

FIFTH AMENDED
DEVELOPMENT PLAN*

PHASE III - LANSING CONVENTION/EXHIBITION CENTER
AND ASSOCIATED FACILITIES AND PARKING SYSTEM PROJECT
DEVELOPMENT PROGRAM

AND

PHASE I - DOWNTOWN AND ENTERTAINMENT DISTRICT
AND ASSOCIATED FACILITIES PROJECT

PREPARED BY

THE TAX INCREMENT FINANCE AUTHORITY
OF THE CITY OF LANSING

*This Fifth Amended Development Plan was prepared pursuant to and in accordance with the Tax Increment Finance Authority Act, P.A. 450 of Michigan Public Acts of 1980, as amended by Act No. 492 of Michigan Public Acts of 1982 and by Act No. 148 of the Public Acts of 1983 (the "Act"). The plan amends the Development Plans for Phase I through Phase III - Lansing Convention/Exhibition Center and Associated Facilities approved by the Lansing City Council on December 20, 1982, as amended on January 9, 1984, as amended on September 28, 1992, as amended on August 9, 1993 and as amended on May 19, 1997. It compiles and organizes the requisite information according to the specifications of Section 16 of the Act.

As Approved By
Lansing City Council
June 11th 2001

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Phase I - The Phase I Master Plan called for the construction of an approximately 103,000 square foot convention/exhibition center, a pedway spanning the Grand River between the convention/exhibition center and the Lansing Radisson Hotel, and associated facilities such as on-grade parking. Half of the convention/exhibition facility was designed as clear span exhibit space with a clear height of 40 feet. Function rooms, administrative space, receiving, storage, toilets, lobby and circulation space made up the remainder. Service access is currently provided from Cedar Street and parking is provided on the flood plain level below the building.

Phase II Expansion - An expansion proposed in the Lansing Center Master Plan prepared by Hellmuth Obata & Kassabaum included: additional ballroom/meeting room space; a full service kitchen; storage areas, including, but not limited to, toilet facilities; circulation space and exit ramps; site improvements; HVAC system; sound system and acoustical treatment; office space; and miscellaneous renovations to and equipping of the facility.

Phase III Expansion - A further expansion was proposed, as described in the Lansing Center Master Plan, which included construction of additional exhibition space, prefunction areas and mechanical/electrical and loading space, and the equipping thereof. A scaled down version of the Phase III expansion ("Phase IIA") which added approximately 22,450 square feet of exhibition space has been completed.

Parking System Lease/Acquisition - It was also proposed that the Authority use tax increment revenues for some or all of the following purposes: (a) to secure payment of bonds issued, the proceeds of which would be used to lease or acquire and/or improve portions of the parking system, which would result in the refunding or defeasance of all or a portion of the City of Lansing Building Authority's Building Authority Bonds, Series 1985, Series 1986, Series 1988, Series 1990 and Series 1991; and/or (b) to secure payment of the lease from the City or the Building Authority of a portion of the parking system located in the development area. A Contract of Lease, dated as of December 20, 1994 was entered into between the City and the Authority ("Contract of Lease") leasing a portion of the parking system to the Authority. Pursuant to the Fourth Amended Development Plan, the Authority also incurred obligations with respect to the consolidated courts facility, which is also being financed by Ingham County.

LOCATION: The site of the convention/exhibition facility is situated on the east bank of the Grand River starting immediately north of Michigan Avenue extending east to Cedar Street. The site extends north to the existing City Market. The parking system sites are located throughout the development area. The consolidated courts facility is located south of Kalamazoo Street between Walnut and Townsend.

TOTAL COST: The Authority's obligations incurred under the Contract of Lease is approximately \$49,660,000. The Phase II and IIA expansion cost approximately \$31 million. The Phase II expansion was funded initially by the issuance of the Authority's 1992 Bonds, which were subsequently refunded by bonds issued by the Authority on December 21, 1994 ("Lansing Center Bonds"). The Authority's obligations with respect to the consolidated courts facility will not exceed \$11,750,000.

