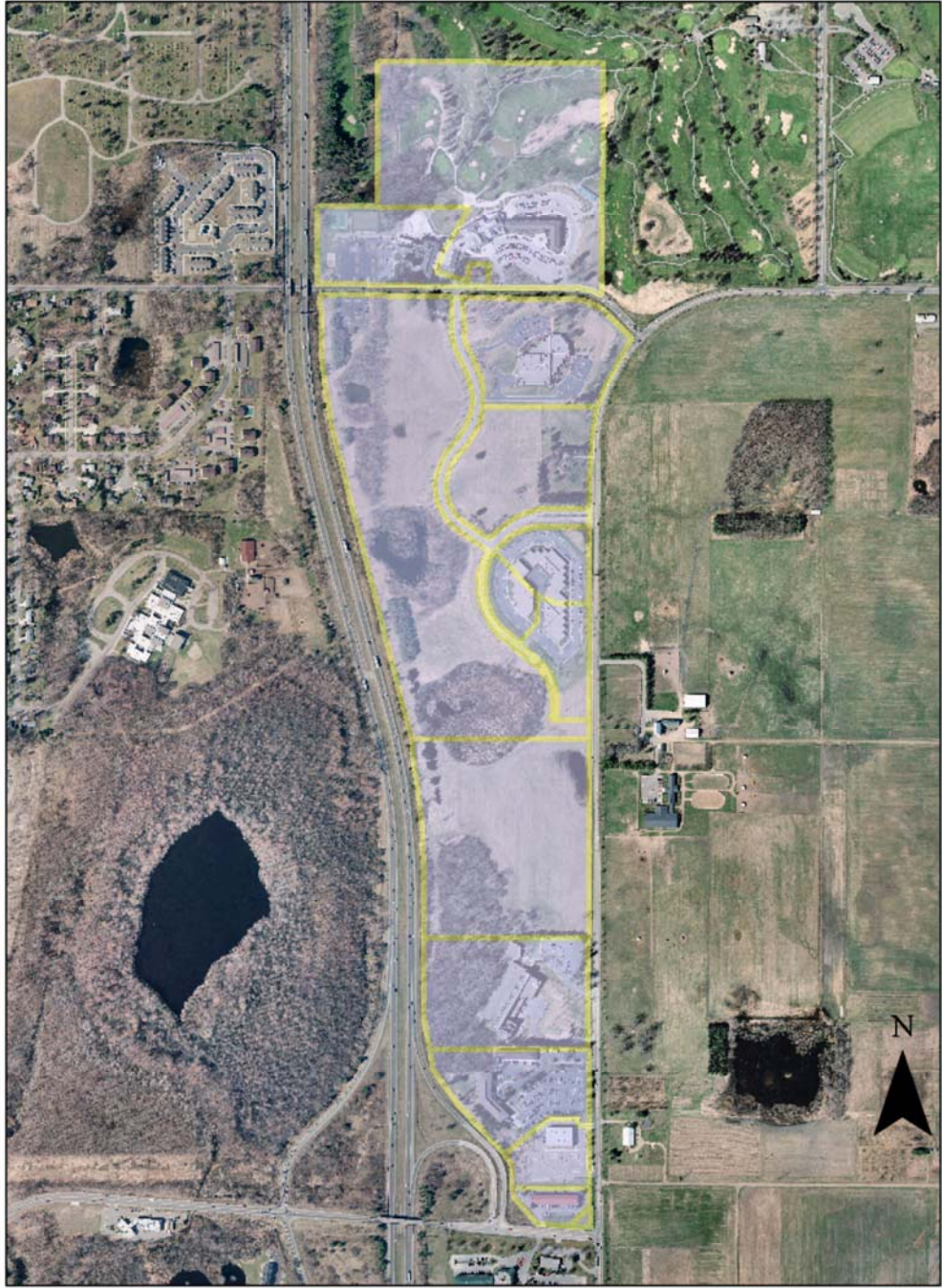
33-20-02-18-168-008	PT OF LOTS 6 AND 8 AND ENTIRE LOT 7, ASSESSOR'S PLAT OF CHASE SUB, OF PT OF LOT 78 OF COLLEGE GROVE, CITY OF E LANS, ING CO, MI ACCORDING TO THE REC PLAT THEREOF, AS REC IN LIBER 12 OF PLATS, PG 2, ING CO REC, DESC AS: BEG AT THE SE COR OF LOT 6, TH N70°01'15W	\$604,510
33-20-02-18-168-009	BEG AT SE COR OF LOT 8, TH N70°01'15W 48.70' ALG THE N LN OF GRAND RIV AVE	\$154,800
33-20-02-18-168-010	LOT 2 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE EXC BEG AT SE COR OF LOT 2 ON GRAND RIVER AVE TH NW'LY 0.30' ON N LN OF GRAND RIVER AVE TH NE'LY 132.20' AND ALG AN EXTERIOR WALL LN OF AN EXISTING BLDG ON LOT 2 AND THE EXTENSION OF SD LN TO A POINT 0.37' NW'LY OF THE NE COR OF LOT 2; TH SE'LY 0.37' TO THE NE COR OF SD LOT 2, TH SW'LY 132.20' ON THE E LN OF LOT 2 TO POB.	\$338,740
33-20-02-18-168-011	THAT PART OF LOT 2 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 OF COLLEGE GROVE, CITY OF EAST LANSING, ING CO., MI DESC AS: BEG AT THE SE COR OF LOT 2 ON GRAND RIVER AVE, TH NW'LY 0.30' ON THE N LN OF GRAND RIVER AVE; TH NE'LY 132.20' AND ALG AN EXTERIOR WALL LN OF AN EXISTING BLDG ON LOT 2 AND THE EXTENSION OF SAID LN TO A POINT 0.37' NW'LY OF THE NE COR OF LOT 2; TH SE'LY 0.37' TO THE NE COR OF SD LOT 2; TH SW'LY 132.20' ON THE E LN OF LOT 2 TO THE POB. ALSO LOT 3 AND LOT 4 EXC THE E'LY 8.4' IN WIDTH THEREOF, ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE, CITY OF EAST LANSING, ING CO, MI.	\$525,850
33-20-02-18-168-012	LOT 4 EXC THE E'LY 8.4' IN WIDTH, ALSO LOT 5 ENTIRE, AND LOT 6 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE, EXC THAT PART OF LOT 6 DESC AS BEG AT SE COR OF LOT 6, TH N 70°01'15W 0.28'	\$289,470
33-20-02-18-169-001	LOT 42 & S 1 RD OF LOT 44 FIRST ADDITION TO FAIRVIEW	\$63,220
