



**Official Proceedings of the City Council
City of Lansing
June 22, 2026**

Tony Benavides Lansing City Council Chambers
Lansing, Michigan

The City Council of the City of Lansing met in regular session and was called to order at 7:00 p.m. by President Spadafore.

PRESENT: Council Members Carter, Garza, Hussain, Kost, Nevarez Martinez, Pehlivanoglu, Spadafore

ABSENT: Council Member Martinez

A quorum was present.

The Council observed a moment of Meditation followed by the Pledge of Allegiance led by President Spadafore.

Comments by Council Members and the City Clerk

Council Member Nevarez-Martinez spoke about her Second Ward Constituent Contact Meeting.

Vice President Pehlivanoglu announced an upcoming At Large Constituent Contact Meeting.

Council Member Hussain spoke about the South Lansing Farmers Market, South Martin Luther King Jr. Boulevard Corridor Improvement Authority meeting, and wished a happy birthday to Council Member Garza.

President Spadafore spoke about an upcoming Fourth Ward Constituent Contact Meeting

Clerk Swope announced when ballots for the August election will be mailed and shared that his staff and volunteers have been at recent community events engaging with voters at Juneteenth and upcoming Lansing Pride.

Community Event Announcements

Niklas Zande announced Old Everett Neighborhood Association events.

Loretta Stanaway announced a Friends of Lansing's Historic Cemeteries event.

Speaker Registration for Public Comment on Legislative Matters

City Clerk Swope announced the deadline for submission of public comment registration forms for those intending to address the City Council on legislative matters and that only those who have submitted a completed form will be permitted to speak.

Mayor's Comments

Deputy Mayor Mumby spoke about upcoming 4th of July celebrations and Citizens Academy applications.

Show Cause Hearings

Orders to Make Safe or Demolish to the owners of 1218 Gordon Ave.

Orders to Make Safe or Demolish to the owners of 813 Bement St.

Orders to Make Safe or Demolish to the owners of 708 S. Hayford Ave.

Orders to Make Safe or Demolish to the owners of 6031 S. Martin Luther King Jr. Blvd.

Orders to Make Safe or Demolish to the owners of 2114 E. Kalamazoo St.

Orders to Make Safe or Demolish to the owners of 4507 Devonshire Ave.

Orders to Make Safe or Demolish to the owners of 100 W. Hodge Ave.

Council Member Hussain gave an overview of the Show Cause Hearings.

Comment on Scheduled Show Cause Hearings:

Crystal Collins spoke about the Orders to Make safe or Demolish on 4507 Devonshire Ave.

Coye Bouyer spoke about the Orders to Make Safe or Demolish at 6031 S. MLK Jr. Blvd.

Referral of Show Cause Hearings

Orders to Make Safe or Demolish to the owners of 1218 Gordon Ave.
Referred to the Committee on Public Safety

Orders to Make Safe or Demolish to the owners of 813 Bement St.
Referred to the Committee on Public Safety

Orders to Make Safe or Demolish to the owners of 708 S. Hayford Ave.
Referred to the Committee on Public Safety

Orders to Make Safe or Demolish to the owners of 6031 S. Martin Luther King Jr. Blvd.
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Orders to Make Safe or Demolish to the owners of 2114 E. Kalamazoo St.
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Orders to Make Safe or Demolish to the owners of 4507 Devonshire Ave.
Referred to the Committee on Public Safety

Orders to Make Safe or Demolish to the owners of 100 W. Hodge Ave.
Referred to the Committee on Public Safety

Public Comment on Legislative Matters

Legislative Matters included the following public hearings:

Repealing Chapter 886; Tax Exemptions for Multifamily Dwelling Projects

Adding a new Chapter 886, Service charge of Four Percent of Annual Shelter Rents for Eligible Housing Development Projects

Council Member Carter gave an overview of the public hearings.

Public Comment on Legislative Matters:

Jody Washington spoke against adding a new Chapter 886, Service charge of Four Percent of Annual Shelter Rents for Eligible Housing Development Projects.

Tom Edmiston spoke in favor of adding a new Chapter 886, Service charge of Four Percent of Annual Shelter Rents for Eligible Housing Development Projects.

Ivan Droste spoke about adding a new Chapter 886, Service charge of Four Percent of Annual Shelter Rents for Eligible Housing Development Projects

Craig Patterson spoke in favor of adding a new Chapter 886, Service charge of Four Percent of Annual Shelter Rents for Eligible Housing Development Projects.

Niklas Zande spoke about adding a new Chapter 886, Service charge of Four Percent of Annual Shelter Rents for Eligible Housing Development Projects.

