



MINUTES
Committee on Development and Planning
Monday, August 12, 2019 @ 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 Garza, Vice-Chair- excused
Council Member Washington, Member

OTHERS PRESENT

Sherrie Boak, Council Staff
Lisa Hagen, Council Legal Analyst
Joseph Abood, Chief Deputy City Attorney
Stephen Purchase, Summit Street Development
Greg Venker, Assistant City Attorney
Hannah Bryant, LEAP
Anum Mughal, LEAP
Susan Stachowiak, Economic Development & Planning
Karl Dorshimer, LEAP
Steve Purchase
John Hindo
Terri Fitzpatrick, Boji Group
Jessica DeBone, Boji Group
Wayne Sieloff, Capital Area Airport
Bob Vanartel
Bryan Beverly
Dianne Hartwell
Steve Bohlar
Nikki Solden, Soldens Pet Supplies
Jeffrey Johnson, Bake N Cakes

PUBLIC COMMENT

No public comment.

MINUTES

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE MINUTES FROM JULY 8, 2019 AS PRESENTED. MOTION CARRIED 2-0.

DISCUSSION/ACTION

ORDINANCE- Rezoning annexed properties; S. Waverly and Jolly Road

Council Member Hussain outlined the history of the property and location and the recommendation for final designation from the Planning Board. Ms. Stachowiak added that there are seven (7) parcels total on Waverly, and one (1) on Jolly. The Jolly Road parcel is single family and will be rezoned as such, and the Waverly parcels will be rezoned E-2 Commercial. When they first were annexed into the City they were rezoned F-Commercial which was the closed to the zoning they were in the township.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE ORDINANCE FOR REZONING OF THE RECENTLY ANNEXED PROPERTIES ON S WAVERLY AND JOLLY ROAD. MOTION CARRIED 2-0.

ORDINANCE - Z-4-2019; 213 E. Malcom X Street; "C" Residential to "F" Commercial

Council Member Hussain note that he house has been deeded to the applicant and a historic preservation deed restriction applied. The required public hearing for the rezoning was held on July 29th.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE ORDINANCE FOR Z-4-2019. MOTION CARRIED 2-0.

RESOLUTION – OPRA District; 700 May Street, Summit Street Development, LLC

Mr. Purchased made statements to the Committee summarizing the timeline the ownership has been in effect, the various phases of redevelopment, and noted this would represent the final phases of development. At this time, he clarified, they are only asking for the OPRA District due to immediate improvements that need to be addressed, so they were looking to secure the designation. Council Member Hussain asked Mr. Dorshimer what the maximum an OPRA can be held and was told seven (7) years.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTON FOR THE OPRA DISTRICT FOR 700 MAY STREET. MOTION CARRIED 2-0.

RESOLUTION – Set Public Hearing for the Intent to Create North Grand River Avenue Corridor Improvement Authority

RESOLUTION - Set Public Hearing for the Intent to Create South Martin Luther King Jr. Blvd Corridor Improvement Authority

Ms. Bryant went through the presentation in the packet, outlining what a corridor improvement authority is, what the improvements are, taxes, boundaries, board appointments, and lastly summarized the meetings held with partners in the affected communities as they explored what they wanted to see in those corridors. Council Member Hussain asked what their timeline would be, and Ms. Bryant stated the hearing would be September 23, 2019 with the intention to be back before Council in December, 2019. The Committee reviewed the map of the proposed authority on N. Grand River and asked why they chose those areas, boundaries and "branches" of abutting street. Mr. Dorshimer confirmed there was consideration place on boundaries similar to Michigan and Saginaw authorities, and also in the case of N Grand River, the group concurred they went from the airport to Cedar to pick up the heavily traveled patterns, Old Town and other established abutting neighborhoods. Mr. Markel, Mr. Beverly and Mr. Sieloff all spoke on their support and goals for the corridor authority. Council Member Washington spoke in support of the authorities, noting that since the City has two already, the process should move

along in a timely manner, at which point Mr. Smiertka did acknowledge there are provisions for notices, plans, boundaries and TIFA guidelines that have to be followed.

The group then reviewed the map for the South Martin Luther King Jr. Blvd. Corridor Authority, and Mr. Johnson and Ms. Solden spoke on their support of the authority, as business owners in the affected area. They spoke in support of traffic calming, improving the bus stops, improvements, pocket parks, lighting and addressing pedestrian travel. Council Member Washington asked if MLK was part of the opportunity zone, and Ms. Bryant confirmed. Ms. Bryan then completed the review of the presentation in the packet.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION TO SET THE HEARING FOR SEPTEMBER 23, 2019 FOR THE INTENT TO CREATE A NORTH GRAND RIVER AVENUE CORRIDOR IMPROVEMENT AUTHORITY. MOTION CARRIED 2-0.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION TO SET THE HEARING FOR SEPTEMBER 23, 2019 FOR THE INTENT TO CREATE A SOUTH MARTIN LUTHER KING JR. BLVD. CORRIDOR IMPROVEMENT AUTHORITY. MOTION CARRIED 2-0.

RESOLUTION – Set Public Hearing; Brownfield Plan #76; Farnum Building Redevelopment Project; 123 West Allegan Street

Introductions

Mr. Dorshimer summarized the \$20 million project with brownfield eligibilities. This would reimburse \$2.8 million over a 21 year period, and with the property in the TIFA, 10% of the new taxes will pass to the TIFA capture. Of that 10%, 5% will go to brownfield revolving and 5% to brownfield administration. When the brownfield plan expires, TIFA will capture all. Over the 21 years this will be \$125,000 in revolving, and with the State tax at 3 mills it will be \$171,000 over 21 years. Mr. Dorshimer concluded by informing the Committee that the applicants have taken the interest off the table, which would have made it closer to a \$4.5 million plan. The Boji Group representative provided a brief presentation, also included in the packet, which spoke to the 10-story, 90,000 sq. ft. building, age, location, their portfolio, and project summary. This project will include interior demolition, asbestos abatement, new utilities, new fire protection, roof replacement, elevator repairs bathroom renovations, sidewalk improvements, lighting and historic preservation. The group proposed a timeline of abatement by 4/1/2020, 9th and 10th floor work complete y 9/1/2020 and the project completion by 1/15/2021. Council Member Washington asked if they believed they would have tenants to fill the space, and it was confirmed by all members present from the Boji Group.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR AUGUST 26TH, 2019 FOR THE BROWNFIELD #76; FARNUM BUILDING REDEVELOPMENT PROJECT AT 123 WEST ALLEGAN STREET. MOTION CARRIED 2-0.

DISCUSSION - Brownfield Plan #70; 735 Hazel, LLC; “The Wing”; 735 Hazel Street, Transfer of Ownership

Mr. Dorshimer confirmed the only information that LEAP had at this time was included in the letter they provided. They are aware the property was sold, but assure the Committee that the Brownfield that was issued and the project cannot proceed with a new owner. The incentives that were issued are no longer available to a new owner. There has been nothing provided to his officer on who the new owner is, and they have not contacted his office in search of

incentives. Lastly, Mr. Dorshimer confirmed that at this time, there is nothing the Council has to do.

Other

No other topics.

Adjourn

Adjourned at 4:52 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

Lansing City Council

Approved by the Committee August 26, 2019