

AGENDA

Committee of the Whole July 27, 2026 at 5:30 PM



Lansing City Hall, Tony Benavides Lansing City Council Chambers
124 W. Michigan Avenue, 10th Floor

To provide input or ask questions on any item that is listed on the agenda,
members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting.
To view the meeting live and participate in virtual public comment: <https://www.lansingmi.gov/1212/Council-Committee-Meetings>

Council Member Peter Spadafore, Chairperson
Council Member Trini Pehlivanoglu, Vice Chairperson

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. July 13, 2026
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Presentations:**
 - B. Capital Area District Library (CADL) Annual Update to City Council
 - C. City Municipal Building Project Updates
 - D. MODPod Update
- 6. Other**
- 7. Adjourn**

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

DRAFT



MINUTES
Committee of the Whole
Monday, July 13, 2026 @ 6:30 p.m.
Tony Benavides Lansing City Council Chambers

CALL TO ORDER

Council Member Spadafore called the meeting to order at 6:30 p.m.

PRESENT

Councilmember Tamera Carter
Councilmember Jeremy Garza
Councilmember Adam Hussain
Councilmember Ryan Kost
Councilmember Clara Martinez
Councilmember Deyanira Nevarez Martinez
Councilmember Trini Pehlivanoglu
Councilmember Peter Spadafore

OTHERS PRESENT

Sherrie Boak, Council Staff
Greg Venker, City Attorney
Lisa Hagen-Lawrence, City Attorney
Mark Lawrence, Mayor's Office
Loretta Stanaway

Minutes

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE MINUTES FROM JUNE 22, 2026 AS PRESENTED. MOTION CARRIED 8-0.

Public Comment

Ms. Stanaway spoke about the starting time, and upset that there was no appropriate time notification to 6:30 p.m.

Discussion/Action

RESOLUTION – Set Public Hearing; Amend Title 8, Add Chapter 247, Section 247.01-247.04; Boards /Commissions to Ward Structure for Membership, per City Charter

Mr. Venker stated the Boards and Commissions will be 5 ward and 3 at -large because they are 8 members. He stated this was his recommendation, and done in three ordinances based on Charter or ordinance. The 5th Ward does not come in existence until prior to the 2029 election. All boards and commissions switch to this change immediately per Charter, but the concern and issue is that there is no 5th Ward now. These ordinance amendments, use the power under the Charter for the council to say, until there is a 5th Ward (7/1/2029) the boards and commissions will maintain their current status. There will be 1 from each ward and 1 from each at large. This transitions all but Board of Water and Light, per the Charter and ordinances.

DRAFT

Council Member Nevarez Martinez asked about why 9 Council Members but only 8 on the boards, and Mr. Venker stated that would be for the Charter Commission.

Council Member Hussain asked if all Wards will expire in 2029, and in May Mayor will bring forward recommendations. Mr. Venker confirmed, and every regular appointments will occur. Council Member Hussain asked if all those positions in 2029 will expire in June 2029, and would they have to reapply. Mr. Venker stated they would have to verify, and with the new Ward 5, once the Wards are redrawn they are not sure where they will live. Council Member Hussain reiterated that notice be provided to all members in due allotted time. He then asked with the new 5 ward break down, how did they determine the structure on which Ward comes in first, etc. Mr. Venker stated that the Ward 5 will be created in last 2028, and then in 2029 they will know the 5th ward, and the staggering will begin once all set. Council Member Hussain asked if BWL will still have 9 members. Mr. Venker stated the BWL Board would still have eight (8) but would verify that in the Charter. Council Member Hussain stated the other ordinance are clear, but the BWL ordinance is not clear, so will they maintain 4. Mr. Venker stated that is not the intend.

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR JULY 27, 2027 TO ADD CHAPTER 247. MOTION CARRIED 8-0.

RESOLUTION – Set Public Hearing; Amend Chapter 248, add Section 248.02; LBWL Board Membership, per City Charter

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR JULY 27, 2027 TO AMEND CHAPTER 266 WITH AMENDING THE ORDINANCE SECTION (C) (5) STATED THREE (3) AT LARGE MEMBERS. MOTION CARRIED 8-0.

RESOLUTION – Set Public Hearing; Amend Chapter 266, delete Section 266.02 amend 266.03; Membership Arts and Culture Commission, per City Charter

Mr. Venker stated that there was a discussion to change to 12 members, but aligns different then the other changes.

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR JULY 27, 2027 TO AMEND CHAPTER 266. MOTION CARRIED 8-0.