Loretta Stanaway spoke against adding a new Chapter 886, Service charge of Four Percent of Annual Shelter Rents for Eligible Housing Development Projects.

Legislative Matters

Referral of Public Hearings

Public Hearing on Repealing Chapter 886; Tax Exemptions for Multifamily Dwelling Projects
Referred to the Committee on Ways and Means

Public Hearing on Adding a new Chapter 886, Service charge of Four Percent of Annual Shelter Rents for Eligible Housing Development Projects
Referred to the Committee on Ways and Means

Consent Agenda

By Vice President Pehlivanoglu to approve all items on the Consent Agenda.

Motion Carried

Resolution #2026-172

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, Churchill Downs Community Association requested \$500 to defray costs for a special event permit along with equipment associated with their event, "Churchill Downs Youth Day" to be held August 1, 2026; and

WHEREAS, the maximum total amount of Community Funding Account to be awarded to an organization in one fiscal year is \$500; and

WHEREAS, the Committee on City Operations met on June 11, 2026, reviewed the request, and approved \$1,000.

THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby approves an allocation from Community Funding Account to Churchill Downs Community Association in the amount of \$1,000 to defray costs for a special event permit and equipment associated with their event "Churchill Downs Youth Day" to be held on August 1, 2026.

BE IT FURTHER RESOLVED that the Mayor and the Finance Department shall process this request by charging \$1,000 to the Council Community Promotion Account – 101.112101.956289.

BE IT RESOLVED that Churchill Downs Community Association shall submit a written analysis of the event, including information regarding the number of attendees, a detailed account as to contributors, funds received, and expended and residual funds to the Lansing City Council within 60 days after the event.

Adopted as part of the Consent Agenda

Resolution #2026-173

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, Pilgrim Rest Baptist Church requested \$500 to defray costs for the Showmobile Rental associated with their event, "Pilgrim Fest – Community Outreach Event" to be held August 29, 2026; and

WHEREAS, the maximum total amount of Community Funding Account to be awarded to an organization in one fiscal year is \$500; and

WHEREAS, the Committee on City Operations met on June 11, 2026, reviewed the request, and approved \$1,000.

THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby approves an allocation from Community Funding Account to Pilgrim Rest Baptist Church in the amount of \$1,000 to defray costs for the Showmobile rental associated with their event "Pilgrim Fest – Community Outreach Event" to be held on August 29, 2026.

BE IT FURTHER RESOLVED that the Mayor and the Finance Department shall process this request by charging \$1,000 to the Council Community Promotion Account – 101.112101.956289.

BE IT RESOLVED that Pilgrim Rest Baptist Church shall submit a written analysis of the event, including information regarding the number of attendees, a detailed account as to contributors, funds received, expended and residual funds to the Lansing City Council within 60 days after the event.

Adopted as part of the Consent Agenda

Resolution #2026-174

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing Department of Public Service is constructing the utility and infrastructure improvements associated with the Lansing Avenue Pump Station (LAPS) Project at 1701 Lansing Avenue; and

WHEREAS, the project location is at or on Lansing Avenue between the Grand River and Greenwood Avenue, in the City of Lansing, and

WHEREAS, from June 26, 2026 through June 26, 2027, the Public Service Department, has requested a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:30 PM; and

WHEREAS, the City of Lansing Public Service Department recommends that the contractor be granted the requested noise waiver in order to:

- Reduce the amount of time local access for property owners is impacted;
- Allow the contractor to have the ability to work Saturdays when necessary to recover and accelerate the project schedule, as delays have been caused by severe weather events and existing infrastructure challenges.

;and

WHEREAS, a public hearing was held on Monday, June 2026, in consideration of the request by the Public Service Department, for issuance of a waiver

of the noise ordinance for construction noise at 1701 Lansing Avenue and Lansing Avenue between the Grand River and Greenwood Avenue, on Saturdays from 8:00 AM to 4:30 PM from June 26, 2026 through June 26, 2027; and

WHEREAS, no substantive written or verbal comments in opposition to this noise waiver were received from anyone within the project area at the public hearing or during the public comment period.

NOW THEREFORE BE IT RESOLVED the City Council grants a waiver of the noise ordinance for construction noise at 1701 Lansing Avenue and on Lansing Avenue between the Grand River and Greenwood Avenue, on Saturdays from 8:00 AM to 4:30 PM from June 26, 2026 through June 26, 2027.

