



**Official Proceedings of the City Council
City of Lansing
December 15, 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 President Kost asked people to remember the victims of mass shootings in Australia and at Brown University recently and Council Member Garza asked people to remember Michael Maddaloni, who 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 December 8, 2025

Motion Carried

Special Ceremonies

Appointment; Melissa White as a Resident member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board of Directors for a term to expire July 31, 2029

Resolution #2025-304

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

WHEREAS, the Mayor has made the recommendation for the appointment of Melissa White as a Resident member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board of Directors for a term to expire July 31, 2029; 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 December 10, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Melissa White as a Resident member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board of Directors for a term to expire July 31, 2029.

By Council Member Garza

Motion Carried

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

Appointment; Jeffrey Hank as a Business Representative member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2029

Resolution #2025-305

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

WHEREAS, the Mayor has made the recommendation for the appointment of Jeffrey Hank as a Business Owner member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2029; and

WHEREAS, 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 December 10, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Jeffrey Hank as a Business Owner member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2029.

By Council Member Garza

Motion Carried

City Clerk Swope administered the Oath of Office to Jeffrey Hank as a member of the Michigan Avenue Corridor Improvement Authority Board of Directors.

Appointment; Shaharyar Manawar as a City of Lansing member of the Local Development Finance Authority Board for a term to expire June 30, 2028

Resolution #2025-306

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

WHEREAS, the Mayor has made the recommendation for the appointment of Shaharyar Manawar as a City of Lansing member of the Local Development Finance Authority Board for a term to expire June 30, 2028; and

WHEREAS, the Mayor's office 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 December 10, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Shaharyar Manawar as a City of Lansing member of the Local Development Finance Authority Board for a term to expire June 30, 2028.

By Council Member Garza

Motion Carried

City Clerk Swope administered the Oath of Office to Shaharyar Manawar as a member of the Local Development Finance Authority Board.

Comments by Council Members and the City Clerk

Council President Kost thanked City Council, City Council Staff, Attorney's Office, Mayor's Office and the people who attended Council meetings. He expressed that it has been an honor to serve as Council President this year. He recognized Brian T. Jackson and Jeffrey Brown for their service as Council Members.

Vice President Carter shared similar wishes as Council President Kost, and thanked members of the City Council, Council Staff, Attorney's Office, Mayor's Office. She recognized Brian T. Jackson and Jeffrey Brown for their service as Council Members.

Council Member Hussain shared similar wishes as Council President Kost and Vice-President Carter. He also remarked on the Churchill Downs Holiday Neighborhood Party and his support of Melissa White's appointment.

Council Member Brown expressed thanks for the opportunity to serve the Community.

Council Member Jackson thanked members of the City Council current and past, and shared a warning that there are powers who believe that they are more important than the people.

City Clerk Swope thanked Intern Sahand Mustafa for his internship with the Clerk's Office.

Community Event Announcements

Nick Zande spoke about Christmas Caroling at the State Capitol Christmas Tree, the Ingham County Democratic Party Holiday Party, and a fundraiser for the Lansing First Presbyterian Church Food Pantry.

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

Mayor Schor expressed gratitude to Council Members Brown and Jackson for their service to the City. Then, he provided updates on Lansing City SEED emerging developer program, road fixing suggestion list, 11 new hires to Lansing Police Department and 8 more in the Police Academy, and the budget cuts made unilaterally by the Michigan House of Representative Appropriations Committee that has a dramatic impact on the City of Lansing.

Show Cause Hearings

Orders to Make Safe or Demolish to the owners of 810 Beulah St.

Council Member Pehlivanoglu gave an overview of the Show Cause Hearing.

Comment on Scheduled Show Cause Hearings:

No one from the public spoke in regard to the Show Cause hearing.

Referral of Show Cause Hearings

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

Public Comment on Legislative Matters

Legislative Matters included the following public hearing:

Parks and Recreation Master Plan 2026-2030

Vice President Carter gave an overview of the public hearing.

Public Comment on Legislative Matters:

Ingham County Treasurer Alan Fox spoke about the transfer of all unsold tax reverted properties to the Ingham County Treasurer.

Lorretta Stanaway spoke about her concern with lack of discussion of cemeteries in the Parks and Recreation Master Plan 2026-2030

Ivan Droste spoke against the Payment in Lieu of Taxes (PILOT); Pinebrook Manor, 5911 S. Waverly Rd.

Carver spoke against the Payment in Lieu of Taxes (PILOT); Pinebrook Manor, 5911 S. Waverly Rd.

