



MINUTES
Committee of the Whole
Monday, March 23, 2026 @ 5:30 p.m.
Tony Benavides Lansing City Council Chambers

CALL TO ORDER

Council Member Spadafore called the meeting to order at 5:30 p.m.

PRESENT

Councilmember Tamera Carter
Councilmember Jeremy Garza
Councilmember Adam Hussain
Councilmember Ryan Kost
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- arrived at 5:40 p.m.
Brett Kaschinske, Parks and Recreation
Rawley Van Fossen, EDP
Jon Hartzell, Lansing Shuffle- virtual
Kris Klein, LEDC
Loretta Stanaway
Mike Dombrowski
Isreal Martinez
Cathleen Edgerly, DLI Director
Lori Baumer, Community Foundation
Ivan Droste
Deborah Mulchahey
Jody Washington
Jason, supporter of Lansing Shuffle
Kris Klein, LEDC
Jon Hartzell, Lansing Shuffle

Minutes

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE MINUTES FROM MARCH 9, 2026 AS PRESENTED. MOTION CARRIED 8-0.

Council President Spadafore stated that tonight there will be discussion on ACT-4-2026 but no action tonight.

Public Comment

Ms. Stanaway stated that the sale of Lansing Shuffle also includes the dedicated park land it sites on, and spoke in opposition to the action now for what she believed is a rush to get on the August ballot. She noted the Park Board itself tabled at their last meeting, and asked Council wait for Park Board to weigh in before Council action. Ms. Stanaway asked for a current appraisal as well. Ms. Stanaway spoke on where the funds would go in her understanding, the details on other options or what it appears the tenant/purchaser has an interest for purchasing.

Mr. Dombrowski spoke as an individual Board member of the Park Board, not speaking for the full Board, and reiterated that the Park Board did not vote at the March 11th meeting, and they were not told that Council vote was imminent. If they would have known Council was acting today they would have acted. Mr. Dombrowski then spoke on the impact of the sale, were not provide an appraisal and it should have been provided as due diligence. Mr. Dombrowski asked Council to not vote until the Park Board does their due diligence and provide recommendations to Council.

Israel spoke on his experience with Lansing Shuffle, and in support of the sale.

Ms. Edgerly spoke in support of Lansing Shuffle and putting the sale before the public for a vote on a future ballot.

Ms. Baumer spoke on the impact of contributions to riverfront areas, and impact of Lansing Shuffle, and recently Community Foundation did an anonymous survey on the riverfront, and results that spoke to Lansing Shuffle. Ms. Baumer spoke in support of the sale to Lansing Shuffle.

Mr. Droste asked if the item on the Lansing Shuffle was being tabled at the Council meeting would be tabled as well, and Council President Spadafore confirmed. Mr. Droste voiced concerns on the approach for why Lansing Shuffle wants to purchase other than to restructure the loan, and opposition to the sale noting his belief is that the value is more than what they are offering, and asked for an updated appraisal.

Ms. Mulchahey spoke on the historical area of "City Market" and asked for a community market. She noted that it was approached 8 years ago with the public and the public spoke and voted no.

Jason spoke on the community space and event usage at the Lansing Shuffle, speaking in support of the sale.

Ms. Washington spoke in support of the not taking action tonight, and asked for the Park Board input. She noted that she has concerns with the reasoning for the purchase, and the historical details on the lease to this tenant. She voiced concerns with what happens in the future if their business fails, and what they could put there if they have to sell. Ms. Washington asked what amount is in the Community Foundation, what do they do with the funds, and asked Council to do their due diligence.

Discussion/Action

RESOLUTION – Ballot Proposal ACT-4-2026; Sale of Lansing Shuffle Building, 325 Riverfront Dr.

Council President Spadafore reiterated that there will be no action tonight at Committee or Council.

Mr. Klein, Mr. Hartzell and Mr. Kaschinske spoke on the proposal and sale request.

