



MINUTES
Committee of the Whole
Monday, February 9, 2026 @ 5:30 p.m.
Tony Benavides Lansing City Council Chambers

CALL TO ORDER

Council Member Spadafore called the meeting to order at 5:30 p.m.

PRESENT

Councilmember Tamera Carter -arrived at 5:31 p.m.
Councilmember Jeremy Garza
Councilmember Adam Hussain
Councilmember Ryan Kost
Councilmember Clara Martinez
Councilmember Deyanira Nevarez Martinez-arrived at 5:31 p.m.
Councilmember Trini Pehlivanoglu
Councilmember Peter Spadafore

OTHERS PRESENT

Sherrie Boak, Council Staff
Greg Venker, City Attorney
Lisa Hagen-Lawrence, City Attorney
Chris Mumby, Deputy Mayor
Dominic Cochran, Ovation
Emily Linden, Ovation
Jeff Dehan - Owner's Rep. Ovation
John McGraw, Public Safety Complex
Dan Wisinski, Public Safety Complex
Rob Crowe, Christman
Mike Morgan, Owners Rep. City Hall
Chris Martin, Clark Construction
Joseph Davis, local 352

Council President Spadafore amended the agenda to move Item D to the beginning of the meeting, adding a closed session to the end of the meeting, and action item under Other for action after Closed Session.

Minutes

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE MINUTES FROM JANUARY 26, 2026 AS PRESENTED. MOTION CARRIED 8-0.

Public Comment

Mr. Davis, representing BWL members with Local 352 wanted to speak on the Deep Green project, and Council President Spadafore explained that item was Council so that would be open to public comment at that meeting at 7 p.m.

Council President Spadafore listed what was on the committee agenda.

No public comment at this time.

Discussion/Action

RESOLUTION –Appointment; Kim Butcher; At Large Member of the Board of Review; Term to Expire June 30, 2027

Mr. Butcher spoke briefly on his experience and why he applied, acknowledging he has taken the training, received certification, and wants to serve the city.

Council Member Hussain asked Mr. Mumby about the 2021 application, and asked if the administration is re-engaging and they still meet requirements. Mr. Mumby confirmed that it is their process.

Council Member Garza noted the application is Ward 3, and Wabash is Ward 2, and Council President Spadafore noted this is an at large position, so this is okay to move forward.

Council Member Hussain asked Mr. Mumby if the meetings are still online, because the website states they are, and Mr. Mumby stated he would check into it.

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF KIM BUTCHER TO THE BOARD OF REVIEW. MOTION CARRIED 8-0.

Presentations

Ingham County Intermediate School District Superintendent – Jason Mellema

Mr. Mellema first spoke about the number of schools and charter schools in the district, along with number of students. Mr. Mellema then went through the information on the Bond that will be in front of the voters on the May ballot in 2026. Included in the information was a presentation on facilities bonds, .55 mill increase for 20 years that would generate \$99.96 million for Beekman and Hartwood schools, which serve the students at center-based programs. There was a brief overview on the legacy and community of those schools. Mr. Mellema moved through the presentation to facility on challenges and accessibility. There are three areas; engagement, accessibility, and safety that this bond will address. The Beckman center is in the City of Lansing limits, and after it is completed the students will be moved over. They have worked with the Lansing School Board on a sale of \$1 to build this new one adjacent to current.

Council Member Garza asked about \$100 million upgrades, and what is the percentage to each project, and Mr. Mellema stated there is approximately \$65 million for Beekman, and \$35 million to Harwood. The funds have to impact the needs of the special needs students that will be attending.

City Construction Project(s) Updates - Administration

Ovation Update

Mr. Cochran, Ms. Linden and Mr. Deehan came before the Committee to present on the Ovation project. Mr. Cochran presented on the progress with March 2026 as the first phase.

He then went through the existing building on S. Washington, with modifications to plan and they will submit for plan review in March.

Ms. Linden spoke on the budget of \$28 million, and the cost spent at 520 S Washington location is \$2.8 million of that. The construction funds spent to date is \$3,752,595.76 The private fundraising efforts are ongoing. Mr. Cochran provided a study on existing concert venues and economic and tourism impact. Lastly Mr. Cochran provided photos of the progress.

Council President Spadafore asked if they intend for Q1 2027, if that is calendar and Mr. Cochran confirmed March 2027.

Council Member Garza asked for the funds that would be spent on the rendering at the beginning of the presentation and Mr. Cochran stated the construction budget is \$28 million. Council Member Garza asked how much raised, and if exceed that what will change. Mr. Cochran stated they plan to meet the goals, and they were \$3 million over budget, and attempting to get sponsorship and fundraising for funding for the first year open. Offers for first show would be going out in late 2026. The funds for their goal would be for staff and operations, but there is a list of potential enhancements that are long.

Council Member Hussain asked about progress on the new building, and how certain the progress is coming. Mr. Cochran stated they have been told that frost laws should allow work to start in March, and the opening date could change based on getting the geo columns in the ground once that starts.

Council Member Pehlivanoglu noted in the last meeting there was a change in cost savings and now switched over what are those savings in the future. Mr. Cochran stated it achieved was getting back to the \$28 million budget, because at one point they were \$3 million over.

Mr. Deehan stated the new exercise has taken off about \$3 million, and were able to correct some things, and has been valuable.