Adopted as part of the Consent Agenda

Resolution #2026-175

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

**AUTHORIZATION TO PETITION FOR MAINTENANCE
AND IMPROVEMENT OF KELLER DRAIN**

WHEREAS, the City requests the maintenance and improvement of a drain, located in Eaton County, pursuant to Chapter 8 of Public Act 40 of 1956, as amended; and

WHEREAS, the City has determined that the maintenance and improvement of the drain benefits the public health in the City; and

WHEREAS, the City will be liable for an assessment at large against it for a percentage of the cost of the proposed maintenance and improvement.

NOW, THEREFORE BE IT RESOLVED THAT, the City Council does authorize the filing of a petition for maintenance and improvement of the drain.

BE IT FURTHER RESOLVED THAT the Mayor is authorized to execute the petition for maintenance and improvement of the drain.

BE IT FINALLY RESOLVED that the Clerk shall forward to the Eaton County Drain Commissioner a copy of this Resolution for the petition for maintenance and improvement of the drain.

Adopted as part of the Consent Agenda

Resolution #2026-176

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, the City Clerk has forwarded an application for City Licenses, which have been routinely processed without objection, and is ready for final action by this Council; and

WHEREAS, all required signatures have been obtained supporting the application for multiple fireworks display licenses;

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, approves the application for City Licenses as follows:

FIREWORKS DISPLAY LICENSE:

Atlanta Special FX for public display of fireworks in the City of Lansing at Jackson Field to be held on July 4, 2026.

Adopted as part of the Consent Agenda

Resolution #2026-177

By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

Resolution to Establish an Obsolete Property Rehabilitation Act District at 2231 West Willow Street, Lansing, Michigan

WHEREAS, pursuant to PA 146 of 2000, the Obsolete Property Rehabilitation Act (the "Act"), the City of Lansing has the authority to establish "Obsolete Property Rehabilitation Districts" within the City of Lansing, and

WHEREAS, AM Land Holdings, hereinafter called the "Developer" has requested in writing that the City of Lansing establish an Obsolete Property Rehabilitation District (the "District") as enabled by the Act, for the property commonly known as 2231 West Willow, Lansing, Michigan, and

WHEREAS, the Developer is the legal owner of greater than fifty percent (50%) of all taxable value of the property located within the proposed District, and

WHEREAS, it is determined that the District meets the requirements set forth in section 3(1) of PA 146 of 2000, and

WHEREAS, the Act requires that before establishing the District the Lansing City Council shall give written notice by certified mail to the owners of all real property within the proposed District and shall hold a public hearing in order to provide an opportunity for owners, residents or other taxpayers of the City

of Lansing to appear and be heard regarding the establishment of the District and that such notice was given and said public hearing was held on June 8, 2026.

NOW THEREFORE BE IT RESOLVED that the following property is hereby approved and established as an Obsolete Property Rehabilitation District as provided by Public Act 146 of 2000 legally described as:

2231 West Willow (Tax Parcel No. 33-01-01-08-301-004):

BEG AT W 1/4 COR OF SEC 8; TH S89DEG59'25"E 338.96 FT ALONG E & W 1/4 LINE; TH S00DEG05'11"W 317 FT; TH N89DEG59'25"W 339.45 FT PAR WITH E & W 1/4 LINE; TH N00DEG10'29"E 317 FT ALONG SAID W LINE TO BEG; T4N R2W, CITY OF LANSING, INGHAM COUNTY SPLIT/COMBINED ON 08/29/2018 FROM 33-01-01-08-301-012, 33-01-01-08-301-002; SPLIT/COMBINED ON 02/07/2023 FROM 33-01-01-08-301-003; and

BE IT FINALLY RESOLVED that this resolution shall not be construed as the City Council's approval of any future application for an Obsolete Property Rehabilitation Exemption Certificate for the Developer or any other applicant.

Adopted as part of the Consent Agenda

Resolution #2026-178

By the Committee of the Whole

Resolved by the City Council of the City of Lansing

WHEREAS, the Lansing City Charter (the "Charter"), pursuant to the Home Rule City Act, being MCL 117.1 et seq. (the "Act"), limits the City's authority to levy property taxes to a rate of 20 mills (\$20 for every \$1,000 of a property's taxable value); and

WHEREAS, the Headlee Amendment, being Section 31 of Article IX of the State Constitution, has resulted in a reduction of the City's authorized 20 mills limit to a millage rate known as the "Headlee Cap" but the State Constitution provides that this Headlee Cap is subject to override by the voters; and

WHEREAS, since November, 2011 the voters of Lansing have approved the Headlee Cap overrides to restore the authorized millage to the maximum 20 mills authorized under the Charter and the Act, for consecutive periods of five (5) years to the present; and

WHEREAS, the current Headlee Cap override permits the City to levy the current 19.44 mills but is set to expire December 31, 2026, unless the voters approve a new Headlee override; and

