



MINUTES
Committee on Development and Planning
Monday, October 14, 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- excused

OTHERS PRESENT

Sherrie Boak, Council Staff
Jim Smiertka, City Attorney
Greg Venker, Assistant City Attorney- arrived at 4:03 p.m.
Amanda O'Boyle, Assistant City Attorney– arrived at 4:15 p.m.
Laurie Strauss Baumer
Will Randle, True North Development
Eric Helzer, Advanced Redevelopment Solutions
Ann Parry, Public Service Department

PUBLIC COMMENT

No public comment.

MINUTES

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE MINUTES FROM SEPTEMBER 23, 2019 AS PRESENTED. MOTION CARRIED 2-0.

DISCUSSION/ACTION

RESOLUTION – Appointment; Laurie Strauss Baumer; Michigan Avenue Corridor Improvement Authority; Term to Expire June 30, 2022

Ms. Strauss Baumer provided details on her work experience, past experience and interest in the involvement with the Authority. Council Member Hussain referenced the application, noting her preference for the Mayor's Art and Culture Commission, and she confirmed she was a member, but had a continued interest in this Authority as well.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF LAURIE STRAUSS BAUMER TO THE MICHIGAN AVENUE CORRIDOR IMPROVEMENT AUTHORITY. MOTION CARRIED 2-0.

ORDINANCE – Z-5-2019; 521 W Hillsdale Street; “DM-4” Residential to “D-1” Professional Office

The applicant was not present, but Council Member Hussain outlined the project which was to convert the current building into an attorney office with this approve rezoning. It was noted that the application would not be on the Council agenda later today due to an error on the agenda publication. If approved at this Committee it would appear on the October 28, 2019 Council agenda for final action.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE ORDINANCE FOR Z-5-2019. MOTION CARRIED 2-0.

RESOLUTION – Introduction & Setting of Public Hearing; Z-6-2019; 33-01-01-16-428-131; Rezoning from “G-1” Business District to “H” Light Industrial

The applicant was not present, but Council Member Hussain this was a vacant parcel just south of Liskey fronting on Larch which is currently being used for parking, however was zoned Business District. This would allow all abutting parcels and this one to conform with the same zoning and use.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO INTRODUCE AND SET THE PUBLIC HEARING FOR Z-6-2019 FOR NOVEMBER 18, 2019. MOTION CARRIED 2-0.

RESOLUTION – ACT-14-2019; Easement; Northwest Corner of Miller and Aurelius for Traffic Signal

Ms. Parry confirmed that road construction in this area required them to expand the area to accommodate a signal box and sidewalk. The City reached out to Jackson National Life, the property owners and they were interested and willing to grant the easement to the City for this use.

Council Member Garza inquired about the status of the road project itself.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR ACT-14-2019. MOTION CARRIED 2-0.

RESOLUTION – Set Public Hearing; Retract Brownfield #45; Old Town Temple Building Rehabilitation Project

Mr. Klein stated the request to retract Brownfield Plan #45 is to accommodate for the new owner and their future Brownfield request. Mr. Klein spoke briefly on the future referral for a new Brownfield and uses.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR NOVEMBER 18, 2019 FOR THE RETRACTION OF BROWNFIELD #45 FOR OLD TOWN TEMPLE BUILDING REHABILITATION PROJECT. MOTION CARRIED 2-0.

'RESOLUTION – Set Public Hearing: Brownfield #77; 500 Block Redevelopment Project at 501 S Capitol Avenue & 520 S. Washington Avenue

Mr. Klein outlined the project, which he stated would be creating mixed use in the existing buildings and the construction a new building for primarily residential.

Mr. Randle and Mr. Helzer distributed a presentation that was in the packet and proceeded to go through the document. The beginning highlighted the location within proximity to parks, the rivers, CATA, the new downtown Meijer's, ballpark and provide for new residential in the area. Further, into the presentation, they highlighted the project, which includes an existing building that needs to be repurposed; which is a separate developer and separate financing. The 501 block and new building on 502 are all in phase 1 which is an estimated 44 multi-family apartment building, and 23,461 sq. ft. finished office/commercial space. Council Member Hussain asked if the 44 units would be a mix, and they were able to provide the following details:

Studio- averaging 410 sq. ft. – 4

1 bedroom – averaging 500-800 sq. ft. – 28

2 bedroom – averaging 900-1,000 sq. ft. – 12

The new construction building will consist of 116 units and 3,500 sq. ft. commercial:

Studio – 12

1 bedroom – 70

2 bedroom – 34

The next slides presented by Mr. Helzer and Mr. Randle outlined phase 2, the overview and figures including the \$31.2 million approximate total investment and developer eligible activities hard costs at \$7,196,602 not including acquisition and cost of refinancing. Regarding the Brownfield, the plan is \$8.6 million for building 1 with completion date of August 1, 2021 and building 2 at \$22.6 million with completion date of May 1, 2022. Both admitted they are currently addressing parking because lenders do not recognize Lansing as an urban destination so the parking counts are up, and they will be back to retro fit with offsite parking or underground parking. Currently they are planning for the residential units at 1/1 and commercial parking will conform.

The Committee and Mr. Randle briefly spoke about Urban Systems and the proposed project at Hazel Street.

The presentation continued with renderings from different angles, along with the breakdown of eligible costs on slide 15 in the packet, estimated gain in taxes of \$13,243,238. Council Member Hussain asked how much in GF the City of Lansing will see in the \$11,024,756 in new taxes captured, and Mr. Helzer referred the Committee to slide 17 which provided a breakdown of total cumulative Local Taxes at \$6,547,551 and outlined the process to calculate based on the BRA local and 20% of City operating and City Debt overall.

Lastly, the applicants confirmed they have meetings schedule with local unions, will use the transparent bidding process and have hired the General Contractor Weiland.

The Committee discussed the upcoming November and December meeting schedule and determined they would amend their schedule to meet on October 28, 2019, November 18, 2019, December 2, 2019 and December 16, 2019.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR BROWNFIELD #77 FOR NOVEMBER 18, 2019. MOTION CARRIED 2-0.

Other

No other topics of discussion.

Adjourn

Adjourned at 4:55 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

Lansing City Council

Approved by the Committee October 28, 2019