



MINUTES
Committee of the Whole
Monday, March 9, 2026 @ 5:00 p.m.
Tony Benavides Lansing City Council Chambers

CALL TO ORDER

Council Member Spadafore called the meeting to order at 5:00 p.m.

Council President Spadafore stated to the public that they would be doing public comment different tonight, allowing people to sign up until they get to the *Public Comment* section on the agenda.

PRESENT

Councilmember Tamera Carter
Councilmember Jeremy Garza
Councilmember Adam Hussain
Councilmember Ryan Kost- excused
Councilmember Clara Martinez
Councilmember Deyanira Nevarez Martinez
Councilmember Trini Pehlivanoglu
Councilmember Peter Spadafore

OTHERS PRESENT

Sherrie Boak, Council Staff
Greg Venker, City Attorney
Lisa Hagen-Lawrence, City Attorney
Mark Lawrence, Mayors Office
Derek Melot, EOCC
Caitlin O'Rourke
Shelbi Frayer
Heather Shawa, LBWL
Scott Taylor, LBWL
Loretta Stanaway

Minutes

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE MINUTES FROM FEBRUARY 23, 2026 AS PRESENTED. MOTION CARRIED 7-0.

Council President Spadafore noted that they have moved public comment to after presentations, then take any actions after public comment on some items.

Presentation

Elected Officers Compensation Commission Process- Commission Chairperson Derek Melot
Mr. Melot explained his service on the Commission, an outline of what the EOCC is and their decisions on compensation for elected officials for the City of Lansing. The Commission meets in February and has a decision due in 45 days, members of Commission are confirmed

by Council. This Commission has met since the beginning of February, and during the time so far they have looked at the union contracts, comparison back to 1991 on the elected officials coming up with:

Inflation Consideration Details

Mayor

1991 = 71,950

Inflation to 12/25 = 173,222

Actual 12/25 = 148,112

Clerk

1991 = 46,300

Inflation to 12/25 = 111,469

Actual 12/25 = 123,600

Council Prez

1991 = 12,877

Inflation to 12/25 = 31,001

Actual 12/25 = 30,730

Council VP

1991 = 12,877

Inflation to 12/25 = 31,001

Actual 12/25 = 28,999

Council Member

12,877

Inflation to 12/25 = 31,001

Actual 12/25 = 28,147

Council Member Hussain asked about any efforts to solicit public input. Mr. Melot stated they have not solicited any public meetings, and they do follow the OMA and attendance by the public seems sporadic. What they have seen in the past, is the public sometimes sees this as a performance evaluation, but it is an HR evaluation. Council Member Hussain asked about the benchmarks; similar sized cities, and asked if they have looked at this year. Mr. Melot stated that HR does provide the comparison breakdowns, per form of government; strong mayor similar to the City of Lansing. With the data they have gotten this year, Lansing falls in the middle. Council Member Hussain asked if someone wants to attend, and Mr. Melot stated their next meeting is this Thursday, 3/12 at noon.

Council Member Nevarez Martinez asked about the analysis of similar cities, and if they look into if those communities have council staffing to handle some of their constituent work. Mr. Melot stated they do not break it down by staffing.

Council Member Spadafore reminded the public the Commission has to propose their report, and Council has 30 days to reject it for it not to come into effect. Mr. Melot noted that at the end of the process, the Commission will submit 3 letters of determination so each could rest on its own; Council, Clerk, Mayor.

Ms. O'Rourke is not present at this time and will be moved later in the meeting.

Board of Water & Light Annual Audit for Fiscal Year Ending June 30, 2025

Council Member Pehlivanoglu stepped away from the meeting at 5:14 p.m.

Mr. Taylor, CFO, and Ms. Shawa presented on the audit that was completed on October, 2025.

Council Member Pehlivanoglu returned to the meeting at 5:15 p.m.

Mr. Taylor referred to the most recent audit in the packet, conducted by Baker Tilly, and they received an unmodified audit, and a clean audit and they met their bond requirements. Mr. Taylor referenced the packet pages 19-20 on the summary, the revenue, and energy generated. Regarding their defined plan at 122% funded and their retirement plans are doing well.

Council President Spadafore asked about the \$9 million net operating/profit, compared to \$27 million after a rate increase that was controversial, and asked to explain maintaining reliability and affordability. Mr. Taylor acknowledged that they do need to generate a return to reinvest in the infrastructure.

Appointment Interview- Elected Officers Compensation Commission Vacancy – Caitlin O'Rourke

Ms. O'Rourke summarized a little about herself, and why she has an interest in serving on this Commission, where she serves on other boards.

Council Member Hussain asked about the date on the application, which was 2025, and she stated that was an error, it was 2026.

Council Member Hussain asked about her employer and if they fund raise for political aspects and Ms. O'Rourke they work for the non-profits.

