



MINUTES
Committee on Development and Planning
Monday, September 23, 2019 @ 4:00 p.m.
Council Conference Room, City Hall 10th Floor

CALL TO ORDER

Council Member Hussain called the meeting to order at 4:00 p.m.

PRESENT

Council Member Hussain, Chair
Council Member Garza, Vice-Chair
Council Member Washington, Member

OTHERS PRESENT

Sherrie Boak, Council Staff
Hannah Bryant LEAP
Kris Klein, LEAP
Joan Nelson
Karl Dorshimer, LEAP
Greg Venker, Assistant City Attorney – arrived at 4:02 p.m. left at 4:52 p.m.
John Long, Pres. ANC Board
Amanda O'Boyle – arrived at 4:03 p.m.
Jonathon Lukco
Scott Gillespie
Matt McNeil
Jonathon Lum
Andi Bourgeios

PUBLIC COMMENT

No public comment.

MINUTES

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE MINUTES FROM SEPTEMBER 9, 2019 AS PRESENTED. MOTION CARRIED 3-0.

DISCUSSION/ACTION

RESOLUTION - Set Public Hearing; OPRA District; ANC Holdings; 1611 East Kalamazoo

Ms. Nelson distributed additional information on the property outlining the property, organization, and the proposed construction. The Allen Neighborhood Center partnered with Cinnarie and Cinnarie Solutions for the future plans for the conversion of the complex to occupy the block for a comprehensive community hub with 29 apartments and mixed use. Ms. Nelson

noted that of those 29 units they are hoping to have half of the units available for age friendly housing. The presentation concluded with a highlight of the four (4) strategic priorities which includes stabilization and strengthening of E. Kalamazoo Corridor, development of age-friendly affordable housing, creation of a pipeline for small-scale food-processing infrastructure, and growing the food innovation district. Mr. Klein and Mr. Dorshimer with LEAP had no additional information to add. Council Member Hussain inquired into the funding, and Ms. Nelson acknowledged they have gotten property specific grants, will be bringing in \$100,000 to build out, and also received \$850,000 from EGLE to address the challenges of the rehabilitation. Mr. Lun went through the footprint outlining the new and old parts of the building, noting they have been to the Board of Zoning Appeals. It was noted the East end of the current building will be torn down and rebuild within the same footprint. Council Member Hussain asked what the number of units would be at, and Ms. Nelson replied there will be four studio, 15 1 bedroom and 10 two bedroom with green features and amenities. Council Member Garza asked if they have chosen a developer for the construction and was told they are working with Cinnaire Solutions and speaking to two construction managers, both in Lansing. Council Member Washington asked if there would be a green space in the development for the resident and it was confirmed there would be areas on both the East and West sides of the rear development.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR THE OPRA DISTRICT AT 1611 EAST KALAMAZOO FOR OCTOBER 14, 2019. MOTION CARRIED 3-0.

RESOLUTION – Set Public Hearing; OPRA Certificate; Blackboard District LLC; 1030 South Holmes Street

Mr. McNeal introduced himself and acknowledged their work with the LEAP on the project that had already received the OPRA District approval under another business. Mr. Klein acknowledged the OPRA Certificate for that business, Spartan Internet, was revoked by City Council earlier in 2019, and Blackboard District LLC purchased the proposed in March 2019. Mr. McNeal briefly informed the Committee of their intentions to renovate the blighted property with market rate apartments with 40 units at 300-800 square feet. He confirmed they have spoken to the neighborhoods and intend to keep the current green space. The contractor for the property will be local and they plan to hire a property manager on site when the project is done. Council Member Hussain asked for historical information on the property, and when it was last a school, and was informed by the applicants, they thought it was 1990. Council Member Washington asked about the market rate, and Mr. McNeal stated it was intended to price for those live and work in the area, which they believe could be \$700. The OPRA Certificate itself will be for 12 years. Council Members asked where the project would be bid, and when they plan to begin, at which Mr. McNeal informed them they plan to begin in Spring 2020 and will post the work on the Bidders Exchange. Mr. Klein concluded by informing the Committee they will see a rezoning application in the future, because the applicant has applied to rezone it for increased density.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR THE OPRA CERTIFICATE AT 1030 SOUTH HOLMES ROAD FOR OCTOBER 14, 2019. MOTION CARRIED 3-0.

RESOLUTION – Set Public Hearing; Saginaw Street Corridor Improvement Authority Development and Finance Plan

Mr. Lukco and Mr. Hammond spoke to the Committee on their plans for the Saginaw Corridor, which included the process that was taken over the last six months which included outreach, survey's and meeting with the City's Economic Development & Planning office. They have kept

it in line with the Master Plan and will update the plan as the Master Plan gets updated. The Authority focus was community driven and future reinvestment. This includes design focus on active lifestyles by encouraging walking or bikes; walkable, pedestrian-oriented mixed-use corridor, and safe transit for all uses of the streets. Ms. Bryant briefly went over the presentation slides and the slide on the funding, which will be addressed with grants, and partnerships public and private. The breakdown in the presentation was a three year based on 1% inflation total City of Lansing capture at \$10,809 and 15 year at \$225,107. Council Member Washington inquired into the neighborhoods and Mr. Hammond assured the Committee that neighborhoods are strong participants and have recently been heavily involved in recreational art, and trail projects. Council Member Garza asked about the potential for turning Saginaw into a 2-way street and Mr. Hammond agreed it would be a future study. Mr. Dorshimer concluded the discussion by stating this would not be a new tax, and they are not changing the tax base, but capturing more then City tax.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR THE SAGINAW STREET CORRIDOR IMPROVEMENT AUTHORITY DEVELOPMENT AND FINANCE PLAN FOR OCTOBER 28, 2019. MOTION CARRIED 3-0.

Participant – lower rates allowing funding fro other spending in the city.

RESOLUTION – Set Public Hearing; Michigan Avenue Corridor Improvement Authority Development and Finance Plan

Mr. Lum outlined the plans, proposed work within the master plan, and partnerships with private owners in the corridor to extenuate. It was noted the plan also includes programming for future events, and their intent to initially capture enough to have a part time employee to go after grant opportunities. Mr. Gillespie spoke briefly on his support of the plan.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR THE MICHIGAN AVENUE CORRIDOR IMPROVEMENT AUTHORITY DEVELOPMENT AND FINANCE PLAN FOR OCTOBER 28, 2019. MOTION CARRIED 3-0.

Other

No other topics of discussion.

Adjourn

Adjourned at 4:58 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

Lansing City Council

Approved by the Committee October 14, 2019