



MINUTES

Committee on Development and Planning

Monday, October 1, 2018 @ 4:00 p.m.

Council Conference Room, City Hall 10th Floor

CALL TO ORDER

Council Member Hussain called the meeting to order at 4:01 p.m.

PRESENT

Council Member Hussain, Chair

Council Member Spitzley, Vice-Chair- absent

Council Member Washington, Member

OTHERS PRESENT

Sherrie Boak, Council Staff

Jim Smiertka, City Attorney

Greg Venker, Assistant City Attorney

Council Member Garza

Dave VanHarren, Tri Terra

Dawn Van Halst, Tri Terra

Drew Friects, Waypoint Residential

Ethan Leavitt

Jennie Kirby

Joseph Lese

Susan Stachowiak, Economic Development & Planning

Kathy Miles

Kris Klein, LEAP

Elaine Womboldt

PUBLIC COMMENT

Public Comment taken at each agenda items.

MINUTES

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE MINUTES FROM SEPTEMBER 17, 2018 AS PRESENTED. MOTION CARRIED 2-0.

DISCUSSION/ACTION

RESOLUTION – Brownfield #73; Waypoint Residential LLC; 3600 Dunckel Road

MOTION BY COUNCIL MEMBER WASHINGTON TO REMOVE THE AGENDA ITEM FROM THE TABLE. MOTION CARRIED 2-0.

Mr. Klein summarized the project as a \$52 million development, with \$500,000 in public improvements. There will be \$125,000 in new income tax, \$6,310,987 total new taxes generated through to taxing units, and \$4,511,490 in eligible activities cost. This will be a 20 year plan and they will have \$738,970 in captured. The applicants with Tri-Terra and Waypoint distributed a letter dated 10/1/20218 outlining their past projects and a list of the unions they met with and a supporting letter from Price Dobernik with the UA Local Union 333. Mr. Friects also provided a list of trades that were union on the last two projects including structure, elevators, and grading, excavating, fencing, asphalt, landscape, concrete, drywall, plumbing and overhead doors. And he added they hire the most qualified cost effective contractors. He then informed the Committee that they have an online tracking tool to see who gets the bids, and asked all the union representatives to provide him with the list of their contractors and they will put in their bidding.

Ms. Womboldt spoke in support of the project.

Council Member Garza stated he heard a rumor Waypoint was looking at another contractor. Mr. Friects confirmed they are trying to get the best financially viable prices so they engaged in a second quote to get price opinion. Their goal is to make sure the prices from Weiland are accurate, but their goal is to stay with Weiland. He assured the Committee that if they go with the new contractor, they will follow the same process and review and approve every subcontractor, and have goals to use local and the union.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE BROWNFIELD #73; WAYPOINT RESIDENTIAL LLC; 3600 DUNCKEL ROAD. MOTION CARRIED 2-0.

RESOLUTION - PRD 1-2018; 3600 Dunckel Road (South 9.6 Acres) & Adjoining Vacant Parcel
Ms. Stachowiak explained to the Committee that a PRD (planned residential development) because there is more than one multi-family structure on one parcel, and therefore that requires the City approval of the design, layout, and units. There was no hearing required with Council but the Planning Board held their hearing and recommended approval.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE PRD-1-2018 FOR 3600 DUNCKEL ROAD. MOTION CARRIED 3-0. MOTION CARRIED 2-0.

RESOLUTION – Set the Public Hearing; Brownfield # 74; 930 W Holmes, LLC; 930 W Holmes
The Committee was informed that the project is 100,000 sq. ft. former office on 9 acres and they plan to develop into a climate controlled storage facility with 873 units. The work will include interior demolition, asbestos abatement, replacing the roof and a large portion of public improvements. The project will be \$4.2 million, with \$825, 000 eligible for brownfield reimbursement. It will create 2-4 jobs; with \$1.7 million in new taxes, and the pass through will be \$775,000 to the jurisdictions. They plan to capture \$825, 000 capture in the 16 year plan starting 2019. Part of the project will include removing some of the 5.5 acres of asphalt to help with drainage. This will then include new concrete curbing, asphalt and signage, with an estimated cost of \$500,000 in public improvement.

Mitch Design representative provided information and acknowledged he had been working with LEAP and the City Engineers on the improvements and the impact on the City infrastructure. Most of the concern is to the east of the site, and so they have proposed green spaces to alleviate the drainage to the south.

Ms. Womboldt spoke in support of the project.

Council Member Washington asked who the general contractor was going to be, and was informed they have not chosen one yet, but do understand local labor is important and will always use.

MOTION BY COUNCIL MEMBER WASHINGTON TO SET THE PUBLIC HEARING FOR BROWNFILDED #74 ; 930 W HOLMES, FOR OCTOBER 22, 2018. MOTION CARRIED 10/22. MOTION CARRIED 2-0.

Council Member Hussain invited the applicants to attend the October 8, 2018 Council meeting to do a brief presentation on the project.

Adjourn

Adjourned at 4:35 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

Lansing City Council

Approved by the Committee on October 15, 2018_____