



Lansing Brownfield Redevelopment Authority (LBRA)

Board of Directors Meeting

Friday, December 5, 2025 – 8:30 AM

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

MINUTES

Members Present: Shelley Davis Boyd, Calvin Jones, Catherine Rathbun, Jonathan Smith, Bryan Britten, Rawley Van Fossen, Dr. Cristina Benton

Members Absent: Dr. Alane Laws-Barker, Chaz Carrillo

Staff Present: Kris Klein, Amiee Evans, Brian Swett, Alex Watkins, Aurelius Christian, Kimberly Lavon, Shay Manawar, Chelsea Dowler, Kahleea Washington

Guests: Julie Lawton-Essa, Eric Helzer

Call to Order/Rollcall

Chair Shelley Davis Boyd called the Lansing Brownfield Redevelopment Authority meeting to order at 8:30 A.M.

New Lansing EDC Staff Member Introduction

Klein introduced Amiee Evans, Lansing EDC's new Director of Economic Development who spoke a few words.

Approval of LBRA Board Meeting Minutes – Friday, November 7, 2025 (ACTION)

MOTION: Member Britten moved to approve the LBRA Board meeting minutes of Friday, November 7, 2025, as presented. Motion seconded by Member Jones.

YEAS: Seven (7); Unanimous, motion carried.

Financial Update

Klein provided a financial update to the Board, including the status on processing tax increment revenue and the Fiscal Year 2025 audit.

Capitol Walk Apartments Redevelopment Project Brownfield Plan #90 (Action)

Klein presented a review of the Capitol Walk Apartments Redevelopment Project, including maps, renderings, and a summary of Brownfield Plan #90.

Member Jones asked about the recent usage of the proposed lot and property tax history which initiated discussion and the consensus was that the annual property tax most recently was about \$17,000.

Member Benton inquired about the timeline for other development projects in downtown and the current occupancy of the developer's other project Metro Place Apartments.

Member Britten asked about resident amenities and improvements to nearby Reutter Park.

Julie Lawton-Essa, developer of Capitol Walk Apartments spoke on the building's construction and amenities, investments in community infrastructure, and neighborhood safety concerns at Reutter Park. Lawton-Essa stated the developer intends to contribute \$100,000 for public improvements, possibly for in Reutter Park.

Member Van Fossen initiated discussion about the limited amount of community engagement on the proposed project on behalf of the developer and demonstrating the financial need for the requested Brownfield Plan.

MOTION: Member Jones moved to approve the Capital Walk Apartments Redevelopment Project Brownfield Plan #90 as presented. Motion seconded by Member Van Fossen.

YEAS: Seven (7); Unanimous, motion carried.

Correction to Brownfield Plan #88 Resolution

Klein outlined a minor administrative correction to the Board resolution for the previously approved Brownfield Plan #88 where the incorrect developer name was listed, but that the error was not made on any other approving documents. Klein requested that the clause in question be corrected to remove the developer name and instead read "WHEREAS, The LBRA (Authority) staff has worked closely with the developer to draft Brownfield Plan #88 – 603, 605, 607 E. Michigan Avenue Redevelopment (Plan)" and that the revision be made effective on June 6, 2025, the date of the original resolution. Chair Davis Boyd inquired about process improvements that would avoid such errors in the future, to which Klein responded that they would adhere to a more standardized resolution format to simplify the process.

MOTION: Member Van Fossen moved to correct the resolution for Brownfield Plan #88 that was approved at the June 6, 2025 meeting and ratify it as corrected effective on June 6, 2025. Motion seconded by Member Britten.

YEAS: Seven (7); Unanimous, motion carried.

Open Forum for LBRA Board Members

None

Other Business

None

Public Comment

None

Adjournment

Chair Shelley Davis Boyd called the Lansing Brownfield Redevelopment Authority meeting to adjourn at 9:12A.M.



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