Aaron Thomas spoke about the Payment in Lieu of Taxes (PILOT); Pinebrook Manor, 5911 S. Waverly Rd.

Jody Washington spoke against the Payment in Lieu of Taxes (PILOT); Pinebrook Manor, 5911 S. Waverly Rd.

Clerk Swope acknowledged several written communications.

Legislative Matters

Referral of Public Hearings

Parks and Recreation Master Plan 2026-2030
Scheduled to be voted on later this evening. No referral.

Consent Agenda

By Vice President Carter

To approve all remaining items on the Consent Agenda.

Motion Carried

Resolution #2025-307

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

WHEREAS, in Resolution 2021-093, the City of Lansing established three Social Districts within the City, the Downtown Social District, the REO Town Social District, and the Old Town Social District; and

WHEREAS, RBM Properties LLC, DBA Grewal Hall at 224, 224 S. Washington Sq., Lansing MI 48933 is located within the previously established commons area of the Downtown Social District; and

WHEREAS, the Committee of the Whole reviewed the request with affirmative action taken; and

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby approves the request from RBM Properties LLC, DBA Grewal Hall at 224, 224 S. Washington Sq., Lansing MI 48933 to be added as a qualified licensee to the Downtown Social District.

BE IT FINALLY RESOLVED, the City Clerk shall notify the Michigan Liquor Control Commission of the addition of the above entity as qualified licensees who may apply for a social district permit.

Adopted as part of the Consent Agenda

Resolution #2025-308

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

WHEREAS, the Lansing Police Department (LPD) applied to the Department of Justice (COPS) for funds to be dedicated to replicate the “2025 LPD Safe Summer” Initiative; and

WHEREAS, LPD was informed September 10, 2025, that it has been approved to receive grant funding reimbursement of salaries and fringes; and

WHEREAS, the total grant compensation is \$175,000 of which \$17,500 is dedicated to admin costs, while \$157,500 is dedicated to enforcement and engagement; and

WHEREAS, there is no local match; and

WHEREAS, LPD plans to utilize the grant funds to fund dedicated patrol officers during the high-volume call and high crime periods of the year (May-October). The officers are assigned to areas and tasks associated with weekly crime data, crime patterns and special requests for police attention; and

WHEREAS, the grant period is October 1, 2025 through September 30, 2027.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the \$175,000 grant from the Department of Justice (COPS).

BE IT FINALLY RESOLVED, that the Administration is authorized to create appropriate accounts and to make the necessary operating transfers for the expenditure and control of the balance of the awarded grant funds.

Adopted as part of the Consent Agenda

Resolution #2025-309

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

WHEREAS, Stoopfest 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; and

WHEREAS, the Stoopfest Inc. is annual music festival held within the City of Lansing.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, recognizes Stoopfest 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 the Stoopfest Inc of 3118 Sablain Parkway Drive.

Adopted as part of the Consent Agenda

Resolution #2025-310

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

WHEREAS, the Mayor has made the recommendation for the reappointment of Dr. Thomas Woods as an At-Large member of the Human Relations and Community Services Advisory Board for a term to expire June 30, 2029; 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 of the Whole met on December 15, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of Dr. Thomas Woods as an At-Large member of the Human Relations and Community Services Advisory Board for a term to expire June 30, 2029.

Adopted as part of the Consent Agenda

Resolutions

Resolution #2025-311

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

Resolution to Establish an Obsolete Property Rehabilitation Act District at 323-327 S. Washington Square, Lansing, Michigan

WHEREAS, pursuant to PA 146 of 2000, the Obsolete Property Rehabilitation Act (the "Act"), the City of Lansing has the authority to establish "Obsolete Property Rehabilitation Districts" within the City of Lansing, and

WHEREAS, Wormwood, LLC, hereinafter called the "Developer" has requested in writing that the City of Lansing establish an Obsolete Property Rehabilitation District (the "District") as enabled by the Act, for the property commonly known as 323-327 S. Washington Square, Lansing, Michigan, and

WHEREAS, the Developer is the legal owner of greater than fifty percent (50%) of all taxable value of the property located within the proposed District, and

WHEREAS, it is determined that the District meets the requirements set forth in section 3(1) of PA 146 of 2000, and

WHEREAS, the Act requires that before establishing the DISTRICT the Lansing City Council shall give written notice by certified mail to the owners of all real property within the proposed District and shall hold a public hearing in order to provide an opportunity for owners, residents or other taxpayers of the City of Lansing to appear and be heard regarding the establishment of the District and that such notice was given and said public hearing was held on December 8, 2025.