Other

Council President Spadafore introduced Mr. Thiel, the new Council Legislative Analyst.

Adjourn

The meeting adjourned at: 6:43 pm

Respectfully Submitted by,

Sherrie Boak, Recording Secretary, Lansing City Council

Approved by the Committee



CADL Lansing

HEAD LIBRARIAN
Melissa Cole



City of Lansing

Circulation: 748,793
Circulation per Capita: 7
Value of Items Checked Out: \$17,222,239
Millage Revenue: \$4,195,605.71

Value above Millage: \$13,026,633.29

Lansing Township

Circulation: 30,846
Circulation per Capita: 4
Value of Items Checked Out: \$709,458
Millage Revenue: \$537,984.59

Value above Millage: \$171,473.41



Capital Area
District Libraries
cadl.org



and summer camp sessions; and attended family nights and literacy events at Averill, Holly Park, Cavanaugh, and Sycamore Creek and more.

From a mom who discovered that Meet Up and Eat Up sent her kids home full and ready for nap time, to a twelve-year-old at South Lansing who told us

buying every book she wanted to read would cost a thousand dollars a week, 2025 showed our Lansing Libraries are part of what holds this city together. In 2026, ISD Early On playgroups at South Lansing will continue serving toddlers and caregivers, we'll keep working with community partners to embed a social

worker in our branches and we will keep taking our programs, our resources, and our staff into the community.



Thank You!

Thank you to the City of Lansing and Parks and Recreation, the Lansing School District, United Way, the Greater Lansing Food Bank, Advent House, for helping us connect patrons to essential resources and your support of library services. And thank you to the Friends of the Lansing Libraries whose ongoing support helps us connect the community through programming, outreach and so much more.



In 2025, CADL Lansing Libraries served the city from three locations, welcoming 293,202 visitors across Downtown, Foster, and South Lansing. For many of them, a visit meant more than browsing. Staff helped patrons scan documents, fill out job applications, navigate new email accounts, and work through technology that felt, as one patron said in December, far less overwhelming than expected once someone walked them through it. Book-a-Librarian appointments offered dedicated one-on-one time for patrons with more complex needs.

A patron came into CADL Downtown Lansing to use the computers and told staff how grateful she was to the library. Earlier in the year, she had been incarcerated, and after her release she experienced homelessness. She had been coming to the library regularly since then, using our computers and resources to rebuild. When she stopped in that day, she had news: she had just started a new job the week before. She wanted staff to know how much their help had meant.

Families and caregivers rely on our weekly Storytimes at all three branches. One patron told staff that she never checks the schedule because she knows a Storytime will be there when she arrives. At CADL Foster, children came after school to read aloud to therapy dogs Maisie, Tucker, and Reba, a regular



Capital Area
District Libraries
cadl.org

Downtown Lansing
401 S. Capitol Ave.
Lansing, MI 48933
(517) 367-6363

Foster
200 N. Foster Ave.
Lansing, MI 48912
(517) 485-5185

South Lansing
3500 S. Cedar St.
Lansing, MI 48910
(517) 272-9840



draw that brought kids back every month. We also offered Afterschool Gaming, Breakerspace, Drop-in STEAM, Crochet Club, and book clubs throughout the year. Summer brought the SRC Kick Off Party at South Lansing, with llamas, face painting, and printmaking, and a foam party with Dippin' Dots at Foster to close the season. Through Meet Up and Eat Up, we served meals to kids and caregivers Downtown and at South Lansing in the summer.

CADL Foster hosted a Fall Festival with live animals, performers, and an author visit, and all three branches held Pumpkin Decorating.

We partnered with CADL Leslie for our annual Family History Series, a five-session virtual genealogy program that drew 118 people across March Saturdays.

In December, staff assembled Holiday Activity Kits celebrating holidays from around the world and responded to 53 Letters to Santa from kids, answering every request, including the heartbreaking ones, with kindness and care.

Staff at the Downtown branch worked year-round with community partners to connect patrons to basic needs and recovery resources, with on-site

support available on a regular, recurring basis.

At Foster and South Lansing, the Greater Lansing Food Bank provided weekend backpacks throughout the year, giving kids facing food insecurity a reliable resource close to home.

United Way hosted the VITA bus at all three branches for free tax preparation, and we partnered with Advent House through an HRCS grant to provide direct services to our most in need patrons. We also hosted the Ingham County Bar Association's Ask a Lawyer event Downtown.

