



**Official Proceedings of the City Council
City of Lansing
October 27, 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 Brown, Carter, Garza, Hussain, Jackson, Kost, Pehlivanoglu, Spadafore

ABSENT: None

A quorum was present.

Council Member Hussain asked people to remember Terry McKane, Norma Bauer, and Carl Fangboner all of whom recently passed away, 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 October 13, 2025

Motion Carried

Special Ceremonies

2025 Citizens Academy Graduation

President Kost recognized the graduates who completed the 2025 Citizens Academy Graduation.

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

Resolution #2025-253

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

WHEREAS, the Mayor has made a recommendation for the appointment of Kristopher Klein as the City Representative member of the Downtown Lansing Inc. Board for a term to expire June 30, 2027; and

WHEREAS, the Mayor's Office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development and Planning met on October 22, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Kristopher Klein as the City Representative member of the Downtown Lansing Inc. Board for a term to expire June 30, 2027.

By Council Member Garza

Motion Carried

City Clerk Swope administered the Oath of Office to Kristopher Klein as a member of the Downtown Lansing Inc. Board.

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

Resolution #2025-254

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

WHEREAS, the Mayor has made a recommendation for the appointment of Jeremy Matthews as a Business Owner member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board of Directors for a term to expire July 31, 2027; and

WHEREAS, the Mayor's Office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development and Planning met on October 22, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Jeremy Matthews as a Business Owner member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board of Directors for a term to expire July 31, 2027.

By Council Member Garza

Motion Carried

City Clerk Swope administered the Oath of Office to Jeremy Matthews as a member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board of Directors.

Comments by Council Members and the City Clerk

President Kost noted that item 20 of the agenda will be moved to the November 10, 2025 council meeting and announced his upcoming Constituent Contact meeting.

Council Member Hussain spoke about the upcoming Constituent Contact meeting.

Council Member Pehlivanoglu thanked everyone who showed up to the At Large Council Constituent Contact meetings and gave a reminder of the upcoming community input meeting regarding the ModPods for the unhoused residents.

Council Member Brown thanked City Clerk Swope for his presentation during the last At Large Council Constituent meeting.

City Clerk Swope thanked the Council Members for hosting their event at the new Lansing Elections office and spoke about the activities being held including early voting, Trunk- or-Treat, and the upcoming ribbon cutting for the new election office. City Clerk Swope encouraged people to submit their vote for the upcoming City General Election.

Community Event Announcements

Nicklas Zande spoke about the upcoming Old Everett Neighborhood Association meeting.

Linda Appling spoke about an upcoming Voters Not Politicians candidate forum.

Speaker Registration for Public Comment on Legislative Matters

City Clerk Swope 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

Executive Assistant to Mayor Schor, Mark Lawrence, spoke about the upcoming deadline to register for the City of Lansing's EDC's Empower Program and announced a Maintenance Worker Trainee program to address the staffing shortage. He also announced that Michigan Ave. is now open and that ongoing work on Pleasant Grove Rd. between Mount Hope Ave. and Holmes Rd. should be completed within the next few days.

Public Comment on Legislative Matters

Legislative Matters included the following public hearing:

Noise Special Permit; Public Service Department request to allow for the Lansing Avenue Pump Station (LAPS) Project at 1701/1711 Lansing Ave.

Council Member Brown gave an overview of the public hearing.

Public Comment on Legislative Matters:

Nicklas Zande spoke about Orders to Make Safe or Demolish.

Alesia Flowers spoke in support of rescinding the Orders to Make Safe or Demolish the house located at 108 S. Martin Luther King Jr.

Danielle Flowers spoke in support of rescinding the Orders to Make Safe or Demolish the house located at 108 S. Martin Luther King Jr.

Ehmani Flowers spoke in support of rescinding the Orders to Make Safe or Demolish the house located at 108 S. Martin Luther King Jr.

Tracy Edmond spoke in support of rescinding the Orders to Make Safe or Demolish the house located at 108 S. Martin Luther King Jr.

James Carter spoke in support of rescinding the Orders to Make Safe or Demolish the house located at 108 S. Martin Luther King Jr.

Kenneth Fuentes spoke in support of rescinding the Orders to Make Safe or Demolish the house located at 108 S. Martin Luther King Jr.

Carloes Speed spoke in support of rescinding the Orders to Make Safe or Demolish the house located at 108 S. Martin Luther King Jr.

Diane Bransford spoke in support of rescinding the Orders to Make Safe or Demolish the house located at 108 S. Martin Luther King Jr.

Elijah Brock spoke in support of rescinding the Orders to Make Safe or Demolish the house located at 108 S. Martin Luther King Jr.

Josiah Flowers spoke in support of rescinding the Orders to Make Safe or Demolish the house located at 108 S. Martin Luther King Jr.

