

AGENDA

Committee of the Whole September 29, 2025 at 5:30 PM



Lansing City Hall, Tony Benavides Lansing City Council Chambers
124 W. Michigan Avenue, 10th Floor

To provide input or ask questions on any item that is listed on the agenda,
members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting.
To view the meeting live and participate in virtual public comment: <https://www.lansingmi.gov/1212/Council-Committee-Meetings>

Council Member Ryan Kost, Chairperson
Council Member Tamera Carter, Vice Chairperson

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - A. September 22, 2025
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. RESOLUTION Special Assessment; Principal Shopping District 2025 Roll
 - C. RESOLUTION -Budget Priorities for Fiscal Year 2026/2027

Closed Session

- D. Pursuant to MCL 15.268(e), City Council will recess into closed session to consult with the City Attorney in connection with the following specific pending litigation. An open meeting will have a detrimental financial effect on the litigating or settlement position of the City of Lansing concerning these cases:
 - Bernard v. City of Lansing, Meyers, Pulver and Sosebee
 - CDDM Corporation v. City of Lansing
 - City of Lansing v. 113 W. Michigan LLC and JAJ Property LLC
 - City of Lansing v. Eli Lilly, et al.
 - City of Lansing, et al. v. Purdue Pharma, et al.
 - City of Lansing v. Woodside Meadows Apts Owner LLC
 - Davis v. City of Lansing, et al.
 - Davis, et al. v. City of Lansing
 - Eskin v. City of Lansing
 - Fitzpatrick v. City of Lansing
 - Fitzpatrick v. City of Lansing, et al.
 - Fountain v. City of Lansing and Barabanov
 - Harken v. City of Lansing
 - Hokenson v. City of Lansing, et al.
 - Hulon v. City of Lansing, et al.
 - Mingus v. City of Lansing, et al.
 - Republican National Committee v. City of Lansing

- Robinson Memorial Church of God in Christ v. City of Lansing
- Romero v. City of Lansing, et al.
- Turkelson v City of Lansing
- West Malcom X LLC v. City of Lansing
- Willis v. City of Lansing, et al.

Reconvene

6. Other

7. Adjourn

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.



MINUTES
Committee of the Whole
Monday, September 22, 2025 @ 6:00 p.m.
Tony Benavides Lansing City Council Chambers

CALL TO ORDER

Council President Kost called the meeting to order at 6:00 p.m.

PRESENT

Councilmember Ryan Kost
Councilmember Jeffrey Brown - excused
Councilmember Peter Spadafore
Councilmember Tamera Carter
Councilmember Trini Pehlivanoglu
Councilmember Ryan Garza
Councilmember Adam Hussain
Councilmember Brian T. Jackson

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Mark Lawrence, Mayor's Office
Greg Venker, City Attorney
Loretta Stanaway
Samantha Vaive, Anishinaabe Friendship Center
Tracie Kent
Demaria Beard
AJ Washington
MS. Pinkston

Minutes

MOTION BY COUNCIL MEMBER CARTER TO APPROVE THE MINUTES FROM SEPTEMBER 8, 2025, AS PRESENTED. MOTION CARRIED 7-0.

Public Comment

Ms. Stanaway spoke on budget priorities and her concerns, suggestions for prioritizing public safety. She then concluded by speaking on the limited access to incidents on the river trails.

Ms. Beard spoke on limited access to the Capital on the streets, limited access on streets specifically to 3200 S. Washington, Oliver Gardens, and facilities where there are people who need access. Ms. Beard voiced her concerns with housing and lack of assistance by the City Council, HUD and Lansing Housing Commission.

Ms. Pinkston spoke in support of Ms. Kent appointment to the LEPFA Board of Commissioners.

Discussion/Action:

RESOLUTION –Community Funding Request; Anishinaabe Friendship Center; Annual Traditional POWWOW

Ms. Vaive and Ms. Washington explained the event and the reason for the request. Lansing is a gathering place for the people; “where the rivers meet”. There has not been a center in Lansing since 1999 and this event is coming back to Lansing to bring trust back to the residents, and this POWWOW will be important to bring back annually. Ms. Vaive confirmed it is a free event, opportunity to learn about the culture, LCC has donated the Gannon ramp for parking. This is a small and new non-profit, and asking for the \$500 community fund donation and everything will go towards this event. One hurdle is the rental of Adado Park, which is a concern because that is the ancestral grounds and disheartening having the extreme cost. The groups plan is to do this annually.

