



MINUTES
Committee of the Whole
Monday, September 26, 2016 @ 5:30 p.m.
City Council Chambers

CALL TO ORDER

The meeting was called to order at 5:32 p.m.

PRESENT

Councilmember Brown Clarke
Councilmember Jessica Yorko
Councilmember Patricia Spitzley
Councilmember Adam Hussain
Councilmember Kathie Dunbar- arrived at 5:35 p.m.
Councilmember Carol Wood
Councilmember Jody Washington
Councilmember Tina Houghton- arrived at 5:39 p.m.

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Randy Hannan, Mayor Executive Assistant- arrived at 6:06 p.m.
Nancy Mahlow
Mary Ann Prince
Kathy Miles
Elaine Womboldt
Chad Gamble – arrived at 5:39 p.m. and left the meeting at 6:06 p.m.

Minutes

MOTION BY COUNCIL MEMBER YORKO TO APPROVE THE MINUTES FROM SEPTEMBER 12, 2016 AS PRESENTED. MOTION CARRIED 6-0.

Public Comment

Ms. Womboldt spoke in opposition on how the business was done at the last meeting in regards to the recusals from the PILOT votes and discussions. Ms. Womboldt asked the Committee to remember that they are all voted by the citizens, however the decision was made by half of the Committee. Ms. Womboldt concluded by stating her opinion that the decision should be postponed until after the litigation is settled. Ms. Womboldt changed her subject to an opposition on the PILOT project at the Council meeting at Shiawassee and Larch.

Ms. Miles spoke in support of the comments made by Ms. Womboldt , and then spoke in opposition to the development at Shiawassee and Larch.

Ms. Mahlow spoke in opposition to the PILOT at Shiawassee and Larch, and also supported comments by Ms. Miles.

Ms. Prince spoke in opposition to the future development.

Council Member Brown Clarke informed the Committee and the public that she was just informed that the applicant for the SLU-4-2016 application has asked to be pulled from the agenda. She also noted that the PILOT's on the Council agenda later in the evening has also been asked to be pulled.

Discussion/Action

RESOLUTION- Second Amendment to the Hope Sports Complex Lease

Council Member Brown Clarke referred the Committee to the recent document from Mr. Gamble that highlights 5.5 of the Second Amendment, which outlines the support of the Lansing School District and the students in the Lansing School District.

Council Member Washington stepped away from the meeting at 5:42 p.m.

Mr. Gamble cited 5.5 of the amendment which was done by both parties after several concerns that were addressed by Council. It now states the "tenant agrees to limit enrollment to exclude all students then-residing within the geographical boundaries of the Lansing School District. Notwithstanding the foregoing, Lansing Students and /or the Lansing School District shall be permitted to participate in any leagues, activities, or other programming organized by Tenant at the Premises in collaboration or in partnership with the Lansing School District."

Council Member Yorko asked Mr. Gamble if the tenant was required to pay any annual payment or percentage of net revenue similar to the recent Zip the Grand. Mr. Gamble confirmed there is a set fee, but no percentage based on the improvements. The City does however get taxes created by the improvements. The annual payment is \$10,000.

Council Member Yorko then opened the discussion on the understanding of the recent amendment speaking no Lansing School District student enrollments, with her opinion it appeared to be prohibiting participation of Lansing students on public land. Council Member Spitzley reiterated her concern from the last time, which was that the proposed "academy" would be taking students away from the Lansing School District. Without the recent language that was added, she confirmed she could not support. Council Member Spitzley concluded that her understanding was that Hope Sports Complex and the Lansing School District worked on the new change together.

Council Member Washington returned to the meeting at 5:48 p.m.

Council Member Houghton added to the comments from the last meeting that there were also concerns that it would take over Lansing Promise dollars. She also noted that because of the school boundaries, the property is in the Holt School District. Council Member Brown Clarke added to the Lansing Promise comment that this group would not even qualify for the Promise Program.

Council Member Wood also stated she too could not have supported the lease amendment if the new language on the Lansing School District was not added. Council Member Hussain concurred also.

Council President Brown Clarke pointed out that the model does have school programming to support Lansing School District students, which represents cooperation with the Complex and the school district.

Council Member Yorko again stated her opinion that the statement says Lansing School District students cannot attend. Council Member Spitzley pointed out that last sentence in the new 5.5 section states the Lansing School District can participate.

Council Member Spitzley stepped away from the meeting at 5:55 p.m.

