

AGENDA

Committee on Development and Planning AGENDA FOR OCTOBER 19, 2021 AT 4:30 PM



Lansing City Hall, 124 W. Michigan Avenue,
City Council Conference Room

To provide input or ask questions on any item that is listed on the agenda,
members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting.

**Based on the recommendations from the Centers for Disease Control (CDC)
City Council President Spadafore is requesting members of the public, City Staff and Council Members
wear face coverings at meetings of the City Council and their Committees.**

Council Member Spitzley, Chairperson
Council Member Garza, Vice Chairperson
Council Member Hussain, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. September 7, 2021
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Appointment; John Shaski; Member Saginaw Street Corridor Improvement Authority; Term to expire June 30, 2025
- 6. Other**
- 7. Adjourn**

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.



MINUTES
Committee on Development and Planning
Tuesday, September 7, 2021@ 3:15 p.m.
Tony Benavides Lansing City Council Chambers

CALL TO ORDER

Council Member Spitzley called the meeting to order at 3:15 p.m.

PRESENT via audio/video

Council Member Spitzley, Chair-
Council Member Garza, Vice-Chair – arrived at 3:18 p.m.
Council Member Hussain, Member

OTHERS PRESENT via audio/video

Sherrie Boak, Council Staff
Lisa Hagen, OCA
Joe Abood, OCA
Barb Kimmel, EDP
Greg Venker, OCA
Miki Droste, CAHP
Felipe Serpa
Sam Spadafore
Representative from General Capital

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM AUGUST 23, 2021 WITH THE CHANGE TO THE MINUTES BEING APPROVED AT THAT MEETING WERE FROM AUGUST 3, 2021. MOTION CARRIED 2-0.

PUBLIC COMMENT

No public comment at this time.

Discussion/Action

ORDINANCE – Payment in Lieu of Taxes (PILOT); Walter French; 1900 S. Cedar Street
Ms. Droste stated she was available for additional comments.

Council Member Spitzley noted for the record this is a 6% PILOT for 20 years, there have been no changes from the last approval in 2020 except changes for prevailing wages. Ms. Droste concurred.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE ORDINANCE FOR THE PILOT FOR WALTER FRENCH, 1900 S. CEDAR STREET. MOTION CARRIED 3-0.

ORDINANCE – Payment in Lieu of Taxes (PILOT); The Porter Apartments; 505 Townsend Street

Council Member Spitzley noted for the record it was a request for 4% for 40 years.

Mr. Serpa with the increase they have calculated it on the rents, the market with HUD and will be getting higher subsidy rents, and seeing increases in income. Regarding the comment at the public hearing on the garbage chute, it was not a garbage chute but a dumb waiter when the building was a hotel.

Council Member Hussain asked what they were going to do to address the trash for the seniors and those with disabilities. Mr. Serpa stated PMG Management will pick up at the apartments that sign up for their plan.

Council Member Garza asked how many elevators were in the building and was told 2; 1 being a service elevator.

Council Member Wood referenced questions from other Council Members on the HVAC, and Mr. Serpa confirmed with the new HVAC there will be individual controls on demand in the units.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE ORDINANCE FOR THE PILOT FOR THE PORTER APARTMENTS; 505 TOWNSEND STREET. MOTION CARRIED 3-0.

ORDINANCE – Payment in Lieu of Taxes (PILOT); The Apartments West; 519 W Kalamazoo Street

Mr. Spadafore introduced the representative from General Capital Group, who he added would now be taking over the project and himself and Mr. Fleming will not be involved from this point on.

The representative outlined their company, the use of local subcontractors and architects, with their regional office in Wisconsin, and assured the Committee they have long term investment. A handout was distributed and on page 6 responding to Council questions at the public hearing. Included were details on the elevators, security, parking and resident services.

Council Member Spitzley asked location of parking since the site is senior housing. It was confirmed it is located across the street half block away at Lenawee and Pine. It was noted they are also in discussions with the State. Currently the Form Based Code does not require parking so they are looking at this as a central community area. Regarding a long term service agreement, they will do it as long as it makes.

The discussion then moved to page 7 of the handout, where it listed the rental limits from \$369 to \$1,050 for 2 bedrooms.

Council Member Spitzley asked if an elderly tenant can have a non-elderly live with them. The applicant explained that fair housing dictates what residents can live there. There is a 55 and older head of household, and in that category, spouse and family member can be younger, but must be a direct relation; the Fair Housing ACT rules is what dictates. Council Member Hussain asked how disabled is defined and what those thresholds are. The applicant verified they have to qualify services under the programs and requirements they need to meet. The Committee received details specifically from Ms. Kimmel in an email prior to the meeting.

Council Member Spitzley asked about the previous coal heat and other materials in the building. The applicant confirmed to the Committee there was no residual effects in Phase 1 and 2, and if they are awarded tax credits, they will do all the heavy items to get the plan approved by EGLE. They will have air testing and will use 3rd party testing.