Council Member Jackson asked how many people to expect and what the details of the event are. Ms. Washington stated in 2024 throughout the week they have 3,000-5,000 from all over; not just Michigan but also Canada. There were performers from out of state, and this year there is a grand entry at noon and again at 6 pm. It is not just an indigenous event, they invite all the public. Ms. Vaive encouraged everyone to come for the grand entries, bring chairs, and there will be food, events for kids, etc.

Council Member Hussain noted there is precedent where Council has increased higher than \$500 to \$1,000. Each Council Member can also provide funds from their office holder accounts; and waiving of fees would have to be done with the Mayor’s office.

MOTION BY COUNCIL MEMBER HUSSAIN TO AMEND THE RESOLUTION TO PROVIDE COMMUNITY FUNDING IN THE AMOUNT OF \$1,000. MOTION CARRIED 7-0.

MOTION BY COUNCIL MEMBER CARTER TO APPROVE THE RESOLUTION FOR THE COMMUNITY FUNDING IN THE AMOUNT OF \$1,000 FOR THE ANNUAL TRADITIONAL POWWOW BY ANISHINAABE FRIENDSHIP CENTER. MOTION CARRIED 7-0.

RESOLUTION –Appointment; Tracie Anne Kent; At Large Member – Lansing Entertainment and Public Facilities Authority Board of Commissioners; Term to Expire June 30, 2028

Ms. Kent stated she is seeking consideration to fill the vacancy on LEPFA, moved here in the 1990’s from school of hospitality and since graduating has worked for the local hotels. In addition to her career she has been serving on the Choose Lansing Board as well.

Council Member Garza asked Mr. Lawrence how far the region expands, since Ms. Kent lives outside of the City. Mr. Lawrence stated that region is set up by the State, and Mr. Venker stated there is no requirement for residency but the statute and the Articles of the Board do not have residency requirement, but do they have the education and experience to assist the Board. Council Member Garza acknowledged.

Council President Kost asked how she sees LEPFA working with ASM Global. Ms. Kent stated she is with a franchise hotel, and her experience is working with companies and she thinks this with ASM will be good.

Mr. Venker stepped away at 6:23

Council President Kost asked Ms. Kent if she had creative ideas to utilize Jackson Field more. Ms. Kent recalled when there were concerts that were held there, and people came in for a weekend, so utilizing that for more large events.

Mr. Venker returned at 6:24 p.m.

MOTION BY COUNCIL MEMBER CARTER TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF TRAIKE KENT TO THE LEPFA BOARD OF COMMISSIONERS.
MOTION CARRIED 7-0.

DISCUSSION – Resolution on the Budget Priorities for Fiscal Year 2026/2027
Council President Kost acknowledged the Committee are working on them.

Council Member Spadafore distributed a proposed priority:

Repeat Offenses: Implement a tiered fine structure that increases penalties for repeat violations of the same ordinance or regulation. This approach encourages compliance, deters chronic offenders, and ensures that enforcement costs are more fairly borne by those who repeatedly disregard local laws.

The consensus was to add this item under the Committee of the Whole section in the resolution.

Council Member Garza asked if this was worked on in the past with Code Compliance. Council President Kost they did a fee study, but did not impact what was on the budget fees. Council Member Spadafore that realigned some of the amounts if the fees covered the cost of expenses, and this is fines.

Council Member Jackson asked if there is something already for per violation, general over all. Mr. Venker stated there are some violations, where it can be counted as a new violation if you are out of compliance every day. This is parking violations on property, which is different on proofs to court. There is a limit on all fines by the Act, only as high as \$500. Council Member Spadafore stated that this is to start the discussion because there are some with grass, trash, etc. where the fine does not discourage the poor behavior. Mr. Lawrence stated there is a repeat offender fee over a 12 month period, but this is more related to more parking related.

Council Member Garza recalled code citing street parking. Council President Kost stated that parking cannot do anything with parking on property. Mr. Venker spoke on the current ordinance on who can write violations for streets, on private property, premise violations, code violations, etc.

Council Member Spadafore stated that if there is a method to accomplish this, he is open to that but wanted to take advantage of this budget priority discussion.

Other

No other topics.