THE FOLLOWING INFORMATION IS ORGANIZED ACCORDING TO THE REQUIREMENTS OF SECTION 16(2) OF MICHIGAN ACT 450, P.A. OF 1980, THE TAX INCREMENT FINANCE AUTHORITY ACT.

2(a) Show the boundaries of the development area in relation to the boundaries of the authority district and any other development areas within the authority district.

See Exhibit I.

2(b) Designate the boundaries of the development area in relation to highways, streets, or otherwise.

The development area originally included that portion of downtown Lansing bounded by Shiawassee Street on the north, Cedar Street on the east, Kalamazoo Street on the south and Capitol Avenue on the west. The Fourth Amended Development Plan expanded the boundaries from Cedar Street and Shiawassee Street east to a boundary at the Conrail line, south to Kalamazoo Street, west to Larch Street, south to the properties south of Wendy's restaurant, west along Lenawee Street across the Grand River to Walnut, north to Kalamazoo Street, east to Capitol, north to Allegan Street, including the northerly one-half of the block between Allegan Street to the north, Washtenaw Street to the south, Townsend Street to the west and Capitol Avenue to the east.

The Fifth Amended Development Plan proposes to expand the boundaries of the development area by adding the block bounded to the west by Seymour Avenue, to the south by Ionia Street, to the east by Capitol Avenue and to the north by Shiawassee Street, the block bounded to the west by Seymour Avenue, to the south by Ottawa Street, to the east by Capitol Avenue and to the north by Ionia Street; and the property south of the State Capitol bounded on the west by Walnut Street, to the south by Kalamazoo Street, to the east by Townsend Street and to the north by Allegan Street; and the southerly one-half of the block bounded to the west by Townsend Street, to the south by Washtenaw Street, to the east by Capitol Avenue and to the north by Allegan Street; and, except for the apartment building located on the southwest portion of the block, the block bounded to the west by Townsend Street, to the south by Kalamazoo Street, to the east by Capitol Avenue and to the north by Washtenaw Street; and the block bounded to the west by Pine Street, to the south by Lenawee Street, to the east by Chestnut Street and to the north by Kalamazoo Street, and the northerly one-half of the block bounded to the west by Chestnut Street, to the south by Lenawee Street, to the east by Walnut Street and to the north by Kalamazoo Street.

2(c) List the location and extent of existing streets and other public facilities within the development area and the location, character, and extent of the categories of public and private land uses existing and proposed for the development area, and a legal description of the development area.

East-west streets in the development area, as amended, include portions of Shiawassee Street, Ionia Street, Ottawa Street, Michigan Avenue, Allegan Street, Washtenaw Street and Lenawee Street.

North-south streets in the development area include that portion of Walnut Street between Lenawee Street and Allegan Street, that portion of Townsend Street between Lenawee Street and Allegan Street, that portion of Capitol Avenue between Shiawassee Street and Kalamazoo Street, as well as Grand Avenue, Museum Drive and Cedar Street, all between Shiawassee Street on the north and Lenawee Street on the south. Washington Square mall runs north-south one block east of Capitol Avenue. River Street enters the area at Kalamazoo Street just west of the Grand River, which crosses from south to north at approximately the center of the development area, and runs northwest to its termination at Grand Avenue.

Steam, water, chilled water, and electric lines maintained by the Lansing Board of Water and Light run underground throughout the development area. Consumers Power Company operates gas transmission and distribution facilities in the area.

The development area in Downtown Lansing is characterized by a variety of public and private land uses. Several private office buildings are located within the area. Washington Mall is the location of substantial amounts of commercial space. Public facilities include Lansing City Hall and the Board of Water and Light office building on the block bounded by Capitol Avenue, Ottawa Street, Washington Mall and

Michigan Avenue. Cooley Law School is located on the east side of Capitol Avenue between Allegan and Washtenaw Streets. The Olds Plaza Building, a state office building, is located on the southeast corner of Michigan and Capital Avenues. The Board of Water and Light water treatment facility is located on the west side of Cedar Street between Michigan Avenue and Kalamazoo Street.

