



Lansing Brownfield Redevelopment Authority (LBRA)

Board of Directors Meeting

Friday, March 6, 2026 – 8:30 AM

Lansing EDC Office - 401 S. Washington Sq. Suite 101, Lansing, MI 48933

AGENDA

1. Call to Order
2. Approval of LBRA Board Meeting Minutes – Friday, February 6, 2026
3. Financial Update
4. Submittal of Draft FY2026/2027 LBRA Budget (ACTION)
5. Open Forum for LBRA Board Members
6. Other Business
7. Public Comment
8. Adjournment



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MINUTES

- Members Present:** Shelley Davis Boyd, Calvin Jones, Catherine Rathbun, Jonathan Smith, Bryan Britten, Rawley Van Fossen, Dr. Alane Laws-Barker (arrived 8:34), Chaz Carrillo (arrived 8:40)
- Members Absent:** Dr. Cristina Benton
- Staff Present:** Kris Klein, Amiee Evans, Brian Swett, Alex Watkins, Shay Manawar, Chelsea Dowler, Kahleea Washington
- Guests:** Tyler Baker and Bill Tucker from Maner Costerisan, CPAs

Call to Order/Rollcall

Chair Shelley Davis Boyd called the Lansing Brownfield Redevelopment Authority meeting to order at 8:31 A.M.

Approval of LBRA Board Meeting Minutes – Friday, January 9, 2026 (ACTION)

MOTION: Member Van Fossen moved to approve the LBRA Board meeting minutes of Friday, January 9, 2026, as presented. Motion seconded by Member Jones.

YEAS: Six (6); Unanimous, motion carried.

Financial Update

Klein provided a financial update to the Board.

FY2024/2025 Audited Financial Statements (ACTION)

Bill Tucker from Maner Costerisan presented the Fiscal Year 2025 audited financial statements and audit report for the LBRA to the Board.

MOTION: Member Smith moved to approve the LBRA Audited Financial Statements for FY2025 as presented. Motion seconded by Member Van Fossen.

YEAS: Eight (8); Unanimous, motion carried. (Jones was out of office, and did not vote)

Adoption of FOIA Policy (ACTION)

Klein presented the FOIA Policy for consideration of adoption by the Board.

MOTION: Member Britten moved to approve the adoption of the FOIA Policy as presented.
Motion seconded by Member Carrillo.

YEAS: Eight (8); Unanimous, motion carried.

Open Forum for LBRA Board Members

None

Other Business

None

Public Comment

None

Adjournment

Chair Boyd called the Lansing Brownfield Redevelopment Authority meeting to adjourn at 8:46 A.M.



Kris Klein, President & CEO
Lansing Economic Development Corporation (LEDC)