NOW THEREFORE BE IT RESOLVED that the following property is hereby approved and established as an Obsolete Property Rehabilitation DISTRICT as provided by Public Act 146 of 2000 legally described as:

323 S. Washington Square (Tax Parcel No. 33-01-01-16-405-082):

N 22 FT LOT 8 & S 21 FT LOT 9 BLOCK 129 ORIG PLAT

327 S. Washington Square (Tax Parcel No. 33-01-01-16-405-111):

S 1/2 OF N 2/3 LOT 8 BLOCK 129 ORIG PLAT; and

BE IT FINALLY RESOLVED that this resolution shall not be construed as the City Council's approval of any future application for an Obsolete Property Rehabilitation Exemption Certificate for the Developer or any other applicant.

By Council Member Garza

Motion Carried

Resolution #2025-312

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

Resolution Objecting to the Transfer of Seven of the Eight Unsold Tax Reverted Properties from the Ingham County Treasurer to the City of Lansing

WHEREAS, Public Act 123 of 1999, hereinafter referred to as the "Act", established an expedited process whereby property on which taxes have not been paid could be sold for unpaid taxes; and

WHEREAS, the Act creates a series of stages through which a property on which the taxes have not been paid must pass before that property can be sold; and

WHEREAS, the Act allowed each county in the State of Michigan to decide whether its treasurer or the State of Michigan would act as the governmental entity responsible for overseeing the stages through which a property on which the taxes have not been paid must pass before the property is sold; and

WHEREAS, the Act refers to the governmental entity responsible for overseeing the stages through which a property on which the taxes have not been paid must pass before the property is sold as the foreclosing governmental unit; and

WHEREAS, pursuant to a concurring resolution of the County Board of Commissioners, the Treasurer of Ingham, (hereinafter referred to as the "Treasurer"), is the foreclosing governmental unit under the Act with authority to take all actions, judicial or otherwise, required under the Act in order to sell property on which the taxes have not been paid in Ingham County; and

WHEREAS, pursuant to the Act fee simple title to a property on which the Treasurer has foreclosed vest in the Treasurer effective on March 31st immediately succeeding the hearing for uncontested cases or 10 days after the conclusion of the hearing for contested cases; and

WHEREAS, the Act prescribes how the Treasurer is to dispose of property obtained by foreclosure; and

WHEREAS, the Act requires that the Treasurer give a list to the Clerk of the City of Lansing which list shall contain all the property in that City on which the Treasurer has foreclosed that has not been sold prior to December 1st of the year in which it is foreclosed upon; and

WHEREAS, unless the City of Lansing objects in writing, the Act requires the Treasurer to transfer to that City fee simple title to the property on that list; and

WHEREAS, the City has received from the Treasurer a list of property that may be transferred to it if it does not object; and

WHEREAS, the City of Lansing does wish to obtain from the Treasurer property at 308 E Cesar E Chavez Avenue (33-01-01-09-404-031) upon which the Treasurer has foreclosed but not sold; and

WHEREAS, the City of Lansing does not wish to obtain from the Treasurer any other property upon which the Treasure has foreclosed but not sold, because of the cost of maintaining such property will exceed any benefit that will be obtained.

NOW, THEREFORE, BE IT RESOLVED, the City of Lansing hereby objects to the transfer of property foreclosed upon by the Treasurer but not sold that are contained on the list thereof filed with the City of Lansing Clerk, except for 308 E Cesar E Chavez Avenue (33-01-01-09-404-031), and said transfers are, therefore, refused:

**2025 Rejection List
City of Lansing**

| PARCEL | ADDRESS | LEGAL |
|---------------------|----------------------|--|
| 33-01-01-03-376-161 | N HIGHT ST (2116) | PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 03/08/2026. LOT 58 PARK MANOR HEIGHTS |
| 33-01-01-08-282-161 | ROOSEVELT AVE (1312) | PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 11/16/2026. W 39.5 FT LOT 114 & S 33 FT OF N 66 FT LOT 119 KNOLLWOOD PARK |
| 33-01-01-09-180-011 | 1342 N WALNUT | S 21 FT LOT 8 & N 26 FT LOT 7; SMITH'S SUB OF LOT 3 & PART OF LOT 4 BLOCK 25 |
| 33-01-01-09-430-401 | E MAPLE ST (528) | PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 04/11/2027. LOT 2 EXC W 1 R ASSESSORS PLAT NO 30 OF BLOCK 19 ORIG PLAT |
| 33-01-01-21-431-045 | 613 AVON ST | W 2 R LOTS 44 & 46 TORRANCE FARM ADD |
| 33-01-01-28-102-181 | W MT HOPE AVE (619) | LOT 6 DUPLEX PARK ADD |
| 33-01-05-06-427-065 | HORACE RD | PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 01/05/2027. N 116 FT LOT 179 WEBSTER FARM SUB NO 3 |