Bonita Smith spoke in support of rescinding the Orders to Make Safe or Demolish the house located at 108 S. Martin Luther King Jr.

Amy Walker spoke in support of rescinding the Orders to Make Safe or Demolish the house located at 108 S. Martin Luther King Jr.

Belita E. Moore spoke in support of rescinding the Orders to Make Safe or Demolish the house located at 108 S. Martin Luther King Jr.

Jacob Nicolas spoke in support of rescinding the Orders to Make Safe or Demolish the house located at 108 S. Martin Luther King Jr.

Clerk Swope acknowledged several written communications.

Legislative Matters

Consent Agenda

By Vice President Carter

To approve all items on the Consent Agenda.

Resolution #2025-255

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

WHEREAS, for nearly a quarter century, Bob Hoffman has served as Public Relations Manager and the Voice of Wharton Center for Performing Arts at Michigan State University, Michigan's largest and one of the nation's premier performing arts centers; and

WHEREAS, during his distinguished tenure, Bob has elevated Michigan's cultural story—leading publicity for hundreds of Broadway tours and world-class attractions, and ensuring mid-Michigan audiences have access to the finest in performing arts; and

WHEREAS, his familiar voice has represented Wharton Center and Michigan State University on television, radio, and in print—and as the man who reminds audiences to silence their phones and unwrap their candy before the curtain rises; and

WHEREAS, beyond the stage, Bob has also served as the Voice of Lansing's *Silver Bells in the City* celebration, ushering in the holidays for hundreds of thousands of residents and visitors and helping to create one of mid-Michigan's most beloved annual traditions; and

WHEREAS, Bob's warmth, professionalism, and deep commitment to community have made him a trusted ambassador for the arts, strengthening connections among educators, artists, and audiences across Michigan; and

WHEREAS, his work has inspired pride in our region and helped make greater Lansing a destination for arts and culture.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby honors Bob Hoffman for his exceptional service, his decades-long dedication to the arts, and his enduring contributions to the cultural vitality of our community.

BE IT FURTHER RESOLVED that this resolution be presented to Bob Hoffman as an expression of the City of Lansing's sincere appreciation for his dedication, creativity, and commitment to enriching the lives of others through the performing arts.

Adopted as part of the Consent Agenda

Resolution #2025-256

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

WHEREAS, the Lansing Code Enforcement Officer has declared a certain structure at 5210 S. WASHINGTON, 33-01-05-05-227-221, LOT 19 SUPERVISORS PLAT NO 13 OF DELHI TOWNSHIP, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Enforcement Officer red tagged the said structure on JUNE 25th, 2024 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on JULY 31st, 2025, a Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the

structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by SEPTEMBER 02nd, 2025; and

WHEREAS, the Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe.

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, November 10, 2025 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 5210 S. WASHINGTON, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Enforcement Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

Adopted as part of the Consent Agenda

Resolution #2025-257

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

WHEREAS, the Lansing Code Enforcement Officer has declared a certain structure at 6255 MARYWOOD AVENUE, 33-01-05-08-227-091, Lot 31 Marywood, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Enforcement Officer red tagged the said structure on JULY 07th, 2022 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on JULY 31st, 2025, a Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by SEPTEMBER 02nd, 2025; and

WHEREAS, the Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe.

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, November 10, 2025 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 6255 MARYWOOD AVENUE, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Enforcement Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

Adopted as part of the Consent Agenda

Resolution #2025-258

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

WHEREAS, the Lansing Code Enforcement Officer has declared a certain structure at 509 BAKER, 33-01-01-21-427-057, W 37 FT OF E 103 FT LOTS 10 & 11 ROLLIN H PERSON ADD, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Enforcement Officer red tagged the said structure on JUNE 23rd, 2023 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on JULY 31st, 2025, a Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by SEPTEMBER 02nd, 2025; and

WHEREAS, the Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that a hearing be conducted to give the property owner an

opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe.

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, November 10, 2025 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 509 BAKER, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Enforcement Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

Adopted as part of the Consent Agenda

Resolution #2025-259

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

WHEREAS, the Lansing Code Enforcement Officer has declared a certain structure at 906 PROSPECT STREET, 33-01-01-15-311-252, LOT 4 ALSO N ½ OF E 16.5 FT OF LOT 5 BLOCK 15 GREEN OAK ADD, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Enforcement Officer red tagged the said structure on AUGUST 02nd, 2024 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on JULY 31st, 2025, a Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by SEPTEMBER 02nd, 2025; and

WHEREAS, the Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe.

