



MINUTES
Committee on Development & Planning
Wednesday, December 10, 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
Daniel Duchane, OCA
Luke Bingaman, Legislative Analyst
Kris Klein, LEDC
Jeffrey Hank
Rawley Van Fossen
Melissa White
Shaharyar Manawar
Aaron Thomas, Standard Communities- virtual
Jessee Fragman, Standard Communities - virtual
Council Member Spadafore, arrived at 4:08 p.m.

Minutes

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE NOVEMBER 26, 2025, MINUTES AS PRESENTED. MOTION CARRIED 3-0.

Public Comment

No public comment at this time.

Discussion/Action:

RESOLUTION – Appointment, Jeffrey Hank; Business Representative, Michigan Avenue Corridor Improvement Authority Board of Directors; Term to Expire June 30, 2029

Mr. Hank introduced himself and his interest in serving. He summarized his residency in East Lansing, but is the owner of properties on Michigan Avenue; one under remodeling. His involvement in the City of Lansing has drawn his interest in this roll on the corridor. He understands the frustration from business owners during the recent road work, so he is mindful of this and would be able to assist in the future when there are large projects that impact the property owners.

Council Member Garza asked about his business locations; 2615 E Michigan, across from Macs Bar and Peoples Kitchen. Council Member Garza asked if he has the time to serve and it was confirmed, he then asked if he would be willing to go to the Ward meetings, and Mr. Hank acknowledged he would. He then spoke on this vision for the corridor, noting it has the potential to be thriving and there are still a lot of vacancies, tracking people from outside the area to come, address safety and economically thriving.

Council Member Hussain asked Mr. Hank if when looking at the corridor, what type of business does he think is lacking, and Mr. Hank did not have the complete answer at the time, but believes restaurants key, but in his area there are not a lot of other businesses, noting he does not see a lot of things lacking. There is a trend of new businesses, and it is the potential of helping, but retail is hard right now, and would like to see opportunities to start up small businesses.

Council Member Kost asked if he had ever worked with the Eastside Neighborhood Association, and Mr. Hanks stated he has not in the past. Council Member Kost asked who asked him to serve, and he stated he spoke to someone that he was interested in, and someone told him to apply. Council Member Kost asked about the one building that is vacant, and Mr. Hank stated it was built in the 1950 so in the past year they have replaced plumbing, windows, doors, framing, signage, etc. and in the process of façade brick work and will be his law office. The property is one property just two businesses. Council Member Kost asked what his vision is for retail since there are 28 vacant businesses between Pennsylvania and I27. Mr. Hank stated his vision for retail, but that is tough even internationally with the economy and competing with businesses like Amazon. He admitted he does not have an answer how to improve getting more retail into the area, but to work on diverse options.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE APPOINTMENT OF JEFFREY HANK TO THE MICHIGAN AVENUE CORRIDOR IMPROVEMENT AUTHORITY BOARD OF DIRECTORS WITH A TERM TO EXPIRE JUNE 30, 2029.

Council Member Kost asked if he would have a conflict attending with this board since it appears he also serves on the East Lansing Charter, and Mr. Hanks confirmed that board is done, so there is not issue.

MOTION CARRIED 3-0.

RESOLUTION – Appointment; Shaharyar Manawar; City of Lansing Member; Local Development Finance Authority Board; Term to Expire June 30, 2028

Mr. Manawar explained his experience with entrepreneur, worked with starting and founding start ups, worked with economic groups, along with the interest in serving he has a strong interest.

Council Member Garza asked Mr. Manawar if he can attend ward and neighborhood meetings to share new from this board, and Mr. Manawar confirmed.

Council Member Hussain asked Mr. Manawar who approached him to serve on this, and Mr. Manawar was interested because he currently works with stakeholders, but he is familiar with the manufacturing along Aurelius, and he sees this is a glass half full.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE APPOINTMENT OF SHAHARYAR MANAWAR, LOCAL DEVELOPMENT FINANCE AUTHORITY BOARD, TERM TO EXPIRE JUNE 30, 2028. MOTION CARRIED 3-0.

RESOLUTION-Appointment; Melissa White; Resident Member; South Martin Luther King Jr. Blvd. Corridor Improvement Authority Board of Directors; Term to Expire July 31, 2029

Ms. White explained why she has an interest to serve on this board, her passion to give back to the community. After obtaining the property at 820 W Miller and understanding the process, and it opened her eyes to how can she help other people in the same situation.

Council Member Garza asked what her vision would be for this corridor. Ms. White stated she used to live at the address on the application, however has moved since then, but still lives within the parameters of the board resident boundaries. Ms. White stated the corridor needs to address businesses that need help for the owners, because some of them are wearing all the hats and need assistance. They need help with healthy options for food because people would be more driven to invest and invest in themselves. If they can lay the foundation for stronger businesses, and transparency for people who want to start their business.

Council Member Garza asked if she would be willing to attend the ward and neighborhood meetings, and she confirmed she would and has already attending the Corridor Board meetings.

Council Member Hussain spoke in support of her interest in serving and understanding. He also asked her to work with the Board to bring in other entities to work with them; CATA, MDOT, the county. Ms. White stated her thrive is going to also work on getting more people involved.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE APPOINTMENT OF MELISSA WHITE, SOUTH MLK JR. BLVD. CORRIDOR IMPROVEMENT AUTHORITY BOARD OF DIRECTORS, TERM TO EXPIRE JULY 31, 2029. MOTION CARRIED 3-0.