Council Member Nevarez Martinez stepped away from the meeting at 6:09 p.m.

Public Safety Complex Update

John McGraw, Dan Wisinski, Hobbs and Black representatives were present.

Mr. McGraw stated they are on schedule and on budget.

Council Member Nevarez Martinez stepped away from the meeting at 6:11 p.m.

The public safety complex is 68% complete, Fire Station 2 turned over to the City in November 2025, Fire Station 9 is 75 % complete, Fire Training site is 15% complete and Fire Station 8 is 3%.

Council Member Garza acknowledged them for hiring local work force.

Council Member Hussain asked if they were on time and on budget, and that was confirmed.

Council Member Hussain stepped away from the meeting at 6:13 p.m.

Council President Spadafore acknowledged the contractors and representatives for the work they have done so far.

Council Member Carter acknowledged the contractors and how they worked with all the departments on their input.

Council Member Hussain returned to the meeting at 6:14 p.m.

City Hall

Mr. Martin and Mr. Morgan acknowledged they have a lot of activity happening with looking at moving late Q3 early Q4 of 2026. There is a local firm working on furniture and equipment, contracts out, working on roof currently, on schedule and on track for budget.

Council Member Hussain asked Mr. Mumby for the relocation plan. Mr. Mumby stated they are in initial stages on determining which departments move first. They plan to depend on work load, time of year, and intention to move IT and facilities first, after they will determine which department is first, and provide detail communications to residents. They have not determined how to move; but intend on a department and floor move. Every group will be different. Council member Hussain asked about internally, is the goal to be out Q1 of 2027. Mr. Mumby stated the contract with the purchases, 60 days from last staff, property gets turned over. They have stayed in contact with Bietler Group, the purchaser, and this is a different budget then the Public Safety Complex, so their plan is different.

Council Member Garza asked about the move status for courts, lock up and police in 2026. Mr. Mumby stated that the Public Safety complex will be completed by 12/31/2026 but they will phase in after 1/1/2027.

RESOLUTION – Set a Public Hearing; First Amendment to the Operating Agreement between the City of Lansing and Lansing Entertainment and Public Facilities Authority (LEPFA)

Mr. Venker provided an explanation on the amendment, which main purpose of which initially was to extend the deadline on termination of the 10 year current agreement. It currently ends 10/2026, but with the new agreement with LEPFA and ASM Global Legends, with a request to extend by 4 years, 10/19/2030. The agreement was cleaned up to remove the City Market reference, also moving Groesbeck Golf Course in, and changing stadium name to Jackson Field. Lastly, Mr. Venker stated there is an allowance for Legends to market naming rights, not stadium, and in order that to be allowed, there was a provision to permit that marketing to occur. Anything will need final approval from the Mayor.

Council President Spadafore asked about the naming rights, and if the City has veto authority, and Mr. Venker stated yes. Mr. Venker stated they do not have a desire to change the name of Groesbeck.

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR THE FIRST AMENDMENT TO THE LEPFA AND CITY OF LANSING AGREEMENT FOR FEBRUARY 23, 2026. MOTION CARRIED 8-0.

OTHER

CLOSED SESSION

MOTION BY COUNCIL MEMBER PEHLIVANOGLU THAT Pursuant to MCL 15.268(e), City Council will move into closed session at 6:29 p.m. to consult with the City Attorney in connection with pending litigation, that being Hulon v. City of Lansing et. al. An open meeting will have a detrimental financial effect on the litigating or settlement position of the City of Lansing concerning this case. Outside Counsel working on the case, Andrew Brege is invited into this portion of the closed session.

In addition, pursuant to MCL 15.268(1)(h) of the Open Meetings Act, I hereby move that once discussion regarding the litigation matter concludes, that we continue the closed session to consult with the City Attorney to consider material exempt from discussion or disclosure by state statute. Specifically, to discuss written material from the City Attorney provided under attorney-client privilege and attorney work-product, and which is also exempt from disclosure under the Freedom of Information Act pursuant to MCL 15.243(1)(g).

ROLL CALL VOTE, MOTION CARRIED 8-0.

RECONVENE

Council President Spadafore reconvened the meeting at 7:30 p.m.

MOTION BY COUNCIL MEMBER PEHLIVANOGLU EARLIER THIS EVENING WE RECESSED INTO CLOSED SESSION TO DISCUSS A PENDING LITIGATION MATTER. WE RECEIVED A RECOMMENDATION FROM THE CITY ATTORNEY, IN COORDINATION WITH OUTSIDE LEGAL COUNSEL INVOLVED IN THE CASE HULON V. CITY OF LANSING ET. AL. THE PARTIES HAVE REACHED A SETTLEMENT AGREEMENT, WHICH REQUIRES APPROVAL OF THIS BODY. I MOVE TO APPROVE THE RESOLUTION REGARDING THE SETTLEMENT OF HULON V. CITY OF LANSING ET. AL. WITH THE TERMS AS DISCUSSED IN CLOSED SESSION AS OUTLINED IN THE RESOLUTION IN FRONT OF YOU. MOTION CARRIED 8-0.

Adjourn

The meeting adjourned at: 7:32 pm

Respectfully Submitted by,

Sherrie Boak, Recording Secretary, Lansing City Council

Approved by the Committee February 23, 2026