By Council Member Garza

Motion Carried

Resolution #2025-313

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

WHEREAS, in order to be eligible to receive grant funds from the Michigan Department of Natural Resources (MDNR) a five (5) year parks recreation plan, meeting their plan content criteria, has to be on file with the MDNR; and

WHEREAS, the Park Board reviewed the Parks and Recreation Draft Master Plan 2026-2030; and

WHEREAS, the most recent Five-Year Plan expires on December 31, 2025.

WHEREAS, the Department of Natural Resources and Environment requires a public hearing before the local legislative body regarding the Five-Year Plan; and

WHEREAS, the Park Board reviewed the Parks and Recreation Draft Master Plan 2026-2030, at its meeting on October 8, 2025 and moved that the Draft Master Plan be forwarded to the Mayor; and

WHEREAS, the Mayor forwarded the Draft Master Plan 2026-2030 to the City Council; and

WHEREAS, the City Council Committee of the Whole has reviewed the Draft Master Plan; and

WHEREAS, amendments to the Master Plan may be made by the City Council only after a public hearing is held.

WHEREAS, a public hearing has been held on December 15, 2025 and public comment received regarding the Draft 2026-2030 Parks and Recreation Master Plan.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby approves the Parks and Recreation Master Plan 2026–2030 and capital improvements scheduled for grants.

BE IT FINALLY RESOLVED that the Parks and Recreation Department is to forward the Parks and Recreation Master Plan 2026-2030 to the MDNR for review and approval.

By Vice President Carter

Motion Carried

Ordinances for Passage

Passage of Ordinance

An ordinance of the City of Lansing, Michigan, to amend Chapter 812, Section 812.01 of the Lansing Codified Ordinances to modify the boundaries of the Principal Shopping District, as well as Zone B and Zone C North.

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

Yeas: Council Members Brown, Carter, Garza, Hussain, Jackson, Kost, Pehlivanoglu, Spadafore
Nays: None

By Vice President Carter to give the Ordinance immediate effect

Motion Carried

Ordinance #1345

An ordinance of the City of Lansing, Michigan, to amend Chapter 812, Section 812.01 of the Lansing Codified Ordinances to modify the boundaries of the Principal Shopping District, as well as Zone B and Zone C North.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 812, Section 812.01 of the Code of Ordinances of the City of Lansing, Michigan be and is hereby amended to read as follows:

812.01. - Definitions.

As used in this chapter:

Principal Shopping District means the area of the City with the following boundary, including parcels having frontage on the boundary: Beginning at the intersection of the West right-of-way line of S. Capitol Avenue and the north right-of-way line of W. St. Joseph Street (the "Point of Beginning"), proceeding North along S. Capitol Avenue right-of-way line to the center line of W. Washtenaw Street, west along the center line 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 center line 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 west along the W. Saginaw Street center line to the center line of Wisconsin Avenue, north along Wisconsin Avenue (extended) to the intersection of Knollwood Avenue and Willow Street, proceeding east along the Willow Street center line to the east right-of-way line of N. Grand River Avenue, proceeding north along the east right-of-way line of N. Grand River Avenue to the north right-of-way line of North Street, proceeding east along the north right-of-way line of North Street to the east right-of-way line of N. Washington Avenue, proceeding north on the east right-of-way line of N. Washington Avenue to the south right-of-way line of Reasoner Street, proceeding east on the south right-of-way line of Reasoner Street past Turner Street to the south right-of-way line of the CSX railway, proceeding southeasterly along the CSX railway rail right-of-way line to the north right-of-way line of East Cesar E. Chavez Avenue, proceeding east on the north right-of-way line of East Cesar E. Chavez Avenue to the center line of Green Street, then southwest to the southern right-of-way line on East Cesar E. Chavez Avenue, proceeding west along East Cesar E. Chavez Avenue to the center line of Pennsylvania Avenue, south along the center line of Pennsylvania Avenue to the center line of Saginaw Avenue, west along Saginaw Avenue 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 CSX railway right-of-way, south along the Conrail CSX railway 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.

