



Board of Directors Meeting
Friday, June 4, 2021 – 8:30 AM

THIS MEETING WILL BE HELD ELECTRONICALLY*

Access the meeting via: <https://us02web.zoom.us/j/86284117798>

Webinar ID: 862 841 1 7798; Dial In (301) 715-8592

**See attached Public Participation Notes.*

AGENDA

- 1) Call to Order
- 2) Approval of LBRA Board Meeting Minutes – Friday, May 7, 2021
- 3) Approval of FY2020/2021 LBRA Budget Amendment (Action)
Attached Amended FY 2020/2021 LBRA Budget- Highlighted in Orange
- 4) Approval of FY2021/2022 LBRA Budget (Action)
Attached Proposed FY 2021/2022 LBRA Budget- Highlighted in Blue
- 5) Open Forum for LBRA Board Members
- 6) Other Business
- 7) Public Comment
- 8) Adjournment

PUBLIC PARTICIPATION NOTES

LEDC/LBRA/TIFA Meeting – 6/4/2021 8:30AM

Meeting Will Be Held Electronically Via Zoom Conferencing

Zoom Webinar ID: 862 8411 7798

HOW TO PARTICIPATE:

The meeting will be conducted electronically by web-based and telephonic conferencing and allow for public participation in accordance with the Open Meetings Act. All Board members and members of the public will participate virtually. Board members may be reached prior to the meeting by contacting kris@purelansing.com or calling (517) 599-1136.

Join by Computer/Smartphone: <https://us02web.zoom.us/j/86284117798>

Join by Telephone: Call in number: (301) 715-8592, Webinar ID: 862 8411 7798

ACCESSIBILITY/PERSONS WITH DISABILITIES:

If you require an accommodation in order to fully participate in the meeting, please use the point of contact provided below. 24-hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

CONTACT:

To provide input and ask questions on any item that is listed on the agenda, members of the public may contact Kris Klein at kris@purelansing.com or (517) 599-1136.

To mitigate the spread of COVID-19 and to provide essential protections to vulnerable Michiganders and this State's health care system and other critical infrastructure, it is crucial that all Michiganders take steps to limit in-person contact, particularly in the context of large groups. Therefore, the above meetings will be conducted via audio/video conference.

The meetings are being held virtually in accordance with the Open Meetings Act, as amended in an effort to protect the health and safety of the public. Members of the public wishing to participate in the meeting may do so by logging into or calling into the meetings using the website or phone number above, and meeting ID provided.

**Lansing Brownfield Redevelopment Authority
Board of Directors Meeting Minutes
Friday, May 7, 2021 – 8:30 AM
THIS MEETING WAS HELD ELECTRONICALLY*
Access the meeting via: <https://us02web.zoom.us/j/84053285405>
Webinar ID: 840 5328 5405; Dial In (301) 715-8592
*See attached Public Participation Notes.**

Members Present: Calvin Jones (Lansing, MI), Andrea Binoniemi (Beulah, MI), Blake Johnson (Grand Ledge, MI), Brian McGrain (Lansing, MI), Tom Donaldson (Lansing, MI), Shelley Davis-Boyd (East Lansing, MI)

Members Absent: Kimberly Coleman, Tom Muth

Staff Present: Karl Dorshimer, Kris Klein, Hannah Bryant, Rachel McIlvaine, Jennifer Abood Morris

Guests: Jake Brower – city of Lansing

Call to Order / Rollcall / Meeting Process

Chair Jones welcomed all and called the LBRA Board of Directors meeting to order at 9:51 a.m.

Approval of LBRA Board Meeting Minutes – Friday, April 9, 2021

MOTION: Johnson moved to approve the LBRA meeting minutes from the Friday, April 9, 2021 LBRA Board of Director's meeting, as presented. Motion seconded by Binoniemi.

Klein took a roll call vote, record as:

Calvin Jones - yea
Andrea Binoniemi - yea
Blake Johnson - yea
Brian McGrain - yea
Tom Donaldson – yea
Davis-Boyd – yea

YEAS: Unanimous. Motion carried.

Finance Update

Jake Brower from the city of Lansing provided an update on the LBRA financials.

Open Forum for LBRA Board Members

None was provided.

Other Business

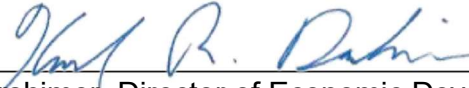
None was provided.

Public Comment

None was provided.

Adjournment

There being no further business, Chair Jones declared the LBRA Board of Director's meeting adjourned at 9:55 a.m.