Council Member Garza asked if all 75 units are ADA compliant, and it was confirmed. He then asked if they were offering any food or cafeteria options to the tenants. The applicant stated they imagine a free food pantry. Council Member Garza then asked about the onsite parking structure and was told the structure would be in the court yard, 2 levels with the top level being the courtyard. Lastly Council Member Garza asked if the PILOT was not granted, would they still move forward and was told they would but a PILOT would make it feasible.

Council Member Hussain asked why Mr. Fleming and Mr. Spadafore were no longer involved, and Mr. Spadafore stated there were questions raised at Council about their involvement and so they decided it was best to move forward so they transitioned over to General Capital. Council Member Hussain asked if there was an ethics issue, and if there were funds exchanged between Mr. Fleming and Mr. Spadafore stated no. Council Member Spitzley added to the explanation that the OCA confirmed there was no type of conflict, and Mr. Fleming was under contract with the Lansing Housing Commission and not an employee of the City. Mr. Abood stated that MSHDA or HUD might have had a bigger concern with his involvement.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE ORDINANCE FOR THE PILOT FOR THE APARTMENTS WEST, 519 W. KALAMAZOO STREET. MOTION CARRIED 3-0.

ORDINANCE – Payment in Lieu of Taxes (PILOT); Cedar Place; 201 W. Jolly Road

Council Member Spitzley started about by informing the applicant that Council heard residents have recently received letters that their rent is increasing. The applicant explained they did establish a plan to address affordability on all sides. What they found is that with changes in management over the years, some renters did not get increases in their last renewals. So the new management has presented an offer at the current rate, \$703. Some residents were in the \$550 range. To address it in the upcoming rent increase, any current renters, there is a cap of \$50. If they are below the current rate so it would be 7-9%, and has been communicated directly to those residents. The contract covers 94 units, and first offered to existing residents, and before offer to new potential residents, only 50 of the current decided to take advantage of that. Council Member Garza asked how many of the 220 were low income compared to market value. The applicant stated there are 94 designated as Section 8, 80 units get vouchers from LHC, Holy Cross, MSHDA, and Ingham County, so 75% of the units. Out of the remaining units there will be 8-10 with increases. The plan is to deed restrict all units to affordable, so as other tenants move out, and then will then seek tenants who qualify under the income limits.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE ORDINANCE FOR THE CEDAR PLACE, 201 W JOLLY ROAD. MOTION CARRIED 3-0.

Council Member Spitzley asked all applicants attend the Council meeting on September 13, 2021.

Other

Council Member Spitzley asked the Committee to consider items they want to add to the budget priorities at the Committee of the Whole meeting on Monday, 9/13/2021.

Adjourn

Adjourned at 3:56 p.m.

Submitted by Sherrie Boak

Recording Secretary, Lansing City Council

Approved by the Committee on August 23, 2021

Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission, or Committee.

Certain boards, commissions, or committees require appointees to be a registered elector in the City of Lansing (Charter Section 2-102) and be a resident of Lansing for one year prior to taking office (Charter Section 2-102).

Appointees to every board, commission, or committee must not be in default to the City at the time of taking office (Charter Section 2-103.2) and not have been convicted, within 20 years of taking office, of a violation of the election laws of the City of Lansing, State of Michigan, or the United States; a violation of public trust; or any felony (Charter Section 2-103.1).

Lansing City Charter, Section 5-104, Ineligibility For Boards, restricts certain City employee activities on some boards: "No person holding another City office or activity employed by the City shall be eligible to be a voting member on any board."

Date	08/06/2021
First Name	John
Middle	A
Last Name	Shaski
Date of Birth	)
Address	2911 Stoneleigh Dr
City	Lansing
State	MI
Zip Code	48910

Email	john.shaski@sparrow.org
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Gender	Male
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If you don't know which ward you live in, visit the [Lansing Neighborhoods Ward Map](#) and type in your address to find out!

Ward	Ward 2
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Precinct	21
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Best Phone Number to Contact You	5176142923
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In what year did you move to Lansing?	2013
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Occupational Background	Employed as Government Relations Officer for Sparrow Health System.
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Educational Background	B.S. Management, Davenport University.
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Current Appointments	Capital Region Airport Authority (CRAA)
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Please attach a resume if available.	<i>File(s) attached:</i>
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 JAS Resume AU21.pdf

First Choice for Board to Serve on	Saginaw Street Corridor Improvement Authority
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Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission.

I am applying to represent the views of Sparrow Health System, specifically Sparrow St. Lawrence campus that is located in the Saginaw Street Corridor Improvement Authority area.