New Hope Community Center – The Nest; 332 S Townsend – SLU 2-2026 Z-2-2026- Shelbi Frayer

Council President Spadafore stated she is here because there were some questions on this and they did not want to have a hearing and vote the same night without giving Council a chance to ask questions.

Ms. Frayer went through a packet in the meeting on the property and the applications. She summarized the recent happenings, the map location in relation to other homeless shelters. Ms. Frayer spoke on partnerships with other shelters on day services, and their new proposed site that is across the street from City Rescue, Reutter Park, Cata and library. This moving day services from 8-5, and it is critical to have those day services.

Council President Spadafore took a brief pause to encourage any public to speak they should sign up before public comment on the agenda.

Council Member Garza asked if day services were strictly for veterans and family, and Ms. Frayer stated it is open for everyone.

Council Member Hussain asked if there will be a closure time in transition, and Ms. Frayer stated that anyone seeking shelter will have a shelter in the transition. Council Member Hussain asked about the medical services and who provides. Ms. Frayer stated McLaren Medical mobile clinic comes out twice a week. Council Member Hussain asked about previous reductions of services from New Hope, and asked what the future funding sources are. Ms. Frayer stated that for years Holy Services subsidized New Hope, but in this case this is a smaller site and operational efficiencies, able to manage grants better, running more efficiently. This is a heavy grant based non-profit, and hopeful loss of funds to not happen, so they are putting things in place so not to run into issues.

Council Member Carter referred back to overnight shelter for veterans, and asked if there are other wrap around services or partnerships. Ms. Frayer stated the grant is through the VA, and there are milestones that each veteran has to meet.

Council President Spadafore stated the public hearing will be March 23rd .

Public Comment –

Ms. Stanaway asked about what will happen with the building on Larch that New Hope is leaving, secondly regarding on the EOCC presentation, and how they have evaluated how wages of the public have kept up with inflation, and lastly with the Deep Green for public hearing on ACT and Conditional rezoning she asked for more time before a vote. She spoke in opposition to conditional rezonings; historical data on Deep Green properties, the background on the 3rd party of the group managing the fuel cells.

Discussion/Action

RESOLUTION – Appointment; Caitlin O'Rourke; At Large Member of the Elected Officers Compensation Commission; Term to Expire October 1, 2027

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE RESOLUTION WITH THE APPOINTMENT OF CAITLIN O'ROURKE AS AT LARGE MEMBER OF THE EOCC. MOTION CARRIED 7-0.

RESOLUTION – Designation of Baker Tilly as the Lansing Board of Water and Light External Auditor

Ms. Shawa and Mr. Taylor spoke on the auditor selection process, and since City Charter deems the BWL auditor be confirmed by the City Council, it is now in front of Council. In the process they reach out to multiple firms, do a RFP and part of their vendor platform. They received 3 bidders and evaluated on 20 criteria points. Because they are the current auditor they have been informed if they are awarded they will have to rotate their principal auditor and the confirmed.

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE RESOLUTION ACCEPTING THE RECOMMENDATION FO THE LBWL BOARD OF COMMISSIONERS FOR BAKER TILLY AS THEIR EXTERNAL AUDITOR. MOTION CARRIED 7-0.

RESOLUTION – Operating Agreement; Lansing Entertainment and Public Facilities Authority (LEPFA)

Mr. Venker stated this is an extension of the operating agreement to extend the duration with LEPFA with ASM Global(now Legends Global), the City Market formally pulled, Groesbeck is added, and they have the ability to market naming rights not already named sites.

Council Member Hussain asked what agreement have they managed. Mr. Venker stated that LEPFA has been managing Groesbeck. They also have added the ability to market the naming rights, and the City has the authority to veto the naming.

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE AMENDMENT OPERATING AGREEMENT WITH LEPFA. MOTION CARRIED 7-0.

PLACE ON FILE – Boards and Commissions Term Expiration Report

Council President Spadafore stated this was before Council per the Charter 5-103.4, and Mr. Lawrence is present for questions.

Council Member Pehlivanoglu asked if when the referrals for the expired positions on June 30 will be expected. Mr. Lawrence stated the deadline would be third week in May, but did not have the date now, but would get.

Council Member Hussain asked about those that expire, do they reach out to see if they want to continue to serve, and Mr. Lawrence confirmed they do. Council Member Hussain asked what do they do internally if someone wants to continue. Mr. Lawrence stated it is up to the Mayor's discretion, look at the applications that are sitting, how long that person has served, if they want to continue they take that into consideration, but a lot is up to the Mayor. Council Member Hussain asked if they choose not to reappoint, how is that communicated. Mr. Lawrence stated they will be communicated directly via the Mayor or staff.

Council Member Nevarez Martinez noted there are 9 vacancies in Ward 2 coming up in June, and asked how are they recruiting those. Mr. Lawrence stated they will use their website, through neighborhoods, some people will write in or call on a matter and they will put those on a list for future. Council Member Nevarez Martinez invited them to the Ward 2 meetings are speak, and he acknowledged.

