



MINUTES
Committee on Development & Planning
Wednesday, November 12, 2025 @ 3:30 p.m.
City Council Conference Room

CALL TO ORDER

Council Member Garza called the meeting to order at 3:30 p.m.

PRESENT

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

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Greg Venker, OCA- arrived at 3:31 p.m.
Selina Mate
Andy Fedewa, EDP
Kris Klein, LEDC
Cris Rockwell, 1204 S Washington
Emily Wilensky, 1204 S Washington
Max Boortz, 414 Baker Street
Loretta Stanaway
Joanne Galloway
Mr. Ulmquist
Abby Deneau
Jennifer Czeiszperger, City Assessor
Charles English, Deputy City Assessor
Val Magee
Fay Ferguson
Jesse Fraeman
Bryan Dryer, EDP Deputy Director
Erik Almquist
Bob Pena
Mike Ellis
Theresa Ojibway

Minutes

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE OCTOBER 22, 2025, MINUTES AS PRESENTED. MOTION CARRIED 3-0.

Public Comment

Ms. Deneau spoke on future infrastructure in the City and opposition to the easement being requested by Consumers Energy.

Ms. Galloway spoke in opposition to the easement being requested by Consumers Energy.

Mr. Almquist spoke on behalf to maintain the trees proposed by being impacted by the Consumers Energy easement request.

Ms. Stanaway spoke in opposition to the Consumers Energy easement being requested, and stated she has not seen anything new, that it be amended in the 3rd paragraph – “receiving permission from the owner by going through the legislative process at that time”. She also recommended eliminating the sentence that allows Consumers into entering the owner’s property in the future to eliminate trees/brush/fence lines. Ms. Stanaway spoke further into requesting that the cost of the tree replacement be double checked.

Ms. Ojibaway concurred with Ms. Stanaway.

Discussion/Action:

RESOLUTION – Appointment; Selina Mate; At Large Member; Historic District Commission; Term to Expire June 30, 2027

Not present at the time, so moved to the end of the meeting for deliberation.

RESOLUTION - Set up a Public Hearing; OPRA District 323-327 S Washington Avenue Square. Wormwood LLC

Ms. Magee and Ms. Ferguson presented their project.

Mr. Klein stated this application is similar to other requests in front of Committee, and this is for the district with a certificate application coming at a later time.

Ms. Magee first explained they are emerging local investors and looking to reinvest into Lansing. This business, Double J tattoo where they are looking at harboring a safe inclusive space. They have already built strong support from community and are looking to expand into the downtown area. This will allow a hub for growth of small business owners and expand. They plan to not only restore but expand and with current 6 artists plan to expand to 13. The housing portion will be offered and enhance the area’s cultural environment. It is two parcels, 3 store fronts with second stories. The tattoo shop will be two floors in the middle building, and the other two areas will have commercial on ground floor with residential on the second floor, with potential of 5 units total. Their goal is to have the business space occupied by October 2026.

Council Member Hussain asked Mr. Klein on current structure conditions, and why it qualifies. Mr. Klein stated the buildings themselves are not for residential use, so this will require that they meet all the accessibility requirements, there are hazardous materials that will need to be addressed.

Council Member Garza asked how long Baron Window Coverings has been out of business, and it was stated October 2023.

Council Member Kost asked what the obsolete reason, is because it has an opportunity for housing that this not being utilized. Mr. Klein stated that there is multiple factors, but to be used

for what it is intended for, there is 50% or more obsolete. Becoming residential, functional as commercial puts it over the 50%.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR DECEMBER 8, 2025 FOR THE OPRA DISTRICT FOR 323-327 S WASHINGTON AVENUE SQUARE. MOTION CARRIED 3-0.

Council Member Garza asked if they could attend the December 8th Council meeting, and they concurred.

RESOLUTION-; OPRA DISTRICT; 1204 S Washington Ave; Lil Rock Ventures LLC

Ms. Wilensky and Mr. Rockwell stated they had nothing more to add, except they still feel it is in line with the Master Plan, and believe that the community is beginning to thrive.

Council Member Kost spoke in support of the project and what the proposed approach for that area of REO Town.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE OPRA DISTRICT AT 1204 S WASHINGTON AVE FOR LIL ROCK VENTURES LLC. MOTION CARRIED 3-0.

RESOLUTION –OPRA DISTRICT; 414 Baker Street; Maximillian Boortz

Mr. Boortz stated they had no further updates, and did extend the gratitude for the program for OPRA support, and an opportunity to redevelop older properties.

