



MINUTES
Committee on Development & Planning
Monday, August 17, 2026 @ 4:00 p.m.
City Council Conference Room

CALL TO ORDER

Council Member Nevarez Martinez called the meeting to order at 4:00pm

PRESENT

Council Member Garza, Chair - Excused

Council Member Nevarez Martinez, Vice-Chair

Council Member Carter, Member

OTHERS PRESENT

Renee Richmond, Council Administrative Assistant

Greg Venker, OCA

Kris Klein, LEDC

Amiee Evans, LEDC

Dave VanHaanen, Triterra

Jason Kildea, Gillespie Group

Pat Gillespie, Gillespie Group

Lior Ron, Ron Holdings LLC

Andy Fedewa, ED&P

John Gentilozzi, New Vision Lansing

MINUTES

MOTION BY COUNCILMEMBER CARTER TO APPROVE THE MINUTES FROM JULY 20, 2026, AS PRESENTED. MOTION CARRIED 2-0.

PUBLIC COMMENT

Discussion/Action

RESOLUTION – Obsolete Property Rehabilitation Act (OPRA) Certificate; 2231 W. Willow Street, AM Land Holdings LLC

Mr. Klein recapped that the District was approved, the hearing for the Certificate was on August 10th, this is redistricted for an automotive repair shop with approximately 20 jobs.

MOTION BY COUNCILMEMBER CARTER TO APPROVE THE RESOLUTION FOR THE OBSOLETE PROPERTY REHABILITATION ACT (OPRA) CERTIFICATE; 2231 W. WILLOW STREET, AM LAND HOLDINGS LLC. MOTION CARRIED 2-0.

RESOLUTION – Brownfield No. 91; 6420 S. Cedar Street Project, 6420 S. Cedar Street
Mr. Klein recapped the public hearing was August 10th, with approximately 80+ jobs.

MOTION BY COUNCILMEMBER CARTER TO APPROVE THE RESOLUTION FOR BROWNFIELD NO. 91; 6420 S. CEDAR STREET PROJECT, 6420 S. CEDAR STREET. MOTION CARRIED 2-0.

RESOLUTION – Setting a Public Hearing on Obsolete Property Rehabilitation Act (OPRA) Certificate; 418 Baker Street, Ron Holdings LLC

Ms. Evans spoke on the OPRA Certificate, previously the District was approved. Explained how the OPRA works, and spoke on the developer Ron Holdings, will be a mixed use rehabilitation. Mr. Ron spoke on his vision for the building, currently waiting on permits and a collaboration with a neighbor in the future. Councilmember Carter asked if he would follow up once he has the collaboration, Mr. Ron added that he was already approved and has a meeting in the coming days so once that is done he can follow up.

MOTION BY COUNCILMEMBER CARTER TO APPROVE THE RESOLUTION SETTING A PUBLIC HEARING ON OBSOLETE PROPERTY REHABILITATION ACT (OPRA) CERTIFICATE; 418 BAKER STREET, RON HOLDINGS LLC. MOTION CARRIED 2-0.

RESOLUTION – Setting a Public Hearing on Brownfield Plan #92; 416 N. Cedar Street Rehabilitation Project, 416 N. Cedar Street

Ms. Evans spoke on what a Brownfield is and how it qualifies, she went over the presentation. She mentioned it was previously non-profit, Mr. Gellespie added will be the future Kelly Cawthorne Law Firm. Speaking that there was some concern moving from the downtown area to the Stadium District, but this was a vacant space and looking to open mid-2027. Councilmember Nevarez Martinez asked why the inspectors indicate that some things 'maybe out of code', why don't they know for sure. Mr. Gillespie mentioned that the building is 37 years old, and ADA changes, so it was noted as maybe, some is unknown.

MOTION BY COUNCILMEMBER CARTER TO APPROVE THE RESOLUTION SETTING A PUBLIC HEARING ON BROWNFIELD PLAN #92; 416 N. CEDAR STREET REHABILITATION PROJECT, 416 N. CEDAR STREET. MOTION CARRIED 2-0.

RESOLUTION – Act-5-2026; Use of Right-of-Way and Use of Air Rights, 200 block of S. Grand Avenue, New Vision Lansing LLC for the Grand Tower Building

Mr. Fedewa spoke that this is a 28 story sky scraper and a 450+ car capacity parking deck and an amenities deck and air rights. Currently Lansing only has one skywalk at the Lansing Center, this will be included for the ease of getting to and from the Tower and not disrupt traffic. Councilmember Carter noted she was able to tour the building and concurs with the need for a skywalk. Councilmember Nevarez Martinez inquired why was it not part of the plans in the beginning, Mr. Gentilozzi answered they did not have all the architectural aspects of the designs but was always part of the plan.

MOTION BY COUNCILMEMBER CARTER TO APPROVE THE RESOLUTION ACT-5-2026; USE OF RIGHT-OF-WAY AND USE OF AIR RIGHTS, 200 BLOCK S. GRAND AVENUE, NEW VISION LANSING LLC FOR THE GRAND TOWER BUILDING. MOTION CARRIED 2-0.

DISCUSSION – Budget Priorities for Fiscal Year 2027/2028

Councilmember Nevarez Martinez noted that there will be only one meeting in September to complete these, and if the Committee has any suggestions out side of the meeting to send to Ms. Boak separately. Councilmember Carter noted she would like to continue discussion at the September 21st meeting with Committee Chair Garza.

Other

Adjourn

Adjourned at pm

Submitted by Renee Richmond

Recording Secretary, Lansing City Council

Approved by the Committee on