MINUTES
Committee on Development and Planning
Tuesday, April 20, 2021@ 3:30 p.m.
https://us02web.zoom.us/j/81823851690; ID: 818 2385 1690 Dial In: (312) 626-6799
Held virtually in an effort to protect the health and safety of the public & to mitigate the spread of COVID 19

CALL TO ORDER
Council Member Hussain called the meeting to order at 3:31 p.m.

PRESENT via audio/video
Council Member Spitzley, Chair- remotely from Lansing, Michigan
Council Member Garza, Vice-Chair remotely from Lansing, Michigan
Council Member Hussain, Member remotely from Lansing, Michigan

OTHERS PRESENT via audio/video
Sherrie Boak, Council Staff
Andrew Fedewa, EDP
Karl Dorshimer, LEAP
Lisa Hagen, OCA – left meeting at 3:55 p.m.
Greg Venker, OCA
Trevor Benoit
Jen Estill
Dan Danke, Public Service
Kris Klein, LEAP
Karl Dorshimer, LEAP
Hannah Bryant, LEAP
Pat Gillespie
Jessica DeBone, Environmental (Gillespie Group)
Trisha Walthorn, Gillespie Group

PUBLIC COMMENT
No public comment at this time.

MINUTES
MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE MINUTES FROM MARCH 16, 2021 AS PRESENTED. ROLL CALL VOTE, MOTION CARRIED 3-0.

Discussion/Action

RESOLUTION – Appointment; Trevor Benoit; Resident Member; Downtown Lansing, Inc.; Term to Expire 6/30/2022

Mr. Benoit acknowledged the Committee for their consideration, and noted his interest in downtown, his residency in Lansing for 20 years, and his thoughts on the opportunity for residents in downtown for a life style change.

Council Member Garza referenced his application and asked his vision for downtown. Mr. Benoit stated he would like to something similar to the current Meijers, but the other half of retail. Also he would be interested in having businesses that would have an interest in being open after 5 p.m., and more residential options.

Council Member Hussain spoke in concurrence with Council Member Garza comments. Mr. Benoit spoke again about the draw for more residents, particular uses where people can buy instead of rent, which would then encourage more businesses to stay open after 5 pm.

Council Member Spitzley added to the conversation with discussions on the businesses in the past that made downtown a destination.

MOTION BY COUNCIL MEMBER GARZA TO APPROVED THE RESOLUTION FOR THE APPOINTMENT OF TREVOR BENOIT TO THE DOWNTOWN LANSING INC. BOARD. ROLL CALL VOTE, MOTION CARRIED 3-0.

RESOLUTION – Appointment; Jennifer Estill; Business Member; Downtown Lansing, Inc.; Term to Expire 6/30/2025

Ms. Estill spoke briefly on her residency in Lansing, owner of Redhead Design Studios, which recently moved to downtown. Ms. Estill spoke then highlighted their business, location and the prospect they have for their building. She noted that their belief is offices in downtown should not be on the ground floor and they have made sure their building is attracting to the downtown atmosphere.

Council Member Spitzley concurred with the interest they having with the vision for retail on the first floor and offices on the second floor.

Council Member Hussain asked why the move from Old Town to downtown. Ms. Estill stated they outgrew the ideas of the area, and envisioned the downtown area for their growing business. She then spoke briefly on the work the CBD does to help areas with their growth. Lastly, noting that downtown is growing and they want to be involved.

Council Member Garza asked where her residency was. Ms. Estill stated they do live on Tecumseh River Drive. Council Member Garza asked how to make downtown viable after 5, and Ms. Estill confirmed that their business is open to 7 p.m., and they are starting to notice people are staying downtown after 5 p.m. and the process will take time.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF JENNIFER ESTILL TO THE DOWNTOWN LANSING INC. BOARD. ROLL CALL VOTE, MOTION CARRIED 3-0.

RESOLUTION – ACT-16-2019; N MLK Jr. Blvd. Sewer & River Trail Easements

Mr. Fedewa noted the property is located at 2122 N MLK Jr. Blvd., north of Grand River on north side of street. On this western edge of parking lot, in the MLK right of way, the applicant is the owner, and the parking lot is separated by elevation and guardrail. In that right of way there is a sewer, and some utilities. Public Service has proposed a license agreement with the applicant and is in the packet. The application was before the Planning Board and they did approve unanimously.

