

**Lansing Brownfield Redevelopment Authority  
Board of Directors Meeting Minutes**

Friday, April 9, 2021 – 8:30 AM

THIS MEETING WAS HELD ELECTRONICALLY\*

Access the meeting via: <https://us02web.zoom.us/j/82946490988>

Webinar ID: 829 4649 0988; Dial In (929) 205-6099

**Members Present:** Calvin Jones (Lansing, MI), Andrea Binoniemi (Holt, MI), Kimberly Coleman (Lansing, MI), Tom Muth (Lansing, MI), Blake Johnson (Grand Ledge, MI), Brian McGrain (Lansing, MI), Tom Donaldson (Lansing, MI)

**Members Absent:** Shelley Davis-Boyd (excused)

**Staff Present:** Karl Dorshimer, Kris Klein, Hannah Bryant, Rachel McIlvaine

**Guests:** Pat Gillespie, Elizabeth Masserang, Tricia Walthorn

**Call to Order / Rollcall / Meeting Process**

Chair Jones welcomed all and called the LBRA Board of Directors meeting to order at 8:34 am. Chair Jones stated the reasons the meeting was taking place virtually, and that all board members and the public are participating virtually. Klein took roll call and noted that members need to declare the city and state they are participating from. Klein went through the meeting process which included the participation rules for board members and the public.

**Approval of LBRA Board Meeting Minutes – Friday, March 5, 2021**

**MOTION:** McGrain moved to approve the LBRA meeting minutes from the Friday, March 5, 2021 LBRA Board of Director's meeting, as presented. Motion seconded by Coleman.

Klein took a roll call vote, record as:

Calvin Jones - yea  
Andrea Binoniemi - yea  
Kimberly Coleman - yea  
Tom Muth - yea  
Blake Johnson - yea  
Brian McGrain - yea  
Tom Donaldson - yea

**YEAS:** Unanimous. Motion carried.

**Brownfield Plan #75 Amendment 2 - Capital City Market & 637 E. Michigan Ave. (Action)**

Dorshimer introduced the Gillespie Group and an overview of the plan amendment that is being requested today. Pat Gillespie presented on 637 E. Michigan Avenue project, where he shared a coffee company will be most likely on one side that is 2,450 SF and other interested tenants in the remaining 3,520 SF. Pat expressed their plan to add pocket parks within the parking lot to help

support more walkability which will also help slow traffic down on this block. The developers are envisioning a 30-person patio for the coffee shop, and another one for 25 people for the other tenant. This will support the continued activation for Michigan Avenue. Elizabeth Masserang discussed the Brownfield TIF Request that will be part of the amendment to the 600 E Michigan's Brownfield Plan. The reimbursement period is estimated to be 21 years, which is less than the 30 years originally approved for 30 years.

Chair Jones asked if the amended in property was contiguous to the original Brownfield plan and thus eligible. Dorshimer stated that yes it was.

Tom Donaldson asked about the developer investment, which was not shown on the sources. Tricia Walthorn clarified the gap shown in financing even with the brownfield plan was to be filled by the developer. The current interest rate was discussed for this project, which is at 5% from the original plan.

**MOTION:** Binoniemi moved to approve the Brownfield Plan #75 Amendment #2, for Capital City Market & 637 E. Michigan Avenue, as presented. Motion seconded by Johnson.

Klein took a roll call vote, record as:

Calvin Jones - yea  
Andrea Binoniemi - yea  
Kimberly Coleman - yea  
Tom Muth - yea  
Blake Johnson - yea  
Brian McGrain - yea  
Tom Donaldson – yea

**YEAS:** Unanimous. Motion carried.

### **Lansing Site Prep and Development Presentation (Discussion)**

Dorshimer provided an overview of the presentation due to Chair Jones requesting the need for creating a subcommittee to examine and prepare for development certain large size sites located in Lansing. McIlvaine gave a presentation on previous efforts to get a 50 acre site in south Lansing assessed and prepared for development. McIlvaine also updated board members on the Build Lansing initiative which produced RFPs to market 5 key City owned properties in Lansing.

Chair Jones reiterated the need to create a subcommittee to discuss this further with the possibility of more sites to look at in more details. Interested members include Tom Muth, Calvin Jones, Andrea Binoniemi, and Tom Donaldson. Dorshimer will set up a meeting with this subcommittee. Binoniemi thanked Rachel McIlvaine for the thorough presentation.

### **Finance and Budget Update**

The LBRA budget has been submitted and several projects will begin capture. This will be discussed further at the May or June board meeting.

### **Use of Brownfield Revolving Fund for Pre-Development Assessment (Action)**

Dorshimer discussed the EPA Funds that are eligible to the tri-county region for environmental

condition assessments for sites. There has been several awarded in the city of Lansing. Due to these funds becoming limited, it is being proposed to use the Brownfield Revolving Funds to support some Pre-Development Assessments on properties and support some match to the developers for this effort. This is important to consider because these sites often turn into brownfield redevelopment projects. Klein shared that because there is a change in the statute it would allow for these to be considered prior to the plan, when previously they were always part of the plan only.

**MOTION:** Donaldson moved to the use of the Brownfield Revolving Funds for Pre-Development Assessment. Motion seconded by Binoniemi.

Chair Jones asked about the cap amount for a project. Klein stated most would be from \$15,000 to \$20,000 for the initial proposal. Chair Jones recommended a \$30,000 cap as a friendly amendment to the cap.

Klein took a roll call vote, record as:

Calvin Jones - yea  
Andrea Binoniemi - yea  
Kimberly Coleman - yea  
Tom Muth - yea  
Blake Johnson - yea  
Brian McGrain - yea  
Tom Donaldson – yea

**YEAS:** Unanimous. Motion carried.

### **Open Forum for LBRA Board Members**

Chair Jones wanted to thank LEAP for the annual report that has been shared to the city council and the board.

### **Other Business**

Donaldson asked about the strategy for the city regarding the pandemic and if there are priorities for what type of projects should be supported. Donaldson asked if there is an economic development plan for the city that specified priorities. McGrain pointed out the Mayor has some documents that laid out the plans and goals for the city regarding economic development and neighborhoods. Donaldson noted it is important to have these conversations so as the board considers projects that are aligned with the future plans of the city.

### **Public Comment**

None was provided.

### **Adjournment**

There being no further business, Chair Jones declared the LBRA Board of Director's meeting adjourned at 9:57 a.m.

  
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Karl Dorshimer, Director of Economic Development  
Lansing Economic Area Partnership (LEAP)