



Board of Directors Meeting
Friday, July 11, 2025 – 8:30 A.M.
Lansing EDC Office - 401 S. Washington Sq. Suite 101, Lansing, MI 48933

MINUTES

Members Present: Shelley Davis Boyd, Catherine Rathbun, Jonathan Smith, Bryan Britten, Dr. Cristina Benton, Dr. Alane Laws-Barker (arrived at 8:36 A.M.)

Members Absent: Calvin Jones, Chaz Carrillo, Rawley Van Fossen

Staff Present: Kris Klein, Brian Swett, Chelsea Dowler

Guests: Craig Willian, Eric Helzer

Call to Order/Rollcall

Chair Davis Boyd called the meeting to order at 8:30 A.M.

New Board Member Welcome

Christina Benton introduced herself and provided some background information on her experience and desire to serve on the LBRA Board.

Approval of LBRA Board Meeting Minutes – Friday, June 20, 2025 (ACTION)

MOTION: Member Rathbun moved to approve the LBRA meeting minutes from the Friday, June 20, 2025, Board of Directors meeting, as presented. Motion seconded by Member Smith.

YEAS: Unanimous; motion carried.

Turner North Development Project Brownfield Plan #89 (ACTION)

Klein introduced the development team, Eric Helzer of Turner North Development and Craig Willian of Develop Detroit provided a brief overview of the Project. The adequacy of parking facilities were discussed, and Willian commented that parking for other Develop Detroit projects were as low as .3 spaces per unit, and have proved to be sufficient, but the proposed development has a parking ratio of approximately .8 spaces per unit based on 60 spaces for 76 units. Member Benton inquired about the project's financing structure. Willian explained that the project is utilizing LIHTC, which stands for Low

Income Housing Tax Credit, and that the project has a 15-year regulatory period where developer takes rents and reinvests proceeds back into the project. Willian discussed the other financing sources to be utilized by the project. Member Smith asked if the project would qualify for a variance under the proposed Brownfield Plan Policy update and Klein indicated that he believes it would qualify. Member Laws-Barker asked how the developer arrived at the number of 1, 2 and 3 bedroom units. Willian explained how the number of units at each size was arrived based on market studies and other factors such as past experience of the development team. Member Dr. Benton asked about community support for the project and Willian described public engagement efforts and the community's support for the project.

MOTION: Member Rathbun moved to approve the Turner North Development Project Brownfield Plan #89, as presented. Member Britten supported the motion.

YEAS: SIX (6)
NAYS: NONE (0)
ABSTENTIONS: NONE (0)

6 YEAS, 0 NAYS, 0 ABSTENSTIONS, Motion Carried.

Brownfield Plan Policy Update – Version 4 (ACTION)

Klein reviewed the process of updating the Brownfield Plan Policy and summarized changes included in the proposed Version 4 of the policy. Member Britten inquired if the requirements of demonstrating a financial gap incentivized developers to not try and get their own financing at the level that they could if the brownfield money was not available. Member Dr. Benton asked about the process for reviewing applications, including how long it takes and costs. Dowler contributed to explaining the review process. Chair Boyd asked what 'significant' public improvements meant. Klein provided examples but mentioned the intent was to be flexible. Dr. Benton inquired about how many projects would ask for a variance to extend the 15-year reimbursement period. Klein said most projects would likely ask for and receive a variance. Member Smith and Member Dr. Laws-Barker contributed to the discussion, including asking about how the policy affects minority and new developers. Klein pointed to the variance criteria for emerging developers. Member Dr. Benton asked if the policy changes would apply to current projects, Klein said no.

MOTION: Member Smith moved to approve Brownfield Plan Policy Update Version 4, as presented. Member Rathbun supported the motion.

YEAS: SIX (6)
NAYS: NONE (0)
ABSTENTIONS: NONE (0)

6 YEAS, 0 NAYS, 0 ABSTENSTIONS, Motion Carried.

Open Forum for LBRA Board Members

None.

Other Business

None.

Public Comment

None.

Adjournment

Chair Shelley Davis Boyd adjourned the Lansing Brownfield Redevelopment Authority meeting at 9:25 A.M.



Kris Klein, President & CEO
Lansing Economic Development Corporation (LEDC)