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, November 10, 2025 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 906 PROSPECT STREET, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Enforcement Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

Adopted as part of the Consent Agenda

Resolution #2025-260

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

WHEREAS, Peckham Vocational Industries Inc. has requested a resolution of recognition as a Local Nonprofit Organization operating in the City of Lansing for the purpose of obtaining a charitable gaming license pursuant to MCL 432.103a; and

WHEREAS, the City Attorney has reported that, based on a review of the documentation submitted, the applicant qualifies as a Local Nonprofit Organization.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, recognizes Peckham Vocational Industries Inc. as a Local Nonprofit Organization operating in the City of Lansing for the purpose of obtaining a charitable gaming license.

BE IT FURTHER RESOLVED the City Clerk is requested to provide a copy of this resolution to Peckham Vocational Industries Inc. of 3510 Capital City Blvd. Lansing MI 48906.

Adopted as part of the Consent Agenda

Resolution #2025-261

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

WHEREAS, the City of Lansing and the United Auto Workers, Local 2256 have negotiated a wage reopener to the current collective bargaining agreement (the "CBA"), which is summarized in the Tentative Agreement Document approved by the parties ("Tentative Agreement"); and

WHEREAS, the Mayor recommends the Tentative Agreement be approved;

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby ratifies the Tentative Agreement of the parties for the wage reopener between the City of Lansing and the Union, United Auto Workers, Local 2256.

Adopted as part of the Consent Agenda

Resolutions

Resolution #2025-262

By the Committee on Personnel
Resolved by the City Council of the City of Lansing

WHEREAS, on October 7, 2025 and October 10, 2025 the Committee on Personnel held interviews for the selection of a Legislative Analyst for the City of Lansing City Council; and

WHEREAS, on October 15, 2025 the Committee on Personnel selected Luke Bingaman as the recommended candidate to fill the vacancy of Legislative Analyst for the City of Lansing City Council; and

WHEREAS, the Human Resource Department has vetted and performed all required employment background checks, verifying that Luke Bingaman meets all the requirements.

NOW THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, appoints Luke Bingaman to the position of Legislative Analyst for the City of Lansing City Council to begin on November 10, 2025, or earliest date possible for candidate and human resource vetting.

By Vice President Carter

Motion Carried

Resolution #2025-263

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

Resolution to Set a Public Hearing Regarding the Establishment of an Obsolete Property Rehabilitation Act District at 414 Baker St. Lansing, Michigan

WHEREAS, Maximillian Boortz has requested, in writing to the City Clerk, that the City of Lansing establish an Obsolete Property Rehabilitation Act District (the "OPRA District") for the property commonly known as 414 Baker St., Lansing, Michigan (the "Property"), pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (the "Act"); and

WHEREAS, the Property in question of the OPRA District located at 414 Baker St., Lansing, Michigan, is legally described as:

W 41 FT OF N 53.06 FT LOTS 1 & 2 BLOCK 1 AMENDED PLAT OF HALLS SOUTH SIDE ADD & #33-01-01-21-429-065; and

WHEREAS, the Act requires that before granting a District the Lansing City Council hold a public hearing in order to provide an opportunity for the applicant, owners of real property within the proposed OPRA District, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the approval of the OPRA District.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Lansing that a public hearing be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on Monday, November 10, 2025 at 7:00 p.m. for the purpose of receiving public comment on the approval of an OPRA District under the provisions of Public Act 146 of 2000 and that the Clerk shall publish once in a publication of general circulation within the community a notice of the scheduled public hearing and that the notice appear not less than 10 or more than 30 days prior to the date of the hearing.

By Council Member Garza

Motion Carried

Resolution #2025-264

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

Resolution to Set a Public Hearing Regarding the Establishment of an Obsolete Property Rehabilitation Act District at 1204 S. Washington Ave. Lansing, Michigan

WHEREAS, Lil Rock Ventures, LLC has requested, in writing to the City Clerk, that the City of Lansing establish an Obsolete Property Rehabilitation Act District (the "OPRA District") for the property commonly known as 1204 S. Washington Avenue, Lansing, Michigan (the "Property"), pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (the "Act"); and

WHEREAS, the Property in question of the OPRA District located at 1204 S. Washington Avenue, Lansing, Michigan, is legally described as:

S 21.5 FT OF N 65 FT OF E 100 FT LOT 1 BLOCK 194 ORIG PLAT & #33-01-01-21-181-070; and

WHEREAS, the Act requires that before granting a District the Lansing City Council hold a public hearing in order to provide an opportunity for the applicant, owners of real property within the proposed OPRA District, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the approval of the OPRA District.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Lansing that a public hearing be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on Monday, November 10, 2025 at 7:00 p.m. for the purpose of receiving public comment on the approval of an OPRA District under the provisions of Public Act 146 of 2000 and that the Clerk shall publish once in a publication of general circulation within the community a notice of the scheduled public hearing and that the notice appear not less than 10 or more than 30 days prior to the date of the hearing.