33-20-02-18-169-002	LOT 40 FIRST ADDITION TO FAIRVIEW	\$34,080
33-20-02-18-170-001	LOTS 1 & 2 FAIRVIEW	\$557,950
33-20-02-18-172-003	LOT 4 FAIRVIEW	\$257,600
33-20-02-18-172-004	LOT 5 FAIRVIEW	\$278,330
33-20-02-18-172-005	LOT 6 & 7 FAIRVIEW	\$606,370
33-20-02-18-172-007	N 50 FT OF LOT 3 FAIRVIEW	\$154,950
33-20-02-18-172-008	LOT 3 EXC N 50 FT FAIRVIEW	\$154,950
33-20-02-18-172-009	LOT 3 FAIRVIEW	\$154,950
33-20-02-18-405-006	N 65 FT OF E 22 FT OF LOT 28 ALSO N 65 FT OF LOT 29 FAIRVIEW	\$42,930
33-20-02-18-414-007	LOT 8 SUPERVISOR'S PLAT NO 5 OF MERIDIAN TOWNSHIP	\$80,900
33-20-02-18-414-018	LOT 4 COLLEGEDALE	\$23,570
33-20-02-18-415-008	LOT 60, 61 & 62 COLLEGEDALE	\$306,000
33-20-02-18-419-001	LOT 37 EXC N 18.37 FT & PART OF LOTS 38 & 39 BEG AT SW COR OF LOT 39-N ON W LINE OF LOT 39 114.3 FT-S 86° 01' 25 E 102.51 FT-S 69° 13' E 22 FT TO E'LY LINE OF LOT 38 AT PT 18.37 FT S OF NE COR THEREOF-S TO SE COR LOT 38-NW'LY TO BEG FAIRVIEW"	\$186,670
33-20-02-18-419-002	LOT 35 & 36 EXC N 12.70 FT OF LOT 35 MEASURED AT RIGHT ANGLES TO GRAND RIVER AVE EAST LANSING MI FAIRVIEW	\$167,140
33-20-02-18-419-801	BUILDING ON LEASED LAND LOT 37 EXC N 18.37 FT & PART OF LOTS 38 & 39 BEG AT SW COR OF LOT 39-N ON W LINE OF LOT 39 114.3 FT-S 86° 01' 25 E 102.51 FT-S 69° 13' E 22 FT TO E'LY LINE OF LOT 38 AT PT 18.37 FT S OF NE COR THEREOF-S TO SE COR LOT 38-NW'LY TO BEG FAIRVIEW. PARCEL NUMBER 33-02-18-419-001."	\$5,300
33-20-02-18-420-001	LOTS 1 & 3 ELMWOOD ADDITION TO FAIRVIEW	\$299,260
33-20-02-18-420-004	S 50 FT OF LOT 7 (INCL THAT PT OF VACATED ALLEY ON THE S) ELMWOOD ADDITION TO FAIRVIEW	\$20,570
33-20-02-18-420-005	LOT 9 & N 41 FT OF LOT 11 (INCL THAT PT OF VACATED ALLEY TO THE N) ELMWOOD ADDITION TO FAIRVIEW	\$182,290
33-20-02-18-420-006	S 25 FT OF LOT 11 ENTIRE LOT 13 & N 1/2 OF LOT 15 ELMWOOD ADDITION TO FAIRVIEW	\$330,700

