

DRAFT



**MINUTES**  
**Committee on Development & Planning**  
**Wednesday, June 25, 2025 @ 3:30 p.m.**  
**City Council Conference Room**

**CALL TO ORDER**

Council Member Hussain called the meeting to order at 3:30 p.m.

**PRESENT**

Council Member Jeremy Garza, Chair- excused  
Council Member Adam Hussain, Vice Chair  
Council Member Ryan Kost, Member

**OTHERS PRESENT**

Sherrie Boak, Council Office Manager  
Daniel Duchane, OCA  
Stephanie Robinson, City Purchasing  
Kark Dorshimer, LEDC  
Brent Forsberg  
Tri Terra Representative  
Land Bank Representative  
Jeremiah Kilgore, Deputy Public Service  
Frederick McLaughlin

**Minutes**

MOTION BY COUNCIL MEMBER KOST TO APPROVE AMENDED JUNE 11, 2025 MINUTES AS PRESENTED. MOTION CARRIED 2-0.

**Public Comment**

**Discussion/Action:**

**RESOLUTION- Reappointment; Kambriana Crank; Resident Member; Lansing Gateway Corridor Improvement Authority Board of Directors; Term to Expire June 30, 2027**

Council Member Hussain stated Ms. Crank has not confirmed over the last couple days and will move to the next meeting July 9, 2025, with Ms. Boak confirming her attendance at that one.

**RESOLUTION- Set Public Hearing; Brownfield Plan #80 – Amendment #1; Pleasant Grove & Holmes Mixed- Use Redevelopment Project at 2130 W Holmes Road**

Mr. Dorshimer distributed a presentation on the amendment which outlined the history of the project with the Land Bank, and this new developer involved intends to propose a 30,000 sq ft mixed use building, 30 units with 5,000 commercials. Since there was already a brownfield on site, it is not being amended for this new development and Forsberg developing. The planned financing with the amendment will be housing TIF \$3,827,384; RAP 2.0 \$1,000,000 and Ingham

County \$1,500,000 with Owner equity of \$2,000,000. This brownfield is a 30 year generating \$5,569,193 taxes over 30 years and new taxes to the taxing units in the amount of \$1,032,110. There will be \$3,827,384 in reimbursement of eligible activities and the new projected taxes would be \$1,741,809.

Mr. Forsberg first confirmed the AMI is off the County base. He then summarized that they will be using a community capital model, allowing investors, which is an idea of re-spurring investment with keeping control local for the assets. Partnerships thus far include the Land Bank, Tri Terra and Copperrock Construction, Colliers and Nederveld. The reason for brownfield for first phase is because of the work on the ground water. Mr. Forsberg spoke briefly on investment and collaboration with the south side community in this area to invest into the area. Per the TIF, they have to reserve 20-25% which will not affect the rent rates, it will hold those units during that 20 year time period. The rates would be \$1,000-\$1,600 for 1-2 bedrooms, at a market rate. There would be 30 units in the residential, construction to begin November, 2025 complete 2027. The initial investment is \$8.2 million, but in flex because not sure of building two, infrastructure, and the field of tenants.

Mr. Dorshimer spoke briefly on the Brownfield numbers and capture, the initial plan was a 30 year plan and it was never captured so with this amendment it will still be a 30 year, and you can start capturing 5 years after the project.

Council Member Kost spoke in support of the project and the interest of LAFCU investing into a branch into the development.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR JULY 28, 2025 FOR BROWNFIELD PLAN #80 AMENDMENT #1. MOTION CARRIED 2-0.

**RESOLUTION – Introduction and Set Public Hearing; Amend Chapter 206, Section 206.02, clarify most responsive responsible bidder for construction bids**

Mr. Duchane summarized the changes, noting on page 6, lines 1, 2, 3 should be removed, and line 4 should be renumbered. It was noted OCA might not have the correct draft, and was provided with the Draft 1 from June 18<sup>th</sup>. He corrected to remove those lines and renumber. He then went over changes worked on between OCA and Council Member Garza, adding clarification and definition. There is a list of criteria to evaluate and score bids over \$75,000. It pertains to only to construction. Council Member Hussain asked how it came to \$75,000, and Mr. Duchane stated it was a policy decision.

Ms. Robinson stated she is support of having the criteria. Council Member Hussain supported the definition of what is construction work and now adding the criteria.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR JULY 28, 2025 FOR AMENDMENTS TO CHAPTER 206, SECTION 206.02 TO CLARIFY MOST RESPONSIVE RESPONSIBLE BIDDER. MOTION CARRIED 2-0.

**RESOLUTION – Construction Bid Score System**

Council Member Hussain went through it noting monetary and non- monetary. Mr. Duchane noted there is an error with formatting. Council Member Hussain asked why the two documents, and Mr. Duchane explained they should be using the 2<sup>nd</sup> set of categories. Mr. Duchane stated that is a non-exhaustive list of what might included in that category. Council Member Kost asked for clarification, on the numbers to the affixed item. Council Member Hussain asked Ms. Robinson

## DRAFT

to continue to come for the further discussions on the bid scoring system. Ms. Robinson stated that it could be difficult, hard pointing with construction projects. Council Member Hussain stated that they would encourage Council Member Garza to reach out to Ms. Robinson and Mr. Kilgore. Mr. Duchane stated the hard point is also based on the Charter, and the ordinance speaks to it but the point system would not be part of the ordinance it self.

Discussion will continue at future meetings.

### **OTHER**

Frederick McLaughlin asked how the City initiates project, and why are they involved in other ways of building safety. Council Member Hussain noted that the City has property of their own and explained the tool-box for incentives. The City has a responsibility to move commercial corridors, grow a tax base, and depends on if publicly owner, private or even blighted property. He then explained Council role in development. Mr. McLaughlin asked if the City has enough funds to meet their budget every year, and Council Member Hussain stated they do have a fiscally balanced budget.

### **ADJOURN**

Adjourned at 4:34 p.m.

Submitted by, Sherrie Boak, Recording Secretary,  
Lansing City Council

Approved by the Committee on