Right-of-way means any land falling between property lines, including streets and sidewalks.

Temporary encroachment means any object placed in the right-of-way, such as a table, chair, display rack, surface level sign, or pushcart.

Zone A means the area of the Principal Shopping District with the following boundary: Beginning at the intersection of the center line of W. Shiawassee Street and the center line of N. Capitol Avenue (the "Point of Beginning - A"), proceeding 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 center line 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 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 means the area of the Principal Shopping District, commonly known as "old town **Old Town**," with the following boundary: Beginning at the intersection of the 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"), proceeding 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 center line 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 center line **N. Capitol Avenue and the center line of W. Saginaw Street (the "Point of Beginning - B")**, proceeding west along the center line of W. Saginaw Street to the center line of Wisconsin Avenue, north along Wisconsin Avenue (extended) to the intersection of Knollwood Avenue and Willow Street, proceeding east along the Willow Street center line to the east right-of-way line of N. Grand River Avenue, proceeding north along the east right-of-way line of N. Grand River Avenue to the north right-of-way line of North street, proceeding east along the north right-of-way line of North Street to the east right-of-way line of N. Washington Avenue, proceeding north on the east right-of-way line of N. Washington Avenue to the south right-of-way line of Reasoner Street, proceeding east on the south right-of-way line of Reasoner Street past Turner Street to the south right-of-way line of the CSX railway, proceeding southeasterly along the CSX railway rail right-of-way line to the north right-of-way line of East Cesar E. Chavez Avenue, proceeding east on the north right-of-way line of East Cesar E. Chavez Avenue to the center line of Green Street, then southwest to the southern right-of-way line on East Cesar E. Chavez Avenue, proceeding west along East Cesar E. Chavez Avenue to the center line of Pennsylvania Avenue, south along the center line of Pennsylvania Avenue to the center line of Saginaw Avenue, west along the Saginaw Avenue centerline to the point of beginning - B.

Zone C North means the area of the Principal Shopping District with the following boundary: 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"), proceeding 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 means the area of the Principal Shopping District with the following boundary: 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"), proceeding east along the W. Lenawee Street center line to the center line of Grand Avenue, north along Grand Avenue center line 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 center line 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.

Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions, or rules inconsistent with the provisions are repealed.

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 City Council, and shall expire December 31, 2034.

Passage of Ordinance

An Ordinance of the City of Lansing, Michigan to amend the Lansing Codified Ordinances, Chapter 1460, Section 1460.51, to add an exemption from collection of a tenant relocation fee if the owner or party in interest demonstrates by clear and convincing evidence that the conditions that caused a rental premises being declared unsafe and uninhabitable were directly attributable to the tenant.

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

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

Nays: None

By Council Member Hussain to give the Ordinance immediate effect

Motion Carried

Ordinance #1346

An Ordinance of the City of Lansing, Michigan to amend the Lansing Codified Ordinances, Chapter 1460, Section 1460.51, to add an exemption from collection of a tenant relocation fee if the owner or party in interest demonstrates by clear and convincing evidence that the conditions that caused a rental premises being declared unsafe and uninhabitable were directly attributable to the tenant.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1460, Section 1460.51, of the Codified Ordinances of the City of Lansing, Michigan, be and hereby is amended as

follows:

1460.51 Tenant Relocation Fee

(a) Fee Responsibility

The owner or party in interest whose name appears on the City's real property tax assessment records for a rental premises shall be responsible for and pay to the City the tenant relocation fee, as provided in subsection (b), in the event of all the following:

- (1) The City Office of Code Compliance determines the tenant or tenants of a rental unit or structure governed by the regulations and requirements of this Chapter 1460 must vacate the rental premises for their health and safety as a result of the rental premises being declared unsafe and uninhabitable;
- (2) At the time it is vacated, the rental structure is legally inhabited pursuant to this Chapter 1460;
- (3) At the time the tenants vacate the rental structure or unit, the owner, tenant, or landlord does not have a valid insurance policy in place that covers tenants' relocation costs in a sum that is equal to or exceeds the Tenant Relocation Fee and provides proof within 24 hours of the request of the insurance policy and coverage in acceptable form to the Manager of Code Compliance; and
- (4) The City provides, at the City's initial cost and expense, immediate temporary replacement relocation housing for the tenant or tenants.