Mr. Hartzell stated that during the due diligence process they found out they were behind on personal property taxes in 2024 and 2025, taking care of 2024 today and will take care of 2025 back taxes before the next meeting in the process.

Mr. Klein went through a presentation and historical access to the building, and impact of this sale on Rotary Park and park land. The first part of the presentation was on the overall history of the property. The presentation then outlined the current lease structure.

Mr. Hartzell spoke on what the vision and service of Lansing Shuffle; food and entertainment space. Mr. Hartzell spoke why they are considering the sale now, and noted he wanted to purchase in the beginning, and spoke on the lease rate, which was as is, and investment with the risk on the property, and lease structure. There is currently a lease-hold debt, and part of this proposal is to have funds to do the maintenance and build out. Once this is sold, the request now is for the public to vote on a sale, and the conditions of the sale is set with the City. In negotiations there are options of easements, and uses. Currently Lansing Shuffle covers utilities for Rotary Park and will be willing to keep; currently Lansing Shuffle has the bathrooms and maintain them; and part of the original negotiations is because the asset did not have much infrastructure, and have agreed to take that debt, if they did not have it hurt later and have appraisal after their investment they put into the building. At the time of the lease, Council thought that to be fair negotiation.

Mr. Klein went through the process of the sale; Planning Commission on March 3rd with unanimous vote, and was tabled at the Park Board on March 11th. If approved by Council for ballot language it would go on the August ballot, and if approved the sale agreement will be executed.

Council Member Garza asked about the sale price, and assessing email in the packet, with \$4,900 revenue with the sale. Council Member Garza then asked about the \$4.2 million invested and why the property taxes would be more than \$4,900. Mr. Lawrence was not able to respond. Council Member Garza asked what would the City have to pay if they wanted to buy it back. Mr. Klein stated the assessment was provided by the assessor as part of the ACT package, and it has been consistent throughout. Regarding the sale price back to the City, looking at the whole process is to finance improvements, and to look at how to repurchase it would not have to interfere with refinance, so to buy back would depend.

Council Member Hussain spoke about the value, and number from the City assessor, is what was established in 2018, and the SEV has to be 50% of the true cash value. There is a limit on what the sale is due to the lease. Mr. Venker could not speak to how the assessed value is determined. He did confirm that if sold, it would uncapped, and then it would be assessed for that. Council Member Hussain asked if the appraised value of 2018 and what other amounts to get to this proposed sale. Mr. Klein stated there was \$720,000 of 2018 appraisal, assistance from Brownfield, return on equity on that, and \$172,000 captured on what when into the property. Council Member Hussain asked about sale proceeds, those coming to Council, and would taxes go to GF, and Mr. Klein stated it would be TIFA. Council Member Hussain asked if lease payments are parks or GF, and Mr. Klein stated Parks. Council Member Hussain noted that the last official date for the August ballot, is May 12th, so there is time for Council to address before that date. It is not required to go to Park Board, but he believes that it is important for the Park Board to see and do their due diligence.

Council Member Martinez asked Mr. Kaschinske if this sale impacts negatively impacting the Parks system. Mr. Kaschinske stated that people see the shuffle now and when there was nothing there. This is part of the system, part of the riverfront, part of the investment by Community Foundation, and his belief is that this is part of the events that are held there.

Council Member Martinez asked if with the sale, they have to operate within the perimeters of the current zoning, and Mr. Venker confirmed. Council Member Martinez referred to the packet for the public where there is a map.

Council President Spadafore reiterated that when action is taken it is for language for the ballot for the voters to determine a sale.

