



**Official Proceedings of the City Council
City of Lansing
September 29, 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 7:00 p.m. by President Kost.

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

ABSENT: Council Members Brown, Garza

A quorum was present.

Mayor Schor asked people to remember those impacted by the tragedy that took place in Grand Blanc during the moment of Meditation. 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 September 8, 2025

Motion Carried

Special Ceremonies

Tribute; in recognition of NAACP Freedom Fund Celebration

Resolution #2025-225

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

WHEREAS, the Lansing Branch of the National Association for the Advancement of Colored People (NAACP) is celebrating its 59th Annual Freedom Fund Celebration; The Fierce Urgency of Now; and

WHEREAS, in 1919, the Lansing branch of the NAACP was chartered under the leadership of Mr. C. A. Campbell who fought diligently to enforce civil rights laws for the community, and for over 100 years, the NAACP has led the movement on social rights and equality; and

WHEREAS, The *National Association for the Advancement of Colored People* (NAACP) works at the local, state, and national levels to ensure political, educational, social, and economic equality of all citizens and to eliminate and remove all barriers of racial discrimination; and

WHEREAS, the 2025 Keynote speaker is Jeremiah Wheeler, Chairperson of the Black Convergence; and

WHEREAS, the NAACP Fighting Fund for Freedom (aka Freedom Fund Banquet), began in 1953 on a national level, as a ten-year program to intensify efforts to complete the job of emancipation. Near the culmination of this effort, Medgar W. Evers, a heroic NAACP Mississippi Field Secretary was killed by an assassin's bullet. Prompted by and to pay tribute to Mr. Evers', the NAACP Chairman, Bishop Stephen Spottswood, proclaimed at a NAACP Convention in July 1963, that the NAACP Fighting Fund for Freedom would continue until the job of emancipation was complete.

BE IT RESOLVED, the Lansing City Council, hereby, acknowledges the Lansing Branch of the National Association for the Advancement of Colored People on its 59th Annual Freedom Fund Celebration on October 4, 2025 and expresses our admiration and gratitude to its members for their achievements and commitment to the City of Lansing and its residents. We applaud the NAACP Lansing Branch for many years of success and diligence in the fight for equality and anticipate many more to come.

By Vice President Carter

Motion Carried

Vice President Carter recognized NAACP President Bernard Pope who spoke in support of the tribute.

Comments by Council Members and the City Clerk

Council Member Hussain spoke about the upcoming constituent contact meeting for the 3rd Ward.

Council Member Spadafore spoke about the upcoming at-large constituent contact meeting.

Council Member Jackson shared his concerns about the Charter Commission mailer that he received in the mail.

Council President Kost shared similar concerns about the Charter Commission mailer that he also received in the mail.

Chief Deputy City Clerk Jackson shared details about the upcoming election and responded to questions posed by Council Member Jackson and Council President Kost about the Charter Commission mailer.

Community Event Announcements

Loretta Stanaway spoke about the Friends of Lansing annual Race To Restore 5k run-walk fundraiser.

Erin Riley spoke about the Ramp Up For Dawn event being held at The Fledge.

Nicklas Zande spoke about the Old Everett Neighborhood meeting schedule.

Jakeem Lockhart spoke about the upcoming enrolment periods for Medicare and Marketplace for Insurance.

Speaker Registration for Public Comment on Legislative Matters

Chief Deputy City Clerk Jackson 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 complimented Lansing 501 for hosting the Dam Jam Concert and congratulated the winners of the Cafecito Awards. Mayor Schor spoke about the Lansing Fire Department vs Lansing Police Department basketball game held by the Boys and Girls Club. He also advised people without smoke detectors to contact the Fire Department to have one installed. Finally, Mayor Schor spoke about the demolition of the Metro Bowl, the steel topping for the new city hall, and the Human Relations and Community Services Department meeting about the ModPods.

Public Comment on Legislative Matters

Public Comment on Legislative Matters:

Loretta Stanaway spoke about the Budget Priorities for Fiscal Year 2026-2027.

Consent Agenda

By Vice President Carter

To approve all items on the Consent Agenda.

Motion Carried

Resolution #2025-226

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

WHEREAS, the Ingham County Board of Commissioners made the appointment of Jason Cords as the Business Community representative to the Ingham County/City of Lansing Community Corrections Advisory Board for a term expiring September 17, 2028; and

WHEREAS, the Committee on Public Safety met on September 23, 2025 and affirmed the appointment.

BE IT RESOLVED, that the Lansing City Council hereby affirms the appointment of Jason Cords as the Business Community representative to the Ingham County/City of Lansing Community Corrections Advisory Board for a term expiring September 17, 2028.