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

LANSING BROWNFIELD REDEVELOPMENT AUTHORITY
Certificate of Resolution by Board of Directors

At a meeting of the Board of Directors of the Lansing Brownfield Redevelopment Authority, Lansing, Michigan, held on the 4th day of June 2021, at 8:30 a.m., pursuant to notice duly given:

Members Present:

Members Absent:

The following preamble and resolution was offered by;

Member: _____, and seconded by

Member:

WHEREAS, the Lansing City Assessor's Office provides tax capture projections on all Brownfield Plans for the Lansing Brownfield Redevelopment Authority's (LBRA) budget preparation; and

WHEREAS, at the end of the fiscal year, Brownfield Plan expenses cannot exceed Brownfield Plan revenues; and

WHEREAS, Brownfield Plans #2 Motor Wheel, #8 JNL, #9 Schafer Bakery, #20 LorAnn Oils, #30 Brownfield Development Specialists, #37 Cedar Street School, #42 Nu Union, #52 MarketPlace, #54 Y-Site, #55 Ball Park North, #58 High Grade Materials, #59 4000 N. Grand River, #61 Feldkouts, #63 2000 Block, #65 South Street, #66 Fluid Chillers, #67 2200 Block, #71 Neogen, #74 Midwest Self Storage, #75 Capitol City Market, #76 Boji Farnum, LBRA Admin, RLF A Tax Revenue, SET State BRF, RCD Bond Issuer Fee had higher tax capture revenues with corresponding expenses than projected as outlined in the attached Fiscal Year 2020/2021 budget amendment;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LANSING BROWNFIELD REDEVELOPMENT AUTHORITY AS FOLLOWS:

The Lansing Brownfield Redevelopment Authority Board of Directors approves amending the Fiscal Year 2020/2021 LBRA budget to reflect the increased revenues and corresponding expenses on Brownfield Plans stated above and as outlined in the attached budget amendment.

YEAS: ()

NAYS: ()

ABSTENTIONS: ()

ABSENT: ()

RESOLUTION DECLARED ADOPTED

STATE OF MICHIGAN)
)SS.
COUNTY OF INGHAM)

I hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Lansing Brownfield Redevelopment Authority held on the 4th day of June 2021, and said resolution is on file in the office of Lansing Economic Area Partnership and is available to the public. Public notice of the said meeting was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan 1976, including in the case of a special or re-scheduled meeting, notice by publication or posting of at least eighteen (18) hours prior to the time set for the meeting. In addition, said meeting was held in full compliance with the Board's By-Laws.

IN WITNESS WHEREOF, I have hereunto affixed my official signature.

Calvin Jones, Chair

LANSING BROWNFIELD REDEVELOPMENT AUTHORITY (LBRA)