33-20-02-18-420-007	S 1/2 OF LOT 15 & N 49 1/2 FT OF LOT 17 ELMWOOD ADDITION TO FAIRVIEW	\$123,510
33-20-02-18-420-008	LOT 19 & S 16 1/2 FT OF LOT 17 ELMWOOD ADDITION TO FAIRVIEW	\$123,510
33-20-02-18-420-009	LOT 5 AND THE N 22 FT OF LOT 7 ELMWOOD ADDITION TO FAIRVIEW.	\$124,740
33-20-02-18-421-001	LOT 2 & N 33 FT OF LOT 4 ELMWOOD ADDITION TO FAIRVIEW	\$234,910
33-20-02-18-421-002	S 2 RDS OF LOT 4 & LOT 6 ENTIRE ELMWOOD ADDITION TO FAIRVIEW	\$206,490
33-20-02-18-421-003	LOTS 8 & 10 ELMWOOD ADDITION TO FAIRVIEW	\$320,580
33-20-02-18-421-004	LOT 12 ENTIRE & N 3 FT OF LOT 14 ELMWOOD ADDITION TO FAIRVIEW	\$177,600
33-20-02-18-421-005	LOT 14 EXC N 3 FT & N 6 FT OF LOT 16 ELMWOOD ADDITION TO FAIRVIEW	\$177,600
33-20-02-18-421-006	LOTS 16, 18 & 20 EXC N 6 FT OF LOT 16 ELMWOOD ADDITION TO FAIRVIEW	\$492,380
33-20-02-18-422-003	LOTS 30 & 31 FAIRVIEW	\$131,680
33-20-02-18-422-004	LOT 32, ALSO LOTS 33 AND 34 EXC N 12.70 FT MEASURED AT RIGHT ANGLES TO GRAND RIVER AVE FAIRVIEW SUB.	\$329,720
33-20-02-18-423-001	LOT 1 RIVERDALE ADD TO FAIRVIEW	\$38,290
33-20-02-18-423-002	LOT 2 RIVERDALE ADD TO FAIRVIEW	\$39,980
33-20-02-18-423-003	LOT 3 RIVERDALE ADD TO FAIRVIEW	\$61,670
33-20-02-18-423-004	LOT 4 RIVERDALE ADD TO FAIRVIEW	\$51,560
33-20-02-18-423-005	LOT 5 RIVERDALE ADD TO FAIRVIEW	\$48,270
33-20-02-18-423-006	LOT 6 RIVERDALE ADD TO FAIRVIEW	\$44,820
33-20-02-18-423-007	LOT 7 RIVERDALE ADD TO FAIRVIEW	\$41,560
33-20-02-18-423-008	LOT 8 RIVERDALE ADD TO FAIRVIEW	\$41,830
33-20-02-18-423-009	LOTS 9-12 RIVERDALE ADD TO FAIRVIEW	\$492,380
33-20-02-18-423-010	LOT 22 RIVERDALE ADD TO FAIRVIEW	\$277,010
33-20-02-18-423-011	LOT 21 RIVERDALE ADD TO FAIRVIEW	\$53,630
33-20-02-18-423-012	N 7 FT OF LOT 19 AND ALL OF LOT 20 RIVERDALE ADD TO FAIRVIEW	\$67,960
