

City of Lansing HRCS Advisory Board Special Meeting Summary

Thursday, November 20, 2025 – 5:30 – 8:00 p.m.

Letts Community Center, 1220 W. Kalamazoo St.

Lansing, Michigan 48915

Attendance: HRCS Board - Paul Dripchak, Ron Embry, Sean Gehle, Melissa Horste, Glenn Lopez, Dr. Versey Williams, and Dr. Thomas Woods

Mayor's Neighborhood Advisory Board - Matthias Bell, Courtney Cole, Christopher Greene-Szmadzinski, MaryBeth VanHorn, and Tirstan Walters

HRCS Staff: Kim Coleman, Amy Crank, Renee Morgan Freeman, Delvata Moses, and Daphine Whitfield

DNACE: DeLisa Fountain, Robin Anderson-King

Others: Patrick Abood (OCA), Yarben Blumstein (Executive Director, Resolution Services Center), Roy Plowman (Project Manager, City of Lansing)

Absent: NAB board members Brian Baer and Florence Baerren

This meeting was called to order at 5:43 p.m. by Co-Chair Christopher Greene-Szmadzinski. Members of each board introduced themselves. A quorum was established.

NAB Co-Chair Christopher Greene-Szmadzinski explained the purpose of the meeting to learn about the proposed locations for the NOVA Lansing Housing Initiative ModPod Community.

M. VanHorn moved to approve the agenda as presented. Second by V. Williams. Motion carried.

M. VanHorn moved to approve the minutes of the NAB board meeting on Oct. 16, 2025. Second by T. Walters. Motion carried.

Co-Chair Greene-Szmadzinski announced the process for the community to make public comments and moved forward with the public comment.

Public comments focused on concerns and opinions regarding potential site locations.

Brad Clark spoke against using Comstock Park.

Dale Schraeder spoke against using Comstock Park.

Carl Tielking spoke in support of using the Shabazz Public School Academy site.

Rosalie Wright spoke against using Comstock Park.

Mark Hahn spoke against using Comstock Park.

Mr. Wilson spoke against using Debbie Stabenow Park.

Carol Thompson spoke in support of using the Shabazz Public School Academy site.

Nicklas Zande spoke against using Debbie Stabenow Park.

Following the public comment, Co-Chair Greene-Szmadzinski reported there were no communications.

Director Coleman stated to the co-chair that there was no director's report.

Co-Chair Greene-Szmadzinski moved to new business and placed the meeting in the hands of Y. Blumstein to facilitate discussion of the five locations under consideration for the ModPod Community. Co-Chair Greene-Szmadzinski stated that the goal was to get answers to questions about the locations, and there would not be a choice of property or narrowing down the properties at this meeting.

Facilitator Y. Blumstein opened by explaining the scoring rubric and the process for selecting the sites. The board members were instructed that, as each proposed site was reviewed, there would be a brief discussion. Y. Blumstein noted that additional public comment will be taken on December 2, and on December 18. The boards will work to narrow the list of sites to make a recommendation to one. HRCS staff had printed scoring rubrics and a spreadsheet of the locations given to each board member. The board followed along as HRCS staff read the scoring and comments for each location.

Site 1, the former warming house and ice skating rink at 2516 S. Washington Avenue in Debbie Stabenow Park (Ward 4), was reviewed first. The score was a 95 out of 115, with an estimated site prep cost of about \$360,000. Board members asked questions about the prep costs, issues with drainage and parking, the impact on park activities, and how the site will be maintained. C. Cole requested utilization rates for the park locations.

Site 2, the former Shabazz Public School Academy at 1028 W. Barnes Avenue (Ward 4), scored a total of 91 out of 115 and an estimated site prep and development cost of about \$500,000, not including the purchase of the property. The board discussed the proximity to nearby homes and Martin Luther King Blvd., ADA access, funding sustainability, existing features including a gym, and other potential reuse of the school. Chair Embry noted that there is expandability, having been a school before, for future use as well. S. Gehle requested possible estimates of ongoing maintenance costs for this and the other sites.

Site 3, Comstock Park, 800 Daleford Avenue (Ward 4), received a total score of 81 out of 115, with an estimated site prep and development cost of about \$500,000. The HRCS staff noted that the site is CDBG-eligible, which makes it possible for additional federal rehabilitation dollars. Other notes from the HRCS staff included that the parking is very

limited, ADA compliance is lacking, and the structure would need significant rehab. The HRCS staff said the site was created to hold and drain water, and that elevated pod foundations and walkways would be required to address drainage, though heavy storms remain a risk. Board members asked questions and discussed parking, the actual cost of the building expansion, and how much to rely on CDBG status, given uncertainty about federal funding.

Site 4, Hunter Park, 1400 E. Kalamazoo Street (Ward 1), scored 75 out of 115, with an estimated site prep and development cost of about \$500,000. The site is near Allen Neighborhood Center and multiple services, and is well served by transit. The pods would be placed in the upper portion of the park toward Kalamazoo, leaving some distance from the pool. R. Plowman stated the pods have a relatively compact footprint, estimated at about half to three-quarters of an acre. Board members discussed the loss of green space, impacts on park programming, the greenhouse, the edible park, the walking path, and neighborhood activities. M. Horste stated that Allen Neighborhood Center and other key stakeholders should be consulted, and there are lots of services nearby, as it's a very walkable and welcoming community. P. Dripchak requested a visual representation of the pods at each site for the board to look at.

Site 5, Reasoner Park, 1801 North Washington (Ward 1), scored 65 out of 115, with an estimated site prep and development cost of \$800,000. HRCS staff stated the site is mostly green space and could be expanded by including the adjacent land bank parcel, which would need to be purchased. The site currently lacks utilities, sanitation, and service buildings, and development would require significant updates. G. Lopez expressed his support for the parks and the importance of having green space in the city. With more board discussion, V. Williams also stated a concern with Comstock Park and being so close to a school, and the impact the kids could have on a community trying to better themselves. M. Bell asked about the timeline for purchasing properties and any potential barriers. Director Coleman stated that they could work simultaneously on purchasing and upgrading properties and that all sites will need to go through the zoning process.

Director Coleman said that public comments can be emailed to the HRCS, and the next board meeting will focus on the public comments for these sites.

Co-Chair Greene-Szmadzinski reiterated that comments can be sent via email or expressed at the next meeting, which will be on December 2 at Foster Community Center from 5:30-7:30 p.m., and the meeting after that on December 18 at Letts Community Center.

T. Walters moved to adjourn the meeting. Second, by Chair Embry. Motion carried.

The meeting adjourned at 7:20 p.m.