MINUTES
Committee of the Whole
Monday, June 23, 2025 @ 5:30 p.m.
Tony Benavides Lansing City Council Chambers

CALL TO ORDER
Council President Kost called the meeting to order at 5:30 p.m.

PRESENT
Councilmember Jeffrey Brown
Councilmember Peter Spadafore
Councilmember Tamera Carter
Councilmember Trini Pehlivanoglu
Councilmember Jeremy Garza
Councilmember Ryan Kost
Councilmember Adam Hussain
Councilmember Brian T. Jackson

OTHERS PRESENT
Sherrie Boak, Council Staff
Greg Venker, City Attorney
Brandon Waddell, City Attorney
Chris Mumby, Mayor's office
Nicole McPherson, Engineering
Lolo Robison
Kris Klein, LEDC
Harrison Leffel-Jones, LEDC
Jake Brower, Chief Strategy Officer
Melissa Cole, CADL
Jennie Marr, CADL

Minutes
Council Member Spadafore stepped away from the meeting at 5:31 p.m.

MOTION BY COUNCIL MEMBER CARTER TO APPROVE THE MINUTES FROM MAY 19, 2025, AS PRESENTED. MOTION CARRIED 7-0.

Public Comment
Council Member Spadafore returned to the meeting at 5:34 p.m.

Mr. Zande spoke in opposition to the language duplicated on the agenda for the closed session motion; spoke on parking and streets and the safe streets on the agenda.

Discussion/Action:

RESOLUTION – Appointment; Lolo Robison; At Large Membre; LEPFA Board of Commissioners; Term to Expire June 30, 2028
Ms. Robison summarized her residency in Lansing, her efforts in elevate and promote the City. Her interest in sitting on LEFPA, is due to the similar missions of her career and the Board with interests in economic development.

Council Member Hussain noted with her time with past authority boards, and noted her first choice being the LEPFA Board managing events in Lansing. He then asked what she thought LEPFA does well and what can they improve on. Ms. Robison stated she has sponsored, volunteered, participated in events, and would love to see the City to continue to compete with out lying regions and their entertainment facilities. There is an ability to draw people from outside regions. Council Member Hussain asked her what she believed needs to be done to drive more traffic, citizens, even those from the region to the corridor. Ms. Robison stated there needs to be long term planning, events need to be visible to all areas and attract people to the City of Lansing as a destination.

Council Member Brown acknowledged Ms. Robison for her willingness to serve.

MOTION BY COUNCIL MEMBER CARTER TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF LOLO ROBISON FOR LEPFA BOARD OF COMMISSIONERS. MOTION CARRED 8-0.

RESOLUTION – Adoption of the Safe Streets and Roadways for All (SS4A) Action Plan
Ms. McPherson went through the resolution for the adoption of the Lansing Safety Action Plan. This is a guide work for road way across the City. In 2024 the City was awarded a planning grant to develop this safety action plan. This was draft report was posted for public comment, and based on public comment they finalized the report for Council consideration and adoption. From the time it was posted until 6/22, there were 17 responses, and some initial were incorporated into the draft. Overall the responses were favorable, 70% were in support of the policies laid out in the plan. This will be a living plan and allow the City to apply for grants with the Department of Transportation.

Council Member Jackson asked who or what entity ECOM is, and what do they know about Lansing locally; of the 70% how were they interviewed. Ms. McPherson stated ECOM is local engineering firm who have done work in and around Lansing. They have a good track record to pull the information; have past MDOT employees, worked with sub consultants on East Lansing. The City has work with them on various projects in the past and they provided information to get the information to meet the requirements of the grants. The 70% was through the online survey, 11 of 17 were city of Lansing Residents, 5 indicated they were not and 1 skipped that question. Council Member Jackson asked if there were experts on traffic studies and plans, and if they had ideas for the projects. Ms. McPherson stated that the staff with ECOM had the engineering and planning background that put forward on ideas for the City to consider. They looked at the City as a whole and high industry network and laid out some projects to do. It is not something the City has to do, but a guidebook for the City to consider and recommended safety improvements the City could do. There were stake holder meetings and public meetings in development of the first draft.

