



**Official Proceedings of the City Council
City of Lansing
August 11, 2025**

Tony Benavides Lansing City Council Chambers
Lansing, Michigan

The City Council of the City of Lansing met in regular session and was called to order at 8:03 p.m. by President Kost.

PRESENT: Council Members Brown, Carter, Hussain, Jackson, Kost, Pehlivanoglu, Spadafore

ABSENT: Council Member Garza

A quorum was present.

The Council observed a moment of Meditation followed by the Pledge of Allegiance led by President Kost.

Approval of Printed Council Proceedings

By Vice President Carter

To approve the printed Council Proceedings of July 28, 2025

Motion Carried

Special Ceremonies

Tribute; in recognition of Richard Miller for his contributions to the City of Lansing.

Resolution #2025-192

By Council Members Brown, Carter, Garza, Hussain, Jackson, Kost, Pehlivanoglu, Spadafore
Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing endeavors to honor individuals whose extraordinary efforts contribute to the betterment of our neighborhoods, promote civic pride, and inspire others to engage in public service and volunteerism; and

WHEREAS, Richard Miller, affectionately known by his neighbors as the "Mayor of Sheffield Boulevard", has been a dedicated resident of the City of Lansing since 1961 and has lived on Sheffield Boulevard since 1972, demonstrating unwavering commitment to the Lansing Eaton Neighborhood and the greater Lansing community through decades of service and stewardship; and

WHEREAS, as an active and longstanding member of the Lansing Eaton Neighborhood Organization (LENO), Mr. Miller has served as Treasurer and exemplifies responsible leadership and tireless dedication to building a strong and vibrant community; and

WHEREAS, Mr. Miller's voluntary acts of beautification—such as maintaining flower barrels, mowing public green spaces, and regularly picking up litter throughout the neighborhood—have greatly enhanced the appearance, safety, and livability of his surroundings, instilling community pride and protecting property values; and

WHEREAS, Mr. Miller also served as a valued member of the Lansing Police Advisory Board and Citizens Advisory Committee, where he represented the interests of Lansing residents with integrity, transparency, and a commitment to community trust and engagement; and

WHEREAS, his kind spirit, humility, and lifetime of community service have inspired countless neighbors and have become a living example of what it means to be a civic-minded and compassionate citizen; and

WHEREAS, civic engagement such as that modeled by Richard Miller fosters a shared sense of purpose, builds stronger and safer neighborhoods, enhances the quality of life for all residents, and helps create a more beautiful, inclusive, and resilient Lansing.

NOW, THEREFORE BE IT RESOLVED, that the Lansing City Council hereby recognizes and thanks Richard Miller for his selfless commitment, distinguished service, and lasting contributions to the City of Lansing and its citizens.

BE IT FURTHER RESOLVED, that the Lansing City Council expresses its sincere appreciation for Mr. Miller's decades of civic involvement and neighborhood leadership, and wishes him continued health and happiness in the years ahead.

By Council Member Hussain

Motion Carried

Mayor Schor spoke in support of the tribute.

Council Member Hussain recognized Richard Miller and his family in regard to the tribute.

Appointment; Katherine Hubbard as a member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2027.

Resolution #2025-193

By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the recommendation for appointment of Katherine Hubbard as a member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2027; and

WHEREAS, the Mayor's office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes that the application meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development and Planning met on August 6, 2025 and took affirmative action.

NOW, THEREFORE BE IT RESOLVED the Lansing City Council, hereby, confirms the appointment of Katherine Hubbard as a member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2027.

By Council Member Hussain

Motion Carried

Clerk Swope administered the Oath of Office to Katherine Hubbard as a member of the Michigan Avenue Corridor Improvement Authority Board of Directors

Comments by Council Members and the City Clerk

Council Member Hussain spoke about a Churchill-Downs Community Meeting, and congratulated Elizabeth and Philip Stepnowski for organizing of a Youth Day. Council Member Hussain also thanked Latoya and Ken Turner for their help with organizing a biannual Bridgeport Community celebration, and spoke about a 3rd Ward Constituent Contact Meeting and water main replacement construction.

