MINUTES
Committee on Development & Planning
Monday, July 20, 2026 @ 4:00 p.m.
City Council Conference Room

CALL TO ORDER
Council Member Garza called the meeting to order at 4:00 pm

PRESENT
Council Member Garza, Chair
Council Member Nevarez Martinez, Vice-Chair- absent
Council Member Carter, Member

OTHERS PRESENT
Sherrie Boak, Council Legislative Office Manager
Daniel DuChene, OCA
Kris Klein, LEDC
Katie Alexander
Jonah Stone
Tyson Pumphrey
Luke Thiel, Legislative Analyst
Dave Van Haaren, Tri Terra
Joseph Brooks, Brooks Holding
Allison McCurdy

MINUTES
MOTION BY COUNCILMEMBER CARTER TO APPROVE THE MINUTES FROM JUNE 15, 2026, AS PRESENTED. MOTION CARRIED 2-0.

PUBLIC COMMENT
No public comment at this time.

Discussion/Action
RESOLUTION – Re-Appointment; Katie Alexander; At Large Member Planning Commission; Term to expire June 30, 2030
Council Member Garza acknowledged her for her time on the Commission thus far, and asked if she had any updates.

Ms. Alexander stated nothing has changed, she has been on the Commission for 7-8 years, has a Masters in Urban Planning, and appreciated the opportunity to continue her work on the Commission. She spoke briefly on Safer Routes to School, with Michigan Department of

Transportation, and now works for MDHHS. That program was assistance across the state to implement infrastructure for safety.

Council Member Carter asked in her 7-8 years on the Commission does she see anything she sees changing any process moving forward with the Commission practices. Ms. Alexander stated there are times where there is a lot of public comment, but her request would be that, if staff gets a sense of a lot of public, they need to accommodate the large presence of individuals to give them to space to speak. The EDP Staff is very accommodating, and no issues with that.

Council Member Carter asked OCA, noted there was a lengthy discussion on appointments and expirations of 2029, and with these appointments it all says 2030. Mr. Duchane stated that these are being adopted before the ordinance so there should be no change at this time. Mr. Duchane would double check on that and let Council know before Monday night, if it can be changed to 2029.

MOTION BY COUNCIL MEMBER CARTER TO APPROVE THE RESOLUTION TO REAPPOINT KATIE ALEXANDER AS AT LARGE FOR PLANNING COMMISSION WITH A TERM TO EXPIRE ON JUNE 30, 2030. MOTION CARRIED 2-0.

<u>RESOLUTION – Appointment; Jonah Stone; 1st Ward Member Arts and Culture Commission; Term to Expire June 30, 2030</u>
Mr. Stone introduced himself, stating he filled out the application and after meeting with the Mayor, the Mayor made the recommendation. Part of his introduction he spoke on his time in Lansing while in school, after grad school, moving back to Lansing. He works in DNA unit with MSP, and in general he like to help with local non-profit, and his interest in this Commission was helping with pocket grants for the river trail. There is no conflict with his job and attending meetings

Council Member Garza asked Mr. Stone if he would be willing to attend the constituent meetings, and Mr. Stone confirmed he would like to do that, and he also was just appointed to Fenner Nature Center Board.

Council Member Carter acknowledged his interest in the pocket grants for the river trail.

MOTION BY COUNCIL MEMBER CARTER TO APPROVE THE RESOLUTION FOR APPOINTMENT OF JONAH STONE FOR 1ST WARD MEMBER FOR ARTS AND CULTURE COMMISSION TERM TO EXPIRE JUNE 30, 2030. MOTION CARRIE 2-0.

<u>RESOLUTION – Appointment; Tyson Pumphrey; Business Representative Downtown Lansing Inc., Board; Term to Expire June 30, 2030</u>
Mr. Pumphrey explained his interest in serving, living in Lansing since 2006, owner of a local business, recording artist, visual artis, and has been in existence since 2011 and been in downtown last 2 years. Was approached by the DLI Director to apply for the position. He believes there are more opportunities for the youth in the downtown area. Council Member Garza asked if he can attend the meetings, and Mr. Pumphrey stated that he is downtown at all the time with his business and has no issues to attend the meetings, and will also be willing to attend constituents meetings.

Council Member Carter acknowledged Mr. Pumphrey on his passion and encouraged him to continue to hold that passion on this Board.

MOTION BY COUNCIL MEMBER CARTER TO APPROVE TYSON PUMPHREY AS BUSINESS REPRESENTATIVE TO THE DOWNTOWN LANSING INC BOARD TERM TO EXPIRE JUNE 30, 2030. MOTION 2-0.

RESOLUTION – Setting a Public Hearing; Brownfield Plan #91; 6420 Cedar Street Project; 6320 S Cedar Street
Mr. Klein and Jeremy Forman participating virtually. Mr. Klein distributed a handout. Mr. Klein went through the handout.

Council Member Garza asked what "local only plan", Mr. Klein explained the local, library millages, and State and schools are considered received by the State and then disbursed, so considered state taxes. If plan approved at local level and want State reimbursement they will go through with State as well. The State has their own guidelines on only going back a year for certain activities. In this case, due to timing, they are only seeking local only reimbursement.

Mr. Forman stated they are marketing the property currently, and looking at feed back on retail and restaurant users, but there has not been specific users. They are marketing to maximize the area for multiple tenants.

Tri Terra, author of the Brownfield, stated site has been cleared, there is blight, and it is pad ready. The buildings are gone and asbestos removed.

Council Member Carter spoke about a 2nd Ward neighborhood meeting about construction impact, and asked him to speak about that at the public hearing as well.

MOTION BY COUNCIL MEMBER CARTER TO APPROVE THE RESOLUTION TO SET A PUBLIC HEARING FOR THE BROWNFIELD PLAN #91 FOR AUGUST 10, 2026. MOTION CARRIED 2-0.

RESOLUTION – Setting a Public Hearing; Obsolete Property Rehabilitation Act (OPRS) Certificate; 2231 W Willow St. AM Land Holdings LLC
Council Member Garza asked if the applicants had anything to add since their presentation before the Commission on the OPRA District.

Mr. Klein distributed a presentation which included the impacts of the OPRA certificate.

It was confirmed nothing has changed in the fleet services they will be providing and public can walk on site.

MOTION BY COUNCIL MEMBER CARTER TO APPROVE THE RESOLUTION TO SET A PUBLIC HEARING FOR AUGUST 10TH FOR THE OPRA CERTIFICATE FOR 2231 W WILLOW STREET. MOTION CARRIED 2-0.

Other
Mr. Duchane spoke briefly on the earlier question on the three appointments and the term expiration of 2030, and stated that it depends on timing of the ordinance in effect will change the resolutions on the appointments. The appointments will be up for action on July 27th, the hearings on the new ordinances will happen on July 27th and the final action on the ordinances will be up for action August 10th.

Adjourn

Adjourned at 4:39 pm
Submitted by Sherrie Boak
Recording Secretary, Lansing City Council
Approved by the Committee on