The Daughters of the American Revolution recognized the literacy

A patron returned to CADL South Lansing with a new challenge. On an earlier visit, staff had taught her how to scan a multipage document into a PDF and email it to her son. He had written back asking for the original Excel file instead, and she wasn't sure how. Staff walked her through signing into her email and locating the file, and she handled the rest on her own. On her way out, she thanked staff for all the "tricks" they had taught her, and said she'd learned a new one.

programming at South Lansing and Foster with a Literacy Award. Staff carried the library out into the city, taking our programs, our resources, and our people to dozens of community events throughout the year, from Potter

Park Zoo Days and Allen Street Farmers Market to Concerts in the Park, the Pride Festival, and Boo at the Zoo, connecting with more than 21,000 people throughout the year.

Staff made monthly classroom visits, bringing library programming like Storytime directly to students in their classrooms at Kendon, Baker, Pleasant View, Cavanaugh, Pattengill, Riddle, Wexford, and Miller Street Head Start.

We provided activities at Parks and Recreation afterschool programs at the Lansing Community Centers every month and the Todd Martin Summer Camp at Letts Community Center.

Staff attended Lansing School District health fairs, kindergarten registration events, and a teen mental health conference, and led activities at RDC playgroups



LANSING PUBLIC SAFETY PROJECT

MEMO TITLE:	Public Safety Project Q2 2026 Quarterly Update
TO:	The City of Lansing
PRESENTED BY:	John McGraw - River Caddis Development
DATE:	July 1, 2026

PROJECT TEAM

Owner Representative: River Caddis Development

Construction Manager: Christman Company

Design Team: Hobbs and Black Architects | BKV Group

Overview

River Caddis Development is honored to provide this quarterly update for the City of Lansing on the Public Safety Consolidated Facility project. This report consolidates progress and planning details from The Christman Company and Hobbs + Black Architects. We remain grateful for the opportunity to collaborate with the City of Lansing and its partners to deliver this transformative project while continuing to meet budget, schedule, and quality expectations.

Current Project Status – 2026 2nd Quarter Overview

Construction Progress

Construction activities and bid packages have continued to advance across the South Washington Campus.

Ongoing Construction and Coordination

- Continued coordination with LBWL and other franchise utility providers.
- Continued assistance with the City's Furniture, Fixtures & Equipment (FF&E) procurement efforts.
- Continued coordination with the City IT Department and Facilities Group.
- Conducted Owner-Architect-Contractor (OAC) meetings for the Public Safety Complex, Fire Station #9, and Fire Station #8.
- Continued construction activities for:
 - **Public Safety Building**
 - Bid Package #7 – Exterior Enclosure
 - Bid Package #10A – Mechanical, Electrical, Plumbing & Fire Protection



LANSING PUBLIC SAFETY PROJECT

- Bid Package #10B – Interior Construction & Miscellaneous Steel
- **Fire Training Facility** – Bid Package #11
- **Geothermal Wellfield** – Bid Package #12
- **Parking Structure** – Bid Package #13
- **Fire Station #8 Renovations & Additions** – Bid Package #14
- **Site Concrete & Asphalt** – Bid Package #16A
- **IT / AV / Security Systems** – Bid Package #17
- **Final Site Improvements & Landscaping** – Bid Package #16B
- Continued project-wide signage coordination with the design and construction teams.

Technical Coordination

Throughout the quarter, the project team continued comprehensive construction administration efforts, including:

- Processing Requests for Information (RFIs), Bulletins, Change Orders, and Shop Drawings for all active bid packages.
- Conducting routine field observations and issuing Field Reports.
- Participating in alerting system review and design meetings.
- Participating in major equipment submittal review meetings with The Christman Company.
- Submitting supplemental fire alarm and fire suppression documentation to the City as required.
- Continuing weekly project-wide RFI/Submittal coordination meetings.
- Continuing Project Change Order review meetings.
- Continuing BIM coordination meetings for the Public Safety Building.
- Finalizing monument signage for the Public Safety Building, Fire Station #9, and Fire Station #8.
- Supporting interior signage coordination for the Public Safety Building, Fire Training Facility, North & South Storage Buildings, Fire Station #9, and Fire Station #8.
- Continuing Advanced Commissioning activities for the Public Safety Building while supporting Basic Commissioning efforts across all active facilities.

Key Construction Milestones Achieved

Several significant milestones were achieved during the quarter, including:

- Fire Station #2 received its Certificate of Substantial Completion and entered full project closeout.
- Emergency Operations Center (EOC) construction documents were submitted for City plan review.
- Construction activities commenced for the EOC buildout.