Adjourn

The meeting adjourned at 6:32 pm

Respectfully Submitted by,
Sherrie Boak, Recording Secretary,
Lansing City Council
Approved by the Committee

BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the City of Lansing desires to encourage and support shopping and commercial activity in the Principal Shopping District area by public improvement to develop, redevelop, promote economic activity, and provide for the maintenance, security, and operation of the Principal Shopping District by such public improvement which especially benefits any property within a district; and

WHEREAS, the City of Lansing desires to encourage promotional efforts, business recruitment in all zones and physical improvements and maintenance services (in zone "A") of the Principal Shopping District; and

WHEREAS, the City of Lansing has determined that this should be provided through special assessment zones established for the purpose of financing Principal Shopping District activities; and

WHEREAS, the City of Lansing has determined that the cost of providing such services should be recovered by a special assessment against properties especially benefited as authorized by Act No. 120 of the Public Acts of 1961, as amended, and Chapters 812 and 1026 of the Lansing Code of Ordinances; and

WHEREAS, the City of Lansing has reviewed the proposed special assessment boundaries; and

WHEREAS, the City of Lansing has also reviewed the proposed services within the boundaries with an estimated cost of these services; and

WHEREAS, a public hearing was held on September 22, 2025, in the Tony Benavides Lansing City Council Chamber, 10th Floor City Hall, Lansing, Michigan to consider the establishment of the Principal Shopping District special assessment roll; and

WHEREAS, notice to the affected owners of the properties in said district were given at least a 12 (twelve) day notice prior to the date of the hearing and in accordance with Chapter 1026 of the Lansing Code of Ordinances.

NOW, THEREFORE, BE IT RESOLVED that the special assessment zones for the Principal Shopping District are established by City Council as follows:

Principal Shopping District: Beginning at the intersection of West right-of-way line of S. Capitol Avenue and the north right-of-way line of W. St. Joseph Street, "Point of Beginning," North along S. Capitol Avenue right-of-way line to the center-line of W. Washtenaw Street, west along the centerline of W. Washtenaw Street to the center-line of Townsend Street, north along the center-line of Townsend Street to the center-line of W. Allegan Street, then east along the W. Allegan Street center-line to the center-line of S. Capitol Avenue, north along the S. Capitol Avenue center-line to the center-line of W.

Saginaw Street, east along the W. Saginaw Street center-line to the west right-of-way line of N. Washington Avenue, north along the N. Washington Avenue right-of-way line to the north right-of-way line of W. Grand River Avenue, east along the W. Grand River Avenue right-of-way line to the west right-of-way line of Turner Street, north along the Turner Street right-of-way line to the north right-of-way line of Clinton Street, east along Clinton Street right-of-way to the east right-of-way line of Center Street, south along the Center Street right-of-way line to the north right-of-way line of Liberty Street, east along the Liberty Street right-of-way line to the centerline of N. Cedar Street, south along the N. Cedar Street center-line to the south right-of-way line of East Grand River Avenue, east along the E. Grand River Avenue right-of-way line to the west right-of-way line of N. Larch Street, south along the N. Larch Street right-of-way line to the center-line of E. Shiawassee Street, east along the E. Shiawassee Street center-line to the west right-of-way line of the Conrail right-of-way, south along the Conrail right-of-way line to the south right-of-way line of E. Michigan Avenue, west along the E. Michigan Avenue right-of-way to the east right-of-way line of S. Larch Street, south along the S. Larch Street right-of-way line to the center-line of E. Kalamazoo Street, then west along E. Kalamazoo Street center-line to the center-line of S. Larch Street, then south along the S. Larch Street center-line to the north right-of-way line of St. Joseph Street (extended), west along the St. Joseph Street right-of-way line (extended) to the Point of Beginning.

The Principal Shopping District, as described herein, shall contain zones as described below:

Zone A: Beginning at the intersection of the center-line of W. Shiawassee Street and the centerline of N. Capitol Avenue, the "Point of Beginning -A", east along the center-line of Shiawassee Street to the west right-of-way line of the Conrail right-of-way, south along the Conrail right-of-way line to the center-line of E. Michigan Avenue, west along the center-line of E. Michigan Avenue to the center-line of S. Cedar Street, south along the S. Cedar Street center-line to the center-line of E. Kalamazoo Street, west along the E. Kalamazoo Street center-line to the center-line of Museum Drive, northwesterly along the center-line of Museum Drive to the north line of Impression Five Condominium (extended), west along the said north line of Impression Five Condominium (extended) to the center-line of the Grand River, southeasterly along the center of the Grand River to the center-line of E. Kalamazoo Street, continuing along the center-line of E. Kalamazoo Street to the center-line of Grand Avenue, south along the Grand Avenue center-line to the center-line of W. Lenawee Street, west along the W. Lenawee Street center-line to the west right-of-way line of S. Capitol Avenue, north along the west right-of-way line of S. Capitol Avenue to W. Washtenaw street, west along the centerline of W. Washtenaw Street to the centerline of Townsend Street, north along the centerline of Townsend Street to the centerline of W. Allegan Street, then east along the W. Allegan Street center-line of W. Allegan Street to the center-line of S. Capitol Avenue, north along the S. Capitol Avenue center-line to the Point of Beginning -A.

