



## **Lansing Brownfield Redevelopment Authority (LBRA)**

Board of Directors Meeting

Friday, June 10, 2022, 8:30 AM

Allen Neighborhood Center

Allen Market Place Great Room

1611 E Kalamazoo St., Lansing, MI 48912

### **MINUTES**

#### **Members Present:**

Andrea Binoniemi, Catherine Rathbun, Calvin Jones, Jordan Sutton, Michael McKissic, Brian McGrain, Dr. Alane Laws-Barker

#### **Members Absent:**

Shelley Davis-Boyd (excused), Blake Johnson (excused)

#### **Staff Present:**

Karl Dorshimer, Kris Klein, Aurelius Christian, Mitchell Timmerman

#### **Guests:**

Emily Linden, City of Lansing  
Joan Nelson, Allen Neighborhood Center  
Jerome Hagedorn & Hassan Yamani, NEOGEN  
Dave Van Haaren & Connor Zook, Triterra

#### **Call to Order / Roll Call**

Chair Binoniemi called the Lansing Brownfield Redevelopment Authority meeting to order at 8:41 AM. Klein took roll call attendance.

#### **Welcome by Joan Nelson, Executive Director, Allen Neighborhood Center**

Joan Nelson gave an overview of operations of Allen Neighborhood Center. Nelson mentioned June 24<sup>th</sup> as the date of a tour of Allen Neighborhood Center. Chair Binoniemi recognized Nelson for years of service to the community.

#### **Board Recognitions**

Chair Binoniemi recognized Calvin Jones for his contribution to the LEDC Board as past Chair and for his continued work on the LEDC Board.

#### **Approval of LBRA Board Meeting Minutes – Friday, May 6, 2022**

MOTION: McGrain moved to approve the LBRA meeting minutes from the Friday, May 6, 2022, Board of Directors meeting, as presented. Motion seconded by Jones.

YEAS: Unanimous. Motion Carried.

### **Update on Financials**

Linden gave an update on financials for LBRA. Books close at end of June so numbers will be more accurate then. Proposed budget \$7.59 M overall in the budget, last year was roughly \$6 M. Revenues increased since last year--\$7.59 M in revenue estimated for coming fiscal year.

Klein gave a brief overview to Board about the financials. Indicated the LBRA and TIFA are in City's accounting systems so staff engages with the City on these financials and process payments and developer reimbursements.

### **NEOGEN Brownfield Plan #81 (Action)**

Dorshimer offered background on NEOGEN as a company and continuation of a long-term partnership with NEOGEN. Purchase of property on Shiawassee in the downtown area of Lansing.

Hagedorn, Yamani, and Van Haaren provided a presentation on the project and plans NEOGEN has for the property that was purchased by the company. Looking to build a new state of the art manufacturing facility for their operations. The Property would give them ability to expand within the City. Bring in additional 60-100 over next 4-5 yrs, \$70M of private investment on property. 175K sq ft bldg.

Van Haaren gave a presentation on the brownfield site that NEOGEN is looking to develop. Project summary given; environmental summary of site given. Summary of brownfield plan given—11 yrs, state and local capture, roughly \$5M in eligible brownfield costs.

Jones, Binoniemi, and McGrain thanked Van Haaren for the presentation and explanation of the project and Plan. McKissic inquired about the water table on the site. Jones inquired about green energy options associated with the project, Hagedorn indicates that they are looking at LEED certification of the building; but they have not finalized any of the designs for the site.

Hagedorn indicates that they are looking to break ground late July and announce around August 1<sup>st</sup>.

Dorshimer follows up regarding some the Brownfield topics brought up during the presentation.

MOTION: Jones moved to approve NEOGEN Brownfield Plan #81 as presented. McKissic seconded.

YEAS: Binoniemi, McKissic, McGrain, Laws-Barker, Rathbun, Jones

ABSTENTIONS: Sutton

MOTION CARRIED

### **Approval of FY2021/2022 LBRA Budget Amendment (Action)**

Klein introduced LBRA budget amendment for Fiscal Year 2021/2022. Amendments are

displayed in orange on budget, including #49 and #79 for brownfield plans. There were increases in expected revenue, so the budget requires amendments accordingly.

MOTION: McGrain moved, seconded by McKissic.

YEAS: Unanimous, motion carried.

### **Approval of FY2022/2023 LBRA Budget (Action)**

Klein introduced the LBRA budget for Fiscal Year 2022/2023.

MOTION: Jones moved, seconded by Laws-Barker.

YEAS: Unanimous, motion carried.

### **Update on PAC and RAP Application**

Timmerman provided update on RAP application and the list of projects that the City applied for and when we hope to acquire those funds.

### **Open Forum for LBRA Board Members**

Binoniemi presented Kim Coleman with an award of recognition of service on the LEDC Board of Directors—25 years of service. Coleman gave thanks to the Board.

Jones mentioned the idea of bringing newer board members onto Site Committee. Binoniemi hopes Site Committee can be a proactive arm of the Board.

### **Other Business**

None

### **Public Comment**

No public comment.

### **Adjournment**

Chair Binoniemi called the Lansing Brownfield Development Authority meeting to adjourn at 9:44 AM.



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