Lansing Brownfield Redevelopment Authority

Fiscal Year July 1, 2026 - June 30, 2027

Affiliated Agency Budget - LEDC

	FY2025 Amended Budget	FY2026 Adopted Budget	FY2026 Projected Budget	FY2027 Proposed Budget	Percent Change
<u>Revenues</u>					
RLF A TAX REVENUE	673,671	687,144	654,645	700,887	2.0%
PLAN 2 MOTOR WHEEL	240,712	44,129	247,730	51,288	16.2%
PLAN 9 SCHAFER BAKERY	368	375	392	399	6.5%
PLAN 20 LORANN OILS	-	-	-	-	0.0%
PLAN 30 BROWNFIELD DEV SPEC	-	Plan Ended	-	Plan Ended	0.0%
PLAN 37 CEDAR ST SCHOOL	26,048	26,569	-	Plan Ended	0.0%
PLAN 42 NU UNION	15,079	15,381	13,523	15,689	2.0%
PLAN 8b JNL	117,888	Plan Ended	12,891	Plan Ended	0.0%
PLAN 49 MARSHALL ST ARMORY	10,571	10,783	10,860	11,078	2.7%
PLAN 77 501,503 S. CAPITOL	491,778	501,613	501,891	511,929	2.1%
PLAN 78 TEMPLE LOFTS	71,003	72,423	63,781	73,872	2.0%
PLAN 39 ACCIDENT FUND	1,817,912	1,854,271	2,431,233	2,479,858	33.7%
3 MILLS SET STATE BRF	361,364	368,591	334,718	375,963	2.0%
PLAN 52 MARKETPLACE PARTNER	400,780	408,796	413,438	421,707	3.2%
PLAN 55A BALLPARK NORTH	259,212	264,396	245,527	269,684	2.0%
PLAN 56 EMERGENT BIOSOLUTIONS	543,768	554,643	560,115	571,317	3.0%
PLAN 58 HIGH GRADE MATERIALS	15,387	15,695	16,215	16,539	5.4%
PLAN 59 400 N. GRAND	787	803	-	Plan Ended	0.0%
PLAN 60 RISE PROPERERTIES	1,524,603	1,555,095	1,530,126	1,586,197	2.0%
PLAN 61 FELKOUTS	35,675	-	58,761	Plan Ending	0.0%
PLAN 62 OLIVER TOWERS	157,975	161,134	137,090	164,357	2.0%
PLAN 63 2000 BLOCK	54,153	55,236	56,530	57,660	4.4%
PLAN 65 SOUTH STREET	39,012	39,792	40,514	41,324	3.9%
PLAN 66 FLUID CHILLERS	36,169	36,892	20,208	37,630	2.0%
PLAN 71 NEOGEN	4,319	4,406	4,353	4,494	2.0%
PLAN 74 MIDWEST SELF STORAGE	73,792	75,267	71,555	76,773	2.0%
PLAN 54 Y SITE	342,388	349,236	232,304	356,220	2.0%
PLAN 67 2200 BLOCK E MICH	87,848	89,605	84,705	91,397	2.0%
PLAN 75 CAP CITY MKT	542,220	553,065	547,500	564,126	2.0%
PLAN 76 BOJI FARNUM	280,619	286,231	324,021	330,502	15.5%
PLAN 73 3600 DUNCKEL	505,359	515,466	522,390	532,838	3.4%
PLAN 68 515 IONIA	10,721	10,935	11,233	11,458	4.8%
PLAN 72 RED CEDAR DEV	3,961,323	4,040,549	3,781,883	4,121,360	2.0%
PLAN 79 MI REALTORS	55,285	56,391	47,297	57,519	2.0%
PLAN 81 NEOGEN EXPANSION	185,424	189,133	108,631	192,915	2.0%
PLAN 83 MONEYBALL	6,186	6,310	6,765	6,900	9.4%
PLAN 84 505 & 507 SHIAWASSEE	-	1,378	-	1,406	2.0%
INTEREST INCOME	300,000	300,000	300,000	300,000	0.0%
OTHER REVENUES & ADMIN	446,810	452,279	455,301	461,112	2.0%
TOTAL REVENUES	13,696,207	13,604,011	13,848,125	14,496,398	6.6%

Expenditures

REVOLVING FUND A	673,671	687,144	654,645	700,887	2.0%
PROJ COSTS PLAN 77 S. CAPITOL	491,778	501,613	501,891	511,929	2.1%
PROJ COSTS PLAN 78 TEMPLE LOFT	71,003	72,423	63,781	73,872	2.0%
PROJ COSTS PLAN 39 ACC. FUND	1,817,912	1,854,271	2,431,233	2,479,858	33.7%
PROJ COSTS PLAN 2 MOTOR WHEEL	240,712	44,129	247,730	51,288	16.2%
PROJ COSTS PLAN 9 SCHAFFER BAKE	368	375	392	399	6.5%
PROJ COSTS PLAN 20 LORANN OILS	-	-	-	-	0.0%
PROJ COSTS PLAN 30 BRWNFLD DEV	-	Plan Ended	-	Plan Ended	0.0%
PLAN 37 CEDAR ST SCHOOL	26,048	26,569	-	Plan Ended	0.0%
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TOTAL EXPENDITURES	13,696,207	13,604,011	13,848,125	14,496,398	6.6%