FY2020/2021 BUDGET AMENDMENTS & FY2021/2022 BUDGET

	Description	FY 2019/2020 Amended Budget	FY 2020/2021 Adopted Budget	FY 2020/2021 Amended Budget 6/4/2021	FY 2020/2021 Projected	FY2021/2022 Proposed Budget
	Revenues					
281.000000.402009.00000	RLF A TAX REVENUE	430,671	429,748	534,474	534,474	633,433
281.000000.402011.00000	PLAN 2 MOTOR WHEEL	302,302	53,112	247,411	247,411	252,867
281.000000.402012.00000	PLAN 5 BTS	142,449	-	-	-	-
281.000000.402016.00000	PLAN 9 SCHAFER BAKERY	301	289	294	294	294
281.000000.402020.00000	PLAN 14 PRUDDEN	166,005	-	-	-	-
281.000000.402024.00000	PLAN 19 STYLELINE	-	-	-	-	-
281.000000.402025.00000	PLAN 20 LORANN OILS	30,625	29,498	29,766	29,766	30,284
281.000000.402027.00000	LBRA ADMIN	161,039	161,880	180,385	180,385	224,293
281.000000.402030.00000	PLAN 30 BROWNFIELD DEV SPEC	13,796	14,031	14,267	14,267	14,508
281.000000.402032.00000	PLAN 23 STADIUM DISTRICT PARTNERS	123,146	140,614	140,614	138,674	-
281.000000.402034.00000	PLAN 37 CEDAR ST SCHOOL	16,308	15,050	17,825	17,825	22,130
281.000000.402035.00000	PLAN 40 POINT NORTH	22,179	-	-	-	-
281.000000.402036.00000	PLAN 42 NU UNION	11,681	12,199	12,278	12,278	12,689
281.000000.402037.00000	PLAN 8b JNL	113,912	105,032	106,336	106,336	107,854
281.000000.402038.00000	PLAN 49 MARSHALL ST ARMORY	-	603	603	-	-
281.000000.402039.00000	PLAN 53 MICH AVE INVESTORS	25,227	25,534	25,534	-	-
281.000000.402050.00000	3 MILLS SET STATE BR	68,918	81,420	88,950	88,950	169,660
281.000000.402052.00000	PLAN 52 MARKETPLACE PARTNER	337,251	344,084	345,227	345,227	350,060
281.000000.402055.00000	PLAN 55A BALL PARK NORTH	256,167	234,162	235,811	235,811	234,931
281.000000.402056.00000	PLAN 56 EMERGENT BIOSOLUTION	218,880	212,833	212,833	200,649	379,193
281.000000.402058.00000	PLAN 58 HIGH GRADE MATERIAL	11,699	11,928	12,011	12,011	12,318
281.000000.402059.00000	PLAN 59 4000 N. GRAND RIVER	257	379	385	385	481
281.000000.402060.00000	PLAN 60 RISE PROPERTIES	1,316,993	1,342,688	1,342,688	1,321,100	1,340,097
281.000000.402061.00000	PLAN 61 FELDKOUTS	2,494	3,349	3,373	3,373	4,337
281.000000.402062.00000	PLAN 62 OLIVER TOWERS	28,834	46,836	46,836	46,817	68,019
281.000000.402063.00000	PLAN 63 2000 BLOCK	54,392	43,398	44,146	44,146	44,534
281.000000.402065.00000	PLAN 65 SOUTH STREET	2,525	22,246	23,547	23,547	23,987
281.000000.402066.00000	PLAN 66 FLUID CHILLERS	31,580	30,927	31,148	31,148	31,584
281.000000.402067.00000	PLAN 71 NEOGEN	2,453	2,608	2,653	2,653	2,050
281.000000.402068.00000	PLAN 74 MIDWEST SELF STORAGE	8,421	29,491	30,000	30,000	55,460
281.000000.402072.00000	PLAN 54 Y SITE	-	223,790	226,810	226,810	334,968
281.000000.402073.00000	PLAN 67 2200 BLOCK E MICH	-	54,995	55,174	55,174	71,310
281.000000.402074.00000	PLAN 75 CAP CITY MKT	-	-	189,442	189,442	548,840
281.000000.402075.00000	PLAN 76 BOJI FARNUM	-	133,380	133,845	133,845	157,028
281.000000.402076.00000	PLAN 73 3600 DUNCKEL	-	307,128	307,128	251,850	401,003
281.000000.402077.00000	PLAN 68 515 IONIA	-	-	-	-	-
281.000000.402078.00000	PLAN 72 RED CEDAR DEV	-	-	-	-	1,319,631
281.000000.402079.00000	PLAN 79 MI REALTORS	-	-	-	-	-
281.000000.695000.00000	RCD BOND ISSUER FEE	63,920	14,845	58,313	58,313	35,488
281.000000.670000.00000	INTEREST INCOME	-	-	-	-	-
281.000000.671600.00000	REVOLVING LOAN PAYBACK	-	-	-	-	-
281.000000.527011.12112	HAZ SUB-BROWNFIELD EPA (2015)	-	-	-	-	-
281.000000.527012.12112	PETRO-BROWNFIELD EPA (2015)	-	-	-	-	-
281.000000.527001.12115	FEDERAL GRANTS (EPA BCRLF)	-	-	-	-	-
281.000000.679100.00000	FROM RLF B FUND BALANCE	-	-	-	-	-
281.000000.579211.12164	2200 E MICH MDEQ GRANT (PROVIDENT PLACE)	-	-	-	-	-
281.000000.695200.12165	2200 E MICH MDEQ LOAN (PROVIDENT PLACE)	-	-	-	-	-
281.000000.579211.12166	600 E MICH MDEQ GRANT (CAPITOL CITY MARKET)	-	-	-	-	-
281.000000.579211.12168	MEDC SITE READINESS GRANT 2019	75,000	-	-	-	-
281.000000.527001.12158	BROWNFIELD EPA (2019)	600,000	-	-	-	-
	Total Revenue	4,639,423	4,128,079	4,700,104	4,582,958	6,883,328