Adopted as part of the Consent Agenda

Resolution #2025-227

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

WHEREAS, the Ingham County Board of Commissioners made the reappointment of Becky Pena and Danielle Grubaugh to the Ingham County/City of Lansing Community Corrections Advisory Board for terms expiring September 17, 2028; and

WHEREAS, the Committee on Public Safety met on September 23, 2025 and took affirmative action.

BE IT RESOLVED, that the Lansing City Council hereby affirms the reappointments of Becky Pena and Danielle Grubaugh to the Ingham County/City of Lansing Community Corrections Advisory Board for terms expiring September 17, 2028.

Adopted as part of the Consent Agenda

Resolution #2025-228

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

**RESOLUTION APPROVING BROWNFIELD PLAN #89
TURNER NORTH DEVELOPMENT**

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 #89 – Turner North Development (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on September 22, 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 September 22, 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 \$26M.
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 July 11, 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 #89 – Turner North Development'.

Adopted as part of the Consent Agenda

Resolution #2025-229

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

Act-2-2025, Sale of Real Property, Lot 57, 1400 Block Turner Street

WHEREAS, the City of Lansing is the owner of real property commonly known as 'Lot 57' (the "Property") located at the 1400 block of Turner Street, Lansing, Michigan and legally described as:

N 6.16 R OF S 7 R LOTS 6, 7 & 8 BLOCK 10 ORIG PLAT; and

WHEREAS, sale of the Property is in the best interest of the City, the Property is not necessary for City operations, and the City will no longer incur the expenses associated with maintenance of the property; and

WHEREAS, the Property was appraised at One Hundred Thousand Dollars (\$100,000.00) in August 2023; and

WHEREAS, the Lansing Economic Development Corporation published a Request for Proposal, to purchase the Property, on October 20, 2023, which generated one (1) proposal; and

WHEREAS, Turner North Development LLC was the firm best able to comply with the terms of the Request for Proposal, for purchase in the amount of One Hundred Five Thousand Dollars (\$105,000.00), subject to the terms of the Request for Proposal and sale agreement, the proceeds of which will go to the Parking Services Office; and

WHEREAS, on June 3, 2025, the Planning Commission reviewed the location, character, and extent of the proposal in accordance with its Act 33 Review procedure, and voted unanimously 5-0 to recommend approval of Act-2-2025, Sale of Real Property, Lot 57, 1400 Block Turner Street; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Commission and concurs therewith.

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves Act-2-2025, and approves the sale of the Property legally described as:

N 6.16 R OF S 7 R LOTS 6, 7 & 8 BLOCK 10 ORIG PLAT

For the sum of One Hundred Five Thousand Dollars (\$105,000.00), to Turner North Development LLC.

BE IT FINALLY RESOLVED, that the Mayor, on behalf of the City, is authorized to execute all documents necessary to complete this transaction, subject to the prior approval as to content and form by the City Attorney.

Adopted as part of the Consent Agenda

Resolution #2025-230

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

Act-4-2025, 2500 block North Martin Luther King Jr. Boulevard, Drain Easement

WHEREAS, the Capital Region Airport Authority has requested a twenty (20) feet-wide drain easement along the east portion of 2400-2500 block of North Martin Luther King Jr. Boulevard, for the installment of a sewer drain; and

WHEREAS, the Capital Region Airport Authority shall be responsible for the restoration of any disturbance to the City of Lansing improvements within the easement area; and

WHEREAS, Capital Region Airport Authority shall restore any area of the easement disturbed during their original installation, maintenance, repair, replacement, or removal of any facilities, to its previous condition as reasonably practical; and

WHEREAS, on September 2, 2025, the Planning Commission reviewed the location, character, and extent of the proposal for the subject easement in accordance with its Act 33 review procedures and voted unanimously (6-0) to recommend approval of Act-4-2025, 2500 block North Martin Luther King Jr. Boulevard, Drain Easement, as proposed; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Commission and concurs therewith;

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves the request to create a drain easement extending twenty (20) feet-wide and running approximately 740 feet along the east portion of the 2400-2500 block of North Martin Luther King Jr. Boulevard, legally described as:

Commencing at the Southeast corner of Section 32, Township 5 North Range 2 West; thence running N89°43'53" W, 7.48' along the common line between said Sections 5 and 32 to the Northeast corner of said Section 5, Township 4 North, Range 2 West; thence continuing N89°43'53"W, 1283.40' to the Point of Beginning of said easement; thence S00°27'48"W, 740.71 feet to a point on the Right of Way of Martin Luther King Jr Blvd, said Right of Way defined by a Warranty Deed recorded in Book 3273, page 575, Ingham County Records; thence N89°47'06"W, 20.00 feet; thence N00°27'48"E, 740.73 feet to said common line of Sections 5 and 32; thence S89°43'53"E, 20.00 feet along said common line to the Point of Beginning.

in exchange for One Dollar (\$1.00) and other good and valuable consideration.

