



MINUTES
Committee on Development and Planning
Monday, October 28, 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
Jim Smiertka, City Attorney
Lisa Hagen, Assistant City Attorney, Council Research Assistant
Greg Venker, Assistant City Attorney
Jessica DeBone
Marilyn Crowley, Michigan Community Capital
Tricia Walthorn, Gillespie
Dave VanHaaren, Tri-Terra
Susan Stachowiak, Economic Development & Planning
Karl Dorshimer, LEAP

PUBLIC COMMENT

No public comment.

MINUTES

Gavel passed to Council Member Washington.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM OCTOBER 14, 2019 AS PRESENTED. MOTION CARRIED 2-0.

Gavel passed to Council Member Hussain.

DISCUSSION/ACTION

RESOLUTION – OPRA District; ANC Holdings; 1611 East Kalamazoo

Council Member Hussain confirmed there have been no comments or changes since the public hearing.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION FOR THE OPRA DISTRICT FOR 1611 EAST KALAMAZOO. MOTION CARRIED 2-0.

RESOLUTION – OPRA Certificate; Blackboard District LLC 1030 S. Holmes Street

Council Member Hussain confirmed there have been no changes or comments from the public hearing.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION FOR THE OPRA CERTIFICATE FOR BLACKBOARD DISTRICT LLC 1030 S HOLMES STREET. MOTION CARRIED 2-0.

RESOLUTION – Set Public Hearing; Brownfield #75-Amendment; Capital City Market Brownfield Redevelopment Project; 636 E Michigan & 119 S Larch (portion)

Mr. Dorshimer explained that the Brownfield was being amended to include a small portion of land that they found out they needed to acquire during the recent construction. The neighboring property had a portion of their building's footings on this property, so this applicant acquire that easement and addressed the issue, therefore now needing to expand the Brownfield area to include that portion. Mr. Dorshimer confirmed there were not changes to the figures.

Ms. Walhorn presented updated renderings and acknowledged they are on track and on budget.

Ms. Debone explained the project and confirmed that the portion added is only .01 acres. Council Member Hussain asked how the reimbursement could not change if they are adding additional eligible activities. Ms. DeBone confirmed those are being covered by contingencies, and the demolition was covered in the grant budget from EGLE.

Council Member Hussain pointed out the wrong address in the Notice of Public Hearing and asked it be corrected before it was presented to Council. Ms. Boak confirmed with OCA the correct language should be "636 East Michigan Avenue" in the second paragraph under "property commonly referred to as".

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR NOVEMBER 18, 2019 FOR THE BROWNFIELD #75 AMENDMENT AT CAPITAL CITY MARKET, 636 E MICHIGAN AVENUE AND 119 S LARCH. MOTION CARRIED 2-0.

RESOLUTION – Set Public Hearing; Brownfield #78; Temple Redevelopment Project; 502 E Cesar Chavez Avenue

Ms. Crowley first outlined the Michigan Community Capital, which owns Lansing Acquisitions 500, LLC and is 501(c) (3), retains long-term ownership and invests in mixed use and multi-family projects. In a project it was noted would be first floor retail on corner units and MCC will have their office located here also, and then upper floor housing. This will consist of 31 apartments; work force/luxury. There will be no low income housing, MCC focuses on middle class housing and the smallest studio will begin at \$700 and then up to \$1600 for 2 bedroom. The studio will start at 360 sq. ft., Mr. VanHaaran presented the rest of the handout which spoke to renderings, brownfield conditions, and the total taxes. These were listed at a total capture of \$2,382,980 and the remainder of \$424,939 to the taxing units. Mr. Dorshimer confirmed it would take 30 years to capture and reimburse with \$2.5 million in brownfield

eligibility in that time. Council Member Hussain asked if there was a universal development agreement and if it was the newest version, and Mr. Dorshimer confirmed.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR NOVEMBER 18, 2019 FOR THE BROWNFIELD #78 FOR TEMPLE REDEVELOPMENT AT 502 E CESAR CHAVEZ AVENUE. MOTION CARRIED 2-0.

RESOLUTION – Set Public Hearing; Z-7-2019; 1310 Knollwood Avenue; F Commercial to B Residential

Ms. Stachowiak confirmed that his application is to bring the property into conformity because currently as it sits the owners are having a hard time selling, getting loans and it limits what can be built on the site. The Planning Board met on October 1, 2019 and approved unanimously with no additional comments.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR NOVEMBER 18, 2019 FOR Z-7-2019; KNOLLWOOD AVENUE. MOTION CARRIED 2-0.

Other

No other topics of discussion.

Adjourn

Adjourned at 4:35 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

Lansing City Council

Approved by the Committee November 18, 2019