



Lansing Economic Development Corporation

Friday, December 5, 2025 – 8:30 AM

Lansing EDC Office - 401 S. Washington Sq. Suite 101, Lansing, MI 48933

AGENDA

- 1) Call to Order
- 2) Approval of LEDC Board Meeting Minutes – Friday, November 7, 2025
- 3) Financial & Audit Update
- 4) 2026 LEDC/LBRA/TIFA Board Meeting Schedule Review
- 5) 2026 Election of Officers Process
- 6) Overview of Lansing EDC Committees
- 7) Operations Update
- 8) Project and Program Updates
- 9) Open Forum for LEDC Board Members
- 10) Other Business
- 11) Public Comment
- 12) Adjournment



Lansing Economic Development Corporation

Friday, November 7, 2025 – 8:30 AM

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Minutes

Members Present: Calvin Jones, Catherine Rathbun, Dr. Alane Laws-Barker, Jonathan Smith, Bryan Britten, Rawley Van Fossen, Chaz Carrillo (arrived 8:33am)

Members Absent: Shelley Davis Boyd, Dr. Cristina Benton

Staff Present: Kris Klein, Brian Swett, Alex Watkins, Aurelius Christian, Kimberly Lavon, Shay Manawar, Chelsea Dowler, Kahleea Washington

Guests: Samantha Harkins, Jen Estill, Robbie Nguyen

Call to Order/Rollcall

Vice-Chair Calvin Jones called the Lansing Economic Development Corporation meeting to order at 8:31 A.M.

Approval of LEDC Board Meeting Minutes – Friday, October 3, 2025 (ACTION)

MOTION: Member Smith moved to approve the LEDC meeting minutes from Friday, October 3, 2025, Board of Directors meeting, as presented. Motion seconded by Member Van Fossen.

YEAS: SIX (6); Unanimous; motion carried.

Financial Update

Swett offered updates on the Lansing EDC financials for September 2025 draft report by Clark, Schaffer, Hackett.

Presentation by Lansing 5:01

Samantha Harkins presented the work of Lansing 5:01, including upcoming events and organizational focuses. Jen Estill shared aspects of Lansing 5:01's marketing campaign and website. Member Van Fossen inquired about regional support of Lansing 5:01's efforts and potential funding requests. Member Rathbun and Member Carrillo inquired about the demographic focuses of the organization and marketing efforts.

Development Agreement for Lansing RACER Trust Plant 6 Property (ACTION)

Klein presented on the Development Agreement with NorthPoint Development for the Lansing RACER Trust Plant 6 Property. Member Carrillo commented on the Site Committee’s review of the agreements. Member Rathbun inquired about the activities included under soft costs. Klein and Robbie Nguyen of NorthPoint Development provided examples of soft costs, including civil and engineering work.

MOTION: Member Carrillo moved to approve the resolution for the Development Agreement, as presented. Member Smith supported the motion.

YEAS: SIX (6)

NAYS: NONE (0)

ABSTENTIONS: ONE (1), Member Jones

6 YEAS, 0 NAYS, 1 ABSTENTION, Motion Carried

Strategic Site Readiness Program Disbursement Agreement (ACTION)

Klein presented on the Strategic Site Readiness Program Disbursement Agreement with NorthPoint Development for the with NorthPoint Development for the Lansing RACER Trust Plant 6 Property.

MOTION: Member Van Fossen moved to approve the resolution for the Strategic Site Readiness Program Disbursement Agreement, as presented. Member Carrillo supported the motion.

YEAS: SIX (6)

NAYS: NONE (0)

ABSTENTIONS: ONE (1), Member Jones

6 YEAS, 0 NAYS, 1 ABSTENTION, Motion Carried

Operations Update

- a. HR Recommendations: Klein informed the Board that the revised Team Member Handbook is now in effect. Klein also noted that he completed the Indispensable Supervisor Training in October.
- b. Job Opening: Klein reported that an offer letter has been issued for the Director of Economic Development position and that an onboarding schedule is being established.
- c. Other Updates: Klein provided updates on several items including professional development opportunities for staff, community outreach efforts, project events, and a preview of items for upcoming Board meetings.

Project and Program Updates

- 1. LEED Initiative: Staff provided updates on upcoming Empower Program and SEED Academy Cohorts as well as the Targeted Redevelopment Program
- 2. Project Events: Staff provided summaries of the recent groundbreaking events for the 820 Miller Rd. Project and South Cedar St. Chick-fil-A.
- 3. OPRA Tax Abatement - District Requests: Staff provided an update on recent requests for OPRA Districts for projects in REO Town and Downtown.

Vice Chair Jones asked about timeline of Ovation Music and Arts Center. Klein noted that renovations on the existing building at 520 S. Washington are underway for the future home of the Lansing Public Media Center and that some site work has begun on the new building with vertical construction commencing in 2026.

Open Forum for LEDC Board Members

Vice Chair Jones inquired about educational opportunities for Board Members. Klein noted that future opportunities can be shared with the Board and that overviews of the Brownfield program and TIFA are available to present to the Board at future meetings or informational sessions.

Other Business

None.

Public Comment

None.

Adjournment

Vice Chair Calvin Jones called the Lansing Economic Development Corporation meeting to adjourn at 9:36A.M.



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



Lansing Economic Development Corporation

2026 REGULAR BOARD OF DIRECTORS MEETING SCHEDULE

Lansing Economic Development Corporation (LEDC)
Lansing Brownfield Redevelopment Authority (LBRA)
Tax Increment Finance Authority (TIFA)

Time and Location*

Lansing Economic Development Corporation (LEDC) Boardroom
401 S. Washington Square, Suite #101
Lansing, Michigan 48933
8:30 AM

Friday, January 9, 2026 **

Friday, February 6, 2026

Friday, March 6, 2026 ***

Friday, April 3 or 10, 2026

Friday, May 1, 2026

Friday, June 5, 2026

Friday, July 10, 2026

Friday, August 7, 2026

Friday, September 4 or 11, 2026 ***

Friday, October 2, 2026

Friday, November 6, 2026

Friday, December 4, 2026

**Time and/or Location of meetings subject to change with notice*

***Annual Meeting / Election of Officers*

****TIFA Informational Meetings*

Adopted by the Board of Directors on: _____