Council Member Hussain spoke on OPRA Districts and other opportunities that can help advance these opportunities in the City.

Council Member Kost spoke about the area and the tools that are getting used to utilize the building.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE OPRA DISTRICT AT 414 BAKER STREET FOR MAXIMILLIAN BOORTZ. MOTION CARRIED 3-0.

RESOLUTION – ACT-3-2025; Utility Easement; 2020 and 2600 E Mount Hope Avenue for Consumers Energy

MOTION BY COUNCIL MEMBER HUSSAIN TO REMOVE THIS ITEM FROM THE TABLE. MOTION CARRIED 3-0.

Council Member Garza asked Mr. Kaschinske if he had responses to earlier questions, specific to funds and where the funds will go, and specially about a tree near by the Evergreen entrance near the Crego Park sign. Mr. Kaschinske acknowledged the City forestry went onsite, and the tree that will be removed will be west of the campground entrance for Fenner, which has a large number of vines on it. It will have to come down in the future, and is leaning into the Fenner property. There appears to be no effect to that tree sent to Committee near the Crego sign. There is a minimum of 10'-36' that would compromise a tree, and that would not. In terms of funds, funds go to GF unless enterprise situations, and the cemetery is an enterprise. There is one tree on cemetery property, which is uprooted along with footage of Evergreen, and that portion was divided out from the cost will go to the enterprise fund. From the last meeting, "who does this line effect"; what they call the 1026 natural gas transmission line services tens of thousands customers in Lansing and East Lansing. They cannot give exact number because they are looped

to multiple lines that serve the area jointly, along the MSU Power Plant (Simons Plant), is one of the largest draws, and if this is not done, the plant would have to be shut down. This is replacing the current pipeline, with new to last decades. There is a tree removal west of Fenner, which is the area where boring under.

Council Member Garza asked Mr. Venker to speak about the future work concern. Mr. Venker stated he spoke to Consumers Energy with language and would follow up after the meeting with that language to Committee but read it as it state. What gets added, which he has in written confirmation from Consumers, under "shall not plan trees, notwithstanding anything to the contrary, after pipeline is in place, they will not trim or remove any trees in the area, without Council Resolution, and only apply as long as City remains owner of the property. They also request it be stated that said resolution shall not be unreasonably held or conditionally delayed or withheld; Council would have to have a reason to say no. Language in "restoration" which was added is coming out, because it speaks to City land and this is a specialized approach with directional borings.

Mr. Kaschinske added that per the earlier question, there is \$2,225 for the portion for the tree removal at Evergreen. (\$500 for the tree and \$1725 for restoration). Mr. Venker stated the resolution has to be amended to reflect that going into the enterprise fund.

Council Member Hussain asked with the easement and agreement held in place, can they potentially remove any tree prior to having the project done. Mr. Kaschinske stated they have agreed to trees that are marked, and that the tree in question is not marked. Council Member Hussain asked if it could specific, and Mr. Venker stated they cannot remove without City approval. Mr. Kaschinske stated these are trees they met on site, and marked mutually, and the line is going back and forth to avoid certain trees. Mr. Venker stated the only way to document in that easement would be to categorize each tree.

Council Member Kost asked about a tree during construction. Mr. Kaschinske stated the fence in not being removed, for example, they will have to come to him to discuss before any removals; fence or trees, are removed. If it comes to a tree, they will have forestry there as well.

Council Member Hussain asked if they giving the latitude to the director or the Mayor, and Mr. Kaschinske stated since he has been before Council enough, he would not make a decision without speaking to Council, he would not make decisions. He reiterated that they walked this with Consumers multiple times, and they are very clear.

Mr. Venker stated that the resolution will be amended for the *Finally be it resolved* will be *Be it Further Resolved* and *Finally Resolved* that the proceeds of \$2,225 shall be received into the cemetery enterprise fund. Mr. Venker stated they can vote today pending the final language, and his office can continue working on the language. It was lastly confirmed the remaining funds will go to Fenner. Mr. Venker stated they can vote today and he can work on the final language.

Ms. Stanaway asked what happens to the brush line. Mr. Kaschinske stated some will come out to clear a visual line for construction.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE AMENDED RESOLUTION FOR ACT-3-2025; CONSUMERS ENERGY EASEMENT; 2020 AND 2600E MOUNT HOPE AVENUE UNDERSTANDING THE LANGUAGE WILL BE FINALIZED BEFORE THE MONDAY COUNCIL MEETING NOVEMBER 17, 2025. MOTION CARRIED 3-0.