33-20-02-18-423-013	LOT 19 EXC N 7 FT RIVERDALE ADD TO FAIRVIEW	\$75,660
33-20-02-18-423-014	LOT 18 RIVERDALE ADD TO FAIRVIEW	\$42,360
33-20-02-18-423-015	LOT 17 RIVERDALE ADDITION TO FAIRVIEW	\$42,620
33-20-02-18-423-016	LOT 16 RIVERDALE ADD TO FAIRVIEW	\$50,780
33-20-02-18-423-017	LOTS 13-15 AND N 15 FT OF W 145.5 FT OF E 183 FT OF OUTLOT A RIVERDALE ADD TO FAIRVIEW	\$471,100
33-20-02-18-424-001	LOTS 1, 2 AND 3 EXC S 15 FT OF EA LOT AND EXC N 18.37 FT OF EACH LOT ASSESSOR'S PLAT OF CHERRY LAWN	\$87,920
33-20-02-18-424-002	LOT 4 AND S 15 FT OF LOTS 1, 2 AND 3 ASSESSOR'S PLAT OF CHERRY LAWN	\$38,940
33-20-02-18-424-003	LOT 5 ASSESSOR'S PLAT OF CHERRY LAWN	\$39,330
33-20-02-18-424-004	LOT 6 EXC S .74 FT ASSESSOR'S PLAT OF CHERRY LAWN	\$38,940
33-20-02-18-424-005	S .74 FT OF LOT 6 AND ALL OF LOT 7 EXC BEG AT SE COR NW'LY ON LOT LINE 57.69 FT E 54.05 FT TO E LINE OF LOT 7 S 20.47 FT TO BEG ASSESSOR'S PLAT OF CHERRY LAWN	\$48,140
33-20-02-18-424-006	PART OF LOT 10 COM AT NW COR THEREOF-S 70° 01' E ON N'LY LOT LINE 74.71 FT-S 89° 12' W 69.85 FT TO E'LY LINE OF RIVER STREET-N 0° 48' W 26.51 FT TO BEG EAST LAWN (THIS PARCEL OWNED WITH LAND ADJOINING IN CITY OF EAST LANSING) EAST LAWN	\$3,650
33-20-02-18-424-007	BEG 15 FT S OF NW COR OF LOT 11 OF EAST LAWN SUBD-N 60 FT-E 123.5 FT-S PLL WITH RIVER ST TO PT E OF BEG-W TO BEG EAST LAWN & PT OF ASSESSOR'S PLAT OF CHERRY LAWN (OCC AS ONE PARCEL) EAST LAWN	\$63,500
33-20-02-18-424-008	LOT 8, 9, 12, 13 & LOT 11 EXC N 15 FT EAST LAWN	\$429,830
33-20-02-18-424-009	W 31 FT OF LOT 4 EAST LAWN	\$91,850
33-20-02-18-424-010	LOT 3 & LOT 4 EXC W 31 FT EAST LAWN	\$120,890
33-20-02-18-424-011	LOT 5 & LOT 6 EXC S 54 FT EAST LAWN	\$77,870
33-20-02-18-424-012	N 11 FT OF LOT 7 & S 54 FT OF LOT 6 EAST LAWN	\$57,080
33-20-02-18-424-013	LOT 7 EXC N 11 FT EAST LAWN	\$70,690

