Lansing Brownfield Redevelopment Authority

Board of Directors Meeting Minutes
Friday, August 6, 2021 – 8:30 AM
LEAP Office
1000 S. Washington Ave. Ste. 201
Lansing, MI 48910

Members Present:	Calvin Jones, Tom Muth, Brian McGrain, Michael McKissic (8:41pm), Shelley Davis-Boyd, Tom Donaldson
Members Absent:	Kim Coleman, Blake Johnson (excused), Andrea Binoniemi (excused)
Staff Present:	Karl Dorshimer, Kris Klein, Hannah Bryant, Zach Crawford
Guests:	Christian Guinchard, Robert McCormack, Michael Winston, Eric Helzer, John Peckham

Call to Order

Chair Jones welcomed all and called the LBRA Board of Directors meeting to order at 8:32AM. Rollcall was called by Klein and recorded for public record.

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

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

YEAS: Unanimous. Motion carried.

500 Block Plan #77 Budget Line-Item Adjustment Administrative Amendment (ACTION)

Dorshimer provided a brief overview of the 500 Block Plan #77, he explained due to changes in the project there needs to be line-item adjustments made to the brownfield plan to reflect this. Chair Jones asked if this will also be approved by Council, Dorshimer stated that since the adjustments don't cause the previously approved eligible activity totals to be exceeded it does not constitute an amendment and thus does not need to be approved by Council. Eric Helzer presented the proposed like item adjustments to the LBRA board. Member Donaldson asked about the kind of contamination, which Eric expressed that there used to be a gas station and a car repair shop within the property. Chair Jones asked regarding the expected number of years it would take to reimburse both sets of eligible activities. Mr. Helzer explained that if both projects are completed on time, the total number of years of reimbursement projects will be fewer. Member Donaldson asked about concerns that were mentioned when the plan was brought to the board the first time. Dorshimer explained both the City and LBRA want both buildings (projects) to be completed. He said they had worked with the LBRA attorney and the City Attorney to craft the amended reimbursement and development agreements to ensure that this happens.

MOTION: McGrain moved to approve the Budget Line-Item Adjustment for the 500 Block Plan #77. Motion seconded by Davis-Boyd.

YEAS: Unanimous. Motion carried.

500 Block Plan #77 Amended & Restated Reimbursement Agreements

Amended/Restated Reimbursement Agreement- 501 S. Capitol LLC (ACTION)
Dorshimer provided a summary of the agreement. Klein highlighted that the LBRA attorney has reviewed both agreements and as part of the agreement it states that MEDC and the MSF board must approve a 381 Work Plan prior to the developer being reimbursed for any eligible activities.

MOTION: Davis-Boyd moved to approve the Amended/Restated Reimbursement Agreement- 501 S. Capitol LLC, as presented. Motion seconded by Muth.

YEAS: Unanimous. Motion carried.

Amended/Restated Reimbursement Agreement- 503 S. Capitol LLC (ACTION)
Dorshimer provided a summary of the agreement. Klein highlighted that the LBRA attorney has reviewed both agreements and as part of the agreement it states that MEDC and the MSF board must approve a 381 Work Plan prior to the developer being reimbursed for any eligible activities.

MOTION: McGrain moved to approve the Amended/Restated Reimbursement Agreement- 503 S. Capitol LLC, as presented. Motion seconded by Davis-Boyd.

YEAS: Unanimous. Motion carried.

Assignment of Reimbursement for Plan #74 930 W. Holmes (ACTION)

Klein provided an overview of the 930 W. Holmes project, which had a brownfield plan approved in 2018 and is a climate control self-storage building. The developers were able to remove 2 acres of asphalt and expand on landscaping surrounding their building. It was noted that all Development Agreement obligations will stay with the developer. Klein introduced Christian Guinchard and Robert McCormack. Robert and Christian thanked the board for being together and the opportunity to complete this project. Christian noted that the property will remain a self-storage and there currently is no project identified for the out lots. Chair Jones asked about the landscaping, which Klein noted has been completed. Member Davis-Boyd and McKissic asked about the change of use, which Klein explained that they have completed the project and the use could change without approval from the board, but any new assignment of revenues would have to come back to the board. Member Donaldson asked for clarification on why we must do this, which Klein expressed LBRA Board approval is required per the Reimbursement Agreement.

MOTION: McGrain moved to approve the assignment of reimbursement for Plan #74 930 W. Holmes, as presented. Motion seconded by Donaldson.

YEAS: Unanimous. Motion carried.

Open Forum for LBRA Board Members
Member Davis-Boyd made note that the training for the board is very helpful, and she would like to see it continued. Chair Jones thanked the members and LEAP for the work on the Volaris / Waypoint Development ribbon cutting that took place a couple weeks ago.

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 9:34 a.m.

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