The "100 Block" of downtown Lansing, bounded by Washington Mall, Ottawa Street, Grand Avenue, and Michigan Avenue, is the location for the principal private development that was planned for and which has since been constructed in the development area. A 160,000 square foot office building was completed on the western portion of the 100 block. The Radisson Hotel was constructed on the eastern portion of the 100 Block.

East of the Lansing Center is Oldsmobile Park, home of the Lansing Lugnuts.

Any new public improvements contemplated by this amended Development Plan will take place within the development area, as amended.

-Development Area Description

See Attachment.

The parking facilities are located throughout the development area and include the North Grand Ramp, the South Grand Ramp and the North Capital Ramp and certain surface parking located within the development area.

2(d) Give a description of improvements to be made in the development area, a description of any repairs and alterations necessary to make those improvements, and an estimate of time required for completion of the improvements.

The public improvements already completed in the development area include the initial development of an approximately 103,000 square foot convention/center, a pedway and associated facilities. Half of the center includes clear-span exhibition space with a clear height of 40 feet. Function rooms, administrative space, receiving, storage, toilets, lobby and circulation space comprise the remainder. Service access is currently provided from Cedar Street and parking has been provided on the flood plain level below the building.

Improvements made prior to commencement of initial construction included relocation of some utilities, removal of existing asphalt and pre-construction clearance activities.

The improvements relating to the Phase II expansion included approximately 79,000 square feet of new additional space and remodeling of approximately 40,000 square feet, including: approximately 13,500 square feet of

ballroom space; approximately 15,600 square feet of meeting room space; prefunction areas; a full service kitchen; building service areas including storage areas; toilet facilities; circulation space; staging, preparation and support areas; management and administrative facilities; exit ramps; site improvements; HVAC system; sound system and acoustical treatment; office space and miscellaneous renovations to and equipping of the facility. The Phase IIA expansion added approximately 22,450 of a proposed 50,000 square feet (net) of exhibition space, 17,500 square feet of loading, mechanical and electrical area and 13,260 square feet of pre-function area, and provide for additional soil remediation. See Exhibit II. In addition, the southeast portion of the facility located on the corner of Cedar and Michigan Avenue was acquired and offices and administrative areas may be constructed thereon. That area currently serves as a temporary surface parking lot. The expansion and additional improvements to the Lansing Center will be undertaken by the Authority. By approval hereof, the City expressly gave its consent to the Authority to undertake the proposed expansion and improvements on the existing site, which is City owned property.

Improvements may also be made to parking facilities acquired and/or leased by the Authority from the City or the Building Authority, including major maintenance and renovations.

Additional improvements may be made in the future in accordance with and as contemplated by the Lansing Center Master Plan.

Under the amended Development Plan, tax increment revenue may currently be utilized for the following: debt service on the Lansing Center Bonds (and other obligations pursuant thereto, including but not limited to additional bonds, arbitrage rebate and ongoing fees), for Authority operating expense, then to make payments or advances under the Contract of Lease and then to make payments with respect to the consolidated courts facility (the cost of which is being shared with Ingham County). The calculation of the available tax increment revenue shall be made at the times and in the manner set forth in the Bond Resolution authorizing the issuance of the Lansing Center Bonds, adopted by the Authority on December 7, 1994. Excess tax increment revenues, if any, may then be used, together with other available funds, for the following:

- public parking facilities, which may include surface parking lots and/or ramps (two-level) at a cost of approximately \$6.25 million to \$6.50 million;
- a performing arts facility, which may include performance space for a theatrical theater, a symphony hall, exhibition space, educational facilities and administrative space, at a cost of approximately \$20 million;
- renovations or improvements to the Lansing City

Market, including but not limited to, a greenhouse, horticulture area, demonstration kitchen, furniture and fixtures, walk-in cooler, accessibility improvements, exterior improvements and structural and mechanical improvements, at a cost of approximately \$300,000 to \$500,000;