Zone B: Beginning at the intersection of west right-of-way line of N. Washington Avenue and the north right-of-way line of W. Grand River Avenue, the "Point of Beginning -B," east along the W. Grand River right-of-way line to the west right-of-way line of Turner

Street, north along the Turner Street right-of-way line to the north right-of-way line of Clinton Street, east along the Clinton Street right-of-way line to the east right-of-way line of Center Street, south along the Center Street right-of-way line to the north right-of-way line of Liberty Street, east along the Liberty Street right-of-way line to the center, line of N. Cedar Street, south along the N. Cedar Street center-line to the centerline of E. Maple Street, west along E. Maple Street center-line (as aligned) to the west right-of-way line of N. Washington Avenue, north along the N. Washington Avenue right-of-way line to the Point of Beginning –B.

Zone C -North: Beginning at the intersection of the center-line of N. Capitol Avenue and the center-line of W. Shiawassee Street, the "Point of Beginning -C (North)," north along the N. Capitol Avenue center-line to the center-line of W. Saginaw Street, east along the W. Saginaw Street center-line to west right-of-way line of N. Washington Avenue, north along the N. Washington Avenue right-of-way line to the center-line of E. Maple Street, east along E. Maple Street (as aligned) center-line to the center-line of N. Cedar Street, north along the N. Cedar Street center-line to the south right-of-way line of E. Grand River Avenue, east along the E. Grand River Avenue right-of-way line to the west right-of-way line of N. Larch Street, south along the N. Larch Street right-of-way line to the center-line of E. Shiawassee Street, west along the E. Shiawassee Street Center-line to the Point of Beginning - C (North).

Zone C -South: Beginning at the intersection of the west right-of-way line of S. Capitol Avenue and the center-line of W. Lenawee Street, the "Point of Beginning -C (South)," east along the W. Lenawee Street center-line to the center-line of Grand Avenue, north along Grand Avenue centerline to the center-line of E. Kalamazoo Street, east along the Kalamazoo Street center-line to the center of the Grand River, northwesterly along the center-line of the Grand River to the north line of Impression Five Condominium (extended), east along the north line of Impression Five Condominium (extended) to the center-line of Museum Drive, southeasterly along the center-line of Museum Drive to the center-line of E. Kalamazoo Street, east along the Kalamazoo Street centerline to the center-line of S. Cedar Street, north along the Cedar Street center-line to the center-line of E. Michigan Avenue, east along the E. Michigan Avenue center-line to the west right-of-way line of the Conrail right-of-way, south along the Conrail right-of-way line to the south right-of-way line of E. Michigan Avenue, then west along the E. Michigan Avenue right-of-way line to the east right-of-way line of S. Larch Street, south along the S. larch Street right-of-way line to the center-line of E. Kalamazoo Street, west along the E. Kalamazoo Street center-line to the center-line of S. Larch Street, south along the S. larch Street center-line to the north right-of-way line of St. Joseph Street (extended), west along the St. Joseph Street right-of-way line (extended) to the west right-of-way line of S. Capitol Avenue, then north along the S. Capitol Avenue right-of-way to the Point of Beginning -C (South).

BE IT FURTHER RESOLVED, that the Principal Shopping District public improvements and services be supported by a special assessment of these costs against the properties especially benefited as follows:

Rates for 2025								
	1st Floor	2nd floor & above	Parking Structure, 1st level	Parking Structure, 2nd level and above	Surface Parking Lots	Vacant Lots	Industrial	Industrial Upper levels
Zone A	0.16062	0.07331	0.05792	0.02917	0.08031	0.02122	0.02917	0.01442
Zone B	0.10247	0.03840	0.05123	0.02562	0.05123	0.02122	0.02917	0.01442
Zone C	0.05123	0.01920	0.02556	0.01273	0.02556	0.02122	0.02917	0.01442

BE IT FURTHER RESOLVED, that these rates represent an increase of 3% from collection year 2024, consistent with Resolution 2024-254.

BE IT FURTHER RESOLVED, that the maximum assessment shall be \$10,000 plus inflation since 1994 pursuant to MCL 125.985.

BE IT FURTHER RESOLVED, that in zones "A," "B," and "C " (North & South), any property owned by a non-profit entity that is tax exempt on the current assessment roll under any section other than 211.7l, m or n or under 211.71g according to the General Property Tax Act shall have their property assessment capped at 75% of the proposed assessment rate; property exempt under 211.7l, 211.7m, 211.7n or 211.71g shall be 100% exempt from this assessment. Property classified as Residential pursuant to MCL 211.34c shall not be assessed. All other property shall be assessed that is not exempted by the General Property Tax Act. Square footage and exempt status is determined by December 31st of the previous year and coincides with Tax Day according to the General Property Tax Act.