By Council Member Garza

Motion Carried

Resolution #2025-265

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

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, November 17, 2025, at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 W Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the request for a special land use permit:

SLU-1-2025 3011 Turner Street. Special Land Use Permit for an adult foster care small group home for a maximum of 12 residents

By Council Member Garza

Motion Carried

Resolution #2025-266

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

WHEREAS, the contractor is constructing the utility and infrastructure improvements associated with the Lansing Avenue Pump Station (LAPS) Project at 1701/177 Lansing Avenue; and

WHEREAS, from November 1, 2025 through December 20, 2025, the Public Service Department, has requested a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:30 PM; and

WHEREAS, the City of Lansing Public Service Department recommends that the contractor be granted the requested noise waiver in order to:

- Reduce the amount of time local access for property owners is impacted;
- Allow the contractor to have the ability to work some Saturdays when necessary for completion of important work activities; and
- Keep the project on-schedule based on weather days and permitting delays.

and

WHEREAS, a public hearing was held on Monday, October 27, 2025, in consideration of the request by the Public Service Department, for issuance of a waiver of the noise ordinance for construction noise at 1701 Lansing Avenue and Lansing Avenue between the Grand River and Greenwood Avenue, on Saturdays from 8:00 AM to 4:30 PM from November 1, 2025 through December 20, 2025; and

WHEREAS, no substantive written or verbal comments in opposition to this noise waiver were received from anyone within the project area at the public hearing or during the public comment period.

NOW THEREFORE BE IT RESOLVED the City Council grants a waiver of the noise ordinance for construction noise at 1701 Lansing Avenue and on Lansing Avenue between the Grand River and Greenwood Avenue, on Saturdays from 8:00 AM to 4:30 PM from November 1, 2025 through December 20, 2025.

By Vice President Carter

Motion Carried

Ordinances for Passage

Passage of Ordinance

By Council Member Hussain to reconsider the vote by which Ordinance #1343 was adopted

Motion Carried

By Council Member Hussain to accept a substitute for the Ordinance

Motion Carried

An Ordinance of the City of Lansing, Michigan, to amend Chapter 206, Purchasing Contracts and Sales, specifically Sections 206.01, 206.02, 206.03, 206.05, 206.6, 206.07, and 206.16, to increase the dollar amount threshold for competitive bidding and related purchasing requirements, to reflect inflation since 1994, and to provide for annual modification of the threshold in accordance with the Consumer Price Index.

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

Yeas: Council Members Brown, Carter, Garza, Hussain, Kost, Pehlivanoglu, Spadafore

Nays: Council Member Jackson

By Council Member Hussain to give the Ordinance immediate effect

Motion Carried

Ordinance #1343

An Ordinance of the City of Lansing, Michigan, to amend Chapter 206, Purchasing Contracts and Sales, specifically Sections 206.01, 206.02, 206.03, 206.05, 206.6, 206.07, and 206.16, to increase the dollar amount threshold for competitive bidding and related purchasing requirements, to reflect inflation since 1994, and to provide for annual modification of the threshold in accordance with the Consumer Price Index.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 206, Sections 206.01, 206.02, and 206.03, of the Codified Ordinances of the City of Lansing, Michigan, be and are hereby amended to read as follows:

206.01. – Definitions.

***purchase price threshold* means the purchase amount, equal to or exceeding, at which competitive sealed bids will be required. This amount shall automatically be adjusted each fiscal year after the effective date of this ordinance by the Bureau of Labor Statistics Indicator, Consumer Price Index U.S. City Average (CPI-W U.S. City Average) for the prior calendar year. The City Controller will report the changes in the CPI-W U.S. City Average, based on most recently reported data, to City Council and the Department each year on May 1, to take effect on July 1 of that year. The purchase price threshold for City Fiscal Year Ending June 30, 2025, is \$31,000. Adjustments thereafter will be to the nearest \$1,000.**

206.02. - Purchases ~~in excess of \$15,000.00~~ **equal to or exceeding the purchase price threshold**; competitive sealed bids required; authority of Mayor.

(a) All supplies, service and construction items, except as otherwise provided below, when the estimated cost thereof ~~equals or exceeds \$15,000.00~~ **is equal to or exceeds the purchase price threshold**, shall be purchased by formal written contract from the lowest and most responsible and responsive bidder after notice inviting competitive sealed bids.

(1) The Director shall provide for the procurement of competitive sealed bids as follows:

A. An invitation for bids describing the requirements of the using agency shall be prepared.

B. The invitation for bids shall be publicized by advertising at least once, in a newspaper of general circulation in the City, not less than five days preceding the last day set for the receipt of competitive sealed bids. In addition, the Director is encouraged to place the invitation for bids in any appropriate trade journals, professional publications or other appropriate publication, in order to encourage as much competition as possible.

