



Board of Directors Meeting
Friday, June 20, 2025 – 8:30 A.M.
Lansing EDC Office - 401 S. Washington Sq. Suite 101, Lansing, MI 48933

MINUTES

Members Present: Chair - Shelley Davis Boyd, Vice-Chair - Calvin Jones, Treasurer - Catherine Rathbun (arrived 8:32am), Chaz Carrillo, Jonathan Smith, Rawley Van Fossen, Bryan Britten

Members Absent: Secretary - Dr. Alane Laws-Barker

Staff Present: Karl Dorshimer, Kris Klein, Brian Swett

Guests: Brent Forsberg, John Knott, Connor Zook, Eric Helzer, Craig Willian

Call to Order/Rollcall

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

Approval of LBRA Board Meeting Minutes – Friday, June 6, 2025 (ACTION)

MOTION: Vice Chair Jones moved to approve the LBRA meeting minutes from the Friday, June 6, 2025, Board of Directors meeting, as presented. Motion seconded by Member Britten.

YEAS: Unanimous; motion carried. (8:31am)

Pleasant Grove & Holmes Development Project Brownfield Plan #80 Amendment No. 1 (ACTION)

Kris Klein provided an overview of the request and introduced developer Brent Forsberg who presented the Pleasant & Holmes Development Project in more detail. Member Smith commented on the project gap and sequencing of funding sources in regard to project completion. Member Van Fossen commented on the other services proposed as part of the project. Member Carrillo inquired about the utilization of the property. Forsberg indicated the area on Figure 2 of the presentation below the dotted line would be where proposed Phase 1 building would be located, but that the entire lot would be prepared for future development. Chair Davis Boyd and Member Britten commented on the financing structure and use of “Crowd Funding” on other projects. Vice Chair Jones commented on the other projects Forsberg has led and the honoring of Malcolm X as part of the development.

MOTION: Vice Chair Jones moved to approve the Pleasant Grove & Holmes Development Project Brownfield Plan #80 Amendment No. 1, as presented. Member Smith supported the motion.

YEAS: SIX (6)

NAYS: NONE (0)

ABSTENTIONS: ONE (1), Chaz Carrillo

6 YEAS, 0 NAYS, 1 ABSTENSTION, Motion carried.

Presentation on Turner North Development Project Brownfield Plan #89 (DISCUSSION)

Klein introduced the development team, Eric Helzer of Turner North Development and Craig Willian of Develop Detroit. Helzer provided an overview of the development team and details of the project. Member Smith provided positive feedback on the presentation. Member Rathbun inquired about the location of this project in relation to the New Vision Lansing Old Town development and Klein informed the group it was one block north of that site on Turner Rd.

Brownfield Plan Policy Updates (DISCUSSION)

Klein presented the draft updates to the Brownfield Plan Brownfield Policy that will be brought before the Board at a future meeting for their consideration. Member Smith initiated a discussion about what improvements would be considered significant and at making the definition of “Public Benefit” clearer, as well as more clarity of what would be considered for variances from the standard terms of the Brownfield agreements. Member Van Fossen commented that there are many public improvements required by the city as part of developments. Treasurer Rathbun initiated discussion on the 15-year vs. 30-year term of capture. Member Britten requested a copy of the current Brownfield Plan Policy and Klein indicated that he would distribute a copy of the policy.

Open Forum for LBRA Board Members

None.

Other Business

None.

Public Comment

None.

Adjournment

Chair Davis Boyd adjourned the Lansing Brownfield Redevelopment Authority meeting at 9:51 A.M.



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