City Clerk Swope congratulated the Clerk's Office City Council Intern, Magdalene Callender, for her last meeting, and welcomed the incoming intern, Sahand Mustafa, to his first meeting. Clerk Swope also thanked election workers, Clerk staff, voters, and candidates for the August City Primary Election.

Community Event Announcements

Loretta Stanaway spoke about the Service of Remembrance Event.

Nicklas Zande spoke about the Old Everett Picnic, Neighbors of Scott Woods Community Meeting, and Neighbors of Scott Woods Block Party.

Speaker Registration for Public Comment on Legislative Matters

City Clerk Swope announced that the public comment registration form(s) for those intending to address Council on legislative matters will be collected and that only those persons who have fully completed the form(s) will be permitted to speak.

Mayor's Comments

Mayor Schor thanked Magic Johnson for a car show, Pilgrim Rest Church for their Pilgrimfest event, and Churchill Downs for their event. Mayor Schor also spoke about several neighborhood night-out events: Concert in the Park, Mount Hope Elementary School Grand Opening, a Senior Fair, Yuengling Day, Art Fair, Backpack Giveaway, Black Girl Day of Play. Finally, Mayor Schor thanked Pastor Stan Jenkins of Lansing First Presbyterian for his community work in Lansing as he leaves for a new position in Pennsylvania.

Public Comment on Legislative Matters

Legislative Matters included the following public hearings:

Amending Chapter 1610, Section 1610.1 adopting the 2021 International Fire Code.

Amending Chapter 210, add Section 210.06, City Council attendance.

Vice President Carter and Council Member Pehlivanoglu gave overviews of the hearings.

Public Comment on Legislative Matters:

Liane Zimny spoke in support of a liquor license for Community Circle Players.

Nicklas Zande spoke against a liquor license for Community Circle Players.

Luna Brown spoke about the Human Relations and Community Services budget amendment.

Michael Gorishek spoke about the Human Relations and Community Services budget amendment.

Olivier Strood spoke about the Human Relations and Community Services budget amendment.

Ariel Cushman spoke about the Human Relations and Community Services budget amendment.

Willie Hayes spoke about the Human Relations and Community Services budget amendment.

Zach J. spoke about the Human Relations and Community Services budget amendment.

Joanne Galloway spoke about the Human Relations and Community Services budget amendment.

Mitch Rice spoke in support of Brownfield plan #80, and against the Human Relations and Community Services budget amendment.

Mercuri Rose spoke about the Human Relations and Community Services budget amendment.

Sean McLoughlin spoke about the Human Relations and Community Services budget amendment.

Carl Tielking spoke about the Human Relations and Community Services budget amendment.

Crystal White spoke about the Human Relations and Community Services budget amendment.

Legislative Matters

Referral of Public Hearings

Amending Chapter 1610, Section 1610.1 adopting the 2021 International Fire Code.
Referred to the Committee on Public Safety

Amending Chapter 210, add Section 210.06, City Council attendance.
Referred to the Committee of the Whole

Consent Agenda

By Vice President Carter

To approve all items on the Consent Agenda.

Motion Carried

Resolution #2025-194

By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the recommendation for appointment of Leon Clark as a member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2029; and

WHEREAS, the Mayor's office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes that the application meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development and Planning met on August 6, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED the Lansing City Council, hereby, confirms the appointment of Leon Clark as a member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2029.

Adopted as part of the Consent Agenda

Resolution #2025-195

By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the recommendation for appointment of Spencer Lippert as the 4th Ward member of the Planning Commission for a term to expire June 30, 2028; and

WHEREAS, the Mayor's office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes that the application meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development and Planning met on August 6, 2025 and took affirmative action.

NOW, THEREFORE BE IT RESOLVED, the Lansing City Council, hereby, confirms the appointment of Spencer Lippert as the 4th Ward member of the Planning Commission for a term to expire June 30, 2028.

Adopted as part of the Consent Agenda

Resolution #2025-196

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the Licensing and Enforcement Division of the Michigan Liquor Control Commission received a request from Community Circle Players, INC. dba Riverwalk Theatre for a Club License; new Sunday Sales Permit (PM), Outdoor Service Area, and Dance-Entertainment Permit; and

WHEREAS, the applicant has applied for approval of the license pursuant to Chapter 830 of the Lansing Codified Ordinances, has paid the appropriate application fee, and has received all the required departmental approvals; and

WHEREAS, the Committee on City Operations met on August 7, 2025, and reviewed the request with affirmative action taken.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council hereby approves the request from Community Circle Players, INC. dba Riverwalk Theatre for a Club License; new Sunday Sales Permit (PM), Outdoor Service Area, and Dance-Entertainment Permit at 228 Museum Dr.