LANSING PUBLIC SAFETY PROJECT

- Construction continued simultaneously across every major facility on the South Washington Campus, demonstrating continued schedule momentum.

Budget

The project continues to perform within the approved **\$175 million** budget.

As confirmed by The Christman Company in its July 1, 2026 Quarterly High-Level Cost Narrative:

- All primary construction bid packages through Bid Package #17 have been procured or are actively under construction.
- Site Improvements, including Landscaping and Irrigation, continue to progress.
- Remaining alternates remain within the established cost model assumptions.
- Continued utilization of the IRA Geothermal Grant supports the overall project budget.

The Christman Company continues to affirm that the Public Safety Consolidated Facility remains viable within the approved budget and overall project schedule.

Next Quarter Look Ahead – 3rd Quarter 2026 Projections

Anticipated Construction Activities

Construction activities will continue throughout the South Washington Campus, including:

- Continued construction of the Public Safety Building.
- Continued Fire Station #9 construction.
- Continued Fire Training Facility construction.
- Continued Geothermal Wellfield installation.
- Continued Parking Structure construction.
- Continued Fire Station #8 Renovations.
- Continued Site Concrete and Asphalt improvements.
- Continued IT / AV / Security installation.
- Continued EOC buildout.
- Continued Project-Wide Signage coordination.
- Continued Furniture, Fixtures & Equipment installation planning.
- Continued Move Management coordination between the City, River Caddis Development, and The Christman Company.

Technical and Commissioning Efforts



LANSING PUBLIC SAFETY PROJECT

The project team will continue to support:

- Processing RFIs, Bulletins, Shop Drawings, and Change Orders.
- Ongoing field observations and equipment submittal reviews.
- Weekly BIM and project coordination meetings.
- Advanced Commissioning of the Public Safety Building.
- Basic Commissioning of all remaining facilities.
- Punch list activities for all active construction projects.
- Project closeout activities as buildings reach substantial completion.

Future Planning

As construction progresses toward completion, the team's focus continues shifting from structural construction toward systems integration, operational readiness, commissioning, FF&E installation, move management, and phased occupancy planning. These coordinated efforts will ensure a seamless transition into full operational use of the South Washington Campus while maintaining schedule and budget objectives.

In Summary

The Public Safety Consolidated Facility project continued to build significant momentum throughout the second quarter of 2026. Construction remains active across virtually every component of the campus, while the Emergency Operations Center has entered construction, Fire Station #2 has successfully completed closeout, and final site improvements, technology systems, and commissioning activities continue to advance.

River Caddis Development, together with The Christman Company, Hobbs + Black Architects, BKV Group, and the City of Lansing, remains committed to delivering a best-in-class public safety campus that will serve the community for generations. We appreciate the City's continued trust, partnership, and support as we move into the next phase of this transformational project.

Sincerely,

John McGraw
President
River Caddis Development

Attached:

****Cost Model narrative from Christman****



LANSING PUBLIC SAFETY PROJECT

July 1, 2026

River Caddis Development

4215 Legacy Parkway

Lansing, MI 48911

Attention: Mr. John McGraw, President & COO

RE: Public Safety Consolidated Facility – Quarterly High-Level Cost Model Narrative

The Christman Company has updated the cost model for the Public Safety Bond Election based on the most current design development documentation provided by Hobbs + Black Architects and BKV Group as of February 28, 2025. Additionally, we have procured bid packages as we have continued with construction while we complete the design and finalize the project documents.

Current Bid Packages Under or in Process of Contract:

A. Combined Public Safety Building

- a. Bid Package No. 1 – Abatement (SWOC & Fire Station No. 2) – Owner Direct
- b. Bid Package No. 2 – Mass Demolition of Main Site Buildings
- c. Bid Package No. 3 – Mass Grading and Site Utilities
- d. Bid Package No. 4 – Structural Foundations (Main Building / Parking Structure)
- e. Bid Package No. 5 – Generator Equipment
- f. Bid Package No. 6 – Structural Steel (Main Building)
- g. Bid Package No. 7 – Core & Shell (Main Building)
- h. Bid Package No. 8 – Fire Station No. 2
- i. Bid Package No. 9 – Fire Station No. 9
- j. Bid Package No. 10A – Mechanical, Electrical, Plumbing & Fire Protection (Main Building)
- k. Bid Package No. 10B – Interiors (Main Building)
- l. Bid Package No. 11 – Fire Training Center
- m. Bid Package No. 12 – Geothermal Wellfield
- n. Bid Package No. 13 – Parking Structure
- o. Bid Package No. 14 – Fire Station No. 8
- p. Bid Package No. 15 – North & South Storage Buildings