This certification is not required but may impact potential consideration of the appointment being sought. I authorize the use of the information provided above to conduct a background search, including but not limited to criminal history, residency, and indebtedness to the City of Lansing. If selected to serve, I further authorize additional background checks during the term of my service to ensure the required criteria continue to be met. I also acknowledge that I have the affirmative duty to inform the City if I become aware of any change or condition in my status that fails to meet the required criteria.

Agreement to Background Check Authorization

- I agree
-

Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge.

John A Shaski

Date & Time

08/06/2021 12:00 PM (EDT)

Receive an email copy of this form.

Yes

JOHN A. SHASKI

CAREER PROFILE

An inspiring and astute leader with more than fifteen years of demonstrated experience in federal, state, and local government relations and community affairs. Strategic planner and effective communicator with proven success managing teams, producing results, and effectively serving public and client interests.

HIGHLIGHTS

- Successfully lobbied Congress for a technical fix related to hospital outpatient department reimbursement, averting potential losses in excess of \$4 million a year.
- Effectively lobbied the Certificate of Need Commission to relax standards related to Extracorporeal Shock Wave Lithotripsy, allowing the company to operate fixed equipment saving the company in excess of \$450,000 annually.
- Secured a \$300,000 federal appropriation related to expansion of electronic health records.
- Achieved a placeholder for a \$500,000 federal appropriation related to new hospital construction in a health professional shortage area.
- Negotiated a successful partnership agreement with a local community organization to address underserved community needs.

WORK EXPERIENCE

Sparrow Health System

May 2008-Present

Government Relations Officer (2010-Present), Government Relations Specialist (2008-2010)

- Direct lobby activities for Sparrow and affiliates, including: Physicians Health Plan, Sparrow Clinton Hospital, Sparrow Ionia Hospital, Sparrow Carson Hospital, Sparrow Specialty Hospital, and the Michigan Athletic Club.
- Lead the company's efforts to foster government and community relationships at the federal, state, and local levels.
- Develop a system-wide legislative agenda and strategy incorporating public policy initiatives, government relations considerations, strategic goals and local, state, and federal issues that impact the company and health care in general.
- Serve as the company's primary representative with advocacy and trade organizations, as well as the company's appointee to various local, state, and national trade organization advisory councils, ad-hoc committees, and standing committees.
- Track and analyze legislation that may impact the company, brief executive leadership and facilitate appropriate responses.
- Develop and maintain an effective plan to communicate with, educate and involve, the Board of Directors in legislative issues important to the governance of the company.
- Oversee the collection and analysis of data and information pertinent to public policy and advocacy issues; disseminate reports and analysis to appropriate audiences.
- Appointed Chair of the company's sponsorship committee administering an annual budget in excess of \$250,000.
- Administer Government Affairs Committee section of the Board of Directors.

Michigan State Representative Bettie Cook Scott
Chief of Staff

January 2007-May 2008

- Served as the Member's chief policy analyst.
- Coordinated all office affairs, including conducting staff interviews and management of an eight-member team.
- Established office policies and procedures.
- Acted as the primary liaison for all state departments, lobbyist, business and labor organizations, interest groups, and constituency.
- Administered and formulated office operations budget.
- Represented and testified on behalf of the Member in both House and Senate Committees.
- Recommended new approaches, policies, and procedures to effect continual improvements in efficiency of department and services performed.

Michigan State Senator Hansen Clarke
Legislative Advisor and Staff Director

January 2003-December 2006

- Led a 10-person team that delivered outstanding constituent services and enacted legislation.
- Directed research, implementation and advancement of the Senator's legislative agenda.
- Advised the Member on state budgetary issues in Senate Appropriations Committee with emphasis on History, Arts & Libraries, Department of Community Health, Capital Outlay and State Police and Military Affairs.
- Prepared legislative reports and reviewed documents relative to issues affecting the State of Michigan.

EDUCATION

Davenport University
Bachelor of Science, Management

2002

PROFESSIONAL AFFILIATIONS

- Capital Region Airport Authority Board of Directors (Lansing International Airport), *Chairman (2018-Present), Vice Chair (2014-2018), Director (2013-2014)*
- Lansing Region Chamber of Commerce, *Public Policy Committee (2018-Present)*
- 340B Health, *Political Action Committee Member (2015-Present)*
- Lansing Rotary, *Member (2013-Present)*
- Physicians Health Plan of Mid-Michigan, *Public Affairs Committee (2012-Present)*
- Michigan March of Dimes, *Public Affairs Committee Member (2011-2017)*
- Care Free Medical, *Executive Board Member and Governance Chair (2010-2016)*

REFERENCES

Available upon request

BY THE COMMITTEE ON DEVELOPMENT & PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor has made the appointment of John Shaski as a member of the Saginaw Street Corridor of Improvement Authority for a term to expire June 30, 2025; and

WHEREAS, the nominee has been vetted by the Mayor's Office and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development & Planning met on October 19, 2021 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of John Shaski as a member of the Saginaw Street Corridor of Improvement Authority for a term to expire June 30, 2025.