**MINUTES**
**Committee on Development & Planning**
**Wednesday, July 23, 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
Greg Venker, OCA
Andy Kilpatrick, Public Service Director
Kris Klein, LEDC
Melissa White, Novi Properties, LLC
James Denning, Novi Properties, LLC
Pat Gillespie, Gillespie Group
Kambriana Crank
Stephen Robertson
Tri Terra

**Minutes**
MOTION BY COUNCIL MEMBER KOST TO APPROVE AMENDED JUNE 25, 2025 MINUTES AS PRESENTED. MOTION CARRIED 2-0.

**Public Comment**

**Discussion/Action:**
**RESOLUTION- Appointment; Kambriana Crank; Resident Member; Lansing Gateway Corridor Improvement Authority Board of Directors; Term to Expire June 30, 2027**
Ms. Crank stated she is a resident of the corridor, and would like to see it more walkable. Her background is in economic development and looking to bring her experience. In her research so far she has found 47 vacancies in the area and encourage to work in this role.

Council Member Kost asked if she had time to serve on the Board and she confirmed.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE APPOINTMENT KAMBRIANA CRANK AS A RESIDENT MEMBER TO THE LANSING

GATEWAY IMPROVEMENT AUTHORITY BOARD, WITH A TERM EXPIRING JUNE 30, 2027. MOTION CARRIED 2-0.

**RESOLUTION- Appointment; Stephen Roberston; At Large Member; Board of Zoning Appeals; Term to Expire June 30, 2026**

Mr. Robertson spoke briefly on his interest, noting he is a native and life long resident of the City of Lansing. He understands how important zoning is, and has experience in his career with real estate, looks forward to bringing his experience in shaping the City.

Council Member Kost asked if had time to serve on the Board, and Mr. Robertson confirmed.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF STEPHEN ROBERTSON TO THE BOARD OF ZONING APPEALS. MOTION CARRIED 2-0.

**RESOLUTION – Brownfield Plan #86; Novi Properties; 820 W Miller Road**

Council Member Hussain outlined the project and the need for the Brownfield Plan. This includes $4 million investment, indoor/outdoor venue, office, laundromat, potential restaurants, and the brownfield request is for 30 years. There was a public hearing on July 14th and positive public comment.

Council Members spoke in support of the project.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION TO APPROVE A BROWNFIELD PLAN FOR 820 W MILLER ROAD. MOTION CARRIED 2-0.

**RESOLUTION – Brownfield Plan #88; Michigan Avenue Rehabilitation Project; 603-607 E Michigan Avenue**

Council Member Hussain outlined the project and their need for the Brownfield for multiple contiguous buildings. Plan for $8 million investment for 15 2nd story apartments and ground level commercial, parking off and on site. The plan is for 30 years, and a public hearing was held July 14th.

Council Member Kost asked Mr. Klein to explain what the Brownfield TIF is, in basic terms. Mr. Klein referred to page 4 of their packet of information, generally it utilizes the increase in taxes in investment to reimburse the developer for eligible activities for rent loss, financing gap, cost differential, overall property is worth minimum unimprovement and when improve the taxes go up, and the difference can be captured or a portion and can be reinvested.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION TO APPROVE A BROWNFIELD PLAN FOR 603-607 E MICHIGAN AVENUE. MOTION CARRIED 2-0.

**DISCUSSION – RESOLUTION – Construction Bid Scoring System**

Council Member Hussain stated that with Council Member Garza absence there is only a discussion at this time with explanation from Mr. Venker.

Mr. Venker stated he spoke to Ms. Robinson (purchasing) to explain the intent. As to the points allocation proposed, the way it works; 100 points and read the breakdown of 40 points and 60 points with 10 considerations. Those considerations are always considered in their purchasing process for all over $15,000. Council Member Garza request was into the capital projects on City property, OCA added in sub considerations; documentation of the bidder, evidence safety program and training through OSHA, and copies of violations through OSHA. Mr. Venker then explained the point value in the matrix scoring concept.

The topic will appear on the August 13th agenda the same time the ordinance comes back to Committee.

**OTHER**
No other topics.

**ADJOURN**
Adjourned at 3:57 p.m.
Submitted by, Sherrie Boak, Recording Secretary,
Lansing City Council
Approved by the Committee on August 6, 2025