LANSING PUBLIC SAFETY PROJECT

- q. Bid Package No. 16A – Site Concrete, Fencing & Asphalt Paving
- r. Site Improvements – Landscaping & Irrigation
- B. Alternates priced out for consideration include
 - a. Police Range & Special Tactics / Rescue Team
 - b. Police Command Vehicle Storage
 - c. Enhanced Fire Training Facilities
 - d. Add Carports and Solar Panels

Based on the information currently presented by Hobbs + Black Architects, BKV Group and associated consultants, and all bids received and awards to date, we believe this is viable within reasonable assumptions, IRA geothermal grant and the given timeline. As the Construction Manager on this project, we believe we can build the new construction and renovation projects within the timeline and budget of \$175M.

Sincerely,

The Christman Company



Patrick Schrauben

Senior Project Manager

cc: Robert Crowe, The Christman Company, Vice President

Lansing Public Safety

Quarterly Update
7/1/2026



Main Campus Update













Station 9









Schedule Update



City of Lansing
Public Safety Project
3/23/2026



		2024	2025	2026	2027
Project Name		N D J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D
Combined Public Safety Building - Design		Construction Document Development			
Combined Public Safety Building - Construction			Mob, Site Work, Found & Structure	Building Envelop and Finishes	Close Out
					Certification of Occupancy / Owner Turnover
Fire Station #9 South Washington		Construction Document Development	Fire Station #9		Close Out
Fire Training Center South Washington		Construction Document Development		FD Training Center	Close Out
Fire/Police Outbuilding(s) South Washington			Staging	N&S Storage Buildings	Close Out
			Construction Doc. Dev.		
Fire Station #2 N. Grand River Ave.		Construction Document Development	Fire Station #2	Close Out	
Fire Station #8 Reno. Marshall Rd.			Construction Doc. Dev.	Fire Reno. #8	Close Out



PROJECT UPDATE

July 2026

LANSING NEW CITY HALL

Overall Project Budget:
\$40M

Important Project Date(s):
City Hall Relocation to begin 10/2026

Project Partners:
Kramer Management Group – Owner’s Representative
Boji Group – Developer
Clark Construction – Contractor
Krieger Klatt Architects – Architect
Synergy – MEP Engineer
PEA – Civil / Landscape Design



Pace Howe – FF&E Design/Procurement
Communications – Commtech Design

EXECUTIVE SUMMARY:

Kramer Management Group is pleased to present this monthly progress update for the New City Hall Project.

Construction continues to progress well, and the project remains substantially on schedule. Activity is occurring throughout the site, with interior work advancing from the third floor downward as finishes are completed and trade activities become more concentrated on the lower levels.

Interior – Building Wide

- South communicating stair handrail installation followed by tile work.
- West egress stair concrete work, scaffold installation, and painting to begin.
- Elevator installation continuing.
- Rooftop controls work continuing with commissioning preparations beginning.

3rd Floor

- Flooring and base installation.
- Final painting.
- Door, hardware, and glazing installation.
- ACT ceiling pads.

- Punch list work and final cleaning.
- Furniture installation beginning in mid-August.

2nd Floor

- Flooring and base installation.
- Final painting.
- Door, hardware, and glazing installation.
- Casework completion.
- ACT ceiling grid and pads.

1st Floor

- Primer and first coat of paint.
- Casework and dais installation.
- Hard tile installation.
- ACT ceiling installation will begin.
- Mechanical, electrical, plumbing, lighting, and fire alarm rough-in continuing.

Exterior

- South elevation masonry veneer installation ongoing.
- Window installation on-going as masonry work is completed.

Site

- Bulletin 13 utility work and communications conduits for future power pole removal.
- Exterior electrical gear and generator installation.
- Curb preparation and approach island concrete.
- City sidewalks and curb construction.
- Remaining curb and gutter, light pole bases, and asphalt base paving.

The project continues to track within budget, with \$26.2 million invoiced to date, representing approximately 66% of the total \$40 million project budget.

PROGRESS PHOTOS:



WEST FACADE

SOUTH & WEST FACADES



MILLWORK INSTALL

DATA CENTER



DATA CENTER



OVERHEAD CEILING GRID



AIR HANDLING UNIT INSTALL

AIR HANDLING UNIT