The newspaper notice required herein shall include a general description of the supplies, services or construction items to be purchased or sold and in addition shall state where bid blanks and specifications may be obtained, the date, time and place for the filing and opening of bids, whether or not bid, performance or payment bonds are required and, if required, the amounts thereof, and anything else the Director may feel is necessary.

C. Sealed bids shall also be solicited from all persons who are on the most current bidder's list by mailing them a copy of such newspaper notice or another notice that will acquaint them with the proposed purchase or sale. Invitations for bids sent to prospective bidders on the bidder's list shall be limited to commodities that are similar in character and ordinarily handled by the trade group to which the bid invitations are sent. Failure to respond to three consecutive bid invitations shall result in removal from the bidder's list for one year. After one year, the potential bidder may reapply to be placed upon the bidder's list.

D. Bids submitted in response to the invitation for bids shall be submitted sealed and, in addition, shall be identified as bids on the outside of the envelopes and shall be accompanied by affidavits, where applicable, in such form and covering such matters as the Director approves, together with any bid security required.

E. Bids shall be opened publicly at the time, place and date designated in the invitation for bids. Each bid, together with the name of the bidder, shall be recorded and the tabulation of all bids received shall be available for public inspection in the Finance Department.

F. An invitation for bids may be cancelled, or any or all bids or proposals may be rejected, in whole or in part, as specified in the invitation for bids, when such rejection or cancellation is determined by the Director to be in the best interests of the City.

G. The Director shall not knowingly accept the bid of a person who is in default in the payment of any taxes, licenses, fees, permits or any other moneys due the City or who is in any other respects disqualified according to any Federal or State law or any Municipal ordinance provision. A contract with a person who is discovered to have been in default or disqualified at the time of the awarding of the contract shall be voidable.

H. The Director shall determine and recommend in writing to the Mayor the name of the lowest and most responsible and responsive bidder. In reaching a determination as to who the lowest and most responsible and responsive bidder is, the Director shall consider:

1. The ability, capacity and skill of the bidder to perform the contract or provide the service or supplies required;
2. Whether or not the bidder can perform the contract or provide the service or supplies promptly or within the time specified,

without delay or interference;

3. The character, integrity, reputation, judgment, experience and efficiency of the bidder in business;
4. The quality of performance and time of completion by the bidder of previous contracts or services;
5. The previous and existing compliance by the bidder with laws and ordinances relating to contract performance;
6. The sufficiency of the financial resources, equipment and personnel resources and the ability of the bidder to satisfactorily perform the contract or provide the services or supplies;
7. The quality, availability and adaptability of the supplies or services to the particular use required;
8. The ability of the bidder to provide future maintenance and service for the use of the subject of the contract;
9. The number and scope of any additional, limiting or qualifying conditions attached to the bid by the bidder; and
10. Whether the supplies are recyclable, biodegradable or otherwise compatible with environmental concerns.

The failure of a bidder to promptly supply information in connection with an inquiry from the Director with respect to any of the provisions enumerated herein may be grounds for a determination of nonresponsibility with respect to such bidder.

- (2) The Mayor, upon receipt of the Director's written bid recommendation, shall have the sole responsibility and the authority to award any City contract for supplies, services or construction when the contract amount is equal to or exceeds ~~\$15,000.00~~ **the purchase price threshold**. When the award is not given to the lowest bidder, a written statement of the reasons for placing the award with a responsible and responsive bidder who is not the lowest bidder shall be prepared by the Mayor and filed with the City Clerk and Council and with the other papers relating to the bid at the time the transaction is made. The written statement shall be available for public inspection in the Finance Department.

(b) No contract or purchase shall be subdivided to avoid the requirements of this section.

206.03. - Purchases under ~~\$15,000.00~~ **the purchase price threshold**; open market procedure.

(a) All purchases of supplies, services and construction items having an estimated cost of less than ~~\$15,000.00~~ **the purchase price threshold** may be made in the open market, without advertisement and without following the procedure prescribed in Section 206.02 and may be awarded by either the Mayor or the Director.

(b) All open market purchases of supplies, services and construction items shall, whenever practical, be based on at least three quotations and shall be awarded to the lowest and most responsible and responsive bidder when evaluated in accordance with Section 206.02(a)(1)H.

Quotations shall be solicited under the open market procedure by one or more of the following methods:

- (1) Direct mail request to prospective vendors;
- (2) Telephone;
- (3) Direct personal contact with prospective vendors.

(c) The name of each person submitting a quotation and the date and amount of each quotation shall be recorded and shall be available for inspection in the Finance Department.

Section 2. That Chapter 206, Sections 206.05, 206.06, and 206.07, of the Codified Ordinances of the City of Lansing, Michigan, be and are hereby amended to read as follows:

206.05. - Sole source procurement.