Council Member Yorko stated her belief that some current LSD students would leave to attend the new academy.

Council Member Spitzley returned to the meeting at 5:57 p.m.

Council Member Washington confirmed a conversation she had with Mr. Spadafore from the Lansing School District Board, and they support the lease. There is an understanding some students may leave the LSD, but there is not a high risk.

Council Member Wood referred to the lease where it also noted that 50% of the annual rent fee does go towards youth scholarships and initiatives for the Lansing residents. Council Member Yorko then asked Mr. Gamble why the recent Zip the Grand had a percentage of revenue, however there wasn't anything suggested for this lease. Mr. Gamble referred to paragraph 2.1 where it states the base rent is \$10,000 annually for the first ten (10) years, and the rent will increase \$1,000 each year thereafter for the term of the lease. An added comment was also made that the City has the renaming rights.

Council Member Wood asked if the applicant is paying property taxes. Mr. Gamble stated they are on the buildings they have built and will build in the future.

MOTION BY COUNCIL MEMBER YORKO TO APPROVE THE RESOLUTION TO ACCEPT THE SECOND AMENDMENT TO THE HOPE SPORTS COMPLEX LEASE. MOTION CARRIED 8-0.

RESOLUTION – SET A PUBLIC HEARING - SLU-4-2016

Council President Brown Clarke informed the Committee and the public that the applicant has forwarded a request that they would like action on the SLU-4-2016, which is an update from stated earlier. Therefore, agenda item 5. B. Set a Public Hearing for SLU-4-2016 was added to the agenda.

Council Member Yorko recapped the items of adding the SLU-4-2016, but no action on the connected PILOT's at Council. Council President Brown Clarke clarified that the SLU-4-2016 is the only item on the Committee agenda, and the PILOT's will be pulled at the later Council Meetings. Council Member Washington asked for the SLU-4-2016 to be referred to the Committee on Development and Planning since it no longer is connected to a PILOT request. Council Member Brown Clarke noted that since it is no longer connected to a PILOT with a timeline, the SLU request in front of the Committee is now not time sensitive. Council Member Yorko asked for a recap of the actions from the last Committee meeting and Council meeting on September 12, 2016 where her understanding was that the hearing and action on the PILOT's take place tonight.

Mr. Gamble left the meeting at 6:06 p.m.

Council Member Spitzley asked for clarification if there needed to be action on the SLU tonight. Mr. Hannan confirmed that the property owner informed the administration at the time of this meeting that they want the SLU for any future development on the site. Council

President Brown Clarke reiterated that the SLU is not time sensitive since there is no development. Council Member Washington asked Mr. Hannan to confirm that the original applicant; the developer from Cincinnati Ohio, no longer has the project and the request now was just from the current owner, Mr. Eyde. Mr. Hannan confirmed.

Council Member Wood noted that the SLU -4-2016 cannot be referred to the Committee on Development and Planning because what was presented is no longer in action. The Council and Committee cannot act on anything until the new SLU is reviewed and approved by the Planning Board.

Council President Brown Clarke placed the document on file, and no action will be taken per the request from the developer to pull the request.

RESOLUTION - FY2017/2018 Budget Priorities

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE RESOLUTION FOR THE 2017/2018 BUDGET PRIORITIES.

Council Member Wood then outlined the highlighted changes in the document that spoke to the recommendations from the Committee on Public Safety. Those recommendations were under I c) (2); III a) (1), (5), (6), (7) and (8) that addressed recommendations for the Mayor to look at items based on what the funding would address since these items are budgetary requests. These recommendations will now connect funding as a stipulation to the changes.

Council Member Spitzley voiced her concern, that if the items are connected to funding, where those funds are being taken from, so should funding be established.

Council Member Dunbar pointed out that many of the items in the priorities are not budget related, and no financial components. These changes now add funding components in the action request. Locating the funding will be for the administration to determine.

Council President Brown Clarke pointed out to the Committee that every year per the Charter the Committee will review the documents.

Council Member Hussain stated that as Chairperson of the Intergovernmental Relations Committee, they determined to remove V. c) because there is no financial impact.

MOTION CARRIED 8-0.

Other

Council Member Wood informed the Committee of handouts from Code Compliance and Planning and Neighborhood Development regarding program currently and up and coming.

ADJOURN

The meeting was adjourned at 6:22 p.m.

Respectfully Submitted by,

Sherrie Boak

Officer Manager, Lansing City Council

Approved