Adopted as part of the Consent Agenda

Resolution #2025-197

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing Department of Public Service is planning to rehabilitate Pleasant Grove Road from Holmes Road to Mt. Hope Avenue; and

WHEREAS, from September 6, 2025 through November 8, 2025, the Public Service Department, has requested a waiver of the noise ordinance on Saturdays from 8:00 AM to 5:00 PM; and

WHEREAS, the City of Lansing Public Service Department recommends that the contractor be granted the requested noise waiver in order to:

- Limit the amount of time that vehicle traffic will be detoured; and
- Keep the project on-schedule with uncertainty of weather impacts and colder fall temperatures impacting the HMA paving;

and

WHEREAS, a public hearing was held on Monday, July 28, 2025, in consideration of the request by the Public Service Department, for issuance of a waiver of the noise ordinance for construction noise at Pleasant Grove Road, between Holmes Road and Mt. Hope Avenue, on Saturdays from 8:00 AM to 5:00 PM from September 6, 2025 through November 8, 2025; and

WHEREAS, no substantive written or verbal comments in opposition to this noise waiver were received from anyone within the project area at the public hearing or during the public comment period.

NOW THEREFORE BE IT RESOLVED the City Council grants a waiver of the noise ordinance for construction noise at Pleasant Grove Road, between Holmes Road and Mt. Hope Avenue, on Saturdays from 8:00 AM to 5:00 PM from September 6, 2025 through November 8, 2025.

Adopted as part of the Consent Agenda

Resolution #2025-198

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, a public hearing was held on Monday, July 28, 2025, in consideration of the request by Hoffman Bros. Inc., the construction contractor for the Combined Sewer Overflow (CSO) 019 Project, for issuance of a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:30 PM for the periods April 19, 2025, through November 22, 2025, and March 14, 2026 through November 21, 2026; and

WHEREAS, City Council previously approved Resolution #2025-122, which granted a noise waiver for work on Saturdays from 8:00 am to 4:30 pm from May 17, 2025 to November 22, 2025 in the project area of the CSO 019 project; and

WHEREAS, the construction contractor, Hoffman Bros., Inc. has rented a property to use as a staging yard at 1038 N. Larch Street; and

WHEREAS, for the periods August 16, 2025, through November 22, 2025, the construction contractor, Hoffman Bros. Inc., has requested a waiver of the noise ordinance in the area surrounding 1038 N. Larch Street on Saturdays from 8:00 AM to 4:30 PM; and

WHEREAS, the City of Lansing Public Service Department recommends that the contractor be granted the requested noise waiver in order to:

- reduce the amount of time local access for property owners is impacted;
- allow the contractor to have the ability to work some Saturdays when necessary for completion of important work activities; and
- keep the project on-schedule based on rain days.

NOW THEREFORE BE IT RESOLVED that the City Council grant a waiver of the noise ordinance to Hoffman Bros. Inc. while the company is conducting work as part of the CSO 019 Project on Saturdays from 8:00 AM to 4:30 PM for the periods August 16, 2025, through November 22, 2025.

Adopted as part of the Consent Agenda

Resolutions

Resolution #2025-199

By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

RESOLUTION APPROVING BROWNFIELD PLAN #80 AMENDMENT #1 – PLEASANT GROVE & HOLMES MIXED-USE REDEVELOPMENT PROJECT

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, LBRA Brownfield Plan #80 Amendment #1 – Pleasant Grove & Holmes Mixed-Use Redevelopment Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on July 28, 2025 and at least 10 days before the public hearing the taxing jurisdictions were provided notice to be fully informed about the fiscal and economic implications of the proposed Plan and given a reasonable opportunity to express their views and recommendations regarding the Plan in accordance with Section 13 (10) and 14(1) of the Act; and