WHEREAS, if the Headlee Cap override is not voter approved, the City's millage rate in 2027 will be reduced and limited to **19.2214** mills; and

WHEREAS, the City intends to continue to levy the current 19.44 mills tax rate in the 2027-2028 fiscal year budget that includes essential services, including current police protection, fire protection, road and sidewalk needs and maintenance; and

WHEREAS, a property tax rate of 19.44 mills would exceed the City's 2027 Headlee Cap, and therefore, requires approval by the voters to override the Headlee Cap, as provided by the State Constitution; and

WHEREAS, if approved, three (3) mills of the proposed 19.44 millage would permit the continuation of essential services that include police protection and fire protection; and

WHEREAS, if approved, one (1) mill of the proposed 19.44 millage would permit the continuation of essential services that include road and sidewalk maintenance; and

WHEREAS, the continuation of the 4 mills for essential services, including police protection, fire protection, and road and sidewalk maintenance funding beginning in fiscal year 2027/2028 at the 19.44 mills rate will result in property tax revenues at a similar level to those projected for fiscal year 2026/2027.

NOW, THEREFORE, BE IT RESOLVED that at the election to be held on Tuesday, November 3, 2026, the following ballot proposal shall be submitted to the qualified electors of the City of Lansing in a manner and form substantially as follows:

CITY OF LANSING ESSENTIAL SERVICES MILLAGE RESTORATION PROPOSAL

For the purpose of funding essential services, including police protection, fire protection, and local road and sidewalk maintenance, shall the authorized charter millage for the City of Lansing, established at 20 mills (\$20.00 per \$1,000 of taxable value) and reduced to 19.2214 (\$19.2214 per \$1,000 of taxable value) by the millage rollbacks required under the Michigan Constitution, be restored to 20 mills (\$20.00 per \$1,000 of taxable value), which is an increase of .7786 mills (\$.7786 per \$1,000 of taxable value) over the reduced millage, for the next five (5) years (from January 1, 2027 through December 31, 2031 inclusive)?

If approved and levied in full, this renewed millage restoration would generate approximately \$2,585,101 in its first year.

Yes _____

No _____

Adopted as part of the Consent Agenda

Resolution #2026-179

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing ("City") and the Lansing Board of Water and Light ("BWL") entered into an agreement dated June 30, 1992, regarding return on equity payments (the "Agreement"); and

WHEREAS, the Agreement has been amended from time to time for a total of eight amendments; and

WHEREAS, the City and BWL desire to enter into an ninth amendment (the "Ninth Amendment") to extend the term of the Agreement for an additional 2 years commencing July 1, 2026, and terminating on June 30, 2028; and

WHEREAS, the City and BWL agree that the recommended amendment to the Agreement and the payment provided for therein represents a mutual balancing of the financial burden of the payment on BWL's ratepayers, the financial burden of the use of services and property on the City or its taxpayers, and of the shared services and infrastructure between BWL and the City; and,

WHEREAS, the BWL shall make return on equity payments to the City for FY 2027 and FY 2028 at a rate of 6% of total budgeted BWL operating revenues, excluding inter-utility sales, as in effect at the start of each respective fiscal year. Or, if actual operating revenues are higher than the budgeted amount, 6% of BWL total actual operating revenues, excluding inter-utility sales; and,

WHEREAS, the first three quarter payments shall be made by the 20th of September, December, and March, and the fourth quarter payment shall be made by July 31st and accrued back to June 30th, except where any date falls on a weekend or City Holiday to be paid the following business day.

NOW, THEREFORE BE IT RESOLVED, that the Ninth Amendment is hereby approved and the Mayor is authorized to execute the same, subject to approval by the City Attorney as to form.

Adopted as part of the Consent Agenda

Resolutions**Resolution #2026-182**

By the Committee on Personnel
Resolved by the City Council of the City of Lansing

WHEREAS, on June 8, 2026 the Committee on Personnel held interviews for the selection of a Legislative Analyst for the City of Lansing City Council; and

WHEREAS, on June 22, 2026 the Committee on Personnel made the selection of Luke Thiel to fill the vacancy of Legislative Analyst for the City of Lansing City Council; and

WHEREAS, the Human Resource Department will have vetted and performed all required employment background checks, verifying that Luke Thiel meets all the requirements prior to the start of employment.

NOW THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, appoints Luke Thiel to the position of Legislative Analyst for the City of Lansing City Council to begin on the earliest date possible for candidate and human resource vetting.