Council Member Brown asked about the respondents to the survey, out of the Lansing residents which were in opposed and supports. Ms. McPherson stated she does not have the breakdown layout was not provided for resident in support and non-resident, but will get with consultant that holds the data for that information. She then found that the first 9 respondents; 6 were residents and of those 6 yes and 1 mostly.

Council Member Spadafore noted that a lot of accidents are on streets that fall under jurisdiction of MDOT. Ms. McPherson stated they coordinate with MDOT on these projects, and looking at future grants and applying for next funding they have to have buy in from MDOT as well.

Council Member Pehlivanoglu noted published in May 2025, as report compiled was the department privy to this and were they implemented in the current projects. Ms. McPherson stated they are always looking at safety, some are known as safety to implement, there is not a specific project that were pulled, this will provide the guidebook for the safety measures for any project they put out. It is not because of this they are looking at the safety on the projects. Council Member Pehlivanoglu referred to page 94, reduction to fatality accidents as a goal. With grant dollars not guaranteed, she asked Mr. Mumby what plan the City has to meet the goal of reducing fatality by 2%. Mr. Mumby stated this is another tool to shape where they spend the funding, and use as guidebook and highlights priority lights, and this will guide the decisions. Council Member Pehlivanoglu asked for this to be sent also to the State law makers so they are also aware of what is being recommended.

Council Member Brown asked which state law makers. Council Member Pehlivanoglu stated the Representatives in Senate and House Representatives, and Governors office.

Council Member Hussain asked if there was crash data on medium income, multiple populations. He asked when the last time the motorized network plan was updated, and where is the City at on updating that. Ms. McPherson stated the City reports annually and meets the non-motorized component with bike lanes and the trails. Regarding the plan, they are currently updating that at this point.

Council Member Jackson noted page 86-92 of the report and read the project descriptions; lane reallocation through a road diet, signage, install ADA detachable warning strips, update pavement markings, signal timing, non-motorized connectivity, roundabouts at major intersections, remove fixed objects, access management, etc. When the reporting is determined, it would be nice to hear what of those projects were chosen.

Council Member Spadafore noted in the pages in the 50 there is an overlay on the data of population and streets.

MOTION BY COUNCIL MEMBER CARTER TO APPROVE THE RESOLUTION AS AMENDED TO ADD IN THAT THE COPY BE ALSO SENT TO THE LANSING DELGATION OF MICHIGAN LEGISLATOR, ADOPTING THE SS4A ACTION PLAN. MOTION CARRIED 8-0.

<u>RESOLUTION – Approval of the Local Development Finance Authority (LDFA) Budget; Fiscal Year 2025-2026</u>
Mr. Klein and Mr. Jones presented to Council. This is a requirement of statute to submit to all jurisdictions int eh Smart Zone. Based on this, there is no capture in the City of Lansing, and it is all captured in East Lansing. In 2022 there was an amendment in the plan allowing a portion of the capture to be spent in the region. Mr. Jones added that there is a rising tide fund of 10% to be spent outside of the district.

Council Member Spadafore asked about the rising fund, and spending of $30,000 but raised the funds in the budget. Mr. Jones stated that was the latest at the last board meeting, but at end of FY, the funds will be spent.

Council Member Jackson asked why the City of Lansing should approve annually and how it helps the City. Mr. Jones stated that history of the Smart Zone in Lansing area is a long one, back 15 years, essentially in the first years there was not a tax capture, and so now in year 3 of 5 year plan, they invest in kids today.

MOTION BY COUNCIL MEMBER CARTER TO APPROVE THE LDFA BUDGET FISCAL YEAR 2025-2026. MOTION CARRIED 8-0

RESOLUTION – Lansing Board of Water and Light Return on Equity Agreement – Amendment #8
Mr. Brower spoke briefly on the amendment with LBWL which is an agreement for return on equity and much of the terms stay broadly the same with 6%. They have removed the exception for utility from BWL to themselves. This is a one year agreement, corresponding to new major developments.

Council Member Jackson noted in 2022 it was a fixed amount up to $25 million, then went to 6% of their operating budget, and asked what number did that percentage end up for 2023, 2024, 2025 and what is expected for 2026. Mr. Brower stated current year is $28 million. He was not able to provide exact, but speculated $23.1 million, $22 million in previous. Council Member Jackson asked how, if at all, does BWL bonds effect or not affect this. Mr. Brower stated they want a reasonable investment and want to make sure not impact the structure of BWL and they have tremendous investment in utilities. When it comes to bonding revenue, they are not operating revenues and not would impact the revenue the City would receive as part of this agreement.