Council Member Garza asked if this was the former Pro-Bowl and asked what the improvement would be. Mr. Fedewa stated it would be the applicant's rehabilitation project of the parking lot and their funds.
Council Member Hussain stated he was comfortable with staff recommendation, as long as the licensing agreement is in place.
Council Member Spitzley, noting the applicant was paying for this, asked why they would be coming to the City at this time. Mr. Fedewa stated the Council would have to approve the license agreement. Mr. Danke stated the whole parcel used to be owned by the City, and when it was sold, it was retained by Resolution as a sanitary sewer easement throughout the whole property. When this applicant came through for the parking lot, the City wanted to get a dedicated easement. At the same time the parking lot was determined was encroaching into the right of way, and the parking lot is the best use for that property. To clean-up the project, the City spoke to the developer and they agreed to address all the issues at once.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR THE ACT-16-2019 FOR THE N MLK JR BLVD SEWER AND RIVER TRAIL EASEMENTS. ROLL CALL VOTE, MOTION CARRIED 3-0.

<u>RESOLUTION – Set Public Hearing; Brownfield Plan #75 Amendment #2; Capital City Market and 637 E Michigan Avenue</u>
Mr. Dorshimer provided a background on the property, the Gillespie group, the investment, and impact in downtown Lansing. The current plan will be amended to include the former Clara's property, address the brownfield costs, public improvements, and the amount of tax capture on Clara's is not sufficient, but there are more brownfield capture dollars across the street in the 600 block. The anticipated length on the 600 block brownfield is a shorter term, and because they have amended the investment, they are now asking to include the other site, making it a shorter brownfield plan.
Mr. Gillespie provided a presentation from the packet highlighting the structure, the history of the site. Highlights of the restoration of a historic structure to accommodate the type of tenants, confirming there are currently no leases signed for the 3520 sq. foot building, but he confirmed they are having conversations. Mr. Gillespie moved the presentation to options for the parking lot including a "parklet" which are green space areas with seating, and an outside patio area. It was noted that it is not feasibly possible to restore, so asking for the brownfield to work on the eligible activities. Ms. DeBone spoke about the financial liability of the project, included in the packet. This was projected sources of $3,100,000 and total projected uses at $3,100,000. The approved eligible activities are at $9,900,976, projected surplus $4,705,058, projected eligible at $752,299 and $942,648 local only eligible activities. The project is $5.9 million with interest and contingency in 21 year reimbursement, where the original was a 30 year reimbursement.
Council Member Spitzley spoke on the under budget projections, and support of their plans of thinking outside of the box, but keeping the beneficial use by amending the brownfield. She then asked Mr. Gillespie to attend Council to do a similar presentation on April 26th when the hearing is set.
Council Member Garza spoke in support of the developer using local labor on his project. Mr. Gillespie confirmed he has already spoken to Price Dobernick, local labor representative.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR MAY 10, 2021 FOR BROWNFIELD PLAN #75 AMENDMENT #2. ROLL CALL VOTE, MOTION CARRIED 3-0.

DISCUSSION – Lansing Economic Development Corp. 2020 Annual Report
Mr. Dorshimer referenced the report in the packet, and highlighted some key points. Ms. Bryant came into the meeting shared her screen and ran the presentation while Mr. Dorshimer spoke on the slides. The first slide was on the LEDC Board of Director, the year of 2020 as it began before COVID, then the Lansing Small Business Recovery Program and the relief of $3,255,000 with approximately 262 small businesses that were awarded the funds.
Council Member Hussain spoke briefly on small businesses in areas that have been cut off from economic development. He then asked about the Quality Dairy facades. Ms. Bryant confirmed they have approached LEAP on façade program, but Quality Diary did not utilize full amounts.
Council Member Spitzley asked them to also evaluate and provide metrics on minority women owned businesses.
Council Member Spitzley discharged the report from Committee to the Committee of the Whole, and asked Council Member Hussain (Vice President) and Council Staff to speak to Council President Spadafore to place on a future Committee of the Whole agenda for presentation.

DISCUSSION – Budget Policies FY2021/2022
The Committee had nothing to add to the document.

Other
No other topics.

Adjourn
Adjourned at 5:16 p.m.
Submitted by Sherrie Boak
Recording Secretary,
Lansing City Council
Approved by the Committee May 18, 2021