Council Member Carter asked if they thought about attending the neighborhood meetings, and Mr. Lawrence acknowledged. Council Member Carter asked for updated applications, and Mr. Lawrence acknowledged that the new charter does require new applications for reappointments.

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO PLACE ON FILE. MOTION CARRIED 7-0.

RESOLUTION - Budget Amendment; Fiscal Year 2025-2026 Second Quarter

Mr. Brower summarized their process over the year on looking at revenue and expenditures to look at differences in the underlying operating from the original. In this resolution tonight, there is a change per the completion of the audit and year to date reports; expecting changes in the OPIOD interest revenue, additional funds, revenue sharing, road funding changes in State budget changes, grants from Department of Justice to hire police officers combined with State revenue sharing funds. The document reflects the pension compensation based on the actuary request for contribution increase, and having the funding available from increased income taxes this was set aside to make that payment. With the local street funding and changes in State structure, they would expect \$6 million which will allow to catch up on needs in the city. They are currently evaluating when there funds will arrive, and the effect of the State bill took effect 3 months into the City fiscal year, and in January when new taxes came into effect the City will see the new increases distributed to local governments. In summary, he noted the available resources to address challenges as they occur.

Council President Spadafore spoke briefly on the disaster contingency fund, and the Code Blue funds came in higher, and asked if there is something that defines what the disaster contingency can be used and if this built in. Mr. Brower stated that is I the Michigan language on Chart of Accounts, used for planning and response to natural and man made disasters. He noted that Code Blue would be eligible for these funds, and they have carried forward basic needs funding.

Council Member Garza asked about the federal grant and 3 years for public safety revenue and is that enough funds to keep those officers on for those years. Mr. Brower explained the funds would be for 4 years, with limited funding from the State and Federal funding. So the City is combining the two sources of funding to stretch it out and build it into the City budget, but each year incremental \$250,000 above what contributed the previous year. The hope is to have this built in for the 6 officers. This is 15% for advance peace, and 38% other funding and 46% state and federal funding, providing 6 years of operations.

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE RESOLUTION FOR THE BUDGET AMENDMENT 2ND QUARTER FOR FY 2025-2026. MOTION CARRIED 7-0.

RESOLUTION -Set public Hearing; ACT-7-2025; Sale of City Property; Lot 49, 200 Block S Cedar Street

Mr. Venker stated ACT was unchanged, the agreement now includes the project will comply with the noise ordinance, and will not be eligible for any exemption for industrial zone or industrial use. Language was added for penalty if they did not hit the employment in the agreement; 18 FTE once up an running, and now there is a financial penalty if they do not have those 18, that they would pay to the City. There is a reference to the Lansing Building Authority as an interested party, because when doing title work, all records shows the City owns, but there was a taking of domain on the southern lot by the Lansing Building Aiuthroity and they are aware and have agreed to transfer to the City. Once the by-sell is approved, the language says the Building Authority will work with the title company to provide the language to hand over.

Council Member Nevarez Martinez asked if this was vacant before parking lot. Mr. Venker stated in 1990 the City was taken for the purpose of a parking lot. In 2008 it was purchased for two parking lots.

Council Member Hussain asked if there is any inclusion of green space, parks, public art. Mr. Venker stated that because of where it is, there is not a specific description of green space or art, but that they shall comply with DT-3, regarding screening the building will be built close to the property lines, there are a few rows of trees. Council Member Hussain noted that at the past meeting the appraisal was 2003, and asked for a formal market sales comp. Mr. Venker stated that there has not been an informal appraisal, and by observation of \$1.4 million for two parking lots is high, and he could look into that and get back to Council.

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO SET A PUBLIC HEARING FOR ACT-7-2026 FOR MARCH 23, 2026. MOTION CARRIED 7-0.

Council President Spadafore confirmed that there is an option for the proposed vacant building of New Hope, and Ms. Frayer confirmed.

RESOLUTION – Introduce and Set Public Hearing; Z-3-2026; Conditional Rezoning; 220 S Larch Street and 3 adjoining parcels on E. Kalamazoo St and S Cedar St., Conditional Rezoning from DT-3 Urban Core to Ind-1 Industrial

Mr. Venker stated the only change is the applicant and who is offering the conditions. The conditions match to the project and offers City of Lansing as owners of parcels, Gillespie as owners, and letter of support of those conditions by the potential. The City is added as co-applicant, and otherwise materials are the same.

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR Z-3-2026 FOR APRIL 6, 2026. MOTION CARRIED 7-0.

OTHER

No other topics.

Adjourn

The meeting adjourned at: 6:18 pm

Respectfully Submitted by,

Sherrie Boak, Recording Secretary, Lansing City Council

Approved by the Committee March 23, 2026