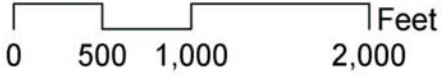
33-20-02-18-425-001	LOT 21 ELMWOOD ADD TO FAIRVIEW AND W 145.5 FT OF OUTLOT A RIVERDALE ADD TO FAIRVIEW AND THAT PT OF SEC 18 LYING S OF ELMWOOD ADD TO FAIRVIEW N OF RED CEDAR RIVER E TO BOGUE ST AND W OF RIVERDALE ADD TO FAIRVIEW EXC WATERS EDGE DR (OWNED AND OCCUPIED AS ONE PARCEL) SEC 18 T4NR1W	\$3,787,190
33-20-02-18-425-002	LOT 1, 2 & 3 CANDY CARVER A REPLAT ON OUTLOT A" OF RIVERDALE ADD TO FAIRVIEW"	\$937,620
33-20-02-18-425-003	LOT 14 EAST LAWN	\$540,700
33-20-02-18-425-004	LOTS 15 & 16 EAST LAWN	\$429,830
33-20-02-18-426-001	LOTS 1 & 2 ALSO LOT 21 EAST LAWN	\$169,100
33-20-02-18-426-002	LOTS 17, 18, 19 & 20 EAST LAWN	\$498,430
33-20-02-18-426-003	LOT 75 SUPERVISORS PLAT NO 2 OF MERIDIAN TOWNSHIP	\$221,240
33-20-02-18-426-004	LOTS 76 & 77 SUPERVISORS PLAT NO 2 OF MERIDIAN TOWNSHIP	\$770,920
33-20-02-18-426-005	COM AT NW COR OF LOT 78 S'LY ALONG LOT LN TO CEDAR RIVER E'LY ALONG RIVER 57.5 FT N'LY TO A POINT IN A N LOT LN THAT IS 77.53 FT E'LY OF BEG W'LY BEG BEING PARTS OF LOTS 78 & 79 SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP	\$66,180
33-20-02-18-426-006	COM AT A POINT IN N LOT LN OF LOT 79 THAT IS 77.53 FT E'LY OF NW COR OF LOT 78 S'LY TO A POINT IN S LOT LN OF LOT 78 THAT IS 57.5 FT E'LY OF SW COR OF LOT 78 E'LY ALONG S LOT LN TO A POINT 33 FT E'LY OF SW COR OF LOT 80 N'LY TO N LOT LN OF LOT 81 AT A POINT 86 1/5 FT E'LY OF NW COR OF LOT 80 W'LY ALONG N LOT LN TO BEG BEING PART OF LOTS 78 79 80 & 81 SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP	\$108,000
33-20-02-18-426-007	W 1/2 OF FOLLOWING DESC PART OF LOTS 80 & 81 & 82 COM IN S'LY LN OF GRAND RIVER AVE AT A PT N 69^28' W 1003.2 FT FROM ITS INT WITH E LINE OF SEC 18 N 69^28' W 144.8 FT S 13^42' W 231 FT TO N BANK OF RED CEDAR RIVER E'LY ALONG N BANK 126 FT M/L N 19^16' E 221.7 FT TO BEG SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP	\$152,520
33-20-02-18-426-008	E 1/2 OF FOLLOWING DESC PART OF LOTS 80 81 & 82 COM IN S'LY LN OF GRAND RIVER AVE AT PT N 69^28' W 1003.2 FT FROM ITS INTERSECTION WITH E LN OF SEC 18 N 69^28' W 144.8 FT S 13^42' W 231 FT TO N BANK OF RED CEDAR RIVER E'LY ALONG N BANK 126 FT M/L N 19^16' E 221.7 FT TO BEG SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP	\$181,440
33-20-02-18-426-009	LOT 83 ENTIRE & PARTS OF LOTS 81 82 & 84 COM ON S LN OF GRAND RIVER AVE AT PT N 69^28' W 852.6 FT FROM ITS INT WITH E LN OF SEC 18 N 69^28' W 150.6 FT S 19^16' W 221.7 FT TO N BANK OF RED CEDAR RIVER E'LY ALONG N BANK 162 FT M/L N 16^19' E 222.3 FT TO BEG SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP	\$562,560
33-20-02-18-426-010	COM AT INT OF C/L OF M 43 & E LN OF SEC 18 N 69^28' W ON CENTER OF HWY 705.6 FT TO POB S 16^19' W 279.8 FT TO RED CEDAR RIVER NW'LY ON RIVER 138.8 FT N 16^19' E 255.8 FT TO C/L OF HWY S 69^28' E 135 FT TO POB SEC 18 T4NR1W PART OF SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP	\$314,520
33-20-02-18-426-012	COM IN THE CENTER OF GRAND RIVER AVE AT PT 428.9 FT NW'LY FROM ITS INTERSECTION WITH E LN OF SEC 18 T4NR1W S 6^45' W 289.0 FT TO N BANK OF RED CEDAR RIVER W ON N BANK OF RIVER 86.3 FT N 15^15' E 116.5 FT N 6^07' E 170 FT TO CENTER OF GRAND RIVER AVE SE'LY 70 FT TO BEG BEING PART OF LOTS 89, 90 & 91 SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP EXC LAND TAKEN FOR US16 HWY	\$199,590
33-20-02-18-426-013	COM AT PT IN CENTER OF GRAND RIVER AVE 247.5 FT NW'LY FROM ITS INTERSECTION WITH E LN OF SEC 18 T4NR1W S PLL WITH E SEC LN 290.3 FT TO N BANK OF RED CEDAR RIVER W'LY ALONG N BANK OF RIVER 213.7 FT N 6^45' E 289 FT TO CENTER OF GRAND RIVER AVE SE'LY 181.4 FT TO BEG EXC HY RIGHTS BEING PARTS OF LOTS 90 & 91 & ALL OF LOTS 92 & 93 SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP	\$580,710
33-20-02-18-426-014	LOTS 94 & 95 EXC E 53.5 FT OF LOT 95 SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP	\$152,790