Council Member Hussain in the past there were previous questions because of low percentage, and asked why 6%, because Council asked the Administration to negotiate a higher percentage as the City of Lansing needs grow. Mr. Brower stated that might be discussed in the amendments from previous years as it has evolved over time. Council member Hussain asked again if the City has asked for a higher percentage. Mr. Brower stated they took a moderate approach and cautious about what can be recognized as a return on equity.

MOTION BY COUNCIL MEMBER CARTER TO APPROVE THE LBWL RETURN ON EQUITY AGREEMENT – AMENDMENT #8.

Council Member Jackson spoke in opposition to the amendment because of his belief BWL acted in bad faith with their bonding.

Council Member Spadafore stated the ROE is based on revenue not on their budget.

MOTION CARRIED 7-1.

RESOLUTION – Investment Policy – Referred from the Administration January 13, 2025
Council President Kost asked Mr. Mumby for any updates. Mr. Mumby stated there are not updates and when referred there were error found from the Internal Auditor, and there has been changes in the Finance Department leadership.

MOTION BY COUNCIL MEMBER CARTER TO APPROVE THE RESOLUTION FOR THE INVESTMENT POLICY AS REFERRED ON JANUARY 13, 2025. MOTION CARRIED 8-0.

Council Member Garza stepped away from the meeting at 6:25 p.m.

Closed Session
MOTION BY COUNCIL MEMBER CARTER at 6:25 p.m., Pursuant to MCL 15.268(e), to move that we recess into closed session to consult with the City Attorney in connection with the following specific pending litigation. An open meeting will have a detrimental financial effect on the litigating or settlement position of the City of Lansing concerning these cases.

Atkinson, et al. v. City of Lansing, et al.
CDDM Corporation v. City of Lansing

City of Lansing v. Adeleye, MDMC, and Padsinab
City of Lansing, et al. v. Purdue Pharma, et al. (Opioid Litigation)
City of Lansing v. Eli Lilly, et al. (Insulin Pricing Litigation)
City of Lansing v. Woodside Meadows Apts Owner LLC
Davis v. City of Lansing, et al.
Davis, et al. v. City of Lansing
Eskin v. City of Lansing
Fitzpatrick v. City of Lansing
Fitzpatrick v. City of Lansing, et al.
Harken v. City of Lansing
Hokenson v. City of Lansing, et al.
Hulon v. City of Lansing, et al.
Mingus v. City of Lansing, et al.
OPV Partners, LLC v. City of Lansing, et al.
Republican National Committee v. City of Lansing
Robinson Memorial Church of God in Christ v. COL
Romero v. City of Lansing, et al.
Turkelson v City of Lansing
West Malcom X LLC v. City of Lansing
Willis v. City of Lansing, et al.

Council Member Garza returned to the meeting at 6:28 p.m.

ROLL CALL VOTE, MOTION CARRIED 8-0.

Reconvene
Council President Kost reconvened the meeting at 7:01 p.m.

Other
Outside Board and Commission Updates from Council Members
This was moved to the next meeting.

Capital Area District Library Annual Presentation
Council Member Jackson stepped away from the meeting at 7:04 p.m.

Ms. Marr went through their annual reporting, public input, public feedback, work on their strategic plan. Ms. Cole spoke specifically to the activity at the City of Lansing branches and membership counts.

Council Member Hussain acknowledged the staff and board of CADL and the service they provide.

Council Member Jackson returned to the meeting at 7:10 p.m.

Council Member Hussain asked what their longer term commitment looks like in downtown Lansing. Ms. Marr stated they are determined to stay downtown, and will explore all options. They have started discussions with the City of Lansing and working with them on any solutions they can provide and direction. Council Member Hussain asked about their future plans for the South Lansing branch, and Ms. Marr stated they could always use more space, it is always busy and much needed. That location they would like to see developed more and would definitely be used. Ms. Marr concluded by offering “behind the scenes” tour of the buildings.

Adjourn

The meeting adjourned at 7:15 pm
Respectfully Submitted by,
Sherrie Boak, Recording Secretary,
Lansing City Council
Approved by the Committee July 14, 2025