WHEREAS, the Lansing City Council, before and during its public hearing on July 28, 2025, reviewed testimony and evidence regarding the Plan, and found that:

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,
2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,
3. the Project may result in new private investment of approximately \$9.6M.
4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on June 20, 2025, recommended approval of the Plan, for this Project; and

WHEREAS, the City of Lansing Department of Economic Development and Planning has determined the proposed Project is consistent with local development and redevelopment plans and zoning ordinances, and

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, after having duly considered the Plan, finds it is in compliance with the provisions of the Act and further finds:

- The Plan constitutes a public purpose under the Act;
- The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;
- The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
- The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
- The amount of the captured taxable value estimated to result from the adoption of the Plan is reasonable; and
- The proposed project is consistent with local development and redevelopment plans and zoning ordinances as has also been determined by the City of Lansing Department of Economic Development and Planning.

BE IT FURTHER RESOLVED that the Lansing City Council hereby approves the LBRA 'Brownfield Plan #80 Amendment #1 – Pleasant Grove & Holmes Mixed-Use Redevelopment Project'.

By Council Member Hussain

Motion Carried

Resolution #2025-200

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, at any time during the fiscal year, the City Council may consider appropriations which modify the previously adopted annual appropriation to transfer an unencumbered balance in whole or in part from any account; provide for the expenditure of revenues in excess of those in the budget; or meet a public emergency affecting life, health, property, or the public peace; and

WHEREAS, the Department of Human Relations and Community Services recently completed a homelessness study identifying critical needs in addressing the direct needs of Lansing residents experiencing homelessness; and

WHEREAS, the Department of Human Relations and Community Services conducted an RFP for modular housing structures and special market conditions subsequently emerged providing the opportunity to purchase such structures at a reduced price point; and

WHEREAS, the Department of Human Relations and Community Services intends to purchase 50 ModPods Multi-Use Structures, including 34 units measuring 8' x 8' x 8' and 16 units measuring 8' x 8' x 16'; and

WHEREAS, the units will be used to address the homelessness crisis in the City of Lansing, pending final location and zoning approval by City Council, and subsequent regulatory approval from the State of Michigan; and

WHEREAS, after adjusting for known expenditures, an amount exceeding \$645,486 is anticipated to be unspent from the FY 2025 allocation of funding for meeting basic human services.

NOW, THEREFORE, BE IT RESOLVED that the administration is authorized to carry forward the remaining balances of the FY 2025 allocation of Basic Human Services & Racial Equity funding as amended, pending final audited figures and notification to City Council, and that the following FY 2025/2026 budget amendment is approved for immediate use.

BE IT FINALLY RESOLVED, the Administration is authorized to create appropriate accounts and to make the necessary operating transfers for the expenditure and control of the balance of the appropriations.

Appropriation	Description	Amount
General Fund Revenues		
Appropriation of Fund Balance	Committed Fund Balance (Basic Human Services)	\$645,486
Total General Fund Revenue Appropriation		<u>\$645,486</u>
General Fund Expenditures		
Basic Human Services & Racial Equity	Operating – Community Problem Solving	\$645,486
Total General Fund Expenditure Appropriation		<u>\$645,486</u>

By Council Member Carter

Motion Carried

Resolution #2025-201

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Lansing City Council recently adopted Ordinance 1337, adding to the codified ordinances section 1460.51; and

WHEREAS, newly created section 1460.51 requires that the Council by resolution establish a Tenant Relocation Fee.

NOW THEREFORE BE IT RESOLVED that the Tenant Relocation Fee is \$85 per day.

By Council Member Pehlivanoglu

Motion Carried

Reports From Council Committees**Speaker Registration for Public Comment on City Government Related Matters**

City Clerk Swope announced that the public comment registration form(s) for those intending to address Council on City government matters will be collected and that only those persons who have fully completed the form(s) will be permitted to speak.