By Vice President Pehlivanoglu to place an affirmative roll on the Resolution

By Vice President Pehlivanoglu to adopt a substitute for the Resolution

Motion Carried

The question being adoption of the Resolution as substituted

Motion Carried

Ordinances for Introduction**Introduction of Ordinance**

An Ordinance of the City of Lansing, Michigan, to add Chapter 878, Sections 878.01-878.03 to the Lansing Codified Ordinances to impose a temporary moratorium on new Data Centers.

The Ordinance was read a first time by its title and referred to the Committee on Development and Planning

Resolution #2026-183

By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, July 13, 2026, at 7 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of considering an Ordinance of the City of Lansing, Michigan, to add Chapter 878, Sections 878.01-878.03 to the Lansing Codified Ordinances to impose a temporary moratorium on new Data Centers.

By Council Member Garza

Motion Carried

Speaker Registration for Public Comment on City Government Related Matters

City Clerk Swope announced the deadline for submission of public comment registration forms for those intending to address the City Council on City government related matters and that only those who have submitted a completed form will be permitted to speak.

Reports From City Officers, Boards, and Commissions; Communications and Petitions; and Other City Related Matters

By Vice President Pehlivanoglu that all items be considered as being read in full and that President Spadafore make the appropriate referrals

Motion Carried

- Reports from City Officers, Boards and Commissions:

Item(s) from the City Clerk re:

Minutes of Boards and Commissions placed on file in the Clerk's Office

Placed on File

Liquor License; B&A Unicorn Inc. for a Transfer Ownership, escrowed 2025 Class C & SDM license; new Sunday Sales Permit (AM/PM), Dance-Entertainment Permit at 327 E. Cesar E Chavez Ave.

Referred to the Committee on City Operations

Fireworks Display License; Atlanta Special FX at Jackson Field for July 4, 2026

Placed on File

Item(s) from the Mayor re:

Appointment; Shunkea Brown as an At-Large member of the Human Relations and Community Services Advisory Board for a term to expire June 30, 2027

Referred to the Committee on City Operations

Reappointment; Ronald Embry as the 2nd Ward member of the Human Relations and Community Services Advisory Board for a term to expire June 30, 2030

Referred to the Committee on City Operations

Grant Acceptance; United States Department of Transportation, Reconnecting Communities Program

Referred to the Committee on Ways and Means

Amending Chapter 247; transition of Boards and Commissions to the ward structure provided for by the current City Charter

Referred to the Committee of the Whole

Setting a Public Hearing on Amending Chapter 247; transition of City Boards and Commissions to the ward structure provided for by the current City Charter

Referred to the Committee of the Whole

Amending Chapter 248; transition of Board of Water and Light members to the ward structure provided for by the current City Charter

Referred to the Committee of the Whole

Setting a Public Hearing on Amending Chapter 248; transition of Board of Water and Light members to the ward structure provided for by the current City Charter

Referred to the Committee of the Whole

Amending Chapter 266; provide for an eight-member Arts and Culture Commission in accordance with the City Charter

Referred to the Committee of the Whole

Setting a Public Hearing on Amending Chapter 266; provide for an eight-member Arts and Culture Commission in accordance with the City Charter

Referred to the Committee of the Whole

Orders to Make Safe or Demolish to the owners of 431 S. Francis Ave.

Referred to the Committee on Public Safety

Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 431 S. Francis Ave.
Referred to the Committee on Public Safety

Orders to Make Safe or Demolish to the owners of 1217 N. Grand River Ave.
Referred to the Committee on Public Safety

Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 1217 N. Grand River Ave.
Referred to the Committee on Public Safety

Brownfield Plan #91; 6420 S. Cedar Street Project, 6420 S. Cedar St.
Referred to the Committee on Development and Planning

Setting a Public Hearing on Brownfield Plan #91; 6420 S. Cedar Street Project, 6420 S. Cedar St.
Referred to the Committee on Development and Planning

Local Development and Finance Authority (LDFA) Fiscal Year 2026-2027 Budget
Placed on File

Budget Amendment; Fiscal Year 2025-2026 year-end adjustments
Placed on File

Motion of Excused Absence

By Vice President Pehlivanoglu to excuse Council Member Martinez from tonight's proceedings

Motion Carried

Remarks by Council Members

Council Member Kost issued a reminder about when it is legal to use fireworks.

Public Comment on City Government Related Matters

Jody Washington spoke against the PILOT program.

Niklas Zande spoke about various City matters.

William Walker spoke against the PILOT program.

Marsha Quenby spoke about Orders to Make Safe or Demolish at 1218 Gordon Ave.

Loretta Stanaway spoke in favor of a moratorium on construction of data centers.

David Hokenson spoke about a personal matter regarding a court case.

Adjourned Time 8:17 P.M.



Chris Swope, City Clerk