(a) A contract for supplies, services or construction items may be awarded by the Mayor or Director, whoever is applicable, without competitive sealed bids when the Director, having performed a written analysis with findings pursuant to this section, determines, after conducting a good faith review of available sources and applying the criteria set forth in Section 206.05(c), that there is only one source for supplying the requested supply, service or construction item and no other reasonable alternative source exists. The Director, along with a representative from the requesting using agency, shall conduct negotiations as appropriate. The written documentation shall be available for public inspection in the Finance Department.

(b) The sole source procurement shall be made at the lowest obtainable price and the Mayor or Director shall submit a written report, including the analysis and findings required in Section 206.05, within thirty days from the date the transaction is consummated, to the City Clerk and City Council identifying sole source procurement contract equal to or ~~in excess of \$15,000.00~~ **exceeding the purchase price threshold** awarded by the City, the name of the firm(s) involved, and the prices the contracts were awarded for.

(c) The criteria to be followed by the Director in determining that there is only one source for supplying the requested supply, service, or construction item are:

- (1) Special features are required; or
- (2) Special market conditions exist; or
- (3) Special services or facilities are required; or
- (4) The source is unique or special in nature; or
- (5) The source is limited or proprietary; or
- (6) Sales territories or product availability within limited geographical boundaries require sole source procurement; or
- (7) Where standardization or compatibility is the overriding consideration and such compatibility or standardization can only be achieved through the purchase or use of a unique product; or
- (8) Where a product or service is specifically identified as part of a grant award.

(d) This section is subject to Section 206.17, Unauthorized Purchases.

206.06 - Purchase of experimental supplies.

The Mayor may award a contract equal to or exceeding ~~\$15,000.00~~ **the purchase price threshold**, and the Director or the Mayor may award a contract of less than ~~\$15,000.00~~ **the purchase price threshold**, under the open market procedure set forth in Section 206.03, when such contract is for the purchasing of supplies for testing and experiment upon the written request of a using agency and the approval of the Director.

206.07. - Competitive sealed proposals.

(a) Whenever the use of competitive sealed bidding is not practical or advantageous to the City, a contract equal to or ~~in excess of \$15,000.00~~ **exceeding the purchase price threshold** may be awarded by the Mayor by the use of competitive sealed proposals, as follows:

- (1) A list of qualified persons shall be obtained by the Director when a using agency desires to contract for a particular service, supply or construction item, by publishing a request for a statement of qualifications. Public notice of the request for a statement of qualifications shall be given in the same manner provided for in Section 206.02(a)(1)B., provided that the minimum time shall be extended to ten days.
- (2) The request for a statement of qualifications shall identify the evaluation factors to be considered by the using agency and the Director in determining which persons are the most qualified.

(3) The Director and the using agency shall submit a request for proposals to at least three persons, whenever possible, who are on the list of qualified persons and who are deemed by the Director and the using agency to be the most qualified to provide the required services, supplies or construction items.

(4) The Director and the using agency shall commence negotiating a contract with the offeror deemed by the using agency and the Director to be the most qualified person on the list of qualified persons.

(5) If compensation, contract requirements and contract documents can be agreed upon with the most qualified offeror, the using agency and the Director shall recommend to the Mayor that the contract be awarded by the Mayor to such person. If the Director and the using agency are unable to negotiate a satisfactory contract with the person considered to be most qualified, then negotiations with such person shall be formally terminated. The Director and the using agency shall then undertake negotiations with the second most qualified person. Failing accord with the second most qualified person, the Director and the using agency shall formally terminate negotiations. The Director and the using agency shall then undertake negotiations with the third most qualified person. If the Director and the using agency are unable to negotiate a contract with any of the selected persons, the Director and the using agency shall have the option of resubmitting a request for statements of qualifications or of selecting additional persons on the list of qualified persons in the order of their qualifications. The Director and the using agency shall continue negotiations in accordance with this section until an agreement is reached.

(6) No proposals shall be handled so as to permit disclosure of the identity of any offeror or the contents of any proposal to competing offerors during the process of negotiations by the Director or the requesting using agency. Offerors shall be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals and such revisions may be permitted after submissions and prior to the award for obtaining best and final offers. In conducting discussions, there shall be no disclosure of the identity of competing offerors or of any information derived from the proposals submitted by competing offerors.

(b) Whenever the procurement of services by competitive sealed bidding is determined by the Director to be not practical or advantageous to the City, and it appears to be an item to be utilized by the City on a repetitive basis, the Director, with the assistance of the using agency, shall actively solicit, by public notice, as provided in Section 206.02(a)(1)B., qualified persons to submit an annual statement of qualifications. The list of qualified persons shall remain on file in the Finance Department, and if the person being requested to submit a bid fails to submit a response to three consecutive projects, the person shall be removed from the list of qualified persons. The person, after one year, may be placed on the bidders list if the person reapplies and is determined to be qualified.

