



MINUTES
Committee on Development and Planning
Wednesday, September 21, 2022 @ 3:30 p.m.
City Council Conference Room

CALL TO ORDER

Council Member Garza called the meeting to order at 3:30 p.m.

PRESENT

Council Member Jeremy Garza, Chair
Council Member Patricia Spitzley, Vice-Chair- excused
Council Member Brian T. Jackson, Member

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Lisa Hagen-Lawrence, OCA
Susan Stachowiak, EDP
Karl Dorshimer, EDC
Mikki Droste
Barb Kimmel, EDP
Greg Venker, OCA
Paul Schwiegerant, PIVOT
Tim Hovey

MINUTES

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE AUGUST 31, 2022, MINUTES AS PRESENTED. MOTION CARRIED 2-0.

Discussion/Action

ORDINANCE – Z-2-2022 – Rezoning of 2 Vacant Parcels between 3220 and 3330 W Miller Road

Ms. Stachowiak had nothing more to add to the conversation on the application that the Committee had not heard already or heard at the public hearing. She did remind them it is conditional rezoning for one single family or one duplex. There were no additional concerns or questions.

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE ORDINANCE FOR THE CONDITIONAL REZONING APPLICATION Z-2-2022; 2 VACANT PARCELS BETWEEN 3220 AND 3330 W MILLER ROAD. MOTION CARRIED 2-0.

ORDINANCE – Z-3-2022- Rezoning 3021 Aurelius Road

Ms. Stachowiak noted there are no additional comments.

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE ORDINANCE FOR THE CONDITIONAL REZONING APPLICATION Z-3-2022; 3021 AURELIUS ROAD. MOTION CARRIED 2-0.

ORDINANCE – Payment in Lieu of Taxes (PILOT) Stadium North Multi Family Lofts; 500 N Cedar

Mr. Schwiegerant confirmed he was in attendance at the public hearing on 9/12/2022. He noted that while Landing Housing Commission (LHC) is a partner, Pivotal is the face maker of the project and the only roll LHC has is for the handling of the vouchers. He continued by assuring the Committee that since the public hearing they have been making additional outreach to the trades, even though it has been on the builders exchange since February, 2022. This project will have a \$25 million in investment and they have similar projects in Jackson and Grand Rapids with no issues with those cities.

Council Member Garza added the request is for a 7% PILOT, and then asked if they have awarded any contracts and Mr. Schwiegerant confirmed they have not.

Council Member Jackson asked how many units are voucher and was told 12 each. He then asked if the LHC is required to be a partner whenever vouchers are used. Mr. Schwiegerant explained that it is a requirement for them if they put vouchers into the project they have to be a partner in that project. He again assured the Committee that the LHC is not guarantor, management or in charge of day to day. Council Member Jackson asked what the benefit is to LHC. Mr. Schwiegerant could not speak for them but did say they want to support and encourage more in the community, this opens up the bandwidth and they can serve a broader area of citizens.

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE ORDINANCE FOR THE PILOT FOR 500 N CEDAR FOR STADIUM NORTH MULTI FAMILY LOFTS. MOTION CARRIED 2-0.

ORDINANCE – Payment in Lieu of Taxes (PILOT) Stadium North Senior Lofts; 500 N Cedar

Mr. Schwiegerant noted this project is the same as the prior project, and this one allows seniors to age in place, with 66 units having all same amenities as the multifamily units.

Council Member Garza asked how large the lots were and Mr. Schwiegerant stated in total it is 3.076 acres.

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE ORDINANCE FOR THE PILOT FOR 500 N CEDAR FOR STADIUM NORTH SENIOR LOFTS. MOTION CARRIED 2-0.

ORDINANCE – Payment in Lieu of Taxes (PILOT) Hillsdale Place; 1020 Hillsdale

Council Member Garza outlined the project details from the staff report, he then asked about the community space. Ms. Droste confirmed there is 1,500 sq. feet with 500 for training space, 100 for office space for service providers, and the remainder for tenants. Council Member Garza asked what LEAD Silver Standard was. Mr. Hovey explained it designates environmental impact materials allowing for better efficiency so tenants will pay less each month.

Council Member Jackson inquired into their plans if the low income tax credit is not awarded. Mr. Hovey acknowledged that it is a competitive point based review and if they are not awarded

they will resubmit in the next funding round to MSHDA with the same project. Council Member Jackson then asked why they need for 45 years at 4%. Ms. Droste admitted they are asking for 45 years because when they apply for MSDHA for low income tax credits, they demand 30 years, and the applicant can get extra points in the review process if they promise another 15 years. It will be affordable for 45 years, all 40 units. Council Member Garza asked what happens after 45 years, and Ms. Droste confirmed that most do not make it 45 years before refinancing or asking for another PILOT.

Council Member Garza asked if was purchased yet, and Ms. Droste acknowledged that the City still owns the property and it is a contingent offer to purchase.

Mr. Hovey asked the Committee if there are specific questions they should be prepared to answer on Monday night, and Council Member Jackson noted there has been concern raised with the percentage and 45 years. Ms. Droste noted that they could have done 10% and not come to the City, however the financing does not let that happen right now.

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE ORDINANCE FOR THE PILOT FOR 1020 HILLSDALE PLACE. MOTION CARRIED 2-0.

RESOLUTION – OPRA; 700 MAY STREET

Council Member Garza read the staff report and the qualifications for an OPRA for the 134 workforce units that has an estimated \$12 million investment for renovations.

Council Member Garza inquired into the amenities noted, and Mr. Dorshimer referenced a presentation that was done at Council on 9/12/2022 and in this packet outlining the affordable units. Council Member Jackson spoke in opposition to the marketing of “affordable” because in his experience from speaking to the residents, the project is not affordable to all residents. Council Member Garza asked how much each unit costs, and Mr. Dorshimer was not able to provide that information, but stated he could have it on Monday, 9/26/2022.

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE OPRA FOR 700 MAY STREET. MOTION CARRIED 2-0.

Public Comment

No public comment on this time.

Other

Action – Fiscal Year 2023/2024 Budget Priorities

Council Member Garza noted his interest in keeping the existing priorities.

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE COMMITTEE BUDGET PRIORITIES AS PRESENTED. MOTION CARRIED 2-0.

Adjourn

Adjourned at 3:58 p.m.

Submitted by Sherrie Boak

Recording Secretary, Lansing City Council

Approved by the Committee on September 28, 2022