BE IT FURTHER RESOLVED that Special Assessment Roll number PSD25 as presented and as returned by the City Assessor, is hereby, ratified and confirmed, and the Mayor is authorized to affix within ten days his warrant directing the City Treasurer to collect said tax. The Special Assessment shall be billed on October 1st annually.

BE IT FINALLY RESOLVED that if said payment is not received by October 30th, said tax will be placed on the December tax roll without interest or penalty.

Rates for 2024							
	1st Floor	% Increase from 2022	2nd floor & above	% Increase from 2022	Parking Structure , 1st level	% Increase from 2022	Parking Structure , 2nd level and above
Zone A	0.15594	3%	0.07117	3%	0.05623	3%	0.02832
Zone B	0.09949	3%	0.03728	3%	0.04974	3%	0.02487
Zone C	0.04974	3%	0.01864	3%	0.02482	3%	0.01236

Rates for 2025							
	1st Floor	% Increase from 2022	2nd floor & above	% Increase from 2022	Parking Structure , 1st level	% Increase from 2022	Parking Structure , 2nd level and above
Zone A	0.160618	3%	0.073305	3%	0.057917	3%	0.02917
Zone B	0.102475	3%	0.038398	3%	0.051232	3%	0.025616
Zone C	0.051232	3%	0.019199	3%	0.025565	3%	0.012731

Rates for 2026							
	1st Floor	% Increase from 2022	2nd floor & above	% Increase from 2022	Parking Structure , 1st level	% Increase from 2022	Parking Structure , 2nd level and above
Zone A	0.165437	3%	0.075504	3%	0.059654	3%	0.030045
Zone B	0.105549	3%	0.03955	3%	0.052769	3%	0.026385
Zone C	0.052769	3%	0.019775	3%	0.026332	3%	0.013113

Rates for 2027							
	1st Floor	% Increase from 2022	2nd floor & above	% Increase from 2022	Parking Structure, 1st level	% Increase from 2022	Parking Structure, 2nd level and above
Zone A	0.1704	3%	0.077769	3%	0.061444	3%	0.030946
Zone B	0.108715	3%	0.040737	3%	0.054352	3%	0.027176
Zone C	0.054352	3%	0.020368	3%	0.027121	3%	0.013506

Rates for 2028							
	1st Floor	% Increase from 2022	2nd floor & above	% Increase from 2022	Parking Structure, 1st level	% Increase from 2022	Parking Structure, 2nd level and above
Zone A	0.175512	3%	0.080102	3%	0.063287	3%	0.031874
Zone B	0.111977	3%	0.041959	3%	0.055983	3%	0.027991
Zone C	0.055983	3%	0.020979	3%	0.027935	3%	0.013911

% Increase from 2022	Surface Parking Lots	% Increase from 2022	Vacant Lots	% Increase from 2022	Industrial	% Increase from 2022	Industrial Upper levels
3%	0.07797	3%	0.0206	3%	0.02832	3%	0.014
3%	0.04974	3%	0.0206	3%	0.02832	3%	0.014
3%	0.02482	3%	0.0206	3%	0.02832	3%	0.014

% Increase from 2022	Surface Parking Lots	% Increase from 2022	Vacant Lots	% Increase from 2022	Industrial	% Increase from 2022	Industrial Upper levels
3%	0.080309	3%	0.021218	3%	0.02917	3%	0.01442
3%	0.051232	3%	0.021218	3%	0.02917	3%	0.01442
3%	0.025565	3%	0.021218	3%	0.02917	3%	0.01442

% Increase from 2022	Surface Parking Lots	% Increase from 2022	Vacant Lots	% Increase from 2022	Industrial	% Increase from 2022	Industrial Upper levels
3%	0.082718	3%	0.021855	3%	0.030045	3%	0.014853
3%	0.052769	3%	0.021855	3%	0.030045	3%	0.014853
3%	0.026332	3%	0.021855	3%	0.030045	3%	0.014853

% Increase from 2022	Surface Parking Lots	% Increase from 2022	Vacant Lots	% Increase from 2022	Industrial	% Increase from 2022	Industrial Upper levels
3%	0.0852	3%	0.02251	3%	0.030946	3%	0.015298
3%	0.054352	3%	0.02251	3%	0.030946	3%	0.015298
3%	0.027121	3%	0.02251	3%	0.030946	3%	0.015298