(1) Persons shall be able to submit and/or amend their annual statement of qualifications at any time.

(2) Whenever a using agency needs to enter into a contract which qualifies under this subsection, the using agency and the Director shall determine, from the annual list of qualified persons, at least five persons, whenever possible, who are qualified to submit requests for proposals, and upon receipt of the person's written proposal, the using agency and the Director shall begin negotiations with the person deemed to be most qualified. If negotiations are successful, the Mayor or the Director shall award the contract. If the Director and using agency fail to reach an agreement with the person deemed to be most qualified, the Director and the using agency shall formally terminate negotiations and proceed under the procedures set forth in paragraph (a)(5) hereof until successful negotiations are concluded or the using agency and the Director decide to terminate all negotiations.

(c) Whenever the Finance Department is also the department which will use the particular service, supply or construction item, the City Attorney's office shall be considered as the using agency for the purposes of the procedure set forth in this section.

Section 3. That Chapter 206, Section 206.16, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

206.16. - Preference for local bidders or offerors.

Lansing-based businesses may be awarded a contract as the lowest responsive and responsible bidder under the circumstances specified herein.

(1) *Definitions.*

(a) *City resident(s)* means an individual whose primary place of residence is within the corporate limits of the City of Lansing as evidenced by voter registration address, driver's license address or State identification address or affidavit form developed by the City Attorney.

(b) *Good faith effort* means those demonstrable activities supported by documentation and results that verify the bidders attempts to reach the established goal.

(c) *Implementing department* means the City Department or Agency that has responsibility for oversight of a contract.

(d) *Joint venture* means a co-operation between two or more corporate bodies for a particular project in which they share the responsibilities and profits associated with the project.

(e) *Lansing-based business* means the physical and economic relationship to Lansing determined evidenced by a building or office physically located in the City and the payment of (1) City income taxes on the contractor's net profits, and (2) City property taxes on a plant or office and equipment such as is ordinarily required for the performance of the contract bid.

Any business physically located in Lansing which operates under a City-authorized tax abatement or forgiveness program, or any other City-authorized tax credit program, is still considered a Lansing-based business for purposes of this section.

(f) *Lansing-based subcontractor* means any subcontractor, employee, or other person who otherwise comes within the definition of Lansing-based business, and is or will be a subcontractor to a bidder for a contract governed by this Chapter.

(g) *Subcontractor* means a person or company that assumes, by secondary contract, some or all of the obligations of an original contractor.

(2) Purchases under \$15,000.00 **the purchase price threshold**. Pursuant to Section 206.03, departments purchasing supplies, services procured under bid and construction items for less than \$15,000.00 **the purchase price threshold**, which are not purchased by use of a procurement card must solicit at least one quote from a Lansing-based business unless no Lansing-based business providing the service, supply or construction item can be identified. The procuring department will document efforts to use Lansing-based businesses.

(3) Preference for Lansing-based businesses on contracts **over \$15,000.00 equal to or exceeding the purchase price threshold**. When sealed bids are received under Section 206.02 for purchases, supplies and construction contracts ~~greater than \$15,000.00 equal to or exceeding the purchase price threshold~~, the following shall apply:

(a) The person or business submitting the lowest bid shall be deemed the lowest bidder. If, however, the lowest bidder is not a Lansing-based business, any Lansing-based business with a bid within a specified percentage of the lowest bid that has been deemed responsive and responsible under the purchasing ordinance shall be deemed the lowest bidder if it agrees to reduce its bid to match the bid of the lowest bidder.

The percentage difference shall be established by Council resolution and may be revised from time to time as Council deems appropriate.

(b) If a Lansing-based business refuses to reduce its bid to match the lowest bid, then the next lowest responsible Lansing-based business with a bid within the established percentage of the lowest bid shall be given the opportunity to reduce its bid to match the bid of the lowest

bidder. If the Lansing bidder agrees to reduce its bid to match the bid of the lowest non-Lansing bidder, it will be deemed the lowest bidder and awarded the contract.