RESOLUTION – Set a Public Hearing; Payment in Lieu of Taxes (PILOT); Pinebrook Manor, 5911 S Waverly

Council Member Kost stepped out of the meeting at 4:20 p.m.

There was a presentation provided by Standard Communities.

Council Member Kost returned to the meeting at 4:21 p.m.

The presentation spoke on the property of 136 units, which is 100% Section 8 and built in 1971. They have a local contractor and will bid out to local sub-contractors. The current site does not have a lot of amenities and so will be adding a park and BBQ area. They are on track to close in February 2026. The presentation included examples of other properties they have renovated.

Council Member Garza asked for confirmation on the 45 year 6.6% PILOT and it was confirmed.

Mr. English, Deputy Assessor referred to the memo, it stated the Assessing provided a tax impact statement and appendix. The proposed agreement does not include utilities at this time, because initially when proposed 6%, the developer could do without excluding utilities, so now it is a 6.6% because it now captures the utilities being collected. Because they are purchasing in 2026, it will not uncapped until 2027, and PILOT not into effect until 2027. If not in effect 2027 they would see their taxes double from 148,000 to almost 300,000 for annual tax burden. Mr. Venker stated that there was a question on their closing, the ordinance does have the tax year as 2027.

Council Member Kost stated in the presentation, it projects the City will get more taxes in the future than now. Mr. English stated it is hard to project that far out, and can't even project to 2027 because do not have the inflation rate. Can only roughly estimate because inflation is 3% per year. They are looking at their taxable value, and over the years, the presentation is not reflecting because of the uncapping and inflation. Presenter, the presentation does not contemplate the uncapping. The PILOT is a function of rents, and in portfolio it grows around 3%, and for bottom line used average, it is just a comparison from 1.4% - 3%.

Council Member Kost stated that to start with the cap will come off, and then go off. English – the cap will come off in 2027 and the tax will go up, but if PILOT in place it will not. And in absence of transfer of ownership, the projection in the presentation does look accurate.

Council Member Kost asked about the examples, if those areas had similar programs they used, and it was stated they changed their percentage based on if they qualified.

Council Member Garza asked about the areas where their other project were, and were informed Roseville, Kalamazoo, Detroit, and Dearborn, and those are in the similar timeline as this, but they are doing their due diligence, no construction yet.

Mr. English stated he recently inspected this, and it is in need of rehab, and dilapidated maintenance, and the residents are in need of low income housing.

Council Member Garza asked if tenants would be misplaced, and was informed that they will have hospitality units during the day for tenants, and remodeling during the day, but will go back to their unit, but it will depend on where vacant units are.

Council Member Kost asked assessing if there was a PILOT prior, and he was told no. Council Member Kost asked if there is a change in rent now to this PILOT, and the Committee was

informed HUD approves what rents will be after they close, by market, but what the tenant will pay does not, they pay 30% of their income. They will expand this 20-30 years for affordability, the tenant rent changes only if their income changes, and the examples of projects in the presentation are 100% section 8.

Council Member Hussain asked if they did this in other communities, without PILOT and the applicants stated they could provide that.

Council Member Kost asked why 6.6%, if that makes it affordable, and if they do not get it, would this project not work, and the applicants confirmed that statement.

Mr. English stated they cannot collect on the PILOT under the current tax load. Mr. Venker added that is whichever is lower; PILOT or ad valarium.

Council Member Kost asked if it stay as is, instead of 45 years, what is tax revenue losing out on. Ms. Czeiszperger stated that is hard to calculate out 45 years, and Mr. English added that there could be a significant amount, but now talking about purchase, if they don't purchase the property is stuck at 3% inflation. Dependent on the rent, and hard to predict now.

The Committee asked if it is not 6.6% would they proceed, and they stated no.

Council Member Kost asked how many PILOT's are in the City currently and Ms. Czeiszperger stated 31 PILOTS and Mr. English stated he could provide a breakdown.

Council Member Hussain asked what their vision was for onsite management moving forward. The applicants stated it will probably be KMG Management.

Council Member Kost asked if any of the applicants live in Michigan, and they stated they do not, and live in Chicago.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR DECEMBER 8, 2025 FOR THE PILOT AT PINEBROOK MANOR, 5911 S WAVERLY. MOTION CARRIED 3-0.

OTHER

Council Member Garza stated that since Ms. Mate had not arrived they would move that agenda item to the next meeting, November 24, 2025.

ADJOURN

Adjourned at 4:45 p.m.

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

Approved by the Committee on November 26, 2025