- sports arena (up to 300,000 square feet), which may include furniture, fixtures and equipment for a hockey and ice skating area, basketball court area, a convention performance area, special event seating, function rooms, administrative space and service access area, at a cost of approximately \$45 million to \$60 million;
- residential housing, at a cost of approximately \$500,000 to \$1,500,000;
- expansion of, and improvements to, Washington Square from Shiawassee Street to Lenawee Street (at a cost of approximately \$2,500,000 to \$3,000,000, with an initial estimated contribution of \$500,000 for initial improvements in the 100 Block area), including, but not limited to, project management, design, architectural and engineering services, utility work, surveys, demolition and disposal, excavation and construction, paving, sidewalks, lighting, utility, landscaping, signage, irrigation and other streetscape amenities;
- renovations to, or replacement of City Hall, at a cost of approximately \$30,000,000;

and infrastructure improvements relating to any of the foregoing.

Tax increments may also fund the cost of studies or feasibility reports relating to the existing or proposed Project.

Private improvements previously planned for and subsequently constructed (or remodeled) in the development area include the hotel and office building on the 100 Block, the Michigan Theater office building, at 215 South Washington Square, the Knapp's Building at 300 South Washington Square, the Grand Tower at 235 S. Grand, the Phoenix Building at 221 N. Washington, the Victor Building at 201 N. Washington, the Grandview Plaza at 206 E. Michigan Avenue, the House Office

Building at 124 N. Capitol Avenue, the LandEquities building at 112 West Michigan Avenue and the Vlahakis building at 101 S. Washington Square. Cooley Law School recently renovated the Penney Building at 330 S. Washington for library and office space. Other private development activities may take place in the development area during the time period the Tax Increment Financing Plan is in force; although such projects are not specifically contemplated by this plan.

2(e) Give the location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of time required for completion.

I. Public Development

- The initial project involved utility improvements and construction of a convention/exhibition center and associated facilities as described above.
- Total cost of the initial project was approximately \$21 million.
- Total construction time from commencement was approximately 24 months.
- Total cost of the Phase II expansion was approximately \$25 million.
- Total construction time from commencement was 18 months.
- Total cost of the Phase IIA expansion was approximately \$6.5 million.
- Total construction time from commencement (beginning at end of construction of Phase II) was 12 months.
- Improvements are being made in connection with the consolidated courts project, which expenditures (or payment of debt service) will approach \$500,000 to \$600,000 per year in current dollars.
- Improvements may also be made to the parking facilities, which expenditures are estimated at approximately \$400,000 per year in current dollars.
- Improvements to Washington Square are estimated initially at \$500,000 for the 100 Block area, with a similar level of expenditure in the event other portions of Washington Square are improved.
- Improvements in the form of renovations to, or replacement of, City Hall may be made at a cost of approximately \$30,000,000.

II. Private Development

-100 Block Office Building

Location - 100 Block
Construction Start - July, 1982
Completion - September, 1983
Estimated Cost - \$15 million

-100 Block Hotel

Location - 100 Block
Construction start - 4th quarter, 1983
Completion - 1st quarter, 1985
Estimated cost - \$19 million

-Michigan Theater renovation (office use)

Location - 221 South Washington Square
Construction start - 3rd quarter, 1983
Completion - 2nd quarter, 1984
Estimated cost - \$2.5 million

-Knapp's Building renovation (office/retail complex)

Location - 300 South Washington Square
Construction start - 2nd quarter, 1982
Completion - 3rd quarter, 1984
Estimated cost - \$5 million

-Grandview Plaza (renovation)

Location - 206 E. Michigan Avenue
Construction start - 3rd quarter, 1986
Completion - 4th quarter, 1987
Estimated cost - \$3 million

-Penney Building -- Cooley Law Library (renovation)

Location - 330 S. Washington
Construction start - 3rd quarter, 1990
Completion - 3rd quarter, 1991
Estimated cost - \$3.3 million