% Increase from 2022	Surface Parking Lots	% Increase from 2022	Vacant Lots	% Increase from 2022	Industrial	% Increase from 2022	Industrial Upper levels
3%	0.087756	3%	0.023185	3%	0.031874	3%	0.015757
3%	0.055983	3%	0.023185	3%	0.031874	3%	0.015757
3%	0.027935	3%	0.023185	3%	0.031874	3%	0.015757

% Increase from 2022
3%

3%

3%

% Increase from 2022
3%

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% Increase from 2022
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% Increase from 2022
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3%

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% Increase from 2022
3%

3%

3%

Swope, Chris

From: Ashley Wohlscheid - Controller <controller@egco.us>
Sent: Thursday, September 18, 2025 4:12 PM
To: Clerk, City
Cc: Ashley Wohlscheid - Controller
Subject: [EXTERNAL] Special Assessment Roll #PSD25 - Appeal (101 S Washington Sq)

RE: Parcel # 33-01-01-16-401-002, 101 S Washington Sq

Please let this email serve as formal notice of protest regarding the City of Lansing Principal Shopping District special assessment, #PSD25.

The need for Class-A office space in Downtown Lansing has been decimated over the last three years with no end in sight. There is no visible marketing to bring potential business Downtown to fill office space, the area is not well maintained, the parking situation is atrocious, the streets and sidewalks remain dirty and ultimately undesirable for potential tenants to fill office space, not to mention the already extremely high property taxes for this building.

The idea of being assessed a special assessment during these difficult times for a downtown development authority that provides no value to property and business owners in Downtown Lansing is offensive.

Please consider this our formal appeal of this assessment.

Regards,

Ashley Wohlscheid
Controller | Evergreen Companies
PO Box 4067
East Lansing, MI 48826
P: (616) 275-4580 | F: (517) 913-6133

-CONFIDENTIALITY NOTICE-

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O'Leary, Daniel S & Amee L

1986 Navaho Trail

Okemos, MI 48864-2722

ameeoleary@mac.com • 517-719-5676

September 18, 2025

To:

City of Lansing – Principal Shopping District Board
c/o Office of the City Clerk Chris Swope
124 W. Michigan Avenue, 10th Floor
Lansing, MI 48933

Re: Written Protest – Special Assessment Roll #PSD25
Parcel #33-01-09-404-013
Property Address: 1115 Center Street, Lansing, MI

Dear Mr. Swope and Members of the City Council,

I am writing to formally protest the inclusion of our property in Special Assessment Roll #PSD25 (Principal Shopping District Assessment Roll) and to request removal of our parcel from the district.

Background

- Parcel: 33-01-09-404-013
- Property: 1115 Center Street, Lansing, MI
- Current Assessment: \$481.49 (per 2025 notice)

Reasons for Protest

1. Industrial Zoning and Use

Our property is zoned Commercial, Class 201, and operates solely as a wholesale distribution warehouse. We have no retail operations or customer traffic, and therefore receive no benefit from improvements intended to attract shoppers.

2. No Demonstrable Improvements

Despite paying this assessment for many years, we have never received evidence of specific improvements in our immediate area. The neighboring property remains abandoned, and conditions are unchanged. We have asked what improvements have been made from this collection of funds and have never received an answer.

3. Location Outside the Retail Corridor

Our facility is perpendicular to Grand River Avenue, far from the shopping streets the PSD is meant to enhance. We share a boundary with Friedland Industries, a recycling operation

that underscores the industrial nature of our block.

4. History of Participation Ignored

- In 2023, we submitted a detailed written objection (attached).
- In 2024, we signed up and personally attended the public hearing, waited through the entire session, and were never called to speak. When the meeting adjourned, we were told our name “was not on the list,” despite following all required procedures.
- This left us feeling ignored and dismissed, despite our good-faith participation.

5. Independent Maintenance

We fund all lawn care, snow removal, and trash services ourselves. The PSD provides no tangible value to our property.

6. Crime and Safety Concerns in the Immediate Area

Far from improving our environment, the area around our property has experienced serious security problems in recent years:

- Attempted break-in – May 2020
- Employee carjacking – February 2023 (Police report #2351901483)
- Breaking & entering, offices ransacked – November 2024 (Police report #2451910696)
- Persistent homeless activity, opioid use, and debris linked to the abandoned building at 308 N. Cesar Chavez – December 2023 (Report #E23-13475)

These incidents show that the PSD assessment has not delivered any measurable safety or beautification benefit to our property.

