Board of Directors Meeting
Friday, December 3, 2021 – 8:30 AM
LEAP Office
1000 S. Washington Ave. Ste. 201
Lansing, MI 48910

Mask Requirement:
Face coverings are required by all Board Members, staff,
and members of the public at this meeting.

# MINUTES

**Members Present:** Calvin Jones, Michael McKissic, Andrea Binoniemi, Shelley Davis-Boyd, Tom Donaldson, Blake Johnson

**Members Absent:** Kim Coleman (excused), Brian McGrain (excused), Dr. Alane Laws-Barker (excused)

**Staff Present:** Karl Dorshimer, Kris Klein, Kambriana Gates, Torrell Christian, Tony Willis

**Guests:** Jake Brower (City of Lansing) , Brian Lefler, Eric Helzer, Christopher Stralkowski, Dave Bueche

**Call to Order / Roll Call – 8:32AM**

Chair Jones called the LBRA Board of Directors meeting to order at 8:32 AM and Klein took rollcall for public records.

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

> **MOTION**: Binoniemi moved to approve the LBRA meeting minutes from the Friday, November 5, 2021, LBRA Board of Director's meeting, as presented. Motion seconded by Davis-Boyd.

**YEAS**: Unanimous. Motion Carried.

**Update on Financials**
Brower gave a brief update on the LBRA balance sheets. Revenues and expenditure were also walked through on this.

**Red Cedar Development Plan #72 Bond Resolution Series 2021 (ACTION)**
Dorshimer explained the background of the Red Cedar development for the EDC board and gave an overview of a resolution being presented to the board that authorizes the third and final series of bonds worth 11 million dollars. Dorshimer explained how the funds raised by the sale of the bonds were used to reimburse the Developer for approved brownfield Eligible Activities. He also stated that the bonds were to be paid back over time with new taxes generated by the Red Cedar development that would be capture by the LBRA. Board member Davis-Boyd asked if the supplemental process was done, and it was answered by Dorshimer and guest that it is complete.

**MOTION**: Binoniemi moved to approve resolution approving bond issuance as presented and seconded by Davis-Boyd, as presented. Motion seconded by Davis-Boyd.

**YEAS**: Unanimous. Motion Carried

**Introduction of Plan #80 Pleasant Grove & Holmes Development (PRESENTATION)**
Klein shared the project of Plan #80 which is currently owned by the Land Bank with the vision to build two new two-story buildings on the property. The community has been involved throughout the project. The developer is requesting exemptions to the previous policy that was created in 2019.

Helzer and Stralkowski attended to present the project. Helzer began to share the background of the project and the current state it is in as well as what the project is doing moving forward. Photo renderings were showed during the meeting as Helzer explained the project and the need for the exemption with the board as most of their cost is in removal of asbestos. Stralkowski has continued to work on this project for a couple of years and shared that the area is blighted and the importance of investing in this part of south Lansing. They reached out to the Land Bank prior to the pandemic to purchase the property. From the start of the project the developers have continued to look at the needs of the neighborhood to implement recourses to meet those needs in this project. The residential space has been refocused to veterans and health care. There will also be creative opportunities identified for the community from a survey by the Lansing Public School District to see determine needs. Dr. Nubani from MSU is assisting on design for this project. They are collaborating with Joan Nelson (Allen Neighborhood Center) as this area is a "food desert" and figuring out ways in which they can improve in this space. This is a community-based project and is not driven by profit as explained by Eric and added that the health care piece will continue to be worked on. They will focus right now on the housing portion for the multifamily piece. Eric lastly gave a breakdown of the ultimate cost and the need for upfront cash to demo the building due to the asbestos; they will come back in January to request an Adjustable Accelerated Reimbursement Loan that could be partly or wholly forgivable.

a. Exemption 1: 10% pass through reduced from 10% to 5%.
b. Exemption 2: There is currently a higher then normal proportion of local taxes proposed to be captured as showed by the documents in the packet
c. Exemption 3: If any of the items are denied it will be shifted from state to local.

Board member McKissic shared he grew up on the south side as well as Dorshimer. Dorshimer shared this is located in a "high need" area. Today is just a conversation with permission to proceed with the continuing with working prior with the January meeting. Board member Davis-Boyd suggested working with a credit union which Helzer explained they are. Binoniemi will provide contact information to assist them with proforma adjustments and also shared to connect with LCC on this project. Chair Jones asked the importance for having a credit union as opposed to a bank which Stralkowski explained. Board member Davis-Boyd shared that they should connect with MSFCU which member Donaldson agreed as this is a local based credit union. Donaldson asked if there can be a tribute to Malcolm X; Stralkowski added that they planned to incorporate that into the project. Board members also suggested the Historic should be consulted with. Chair Jones shared the importance for provided resources for veterans and involving people from the community as well as paying tribute to Malcolm X. Board member Johnson shared that this is a risky financial project for the City. Christopher shared the focus is on the need and the blighted area.

**Site Committee Focus on Logan Square and S. MLK CIA**

Dorshimer gave a brief update on recent discussions regarding Logan Square by the LEDC site committee. The Logan Square property manager was present, Dave Bueche and the board recognized that there needs to be a connection with the owners. Bueche shared some history of the building and the current owner as well as the vacancies that have occurred here. Board member Binoniemi asked Dorshimer what would make this attractive which he in turn shared that one suggestion could be a proactive Brownfield Plan. Christian shared where we are currently with the S.MLK CIA as Chair Jones added the importance of having those continued conversations. Binoniemi asked if the development area was already established and could other resources currently accepted, Klein added that it is possible to have things such as liquor licenses. Dorshimer added that the next steps are to continue to get the CIA running and have continued conversations on what could be possible here.

**Open Forum for LBRA Board Members**

None.

**Other Business**

None.

**Public Comment**

None

**Adjournment**

Chair Jones called the LBRA Board of Directors meeting adjourned at 9:39AM