Council Member Kost asked for confirmation if there is delinquent property taxes, and Mr. Hartzell confirmed they just found out last Friday and did pay 2024, and plan to pay 2025 before next meeting. Council Member Kost asked Mr. Klein if the Planning Commission was aware and Mr. Klein stated he was not sure. Council Member Kost asked Mr. Klein how much was to build, and was told \$1.7 million to build. Council Member Kost asked if they knew what riverfront property in Detroit or Grand Rapids is going for now. Mr. Kaschinske stated there are a lot of factors; in or out of flood plain, how contaminated, conservatory, and other items that all factor in. Council Member Kost noted the lease was signed in 2021, and started renovation then, and prices were already rising, and Mr. Hartzell confirmed. Council Member Kost noted a previous statement where they said they ran out of funds and could not complete the initial plan, and noted with loan statements earlier there are concerns. Mr. Hartzell stated there are rising costs, there is operational space and costs of goods are more, people have less money to spend, and economic strains. Council Member Kost asked Mr. Klein about the sale of Waverly Golf Course sale and what economic impact there, and told there was a car wash. Council Member Kost concurred with other Council members on taking the time, noting currently he has concerns with selling and/or putting on the ballot. The language does not have details or descriptions that explains it to the voters because they do not understand the language. Council Member Kost concluded with his concern on delinquent taxes along with the sale of park property and never having it back. There could be a sale agreement with no guard rails. Council Member Kost asked to stop the discussion and any action now. Mr. Hartzell explained that he is planning to host 4-5 events speaking to this proposed sale, with the sale of parks land discussion and what was before the took the lease and took on the challenge, regarding the assessment and investment and their commitment, commitment to the union labor, and fulfilled what was asked of them. Council Member Kost asked why continue the lease because they have stated they want to stay and invest.

Council Member Hussain supported putting this before the voters, and read the resolution, 4th *WHEREAS, sale of the Property is in the best interest of the City, the Property is not necessary for City operations, and the City will no longer incur the expenses associated with maintenance of the property; and*

It sets the tone of what the city's position will be , and it says the Council believes the sale is in the best interest of the City, and he voiced his concern. He reiterated the lack of a current appraisal.

Council Member Nevarez Martinez stepped away at 6:38 p.m.

Council Member Hussain referred back to the resolution, and in the past before the electors, this implies support and "murky" area and people not knowing what they are voting before. He asked Council to take consideration of all input.

Council Member Martinez spoke on their community partnership.

Council Member Nevarez Martinez returned to the meeting at 6:41 p.m.

Council Member Martienz asked about earlier statement that other developers would not touch this. Mr. Hartzell stated it has limited access, one-way streets, no visibility, parking and land locked space. Council Member Martinez asked if the public stated yes, can council make the decision where the funds go, and Mr. Venker stated eh would have to look at how it was originally purchased, money would come in be added to GF surplus, but with previous

property sales there was language it would go to parks. Council Member Martinez asked if Council could explore on how to invest back to parks, and Mr. Venker confirmed. Council Member Martinez acknowledged the applicants.

Council President Spadafore stated this will be back April 20th Committee of the Whole.

Closed Session

MOTION BY COUNCIL MEMBER PEHLIVANOGLU AT 6:46 P.M. TO RECESS INTO CLOSED SESSION FOR STRATEGY AND NEGOTIATION SESSIONS CONNECTED WITH THE NEGOTIATION OF WAGE REOPENER PURSUANT TO A COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF LANSING AND THE SUPERVISORY UNIT OF THE CAPITOL CITY LABOR PROGRAM AS REQUESTED BY THE CITY, TO INCLUDE DENNIS PARKER, ELIZAVETH O'LEARY AND MARK LAWRENCE. ROLL CALL VOTE, MOTION CARRIED 8-0.

Reconvene

Council President reconvened the meeting at 6:53 p.m.

Discussion/Action

RESOLUTION – Collective Bargaining Agreement; Capitol City Labor Program (CCLP) Supervisory Unit for the period covering July 1, 2022 through June 30, 2026
Council Member Pehlivanoglu

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE RESOLUTION FOR THE RATIFIED CBA WITH THE CCLP SUPERVISORY UNIT. MOTION CARRIED 8-0.

OTHER

No other topics at this time.

Adjourn

The meeting adjourned at: 6:54 pm

Respectfully Submitted by,

Sherrie Boak, Recording Secretary, Lansing City Council

Approved by the Committee March 30, 2026