



**MINUTES**  
**Committee on Development & Planning**  
**Wednesday, August 27, 2025 @ 3:30 p.m.**  
**City Council Conference Room**

**CALL TO ORDER**

Council Member Garza called the meeting to order at 3:34 p.m.

**PRESENT**

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

**OTHERS PRESENT**

Sherrie Boak, Council Office Manager  
Daniel Duchane, OCA  
Andy Fedewa, EDP  
Rawley Van Fossen, EDP  
Eric Hertzog, Turner North Development  
Justin Golden, Evergreen Townhomes  
Matt Templeton, Evergreen Townhomes

**Minutes**

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE AMENDED AUGUST 6, 2025, MINUTES AS PRESENTED. MOTION CARRIED 2-0.

**Public Comment**

No public comment at this time.

**Discussion/Action:**

**RESOLUTION- Re-appointment; Carol Skillings; At Large Member; Historic District Commission; Term to Expire June 30, 2028**

Council Member Hussain asked the Chairperson to invite reappointments in the future.

Mr. Fedewa stated that they confirmed that the application is up to date, and as a staff member for this Commission he spoke in support of her role, with good attendance, and chairs this Commission.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE REAPPOINTMENT OF CAROL SKILLINGS AS AN AT LARGE MEMBER TO THE HISTORIC DISTRICT COMMISSION WITH A TERM EXPIRING JUNE 30, 2028. MOTION CARRIED 2-0.

**RESOLUTION- Set a Public Hearing; Act-2-2025; Sale of City Property, Lot 57, 1400 Block of Turner St.**

Mr. Fedewa state the City plans to sell; looked at historical aerials which has been vacant back to the 1970's and Lansing obtained in 1994 for \$75 for DNR. This was taken on for overflow parking but never improved for parking per zoning standards. It does not produce revenue because the City does not sell permits for it. The appraisal in 2023 was \$100,000, and they are proposing to purchase for \$105,000. LEDC submitted and RFP but there was only one applicant and plan to build apartments on the lot and the project does meet the planning goals for the area, and the Planning Commission recommended approval of the sale.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE SETTING OF A PUBLIC HEARING FOR 9/22/2025 ON THE SALE OF LAND AT 1400 BLOCK OF TURNER STREET; LOT 57. MOTION CARRIED 2-0.

Council Member Garza asked for the applicant to be present on September 8, 2025 for a presentation at Council.

Mr. Heltzer was participating remotely.

**RESOLUTION- Set a Public Hearing; Brownfield Plan #89; Turner North Development, 1400 Block of Turner Street**

Mr. Klein distributed a presentation to the Committee and the packet was updated and republished on the website. Mr. Heltzer went through the presentation remotely. It was noted not in the presentation that they plan to begin demolition October, 2025 and start construction August 2026.

Council Member Garza asked if there is enough proposed parking, and Mr. Heltzer stated they to think the proposed are enough, also they have on street parking.

Council Member Hussain asked if they plan to own and operate or manage out. Mr. Heltzer stated they will own and use outside management. Council Member Hussain asked about 19 2-3 bedroom apartments, and if there are onsite recreational areas. Mr. Heltzer stated that with proximity to public parks they did not believe they do not need to create a private park.

Mr. Klein stated this is a housing TIF Brownfield, utilizing the new tool for the housing finance cap, difference between the rents and the market rents based on calculations that MSHDA provides. There is the demolition cost, infrastructure improvements. During due diligence there was infrastructure that needs to be re-routed and they are working with their developers. Overall the total capture is \$13.2 million over the term of the plan; 30 years.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE SETTING OF A PUBLIC HEARING FOR 9/22/2025 FOR THE BROWNFIELD PLAN #89 FOR LOT 57 FOR THE 1400 BLOCK OF TURNER STREET. MOTION CARRIED 2-0.

**RESOLUTION – Introduction/Set Public Hearing; PILOT Evergreen Homes; 900 Long Blvd. for Workforce Housing**

Mr. Van Fossen spoke historically about the workforce PILOT program, which follows the traditional PILOT with slight differences, regardless of the percentage they all have to get Council approval, and this type is a higher range of the area median income. For this project, formally

Autumn Ridge, this is the City's largest rental complex, and also offers highest need of the larger unit options. The administration sees the investment made already, and when purchased there were pink and red tag items, and all red tags but two have been lifted. This would be a 15 year 8% PILOT starting in tax year 2026. PILOT's are calculated on total rents collected, and so they are not the same amount year to year.

Council Member Garza asked if Long is a public or private, and Mr. Van Fossen stated it is public and was asked when it would be repaired. Mr. Golden stated the office buildings across from the property appear to be vacant.

Mr. Golden and Mr. Templeton went through the presentation that was included in the packet. It was acquired in May 2024, the previous ownership filed a lawsuit against the City. There are 618 units and within the year they have removed all but 2 red tags, and they are working on the townhome property. In addition they have done new asphalt and repairs and upgrade to amenities. They have cut 30% emergency services to the property, by maintain higher quality. The 8% is designed to make the turn around, and will allow them to invest further. Also included in the presentation were photos from when they purchased and have they have corrected 78 roofs, brought neglected garages back to usable. When it was taken by these owners, no one would insure the property, since all the improvements to remove life safety risks.

Council Member Garza asked about the YMCA relationship, and Mr. Golden stated they have met with YMCA and they are supportive. They have rolled out a program, with residents good standing they will subsidize a portion of the membership. Council Member Garza asked how much they have invested thus far, and was told \$8 million. Right now the property is 55% occupied, and when they took it over there were a number of residents that were not paying and as the pink tags are getting removed they are renting them. The one bed average is \$800, 2 - \$1,000 and 3- \$1,200.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR THE PILOT EVERGREEN HOMES, 900 LONG BLVD FOR 9/22/2025. MOTION CARRIED 2-0.

#### **OTHER**

No other topics.

#### **ADJOURN**

Adjourned at 4:35 p.m.

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

Approved by the Committee on September 10, 2025