Reports From City Officers, Boards, and Commissions; Communications and Petitions; and Other City Related

Matters

By Vice President Carter that all items be considered as being read in full and that President Kost make the appropriate referrals

Motion Carried

- Reports from City Officers, Boards and Commissions:

Item(s) from the City Clerk re:

Minutes of Boards and Commissions placed on file in the Clerk's Office
Placed on File

Polling Place; Early Voting at the Lansing Elections Office (LEO), 701 W. Jolly Rd. (PEND-4150)
Referred to the Committee of the Whole

Item(s) from the Mayor re:

Reappointment; Carol Skillings as an At-Large member of the Historic District Commission for a term to expire June 30, 2028
Referred to the Committee on Development and Planning

Appointment; Tracie Anne Kent as an At-Large member of the Lansing Entertainment and Public Facilities Authority Board of Commissioners for a term ending June 30, 2028.
Referred to the Committee of the Whole

Approved Sale of City Property; portion of North Cemetery.
Referred to the Committee of the Whole

Amending Chapter 887 to add Section 887.10, Payment in Lieu of Taxes (PILOT), Evergreen Townhomes, 900 Long Blvd. for workforce housing
Referred to the Committee on Development and Planning

Setting a Public Hearing on Amending Chapter 887 to add Section 887.10, Payment in Lieu of Taxes (PILOT), Evergreen Townhomes, 900 Long Blvd. for workforce housing
Referred to the Committee on Development and Planning

Act-2-2025; Sale of City Property; Lot 57, 1400 block of Turner St.
Referred to the Committee on Development and Planning

Setting a Public Hearing on Act-2-2025; Sale of City Property, Lot 57, 1400 block of Turner St.
Referred to the Committee on Development and Planning

Brownfield Plan #89; Turner North Development, 1400 block of Turner St.
Referred to the Committee on Development and Planning

Item(s) from the Council Members Hussain and Kost re:

Amending Chapter 1240, Section 1240.04 to define the term "liquor store" within the Zoning Code
Referred to the Committee on Public Safety

Setting a Public Hearing on Amending Chapter 1240, Section 1240.04 to define the term "liquor store" within the Zoning Code
Referred to the Committee on Public Safety

Amending Chapter 1250 to add Subsection 1250.02.13 to provide for a limitation on proximity of liquor stores to each other
Referred to the Committee on Public Safety

Setting a Public Hearing on Amending Chapter 1250 to add Subsection 1250.02.13 to provide for a limitation on proximity of liquor stores to each other
Referred to the Committee on Public Safety

Item(s) from the President Kost re:

Amending Chapter 1060, to reduce waste hauler traffic in the City by establishing the City as the provider of all curbside solid waste collection, and to clarify recyclable items to be collected
Referred to the Committee on Public Safety

Setting a Public Hearing on Amending Chapter 1060, to reduce waste hauler traffic in the City by establishing the City as the provider of all curbside solid waste collection, and to clarify recyclable items to be collected
Referred to the Committee on Public Safety

- Communications and Petitions, and Other City Related Matters:

Notice from the Michigan Liquor Control Commission; Trio Brothers LLC, 2006 W Willow St, Lansing, request for Transfer Ownership Escrow 2025 Class C & SDM License from Deluca Brothers Inc; New Sunday Sales Permit (AM); New Sunday Sales Permit (PM) for Class C License – Spirits and Mixed Spirit Drink; New Sunday Sales Permit (PM) for SDM License – Mixed Spirit Drink (RID # (RQ-2507-08340))
Placed on File

Motion of Excused Absence

By Vice President Carter to excuse Council Member Garza from tonight's proceedings.

Motion Carried

Public Comment on City Government Related Matters

Todd Granger spoke against the ordinance establishing the City as the provider of all curbside solid waste collection.

Nicklas Zande spoke about various City matters.

Apollo Geisenhafer spoke about the homeless encampment near Dietrich Park.

TJ Dobbie spoke about the homeless encampment near Dietrich Park.

Erik Almquist spoke about the homeless encampment near Dietrich Park.

Michael Mercer spoke about a Mobil Home Park closer.

Mitch Rice spoke about various City matters.

Mat T. spoke about the homeless encampment near Dietrich Park.

Carl Tielking spoke about the homeless encampment near Dietrich Park.

Sarah spoke about the homeless encampment near Dietrich Park.

Aidan Woop spoke about the homeless encampment near Dietrich Park.

Darren spoke about the homeless encampment near Dietrich Park.

Annescia Dillard spoke about the accessibility concerns of Council meetings.

Adjourned Time 9:56 P.M.



Chris Swope, City Clerk