RESOLUTION –Objection to Foreclosure Property by the Ingham County Treasurer

Mr. Van Fossen explained that this is done by State statue, with a formula on how that happens, anything not sold at the auctions, the County has to inform the City, and unless the City objects then they are automatically assigned to the City. The ones the City rejects got to the Landbank. Mr. Van Fossen referred now to 308 Cesar Chavez on the list, which was a Make Safe Demolition property, and at this phase the demo bid was awarded in November, however there is another 90-120 days estimated to finish the demolition, some particulars, and there is not a chance to have this finished by 12/31/2025. With demolition they bill the owner, and in this case there is no owner to bill because it was a tax foreclosure so this would be a City cost anyways. The contract for demolition would be with the City anyways. As terms of long term use, maintenance per the Administration would be minimal. This would create a vacant space, and after demolition they would work with LEDC and RFP it out as a single site development or neighboring property. It cannot be a parking lot, and converted to green space until development. This would be a sale and Council would have a final say.

Council Member Kost asked if there is any interest in saving, and Mr. Van Fossen stated someone was at the auction but seeing the Make Safe or Demolition order, they moved away from it. At this point EDP is moving under the demolition with their contract.

Council Member Garza asked if there is a way to recover the cost and Mr. Van Fossen stated it is not appraised but it can be considered, and the cost of demolition is \$88,000.

Council Member Kost asked if that bid could go up, and Mr. Van Fossen stated they could not get into the building, there could be change orders depending on what they find that is new.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE OBJECTION TO FORECLOSURE PROPERTY BY THE INGHAM COUNTY TREASURER. MOTION CARRIED 3-0.

RESOLUTION – OPRA District; 323-327 S Washington Avenue

Mr. Klein had not additional information, but stated when they get to the Certificate part they will be back to Council.

Council Member Kost spoke in support of the interest in this block and connect with the rest of REO Town.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE OPRA DISTRICT 323-327 S WASHINGTON AVENUE. MOTION CARRIED 3-0.

ORDINANCE – Payment in Lieu of Taxes (PILOT); Pinebrook Manor; 5911 S Waverly Road
Members from Standard Communities were online for any additional questions.

Council Member Hussain asked, for the record, if they adjusting the scope of project to move forward at 10%, if forced to move towards 10% would this acquisition of the property still happen, and what is the percentage overall development cost and in market norms.

Mr. Thomas stating at evaluating scope they believe this is the tightest scope, at 10% or lower scope or developer fee, and this is the best they can do with the structures, considering the rents, the work the properties need, considering the tax payer, and they want to use as limited of City funds, and continue to grow what the City receives. As for the percentage, compared to market it is low, it is about 15% of project cost. This is lower than that. There is no circumstance where the developer would do for a negative and it usually for a positive. They are doing more stuff in Michigan and this project is part of it.

Mr. Fragerman stated he is working on that number and will give it shortly.

Council Member Hussain asked if the developer fee is front loaded. Mr. Fragerman 15% is paid at closing and variable amounts paid during progress. There is an amount when construction is completed, and then two other installments, and it takes about 2 years to get paid out.

Mr. Thomas referred to the MSHDA letter he sent and is in the packet, and it speaks to that nothing can get done without the buy-right number. By asking for 6.6% will hold up with precedence through out the State in getting this done.

Council Member Kost if this is the first project in Michigan and was told they are under project in Kalamazoo, and closing on one in Roseville. This specific project was marketed with a developer that sells property throughout the country. Mr. Thomas added that most of these developments have been built in the 1970's and this business buys and holds them decades to come so there is a market. Council Member Kost asked about the other two properties, if they are doing PILOT and was told yet. The one in Kalamazoo is 4% of shelter rents, not voucher based of Section 8 but is work force housing at 40 years. Regarding Roseville property they are looking to get a PILOT there with 32 years 8.77% with same approach of keeping taxes flat to what the City has been receiving.

Pursuant to the earlier question on market, it is 15%, this developer fee is 2.4% of the project cost; \$688,000 out of the total project cost. Council Member Garza asked what kind of remodeling

they are doing that meets the cost they predict. Mr. Fragerman stated this is site work; exteriors with full roof replacements, windows and \$1 million in façade repairs. There is a need for repairs on porches and stairs by inserting porches and stairs on all units, replacing play ground and installing a new bbq area for residents, and the clubhouse already on site will get a refresh as well. As far as interiors, there will be new flooring in the whole units, new stainless steel appliances, cabinets, fixtures, hot water heaters, tub/surrounds. It is a big number, but the rehab is all encompassing.

Council Member Kost spoke on his concerns with owners not being local, the years and the percentage they are asking for, with the understanding of the cost, but what they are proposing could be amended to change some of the costs. There are 32 active PILOT's in the City, and he believed it is enough and these applicants should consider 10%.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE ORDINANCE FOR THE PILOT PINEBROOK MANOR, 5911 S WAVERLY ROAD. MOTION CARRIED 2-1.

OTHER

No other topics of discussion at this time.

ADJOURN

Adjourned at 4:36 p.m.

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

Placed on File by the Committee on February 9, 2026