(b) Tenant Relocation Fee

The tenant relocation fee shall be the total sum expended by the City to pay for temporary replacement relocation housing for any and all tenants relocated under subsection (a), except that the fee reimbursement amount shall not be greater than an amount per day to be set by resolution of Council, shall not be for more than 30 days, and shall not exceed the amount the City actually pays for the housing.

(c) Collection

Upon final determination of the tenant relocation fee, the City department responsible for arranging the payment for the temporary replacement relocation housing shall report the amount of the payment to the City Treasurer who shall bill the owner or party in interest by first class mail at the address shown on the City Assessor's records. The full payment of the tenant relocation fee shall be due and payable within 30 days of the mailing. Any portion of the tenant relocation fee remaining unpaid after 30 days from the date of billing shall be a debt subject to collection as provided by law. The owner or interested party shall also be in default to the City until the full amount has been paid.

(d) Exemption

The owner or party in interest may be exempted from collection of a tenant relocation fee under subsection (c) if, within 10 days after a rental premises is vacated as described in subsection (a), the owner or party in interest demonstrates to the Office of Code Compliance, with review by the Office of the City Attorney, by clear and convincing evidence in writing that the conditions that caused the rental premises being declared unsafe and uninhabitable were directly attributable to the tenant or tenants.

Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules inconsistent with the provisions are repealed.

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 City Council, and shall expire December 31, 2034.

Passage of Ordinance

An ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing by adding a new Section 888.35 for the purposes of providing for a service charge in lieu of taxes for one hundred and thirty-six (136) low-income multi-family dwelling units in a project known as Pinebrook Manor, pursuant to the provisions of the State Housing Development Authority Act of 1966, Public Act 346 of 1966, as amended, MCL 125.1401, et seq. (the "Act").

Was read a second time by its title.

By Council Member Garza moved to adopt a substitute Ordinance

Motion carried

The ordinance as substituted was adopted by the following roll call vote:

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

By Council Member Hussain to give the Ordinance immediate effect

Motion Carried

Ordinance #1347

An ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing by adding a new Section 888.35 for the purposes of providing for a service charge in lieu of taxes for one hundred and thirty-six (136) low-income multi-family dwelling units in a project known as Pinebrook Manor, pursuant to the provisions of the State Housing Development Authority Act of 1966, Public Act 346 of 1966, as amended, MCL 125.1401, et seq. (the "Act").

THE CITY OF LANSING ORDAINS:

Section 1. That chapter 888 of the Code of Ordinances of the City of Lansing, Michigan be amended to add a new section 888.35 to read as follows:

888.35 Pinebrook Manor

(a) *Purpose.* It is acknowledged that it is a proper public purpose of the state and its political subdivisions to provide housing for its residents of low and moderate income and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the State Housing Development Authority Act of 1966, being Public Act 346 of 1966, as amended, MCL 125.1401, et seq. The City is authorized by such Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under such Act at any amount it chooses, not to exceed the taxes that would be paid but for this Act. It is further acknowledged that such housing for persons of low and moderate income is a public necessity, and as the City will be benefited and improved by such housing, the encouragement of the same by providing certain real estate tax exemption for such housing is a valid public purpose.

(b) *Definitions.*

- (1) "*Act*" means the State Housing Development Authority Act, being Public Act 346 of 1966, as amended.
- (2) "*Annual shelter rents*" means the total collections during an agreed annual period from all persons of low or moderate income, occupying the housing development representing rents for occupancy, which rental amounts shall be exclusive of charges for gas, electricity, heat or other utilities furnished to the occupants.
- (3) "*Authority*" means the Michigan State Housing Development Authority.
- (4) "*Housing development*" or "*Development*" means a development which contains a significant element of housing for persons of low and moderate income and such elements of other housing, commercial, recreational, industrial, communal and educational facilities as the authority may determine will improve the quality of the development as it relates to housing for persons of low and moderate income. For the purpose of this section, the name of this development is Pinebrook Manor, and consist of one hundred and thirty-six (136) units of rental housing located within Lansing at:

LOT 2 COACHLIGHT ESTATES SUB

- (5) "*HUD*" means The Department of Housing and Urban Development of the United States government.
- (6) "*Low-income housing tax credit program*" means the program established by Section 42 of the United States internal revenue code.
- (7) "*Low or moderate income*" means low- or moderate-income eligibility under the authority act or rules.
- (8) "*Mortgage loan*" means a loan that is federally aided (as defined in Section 11 of the act) or a loan or grant made or to be made by the authority to the Sponsor for the construction, rehabilitation, acquisition and/or permanent financing of a housing project and secured by a mortgage on the housing project.
- (9) "*Sponsor*" means a person or other entity with a housing development which is financed or assisted pursuant to the act. For purposes of this section, the Sponsor of Pinebrook Manor is the Standard Acq Rehab LLC, or its successors or assigns.
- (10) "*Utilities*" means fuel, water, sanitary sewer and/or electrical service, which is paid for by the housing development.