- (c) If no Lansing-based business described in subsections (a) and (b) agrees to reduce its bid to that of the lowest bidder, then the next-lowest bidding non-Lansing-based business that has demonstrated in its bid submission that it will use any Lansing-based subcontractors shall be given the opportunity to reduce its bid to match the bid of the lowest bidder. If the non-Lansing bidder described in this subsection agrees to reduce its bid to match the bid of the original lowest non-Lansing bidder, it will be deemed the lowest bidder and awarded the contract.
- (d) If no responsive and responsible Lansing-based business described in subsections (a) and (b) or non-Lansing-based business described in subsection (c) within the established percentage of the lowest bid agrees to reduce its bid to that of the lowest bidder, then the contract shall be awarded to the person or business with the lowest, most responsive and responsible bid.
- (e) Except for construction contracts, no contract awarded pursuant to this section shall be sublet in any manner that permits 50 percent or more of the dollar value of the contract to be performed by a subcontractor or subcontractors who do not meet the definition of Lansing-based.
- (f) Any Lansing-based business awarded a contract pursuant to this section shall agree to make available to the City all records necessary to establish its eligibility and compliance with all City, state and local laws.
- (4) Affirmative measures for enhancing Lansing-based businesses.
 - (a) The City may eliminate bid, performance, and payment bonding requirements when it deems appropriate for Lansing-based businesses, except for contracts for construction, alterations or repairs exceeding \$50,000.00, subject to the requirements of MCL 129.201.
 - (b) The City may allow for joint ventures or other documented business arrangements to enable Lansing-based businesses to meet bonding requirements for contracts ~~greater than \$15,000.00~~ **equal to or exceeding the purchase price threshold**.

Section 4. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules inconsistent with the provisions are repealed.

Section 5. 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 6. This ordinance shall take effect on the 30th day after enactment, unless given immediate effect by City Council, and shall expire December 31, 2035.

Speaker Registration for Public Comment on City Government Related Matters

City Clerk Swope 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

Non-Profit Recognition; Capital City Wrestling Club
Referred to the Committee on City Operations

Fireworks Display License; ACE Pyro, LLC for the City of Lansing's Silver Bells Celebration, November 21, 2025
Referred to the Committee on City Operations

Item(s) from the Mayor re:

Reappointment; Chelsea Dowler as a City of Lansing member of the Capital Area Transportation Authority Board for a term to expire September 30, 2028
Referred to the Committee of the Whole

Orders to Make Safe or Demolish to the owners of 810 Beulah St.
Referred to the Committee on Public Safety

Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 810 Beulah St.
Referred to the Committee on Public Safety

Obsolete Property Rehabilitation Act (OPRA) District; 323-327 S. Washington Sq., Wormwood, LLC
Referred to the Committee on Development and Planning

Setting a Public Hearing on Obsolete Property Rehabilitation Act (OPRA) District; 323-327 S. Washington Sq., Wormwood, LLC
Referred to the Committee on Development and Planning

Collective Bargaining Agreement; United Auto Workers, Local 2256 ratification of wage reopener Tentative Agreement

Referred to the Committee of the Whole / Placed on File

Parks and Recreation Master Plan 2026-2030
Referred to the Committee of the Whole

Setting a Public Hearing on Parks and Recreation Master Plan 2026-2030
Referred to the Committee of the Whole

Amending Chapter 294 to encourage the retention of the top official of the Fire and Police Departments by extending eligibility for retirement service credits up to 30 years
Referred to the Committee of the Whole

Setting a Public Hearing on Amending Chapter 294 to encourage the retention of the top official of the Fire and Police Departments by extending eligibility for retirement service credits up to 30 years
Referred to the Committee of the Whole

Grant Acceptance; Energy Efficiency and Conservation Block Grant, United States Department of Energy
Referred to the Committee on Ways and Means and to the Internal Auditor

Grant Acceptance; Frances River Lot Improvements, Michigan Natural Resources Trust Fund (MNRTF)
Referred to the Committee on Ways and Means and to the Internal Auditor

• Communications and Petitions, and Other City Related Matters:

Communication from Erik Almquist regarding the Charter Commission
Placed on File

Claim Appeal; Claim #2192, Dale Schrader for \$1516 in red tag violation fees at 1119 N. Seymour Ave.
Referred to the Committee on City Operations

Affidavit of Disclosure; Derek Selden, Lansing Police Department
Referred to the Board of Ethics

Public Comment on City Government Related Matters

Erica Robinson spoke about an incident the speaker considers a hate crime that took place at the Letts Community Center.

Carlton Evans spoke about an incident the speaker considers a hate crime that took place at the Letts Community Center.

Heath Lowry spoke about an incident the speaker considers the hate crime that took place at the Letts Community Center.

Antionette Short spoke about an incident the speaker considers a hate crime that took place at the Letts Community Center.

Ivan Droste spoke about various topics.

David Ellis spoke about the condition of Michigan Ave. and city resources.

Nicklas Zande spoke about the need for a community center in the 2nd Ward.

Linda Appling spoke against the proposed Lansing City Charter.

Kristi Hemstreet spoke about the cost of living and the treatment of the homeless population.

Darren K. spoke about various topics.

Adjourned Time 8:35 P.M.



Chris Swope, City Clerk