**Appendix B**  
Map of Lansing Portion of SmartZone

**Smart Zone**



Created by City of Lansing IT-GIS May 22, 2006





Map of East Lansing Portion of SmartZone



## Appendix C

### Project Detail

The Tax Increment Financing Plan will finance the development of infrastructure to support the development of research and business incubator space that will attract investment and create technology based jobs to the Lansing Regional SmartZone.

The project will involve the use of MBI International as its initial primary incubator facility. MBI has the readymade capacity to provide incubator space and services to develop, prove and accelerate the commercialization of new technologies. Firms that “graduate” from MBI will be encouraged to locate in one of the various the SmartZone locations. The project will also connect MBI International with the University Corporate Research Park (UCRP) to create the 100 acre SmartZone campus in Lansing that offers a wide range of services and locations.

The SmartZone will offer services to incubate, accelerate and improve entrepreneurship, and leverage and link technology innovators and MSU to the private sector to create the conditions for greater productivity, innovation, and job creation. The SmartZone will do this by providing entrepreneurs with small and medial size spaces including wet lab and other research amenities. Start-up and existing small businesses will have access to the following services:

- Business feasibility studies
- Business planning
- Entrepreneurial training
- Incubator space and services
- Management recruitment
- Market analysis
- Mentoring
- Product development
- Promotion of collaborations with researchers or other experts
- Public relations or advertising campaigns
- Recruitment of student interns and employees
- SBIR, SSTR Assistance
- Technology commercial potential assessments
- Technology mining
- Venture capital preparation and introductions

The focus of the plan is to create a “front door” to services for new business creation built on a business accelerator model taking advantage of emerging number of university “gazelles.” The Lansing region recognizes that over 70% of all new jobs created in the US come from new businesses, and the new business start ups are incredibly risky. Our goal is to support the evolution of new businesses so that their success rate can be enhanced.

The Cities of Lansing and East Lansing along with the SmartZone can use a wide range of business development incentives to retain and attract businesses to the SmartZone areas including:

- Tax increment financing of infrastructure
- Grants and loans to support business development
- Property tax abatements
- Brownfield redevelopment incentives
- Obsolete property redevelopment tax abatements
- Small business loans

The budget will be used according to the chart on page 5 of the plan for purposes of supporting a business accelerator and all ancillary expenses including but not limited to hiring consultants, funding staff, marketing, matching funds for grants related to incubation activities.