-Victor Building

Location - 201 N. Washington Sq.
Construction start - 4th quarter, 1988
Completion - 1st quarter, 1990
Estimated cost - \$8.25 million

-Phoenix Building

Location - 221 N. Washington
Construction start - 2nd quarter, 1987
Completion - 3rd quarter, 1990
Estimated cost - \$4.5 million

-LandEquities Building

Location - 112 W. Michigan Avenue
Construction start - 2nd quarter, 1996
Completion - partial occupancy
Estimated cost - \$13 million

-House Office Building

Location - 124 N. Capitol
Construction start - 1998
Completion - 2001
Estimated cost - excess of \$26 million

-Vlahakis Building

Location: 101 South Washington Square
Construction start: 1998
Completion: partial occupancy
Estimated cost: \$11 million

Other projects contemplated for the development area have not progressed sufficiently for their character, cost, and completion date to be reported at this time.

III. Proposed New Development Projects

-The proposed new development projects described in 2(d) above will be located within the development area at estimated costs set forth above.

-Construction time will vary from several months for surface parking to two years or more for a sports arena or consolidated courts facility.

2(f) Include a statement of the stages of construction planned for the development program and the estimated time of completion of each stage.

Construction of the Phase II expansion was staged over an eighteen (18) month construction period. Construction of the Phase IIA expansion was staged over a twelve (12) month construction period.

It is contemplated that additional supportive facilities may be constructed in another stage, which would require an additional year construction period.

Improvements, if any, made to portions of the parking system would occur over a number of years, and would include major maintenance and renovations.

For new development projects, see 2(e) above.

2(g) Give a description of any parts of the development area to be left as open space and the use contemplated for the space.

Riverfront Park, located on the western border of the site along the east bank of the Grand River will remain as a public park and riverwalk.

2(h) Give a description of any portions of the development area which the Authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

The convention/exhibition center and associated facilities is owned by the City of Lansing, which was leased to the Greater Lansing Convention/Exhibition Authority, now known as the Lansing Entertainment and Public Facilities Authority. The parking system is currently owned by the Building Authority or the City, a portion of which is being leased to the Authority from the City. The consolidated courts facility is being leased by the City and Ingham County from the joint city/county building authority.

2(i) Give a description of desired zoning changes and changes in streets, street levels, intersection, and utilities.

The area in which construction has taken place is already appropriately zoned in the G-business district. No change is needed. A determination has not been made whether zoning changes will be required for the proposed new development projects.

Major streets and intersections in the public development area will not be altered. A dedicated alley, an existing plat and a portion of public right-of-way located on the site will be vacated and utility service will be improved as noted above.

2(j) Give an estimate of the cost of the development program, a statement of the proposed method of financing the development program and the ability of the authority to arrange the financing.

1. Cost of the Development Program

a) Total cost of the initial development of the convention/exhibition center and associated facilities was approximately \$21 million, which reflects the following

items:

A)	Construction Costs	\$14,210,301
B)	Construction Manager Expenses	952,322
C)	Owner/Other Expenses	3,612,855
D)	Pedway	<u>1,947,608</u>
	Total	\$20,723,086

b) Total cost of the initial Phase II expansion was approximately \$25 million, which reflects the following items:

A)	Construction Costs	\$17,374,000
B)	Project Manager expenses	850,000
C)	Owner Expenses	1,300,000
D)	Furniture, Fixtures and Equipment and Soil Remediation	4,000,000
E)	Contingency	<u>1,800,000</u>
	Total	\$25,324,000

c) The Authority leased a portion of the parking system from the City which will manage the system with the option to enter into a management contract with a third party with the Mayor's recommendation and the approval of the Lansing City Council. The anticipated cost is estimated to be \$49,660,000.

d) Total cost of the Phase IIA expansion was approximately \$6.5 million, which reflects the following items:

A)	Construction Costs	\$ 5,882,296
B)	Project Manager Expenses	144,737
C)	Owner Expenses	227,688
D)	Furniture, Fixtures and Equipment	100,000
F)	Soil Remediation	<u>200,000</u>
	Total	\$ 6,554,721

e) Total cost of the waterfront development was approximately \$3.1 million, which reflects the following:

A)	Construction Costs	\$ 2,575,288
B)	Project Manager Expenses	127,000
C)	Owners Expenses	213,000
D)	Furniture, Fixtures and Equipment	167,772
F)	Other	<u>17,000</u>
	Total	\$ 3,100,000

f) Total cost of the consolidated courts facility is approximately \$22 million with the Authority's obligation is approximately \$11.75 million.

g) Total cost of the proposed new development projects is approximately \$100 million.

2. Development Financing

a) Total cost of the initial development of the convention/exhibition center and associated facilities was approximately \$21 million. Funding sources included the following: Urban Development Action Grant (HUD); Net Proceeds of Tax Increment Bond Issue (original principal amount of \$4.85 million); General Fund Balance; General Fund Transportation Terminal Account; General Fund Edgewood Blvd. Account; Parking System Retained Earnings; Prepaid Architect/Construction Manager fees.

The first item indicated is part of a \$10.3 million Grant secured by the City of Lansing on April 14, 1980 from the U.S. Department of Housing and Urban Development. This Grant was awarded to assist in leveraging private investment in office and hotel facilities on the 100 Block, and to assist the City in the development of a Convention/Exhibition facility. A total of \$3 million of the UDAG Grant has been loaned to the developer of the 100 Block Hotel as part of the overall financing package. The \$7.3 million balance was used by the City to construct the Convention/Exhibition facility.

The second item represents the net proceeds (net of costs of issuance and capitalized interest) of the sale of tax increment bonds. This initial bond issue has been defeased.

Other funds indicated were made available by appropriation of the Lansing City Council.

b) Total cost of the initial Phase II expansion was funded from the following sources:

Existing Tax Increments	\$ 800,000
Net Proceeds of Tax Increment Bonds	<u>24,524,000</u>
Total	\$25,324,000

The foregoing also included existing tax increments. The proceeds are net proceeds (net of costs of issuance and capitalized interest) of the sale of tax increment bonds issued in 1992, the proceeds of which were used for the expansion. The 1992 Bonds were refunded and defeased with the Lansing Center Bonds. The Lansing Center Bonds are being repaid with interest in semi-annual installments from tax increment revenues derived from captured assessed value generated within the development area. The Lansing Center Bonds are further secured by a full faith and credit limited tax pledge of the City of Lansing.

c) The anticipated cost relating to the lease of a portion of the parking system is

being funded entirely by tax increment revenues.

d) Total cost of the Phase IIA expansion was funded from existing tax increments and proceeds from the 1992 Bonds and a portion of the proceeds from the Lansing Center Bonds.

e) Total cost of the consolidated courts facility was financed by bonds issued by the joint city/county building authority and the City's obligations are being paid by the Authority from tax increments.

f) Total costs of the proposed new development projects will be funded by tax increment revenues, bonds issued by the Authority, the Building Authority or the City, a hotel or convention tax, grants, funds from non-profit or for profit entities, and other available moneys.

3. Projected Tax Increment Revenues

Revenues to finance repayment of tax increment bond issues and/or to make lease payments consist of tax increment revenues generated from captured assessed value in the development area. The method of calculating tax increment revenues and captured assessed value is described in the Fifth Amended Tax Increment Financing Plan. Projections of the tax increment revenues that will be available have been projected and are shown in Exhibit III. These projections are based on specific private improvements either completed or under construction in the development area including the 100 Block hotel and office building, the Atrium Office Building (former Michigan Theater arcade), the Grandview Plaza Project and Knapp's Capital Centre, the former J.C. Penney Building, the Jupiter store, the Phoenix Building, the Victor Building, the LandEquities Building, the House Office Building and the Vlahakis Building.