Request

Because we will be out of town on September 22, 2025, we respectfully ask the City Council to consider this written protest as our formal testimony and to:

- * Remove Parcel #33-01-09-404-013 from the Principal Shopping District boundaries, and
- * Eliminate the \$481.49 special assessment and any future PSD charges for this property.

We trust the Council will finally address the inequity of assessing an industrial wholesale warehouse for a program intended to support retail shopping.

Thank you for your attention, we are expecting a formal response.

Respectfully,

Daniel S. & Amee L. O’Leary
Property Owners, 1115 Center St. Lansing, MI

Swope, Chris

From: Ashley Wohlscheid - Controller <controller@egco.us>
Sent: Thursday, September 18, 2025 4:12 PM
To: Clerk, City
Cc: Ashley Wohlscheid - Controller
Subject: [EXTERNAL] Special Assessment Roll #PSD25 - Appeal (111 E Michigan Ave)

RE: Parcel # 33-01-01-16-255-007, 111 E Michigan Ave

Please let this email serve as formal notice of protest regarding the City of Lansing Principal Shopping District special assessment, #PSD25. It should come as no surprise that a business within the Downtown district of the City of Lansing would file an appeal against this assessment.

The Downtown area has been a nearly impossible place to keep a business open since early 2020. After various shutdowns and limitations on business hours and capacity the Downtown area simply never recovered. Our restaurant business has not been in consistent operation for nearly a year due to the business climate in Downtown Lansing and prior to that received little to no help from our supposed downtown development authority. There is no visible marketing to bring people Downtown, the area is not well maintained, the streets and sidewalks remain dirty and ultimately undesirable for potential visitors.

To assess businesses that have attempted to remain loyal and stay open to serve the few people Downtown a special assessment is simply insulting.

Please consider this our formal appeal of this assessment.

Regards,

Ashley Wohlscheid
Controller | Evergreen Companies
PO Box 4067
East Lansing, MI 48826
P: (616) 275-4580 | F: (517) 913-6133

-CONFIDENTIALITY NOTICE-

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Resolution #

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

WHEREAS, the Charter of the City of Lansing requires the Council to adopt an annual statement of Budget Policies and Priorities serving to guide the Administration in developing and presenting the Fiscal Year 2026/2027 Budget; and

WHEREAS, the City Council established the following Mission;

The City of Lansing's mission is to ensure quality of life by:

- I. Promoting a vibrant, safe, healthy and inclusive community that provides opportunity for personal and economic growth for residents, businesses and visitors,
- II. Securing short- and long-term financial stability through prudent management of city resources,
- III. Providing reliable, efficient and quality services that are responsive to the needs of residents and businesses,
- IV. Adopting sustainable practices that protect and enhance our cultural, natural and historical resources,
- V. Facilitating regional collaboration and connecting communities; and

WHEREAS, the standing committees of the City Council have met to evaluate the budget and recommend an annual statement of budget policies and priorities to guide the Administration in developing and presenting the Fiscal Year 2026/2027 budget.

NOW, THEREFORE BE IT RESOLVED, that the Lansing City Council has established the following as its Fiscal Year 2026/2027 Budget Policies and Priorities and requests that the Administration review them and encourages that they, to the extent practical, be included in the Administration's budget presented due to the City Council by the fourth Monday in March 2026.

BE IT FURTHER RESOLVED, the **Committee of the Whole** has established the following priorities:

1. \$100,000: (1) FTE focus specifically on housing legal assistance for tenants and homeowners in the City.
2. Fund sidewalk repair by \$300,000 for a total of \$1 million, with a priority placed on underserved areas.
3. Fund local street repair funding by \$1.7 million for a total of \$7 million, with a priority placed on underserved areas.
4. Funding for GED prep and passage program.

5. Funding for additional staffing to assist the Sustainability Manager with grant writing, project implementation and other related duties.
6. \$400,000: Funding for additional staff arborists and equipment in forestry to more efficiently survey and maintain tree inventory consisting of hundreds of thousands of trees in what is known as a USA City of Trees.
7. \$75,000; Feasibility Study for a community center located in southeast Lansing.
8. Repeat Offenses: Implement a tiered fine structure that increases penalties for repeat violations of the same ordinance or regulation. This approach encourages compliance, deters chronic offenders, and ensures that enforcement costs are more fairly borne by those who repeatedly disregard local laws.