BE IT FINALLY RESOLVED, that the Mayor, on behalf of the City, is hereby authorized to sign and execute all documents to complete this transaction, subject to prior approval as to content and form by the City Attorney.

Adopted as part of the Consent Agenda

Resolution #2025-231

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.

Adopted as part of the Consent Agenda

Resolutions

Resolution #2025-232

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. (1) FTE Eviction Diversion Specialist
2. Fund sidewalk repair for a total of \$1.5 million, with a priority placed on underserved areas.
3. Fund local street repair funding by \$2 million additionally over the Fiscal Year 2026 funding for local street repair, 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. 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 meet 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) LFD officers and (3) LPD officers.

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;

By Vice President Carter

Motion Carried

Ordinances for Passage

Passage of Ordinance

An Ordinance of the City of Lansing to amend the Code of Ordinances of the City of Lansing, Chapter 887, by adding a new section 887.10 to provide for a service charge in lieu of taxes in the amount of eight percent of shelter rents for not less than 618 workforce multi-family dwelling units in a project known as Evergreen Park Apartments and Townhomes, pursuant to the provisions of the State Housing Development Authority Act of 1966, as amended, MCL 125.1401, et seq.

Was read a second time by its title and adopted by the following roll call vote:

Yeas: Council Members Carter, Jackson, Hussain, Kost, Pehlivanoglu, Spadafore

Nays: None

By President Kost to give the Ordinance immediate effect

Motion Carried

Ordinance #1342

An ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing, Chapter 887, by adding a new section 887.10 to provide for a service charge in lieu of taxes in the amount of eight percent of shelter rents for not less than 618 workforce multi-family dwelling units in a project known as Evergreen Park Apartments and Townhomes, pursuant to the provisions of the State Housing Development Authority Act of 1966, as amended, MCL 125.1401, et seq.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 887 of the Code of Ordinances of the City of Lansing, Michigan be amended to add a new Section 887.10, to read as follows:

887.10. Evergreen Park Apartments and Townhomes

- (a) **Applicability of Sections 887.01 to 887.07.** All procedures, substantive requirements, and definitions provided in Sections 887.01 to 887.07 of the Code of Ordinances of the City of Lansing are incorporated by reference and shall apply to this Section 887.10, except:
- (1) This ordinance section 887.10 shall be accepted as the "PILOT resolution".
 - (2) The PILOT payment is to be eight percent of the annual shelter rent obtained from the Workforce Housing Project.
- (b) **Workforce Housing Project and Developer.** For the purpose of this Section 887.10 the name and location of the Workforce Housing Project is Evergreen Park Apartments and Townhomes, and consists of six hundred eighteen (618) units of rental housing located at 900 Long Boulevard in the City of Lansing, Michigan, 48911, on parcels 33-01-05-09-476-005 and 33-01-05-09-476-011. For the purpose of this Section 887.10 the name of the Sponsor is 900 LONG TIC 1 LLC, as managing member of a tenancy in common with 900 LONG TIC 2 LLC; 900 LONG TIC 3 LLC, and 900 LONG TIC 4 LLC.
- (c) **Establishment of annual service charge.**
- (1) The City Council acknowledges that the Sponsor is the owner of the Workforce Housing Project, has already commenced construction, and has submitted a complete application prior to the consideration and adoption of this ordinance. Further the City Council have reviewed the application materials and determined that the factors set forth in Section 887.04(e) favor approval of the Sponsor's application.
 - (2) Subject to the conditions and requirements of this Chapter 887 and the Act, the six hundred eighteen (618) units in the housing development identified as Evergreen Park Apartments and Townhomes and the property on which they are constructed shall be exempt from all property taxes for not more than fifteen (15) years, commencing in the earliest tax year that all conditions are requirements are met, which is currently 2026.
 - (3) In lieu of all said property taxes on the six hundred eighteen (618) units in the housing development, the Sponsor shall pay, and the City will accept, an annual service charge for public services in the sum equal to eight percent (8%) of the annual shelter rents.

Section 2. All ordinances, resolutions or rules, ordinances, parts of ordinances, resolutions or rules inconsistent with the provisions hereof are hereby repealed as they pertain to Evergreen Park Apartments and Townhomes at the time this exemption commences.

Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 4. This Ordinance shall take effect on the 30th day after enactment unless given immediate effect by the City Council, and shall expire December 31, 2034.

