



Lansing Economic Development Corporation

Board of Directors Meeting

Friday, March 06, 2026 – 8:30 A.M.

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

MINUTES

Members Present: Shelley Davis Boyd, Calvin Jones, Rawley Van Fossen, Bryan Britten, Jonathan Smith, Chaz Carrillo, Dr. Cristina Benton (arrived 8:41am)

Members Absent: Dr. Alane Laws-Barker, Catherine Rathbun

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

Guests: Brent Forsberg and Melissa Hall of CityCraft

Call to Order

Chair Boyd called the Lansing Economic Development Corporation meeting to order at 8:30 A.M.

Approval of LEDC Board Meeting Minutes – Friday, February 6, 2026 (ACTION)

MOTION: Member Carrillo moved to approve the LEDC meeting minutes from Friday, February 6, 2026, Board of Directors meeting, as presented. Motion seconded by Member Smith.

YEAS: Six (6); unanimous; motion carried.

Financial and Audit Update

Swett provided updates on the Lansing EDC financials for January 2026 draft report by Clark, Schaffer, Hackett. Swett also noted that Rehmann, the auditor, is performing their final review of the audit reports and will submit the draft reports today for Lansing EDC review.

Submittal of Draft FY2027 LEDC Budget (Action Item)

Klein presented the draft LEDC Budget for Fiscal Year 2027 to be submitted for the City Budget Book.

MOTION: Member Jones moved to approve the Draft FY2027 LEDC Budget, as presented. Motion seconded by Member Britten.

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

Chair Boyd called for a motion directing the Lansing EDC President and CEO to finalize the draft FY2027 budgets for the LEDC, LBRA, and TIFA, including any necessary revisions, and submit them to the City of Lansing for inclusion in the FY2027 Budget Book.

The Lansing EDC's Mission is to improve the Lansing community by fostering economic growth that is strategic, sustainable and equitable.

MOTION: Member Carrillo moved to direct the Lansing EDC President and CEO to finalize the draft FY2027 budget, including any necessary revisions, and submit it to the City of Lansing for inclusion in the FY2027 Budget Book. Motion seconded by Member Jones.

YEAS: Seven (7); unanimous; motion carried.

Operations Update

Klein provided organizational updates, including:

- **HR Recommendations:**
 - Working with People Matters on creating a performance measurement process which will be shared with the Governance Committee for review and recommendation to be used for the President and CEO.
- **Professional Development**
 - Dowler successfully completed the first course towards Housing Development Finance Professional Certification.
 - Evans began the Indispensable Supervisor Program.
 - Lansing EDC staff will attend the Building Michigan Communities Conference in May.
- **Community Outreach:**

The Lansing EDC team is involved in various outreach and engagement efforts, including:

 - Meeting with the Riverfront Champions group.
 - Hosting a session for 517 Entrepreneurship + Innovation Week on April 10, 2026.
 - Participating in the Neighborhood Resource Summit on April 15, 2026
 - Presenting at REO Town's 25th Anniversary Annual Meeting on April 21, 2026.
 - Speaking on multiple panels at the Michigan Economic Developers Association Emerging Leaders Spring Training on May 7, 2026
 - Speaking on the Downtown Lansing focused panel for Lansing Regional Chamber of Commerce's Leadership Lansing program on May 12, 2026.
 - Presenting to the City of Lansing's Citizens Academy in Fall 2026.
- **Marketing:**
 - Progress is being made on a new Lansing EDC website and 2025 Annual Report under the contract with Redhead, plan to launch new website and publish report in March.
 - Making progress with plans to celebrate Lansing EDC's 50th Anniversary, including a new logo and marketing efforts, as well as a celebration later in 2025.
- **Board Training/Education Options:**
 - The first training opportunity will be in April or May of this year and will cover the topic of business retention and expansion.
 - Also planning a dedicated session mid-year on Brownfield TIF and Tax Abatements at a former project site with an external subject matter expert. Klein will send out survey on best days/times for Board members.
 - Looking at a session to be held at a regular board meeting later in the year that will focus on tools and strategies to prioritize, evaluate, and support economic development projects.

Project and Program Updates

Updates were presented on the following:

- **Lansing Shuffle:**

Klein provided an update on Lansing Shuffle seeking an opportunity to buy the City of Lansing-owned building they occupy which would require a public vote. Member Smith inquired if the City would include in the sale agreement some way to limit future uses of the property. Member Benton asked what the zoning for the building is. Member Carrillo asked if any of the surrounding property would be part of the sale. Ensuing discussion clarified that a sale agreement would be negotiated if the request moves forward and the property is approved for sale, that the property is zoned DT-3, and that just the portion of the property currently leased by Lansing Shuffle that includes the building and patio would be considered for the property sale.
- **Turner North Development:**

Dowler gave an update on the project, including that the developer has closed on the purchase of the property, that the Public Service Department is working with the developer on Dodge River Drive sidewalk widths, that demolition is anticipated to begin mid-March and conclude in May, and that the developer is applying for the MSHDA strategic funding round this month.
- **Holmes & Pleasant Grove Development:**

Christian offered updates on the project, including that senior financing has been approved, additional funding has been offered by the Ingham County Housing Trust Fund, and that construction is estimated to start by the end of March with project completion estimated by January 2027.
- **Capital Walk Development:**

Dowler presented an update on the project, including that the Brownfield Plan is up for consideration by Lansing City Council on March 9th, that the developer is performing additional community outreach such as informing Metro Place residents of the development, and that construction is anticipated to begin November 2026 following all appropriate approvals.
- **Niowave Expansion:**

Watkins presented an update on the project, including current operations and the proposed expansion at the Capital Region International Airport to increase production of medical radioisotopes for cancer treatment, that the expansion would add a new 65,000 SF facility adjacent to their existing 14,000 SF operation, that the investment is over \$65 million and will create 70 new jobs, and construction will commence in spring 2026 and operations will begin in fall 2027.
- **LEED Initiative:**

Klein, Christian and Washington provided the following updates:

 - Empower Cohort Four Applications will open on March 23rd.
 - Lansing EDC is hosting a SEED Academy Networking Mixer on March 26th.
 - The SEED Academy Capstone Presentation and Graduation for Cohort Two will be held on April 13.

- The Targeted Redevelopment Community-Based Neighborhood Planning RFQP closes March 27 significant inquiries have been received from local and national firms.
- Melissa Hall and Brent Forsberg of the CityCraft team were introduced and provided update on the work completed and upcoming efforts.

Open Forum for LEDC Board Members

Chair Boyd reminded the Board members about the ethics training material that they are required to complete. The link is being emailed to each member to review.

Chair Boyd announced she was appointed to the Oakland University Board of Trustees.

Member Carrillo let the members know about a Home Ownership Education lunch and learn, Friday March 20, 2026.

Other Business

None

Public Comment

None

Adjournment

Chair Boyd called the Lansing Economic Development Corporation meeting to adjournment at 9:13 A.M.



Kris Klein, President & CEO

Lansing Economic Development Corporation (LEDC)