(c) *Establishment of annual service charge.*

- (1) The City acknowledges that the Sponsor and the authority have established the economic feasibility of Pinebrook Manor in reliance upon the enactment and continuing effect of this section and upon the qualification of the one hundred and thirty-six (136) units of housing in the housing development for exemption from all property taxes as established in this section,
- (2) Subject to the conditions and requirements of this section and the act, the one hundred and thirty-six (136) units in the housing development for persons of low and moderate income identified as Pinebrook Manor and the property on which they are constructed shall be exempt from all property taxes for not more than twenty (20) years, commencing with and including tax year 2027.
- (3) In lieu of all said property taxes on the one hundred and thirty-six (136) 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 six percent (6%) of the annual shelter rents.
- (4) The exemption provided under this section shall commence when the Sponsor complies with section 15a(1) of 1966 PA 346, as amended, codified as MCL 125.1415a(1), which provides: the owner of a housing project eligible for the exemption shall file with the local assessing officer (the City Assessor) a notification of the exemption, which shall be in an affidavit form as provided by the authority. The completed affidavit form first shall be submitted to the authority for certification by the authority that the project is eligible for the exemption. The owner then shall file or cause to be filed the certified notification of the exemption with the local Assessing Officer before November 1 of the year preceding the tax year in which the exemption is to begin.
- (5) In addition to the certification required pursuant to subsection (c)(4), the Sponsor shall provide for the housing development annually in writing to the City Assessor for the preceding year in which the property tax exemption was in effect:
 - A. The annual audited accounting report for the Payment In Lieu Of Taxes; and
 - B. A certified statement identifying all the units rented to persons of low or moderate income; and
 - C. If requested by the City, proof that the housing development units have not increased, decreased, or been altered in any form, unless the City has otherwise amended the provisions of this section.

(d) *Limitation on the payment of the annual service charge.* Notwithstanding Subsection (c), the service charge to be paid each year in lieu of taxes for the part of the housing development project that is tax exempt and occupied by other than low- or moderate-income persons shall be equal to the full amount of the taxes that would otherwise be due and payable on that portion of the housing development project if the project were not tax exempt.

(e) *Payment of annual service charge.* The service charge in lieu of taxes, as established under this section, shall be payable in the same manner as general property taxes are payable to the City, except that the annual payment shall be made on or before July 1 of the year following the year upon which such charge is calculated. Collection procedures shall be in accordance with the provisions of the General Property Tax Act (1893 PA 206 as amended; MCL 211.1 et. seq.).

(f) *Contractual effect.* Notwithstanding the provisions of Section 15(a)(5) of the act to the contrary, a contract between the City and the Sponsor with the authority as third-party beneficiary under the contract, to provide tax exemption and accept payment in lieu of taxes as previously described, is effectuated by the enactment of this section.

(g) *Duration.* This section shall remain in effect and shall not terminate for twenty (20) years, commencing with and including tax year 2027, provided that the Sponsor complies with the requirements of the act and this section, and further provided that the housing development continues to be rented to low or moderate income persons at rents determined under the low income housing tax credit program, as the same maybe further amended or superseded, or there is an authority-aided or federally-aided mortgage on the housing development as provided in the act, or the authority or HUD has an interest in the property; but in no event beyond December 31, 2046. If (a) the construction of the housing development project does not commence or the Sponsors fail to obtain a mortgage loan within two (2) years from the effective date of this ordinance, or (b) if transfer of title is not effectuated to Standard Pinebrook Limited Dividend Housing Association Limited Partnership within two (2) years from the effective date of this ordinance or (c) if the Sponsors change the scope or purpose of the one hundred and thirty-six (136) units of housing within the housing development project without the consent of the City, by and through its representatives, and in accordance with the requirements of the Lansing City charter, and the Sponsor or other

responsible party does not cure the violation within ninety (90) days after written notice is given to the Sponsor, then this ordinance shall automatically expire, terminate and be of no further effect.