Speaker Registration for Public Comment on City Government Related Matters

Chief Deputy City Clerk Jackson 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

Liquor License; Zick and Nach Foods LLC for a SDM and Class C License, Sunday Sales (AM/PM), Entertainment, Additional Bar (1) and Social District Permits at 1218 Turner St.

Referred to the Committee on City Operations

Item(s) from the Mayor re:

Grant Acceptance; Office of Highway Safety Planning (OHSP) Grant

Referred to the Committee on Ways and Means and to the Internal Auditor

Donation Acceptance; Michigan Education Association donation to the CARE Unit for Domestic Violence efforts

Referred to the Committee on Ways and Means and to the Internal Auditor

Appointment; Christopher Green-Szmadzinski as the 2nd Ward member of the Park Board for a term to expire June 30, 2026

Referred to the Committee on City Operations

Reappointment; Nate Scramlin as an At-Large member of the Park Board for a term to expire June 30, 2029
Referred to the Committee on City Operations

Appointment; Selina Mate as an At-Large member of the Historic District Commission for a term to expire June 30, 2027
Referred to the Committee on Development and Planning

Appointment; Jeremy Matthews as a Business Representative member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board of Directors for a term to expire July 31, 2027
Referred to the Committee on Development and Planning

Appointment; Kris Klein as the City Representative member of the Downtown Lansing Inc. Board for a term to expire June 30, 2027
Referred to the Committee on Development and Planning

Reappointment; Linda Sanchez-Gazella as a Citizen Retiree member of the Employees' Retirement System Board of Trustees for a term to expire June 30, 2029
Referred to the Committee of the Whole

Traffic Control Order No. 23-15; install a yield sign on Joshua St. at Kaynorth Rd.
Referred to the Committee on City Operations

Traffic Control Order No. 25-12; regulate parking along the 100 block of E. Lenawee St.
Referred to the Committee on City Operations

Traffic Control Order No. 25-13; regulate parking along River St. between Hazel St. and Elm St.
Referred to the Committee on City Operations

Traffic Control Order No. 25-14; regulate parking along 400 block of W. Washtenaw St. between Pine St. and Walnut St.
Referred to the Committee on City Operations

Traffic Control Order No. 25-15; install a stop sign on Florence St. at Ray St.
Referred to the Committee on City Operations

Traffic Control Order No. 25-16; regulate parking along Tranter St.
Referred to the Committee on City Operations

Traffic Control Order No. 25-17; regulate parking along Jay St.
Referred to the Committee on City Operations

Traffic Control Order No. 18-002; regulate parking along the south side of Bridgeport Dr. in front of 4035 Bridgeport Dr.
Referred to the Committee on City Operations

Traffic Control Order No. 18-030; install a stop sign on Woodrow Ave. at Ray St.
Referred to the Committee on City Operations

- Communications and Petitions, and Other City Related Matters:

Notice from the Michigan Liquor Control Commission; ME Powers Co, LLC, 5000 N Grand River Ave, request for Transfer ownership 2025 Class C & SDM License with Sunday Sales Permit (PM), Outdoor Service (1 Area) and 1 Direct Connection from Paul's Airport Bar, Inc; New Catering Permit; New Sunday Sales Permit (AM) (RID # RQ-2509-11079)
Referred to the Committee on City Operations

Motion of Excused Absence

By Vice President Carter to excuse Council Members Garza and Brown from tonight's proceedings.

Motion Carried

Public Comment on City Government Related Matters

Nicklas Zande spoke about the Charter Commission mailer

Erin Riley spoke about the safety of the LGBTQ community

Jasper Baldwin spoke about the safety of the LGBTQ community

Ivan Droste spoke in support of a housing first approach for aiding those experiencing homelessness.

Maya Goossen spoke about the safety of the community and the rise of violence.

Isidor Mitchell spoke about the safety of the LGBTQ community

Livvy Quates spoke about the safety of the LGBTQ community

Atulya Dora-Costes spoke about the safety of the LGBTQ community

Florence Eamon spoke about the safety of the LGBTQ community

Shawn Brock spoke about the safety of the LGBTQ community

Lindsey Ross spoke about the safety of the LGBTQ community

Khadja Erickson spoke about the Fallen Angels encampment and the safety of the LGBTQ community

Krissie Hiltz spoke about the safety of the LGBTQ community

Rose Spangler spoke about the safety of the LGBTQ community

Lyra Opalikhin spoke about the safety of the LGBTQ community

Belinda Fitzpatrick spoke about the Mayoral election

Daniel Arnold spoke about various City matters.

Carver spoke about the environmental issues surrounding the homeless encampment near Dietrich Park

Michael Mercer spoke about various City matters.

Loretta Stanaway spoke about various City matters.

Adjourned Time 8:43 P.M.



Chris Swope, City Clerk