BE IT FURTHER RESOLVED, the **Committee on Development and Planning** has established the following priorities:

1. \$300,000 - Increase the current contract of \$300,000 to \$600,000 with LEDC to reflect inflationary costs with consideration of yearly increase of inflation.
2. \$500,000: Increase funding for the Façade Improvement Grant Program
3. \$40,000: Initiate an RFP for Engagement of Stakeholders and Completion of Community Facilities Plan, including school and county buildings, complete with inventory of assets and goals/objectives for facilities, that will serve as the basis for community facility decisions into the future.
4. \$150,000: Neighborhood Revitalization & Housing Stabilization. A targeted fund for neighborhood revitalization projects such as small-scale housing rehabilitation, blight elimination, and home repair assistance for low-to-moderate income homeowners. With an annual report to Council on the number of homes assisted, neighborhoods impacted, and how this stabilizes the local tax base

BE IT FURTHER RESOLVED, the **Committee on Equity, Diversity, and Inclusion** has established the following priorities:

1. \$200,000 - Housing Support. Committee recommends prioritize resources to implement Lansing's Path Forward Study of April 2025.
 - a. Approved regional collaboration across providers of homeless services
 - b. Partner to increase access to affordable housing
 - c. Strengthen housing solutions for people experiencing prolonged homelessness
 - d. Expand age appropriate specialized shelter options
 - e. Enhance family housing
 - f. Support long-term housing stability for women and vulnerable populations
 - g. Build on equity progress

- h. Improve cross sector coordination resource alignment
 - i. Build public awareness advocacy capacity
2. \$50,000 - Citizen Complaints. Committee recommends creating and deploying a Complaint Awareness campaign identifying the citizen complaint process and history of general outcomes.
 3. \$100,000 - Veterans Assistance. Committee recommends adding a Veterans Assistance Specialist to assist Veterans in applying for city jobs, access resources, housing support, grant research, and collaboration with Community Partnerships
 4. \$250,000 - Youth Opportunities. Committee recommends creating youth opportunities, apprenticeships, internships, job shadowing, and paid positions where youth can learn, participate in public and civic engagement, and paid experience.
 5. Onboarding & DEI Training. Committee recommends all departments, and branches of local government, boards and commissions, receive onboarding and DEI training to ensure quality of work and culture move meeting role expectations.
 6. \$150,000 Disability Inclusion. Committee recommends hiring a disability consultant to address the needs of persons with seen and unseen disabilities.

BE IT FURTHER RESOLVED, the **Committee on Public Safety** has established the following priorities:

1. Permanent Speed Bumps/Raised Crosswalk – where portable speed bumps were successful
2. Continue/Sustain Funding – LFD apprenticeship/internship program
3. 2 additional Code Enforcement Officers
4. Funding for in-field technology for Code Enforcement Officers
5. Funding for 3-6 officers for LFD and LPD

BE IT FURTHER RESOLVED, the City Council would like to continue its commitment, if funding is available, to:

- Maintain and improve the City's infrastructure;
- Preserve and ensure clean, safe, well-maintained housing and neighborhoods;
- Provide comprehensive and affordable recreational programs and youth and family services;
- Explore alternatives for improved efficiency in service and delivery.

BE IT FURTHER RESOLVED, the City Council has accepted the following recommendations from the 2025 Board of Public Service for FY 2026/2027:

1. Increase general fund support for the City's Street System Asset Management Plan, prioritizing the reconstruction and preservation of neighborhood streets, particularly in historically underserved areas. We also encourage the Department to explore and implement traffic calming measures and public safety policies, and innovative methods to extend the lifespan of existing streets;
2. Increase funding for sidewalk repair, right-of-way maintenance and improvements, with a priority on underserved areas. Ensure that all efforts prioritize safety for Lansing residents and visitors and comply with or exceed the requirements of the Americans with Disabilities Act;
3. Ensure stable funding mechanisms to update and improve the city vehicle fleet. Additionally, explore cost-saving strategies such as renting specialized vehicles or equipment as needed, increasing the use of pool vehicles, and reimbursing employees for using their personal vehicles instead of providing city-owned vehicles;
4. As the Combined Sewer Overflow (CSO) Project nears completion, the city must identify a sustainable funding source to maintain the separated stormwater system and address unfunded liabilities, particularly for stormwater treatment. This effort should include continued investment in education and workforce training, as well as strong collaboration with federal, state, county, and local governments, along with key non-governmental partners;
5. Develop and implement a solid waste plan for the City that enhances efficiency, reduces costs, and minimizes overall waste generation. The plan should focus on maximizing waste diversion from landfills through increased recycling, and composting;
6. Implement the energy audit recommendations as feasible to maximize efficiency and reduce the costs of maintaining City facilities. Adopt a cost recovery model where departments cover the full costs of the facilities they use, while also working to reduce the City of Lansing's carbon footprint;