MINUTES
Committee on Development & Planning
Wednesday, June 11, 2025 @ 3:30 p.m.
City Council Conference Room

CALL TO ORDER
Council Member Garza called the meeting to order at 3:30 p.m.

PRESENT
Council Member Jeremy Garza, Chair
Council Member Adam Hussain, Vice Chair
Council Member Ryan Kost, Member

OTHERS PRESENT
Sherrie Boak, Council Office Manager
Daniel Duchane, OCA
Andrew Fedewa, EDP
Susan Stachowiak, EDP
Hillary Kipp
Cristina Benton
Kris Klein, LEDC
Melissa White, Novi Properties, LLC
James Denning, Novi Properties, LLC
Pat Gillespie, Gillespie Group
Tricia Walthorn, Gillespie Group
Jason Kildea, Gillespie Group
Kahleea Washington, LEDC
Shay Manawar, LEDC
Dave Van Hannen, TriTerra

Minutes
MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE AMENDED APRIL 23, 2025 MINUTES, PAGE 2 LAST AGENDA, INCOMPLETE SO SHOULD END WITH " INFORMATION IS PART OF THE ORDINANCE." MOTION CARRIED 3-0.

Public Comment
No public comment at this time.

Discussion/Action:

RESOLUTION- Reappointment; John Ruge; 1st War Member Planning Commission; Term to Expire June 30, 2029

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE REAPPOINTMENT OF JOHN RUGE TO THE PLANNING COMMISSION; TERM TO EXPIRE 6/30/2029. MOTION CARRIED 3-0.

RESOLUTION- Appointment; Hillary Kipp; Resident Member Lansing Gateway Corridor Improvement Authority Board of Directors; Term to Expire June 30, 2028

Ms. Kipp explained she has been a Lansing resident for 16 years, and her excitement to improve the corridor for residents, walkability and development.

Council Member Kost asked what kind of improvements she would like to see. Ms. Kipp stated it would depend on what work is already underway, and the results of the LEDC survey. With the corridor from the airport, this is the first vision, but looks for more walkability, and entrance to the City.

Council Member Garza asked if she would attend the Ward constituent meetings, and Ms. Kipp confirmed she could find the time and accommodate those.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF HILLARY KIPP TO THE LANSING GATEWAY CORRIDOR IMPROVEMENT AUTHORITY BOARD OF DIRECTORS; TERM TO EXPIRE 6/30/2028. MOTION CARRIED 3-0.

RESOLUTION- Appointment; Cristina Benton; At Large Member EDC/TIFA/Brownfield Authority Board of Directors; Term to Expire February 28, 2029

Ms. Benton spoke briefly about her experience in the City, working for Anderson Economic Group, has lived in Lansing in the past, and looking for the corridors thrive and hopes to bring her academic experience.

Council Member Kost spoke briefly about the move from Lansing. Ms. Benton stated with their family growth they were looking for a large residence. Council Member Hussain concurred with Council Member Kost on residency, and appreciated her honesty in why she moved out.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF HILLARY KIPP TO THE LANSING GATEWAY CORRIDOR IMPROVEMENT AUTHORITY BOARD OF DIRECTORS; TERM TO EXPIRE 6/30/2028. MOTION CARRIED 3-0.

RESOLUTION -Set a Public Hearing; Brownfield Plan #86, Novi Properties, 820 W Miller Road

Mr. Klein distributed a presentation handout outlining the brownfield program, financing, benefits, property history, proposed development, the request to generate $601,998 in taxes and reimbursable eligible activities of $439,524. The presentation also included eligible activities, tax capture and impact on City taxes.

Ms. White introduced herself, making note that the name, Novi Properties, is not part of the City of Novi, but after their daughter Novi. Ms. White spoke on properties they have been involved with in the past, mainly residential and this would be their first commercial property. Mr. Denning introduced himself providing his personal residential experience in the City and employment at GM.

Council Member Garza asked what the plan would be. Mr. Denning stated 4-5 suites, reactivating the former laundromat, a former barber shop will be converted into their office, the former bar/night club would be split to 2 units with the hopes for a food venue and rental venue space. The former 7-Eleven location has the intention to rent out for multiple eateries. For exterior work they plan to have gardens, walking paths, and he confirmed the laundromat will be owner business occupied by themselves.

Council Member Hussain asked for confirmation it would be a 30 year plan, and Mr. Klein confirmed and went through the details in the presentation and application that speak to eligibility and breakdown on the taxes and impact.

Council Member Hussain asked if they have secured financing, and Ms. White stated they have their breakdown from PNC Bank, and things need to be lined up before it can be signed, but they have been vetted, given the term sheet and breakdown. Mr. Klein confirmed they have also met with PNC to display what the LEDC is providing as well. Ms. White stated once the Brownfield is granted they meet with PNC again to finalize the loan application. Council Member Hussain confirmed they secured this in 2021 and been persistent and supported the work they have done on this project and acknowledged they have been strong in staying with the project. Council Member Kost concurred on the support, and asked them not let a liquor store as a tenant, and the applicants concurred they too are not interested in that. Council Member Hussain asked why there are different timelines for the two Brownfields on the agenda today. Mr. Klein could not speak to the differences at this time and might have to respond later to the Committee.

Council Member Hussain introduced and encouraged Mr. Pat Gillespie and these applicants to meet to speak on mentoring on developments in the City.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR JULY 14, 2025 FOR BROWNFIELD PLAN #86. MOTION CARRIED 3-0.

RESOLUTION – Set a Public Hearing; Brownfield Plan #88, Michigan Avenue Rehabilitation Project; 603-607 E Michigan Avenue

Mr. Klein distributed a presentation handout outlining the brownfield program first noting this is the first housing brownfield in awhile and this will include MSHDA for approval as well, financing, benefits, property history, proposed development, the request to generate (15 years) $1,415,011, new taxes $262,876 in taxes and reimbursable eligible activities of $1,021,517. The presentation also included eligible activities, tax capture and impact on City taxes.

Mr. Gillespie went through a presentation on the historical area of the 600 block, spoke on the history of the buildings some aging 100 years, and four (4) have not been on the tax roll over 70 years, so those will now bring in more taxes. There be 15 residential units, and create individual commercial businesses with first time start ups, with the plan to start in October and open in summer 2026. The buildings will be purchased from the City Rescue Mission, and they have met with the neighbors, looking at improvements of the alley, cleanup the avenue, and create more corridor beautification. Regarding the financial, there has been active discussions with MSHDA on grants, state appropriations, and a private donor all inserted into the capital, along with Gillespie. They have spoken to multiple banks and there is a strong interest.

Council Member Garza asked if this was a 15 year plan and Mr. Klein confirmed and went through the financial needs and reporting.

Council Member Hussain asked for details on the residential and Mr. Gillespie stated the studios are seem to be the demand, and it was added everything fall from market, and it would fall within $1,000 - $1,200 a month.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR JULY 14, 2025 FOR BROWNFIELD PLAN #88. MOTION CARRIED 3-0.

OTHER

No other topics.

ADJOURN

Adjourned at 4:16 p.m.
Submitted by, Sherrie Boak, Recording Secretary,
Lansing City Council
Approved by the Committee on