4. Tax Increment Bonds/Lease Payments

Exhibit IV shows a projected repayment schedule for the Lansing Center Bonds and the Contract of Lease. The repayment schedule includes an estimated schedule of annual revenue requirements for yearly principal and interest payments and/or lease payments. It is projected that sufficient revenues will be available to meet those payments.

5. Disbursement and Repayment Procedures.

To the extent not needed to pay debt service on bonds (including other obligations) or Authority operating expenses, tax increment revenues may be used to make lease payments on the portion of the parking system leased to the Authority.

Funds totaling no more than 5% of the annual tax increment revenues may be required to defray administrative costs incurred by the Authority in connection with carrying out the Development Plan. Tax increment revenues that may be in excess of those required to retire bond issues, or to satisfy other obligations or to defray any such administrative costs incurred by the Authority, or to make lease

payments may be used for any purposes, that by resolution of the Authority, are determined to further the development program, including the proposed new development projects. Any surplus funds not so used, shall revert proportionately to the local jurisdictions levying ad valorem taxes in the development area.

6. Ability

The Authority has implemented one other tax increment financing project related to the Capitol Commons area, in addition to the ones relating to the financing of the initial development and expansion of the convention/exhibition hall facilities. That project has been completed.

The Authority demonstrated its ability to raise funds for the expansion of the Phase III Convention/Exhibition and Associated Facilities and Parking System Project by implementing a Tax Increment Financing Plan. Tax increment revenues are anticipated to be sufficient to retire a bond issue or make lease payments in the amounts stated.

The Authority may use excess tax increment revenue to assist in the financing of the proposed new development projects.

2(k) Designate the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold or conveyed and for whose benefit the project is being undertaken.

The City of Lansing owns the convention/exhibition center and associated facilities, which is currently being leased/used by the Lansing Entertainment and Public Facilities Authority, the successor to the Greater Lansing Convention/Exhibition Authority. Space will eventually be leased out to various interests who wish to utilize the facilities for conventions and special events. The development provides benefits for citizens of the City of Lansing and the greater Lansing area. The Authority leased a portion of the parking system from the City and the City continues to manage the system with the option to enter into a management contract with a third party with the Mayor's recommendation and the approval of the Lansing City Council. The City is jointly constructing the consolidated courts facility with Ingham County and the City and County are leasing the facility from the joint city/county building authority.

2(l) List the procedures for bidding for the leasing, purchasing, or conveying of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed to those persons.

The existing convention/exhibition center is owned by the City and is currently being leased to the Lansing Entertainment and Public Facility Authority who operates it. The parking system is currently owned by the City and the Building Authority and the Authority leases a portion of the parking system. The City and Ingham County lease the consolidated courts facility from the joint city/county building authority.

Of the proposed new development projects, it is anticipated that the public parking facilities, a new city hall and the Lansing City Market would be owned by the City. The ownership of the sports arena and the performing arts facility and associated facilities cannot be determined at this time unless and until financing arrangements have been finalized.

2(m, n, o, & p) These sections are pertinent to displacement and relocation of persons residing in a development area. Since few people reside in the development area, as expanded, they are not appropriate to this plan.

LANSING 9921-10 277796-3

LANSING 9921-10 201791

ATTACHMENT

Development Area (as Amended)

Beginning at the corner of Seymour Avenue and Shiawassee Street, running south to Ottawa Street, running east to Capitol Avenue, running south to Allegan Street, running west to Walnut Street, running south to Kalamazoo Street (but excluding the Midtown Apartments located on the southwesterly corner of the block bounded by Kalamazoo Street and Washtenaw Street), running west to Pine Street, running south to Lenawee Street, running east to Chestnut Street, running north on Chestnut Street, running east to include the northerly one-half block between Lenawee Street and Kalamazoo Street, running south on Walnut Street to Lenawee Street, running east to Cedar Street, running north to Kalamazoo Street, running east to a boundary at the Conrail Line, running north to Shiawassee Street, returning west to Seymour Avenue.