		FY 2019/2020	FY 2020/2021	FY 2020/2021	FY 2020/2021	FY2021/2022
	Description	Amended Budget	Adopted Budget	Amended Budget 6/4/2021	Projected	Proposed Budget
	Expenditures					
281.172649.743009.12112	HAZ SUB BROWNFIELD EPA (2015)	-	-	-	-	-
281.172649.743010.12112	PETRO BROWNFIELD EPA (2015)	-	-	-	-	-
281.172649.743026.12164	2200 E MICH MDEQ GRANT (PROVIDENT PLACE)	-	-	-	-	-
281.172649.743027.12165	2200 E MICH MDEQ LOAN (PROVIDENT PLACE)	-	-	-	-	-
281.172649.970000.12115	CAPITAL OUTLAY/CONSTRUCTION (EPA BCRLF)	-	-	-	-	-
281.172650.741020.00000	ADMINISTRATION EXPENSES TO EDC	161,039	161,880	180,385	180,385	224,293
281.172650.960009.00000	REVOLVING FUND B	-	-	-	-	-
281.172650.960010.00000	REVOLVING FUND A	430,671	429,748	534,474	534,474	633,433
281.172650.970050.00000	PLAN 2 MOTOR WHEEL	302,302	53,112	247,411	247,411	252,867
281.172650.970053.00000	PLAN 9 SCHAFER BAKERY	301	289	294	294	294
281.172650.970057.00000	PLAN 14 PRUDDEN	166,005	-	-	-	-
281.172650.970061.00000	PLAN 19 STYLELINE	-	-	-	-	-
281.172650.970062.00000	PLAN 20 LORANN OILS	30,625	29,498	29,766	29,766	30,284
281.172650.970066.00000	PLAN 23 STADIUM PTR	123,146	140,614	140,614	138,674	-
281.172650.970068.00000	PLAN 30 BROWNFIELD DEV SPECIALISTS	13,796	14,031	14,267	14,267	14,508
281.172650.970070.00000	PLAN PLAN 37 CEDAR ST SCHOOL	16,308	15,050	17,825	17,825	22,130
281.172650.970071.00000	PLAN 40 POINT NORTH	22,179	-	-	-	-
281.172650.970072.00000	PLAN 42 NU UNION	11,681	12,199	12,278	12,278	12,689
281.172650.970073.00000	PLAN 8b JNL	113,912	105,032	106,336	106,336	107,854
281.172650.970075.00000	PLAN 53 MICH AVE INVESTORS	25,227	25,534	25,534	-	-
281.172650.970076.00000	PLAN 56 EMERGENT BIOSOLUTION	218,880	212,833	212,833	200,649	379,193
281.172650.970077.00000	PLAN 52 MARKETPLACE PARTNER	337,251	344,084	345,227	345,227	350,060
281.172650.970078.00000	PLAN 55A BALL PARK NORTH	256,167	234,162	235,811	235,811	234,931
281.172650.970079.00000	PLAN 58 HIGH GRADE MATERIALS	11,699	11,928	12,011	12,011	12,318
281.172650.970080.00000	PLAN 59 4000 N. GRAND	257	379	385	385	481
281.172650.970081.00000	PLAN 60 RISE PROPERTIES	1,316,993	1,342,688	1,342,688	1,321,100	1,340,097
281.172650.970082.00000	PLAN 61 FELDKOUTS	2,494	3,349	3,373	3,373	4,337
281.172650.970083.00000	PLAN 62 OLIVER TOWERS	28,834	46,836	46,836	46,817	68,019
281.172650.970084.00000	PLAN 63 2000 BLOCK	54,392	43,398	44,146	44,146	44,534
281.172650.970085.00000	PLAN 65 SOUTH STREET	2,525	22,246	23,547	23,547	23,987
281.172650.970086.00000	3 MILLS OF SET STATE BRF	68,918	81,420	88,950	88,950	169,660
281.172650.970087.00000	PLAN 5 EAST VILLAGE (Formerly BTS)	142,449	-	-	-	-
281.172650.970089.00000	PLAN 66 FLUID CHILLERS	31,580	30,927	31,148	31,148	31,584
281.172650.970090.00000	PLAN 71 NEOGEN	2,453	2,608	2,653	2,653	2,050
281.172650.970091.00000	PLAN 74 MIDWEST SELF STORAGE	8,421	29,491	30,000	30,000	55,460
281.NEW	PLAN 49 MARSHALL ST ARMORY	-	603	603	-	-
281.172650.970094.00000	PLAN 54 Y SITE	-	223,790	226,810	226,810	334,968
281.172650.970095.00000	PLAN 67 2200 BLOCK E MICH	-	54,995	55,174	55,174	71,310
281.172650.970096.00000	PLAN 73 3600 DUNCKEL	-	307,128	307,128	251,850	401,003
281.172650.970097.00000	PLAN 76 BOJI FARNUM	-	133,380	133,845	133,845	157,028
281.172650.970099.00000	PLAN 72 RED CEDAR DEV	-	-	-	-	1,319,631
281.172650.970100.00000	PLAN 68 515 IONIA	-	-	-	-	-
281.172650.970101.00000	PLAN 75 CAP CITY MKT	-	-	189,442	189,442	548,840
281.172650.970102.00000	PLAN 79 MI REALTORS	-	-	-	-	-
281.172650.741855.00000	RCD BOND ISSUER FEE TO EDC	63,920	14,845	58,313	58,313	35,488
281.172649.743028.12166	600 E MICH MDEQ GRANT (CAPITOL CITY MARKET)	-	-	-	-	-
281.172649.743028.12168	MEDC SITE READINESS GRANT 2019	75,000	-	-	-	-
281.172650.12158	BROWNFIELD EPA (2019)	600,000	-	-	-	-
Total Expenses		4,639,423	4,128,079	4,700,104	4,582,958	6,883,328
Difference		0	-	-	0	-