Section 2. All ordinances, resolutions or rules, ordinances, parts of ordinances, resolutions or rules inconsistent with the provisions hereof are hereby repealed.

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 valid.

Section 4. This ordinance shall take effect on the 30th day after enactment unless given immediate effect by the City Council.

Passage of Ordinance

ORDINANCE FAILED

An ordinance of the City of Lansing, Michigan, to amend Chapter 654 of the Lansing Codified Ordinances Sections 654.02, 654.03, 654.05, 654.07, 654.08, 654.13, and 654.14 to establish that the City of Lansing's regulations regarding noise applies to all properties within the City, with limited exceptions, and to amend how such noise in the City is evaluated, by removing references to decibel levels and instead adopting a plainly audible standard at various distances depending on the time of day..

Was read a second time by its title.

By Council Member Jackson to amend the ordinance that the punishment for all infractions listed in the ordinance would be changed from up to 90 days misdemeanor to civil infractions.

Motion Failed by the following roll call vote:

Yeas: Council Members Carter, Jackson, Spadafore

Nays: Brown Garza, Hussain, Kost, Pehlivanoglu

The ordinance was not adopted by the following roll call vote:

Yeas: Council Members Garza, Hussain, Kost, Pehlivanoglu

Nays: Council Members Brown, Carter, Jackson, Spadafore

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

Item(s) from the Mayor re:

Reappointment; Cassandra Nelson as an At-Large member of the Historic District Commission for a term to expire June 30, 2028

Referred to the Committee of the Whole

Appointment; Kim Butcher as an At-Large member of the Board of Review for a term to expire June 30, 2027

Referred to the Committee of the Whole

Act-7-2025; Sale of City Property, Lot 49, 200 block S. Cedar St. item

Referred to the Committee of the Whole

Setting a Public Hearing on Act-7-2025; Sale of City Property, Lot 49, 200 block S. Cedar St.

Referred to the Committee of the Whole

Z-2-2025; 220 S. Larch St. and 3 adjoining parcels on E. Kalamazoo St. and S. Cedar St., Conditional Rezoning from "DT-3" Urban Core to "IND-1" Industrial

Referred to the Committee of the Whole

Setting a Public Hearing on Z-2-2025; 220 S. Larch St. and 3 adjoining parcels on E. Kalamazoo St. and S. Cedar St., Conditional Rezoning from "DT-3" Urban Core to "IND-1" Industrial

Referred to the Committee of the Whole

SLU-2-2025, Special Land Use Permit, 4220 S. Martin Luther King Jr. Blvd., to authorize use of the existing building as a church
Referred to the Committee on Development and Planning

Setting a Public Hearing on SLU-2-2025, Special Land Use Permit, 4220 S. Martin Luther King Jr. Blvd., to authorize use of the existing building as a church
Referred to the Committee on Development and Planning

Grant Application; Transportation Economic Development Funds grant application for the Capital City Boulevard Reconstruction Project
Referred to the Committee on Ways and Means

• Communications and Petitions, and Other City Related Matters:

Claim Appeal; Claim #2203, Maria Fletcher for \$1,649 in trash fees at 1128 Hickory St.
Referred to the Committee on City Operations

Public Comment on City Government Related Matters

Allison Raeck spoke about the Nova Lansing ModPods location.

Loretta Stanaway spoke about Friends of Lansing Historic Cemeteries.

Jamie Moriaty spoke about the Nova Housing Initiative.

Cutter Hume spoke about ModPods.

Ivan Droste spoke about the homeless encampment near Dietrich Park and ModPods.

Shawn Brock spoke about housing.

Ariel Cushman spoke about treatment of unhoused people.

Aliza Ghaffari spoke about the unhoused community.

William Lawrence spoke about the homeless encampment near Dietrich Park and the ModPods.

Mike Gorishek spoke about the homeless encampment near Dietrich Park and ModPods.

Ted Wilson spoke about spoke about ModPods.

Carver spoke about spoke about ModPods and homelessness.

Darren spoke about spoke about homelessness.

Jennifer Robertson spoke about homelessness.

Nadia Sellers spoke about Code Compliance.

Shantel Spears spoke about Fallen Angels Camp and ModPods.

Jalen Wooster the existence of homeless individuals.

Selkie spoke about the homeless encampment near Dietrich Park and ModPods.

Fredric McLaughlin spoke about improving City utilities and services.

Nicklas Zande spoke about the Fire Chief.

Adjourned Time 9:23 P.M.



Chris Swope, City Clerk