



MINUTES
Committee on Development and Planning
Wednesday, October 12, 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- expected late
Council Member Brian T. Jackson, Member

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Lisa Hagen-Lawrence, OCA
Greg Venker, OCA
Price Dobernack, Local 333
Mark Williams, Michigan CDC
Dave VanHaaren, TriTerra
Simon Veryhes, EDC
Aurelius Christian, EDC
Kris Klein, EDC
Desmond Ferguson, Moneyball
Shawn Elliott, Moneyball

MINUTES

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE SEPTEMBER 28, 2022, MINUTES AS PRESENTED. MOTION CARRIED 2-0.

Public Comment

No public comment on this time.

Discussion/Action

RESOLUTION – Setting a Public Hearing; SMLK Jr. Blvd. Corridor Improvement Authority Development and Finance Plan

Council Member Garza asked if the Authority has utilized the funds that were given to them by the City, and Mr. Christian stated they are still working with the OCA. Mr. Christian then expanded noting the Authority has been focusing on specific projects in the corridor such as Logan Square along with a redevelopment strategy. Mr. Christian then expanded on the history of the Corridor Improvement Authority noting they currently have 5 members of an 8 member

board. Their approach is similar to the Main Street approach with focus on design, marketing and financing.

Mr. Dobernack speaking as a Board member stated the Board has been working with businesses, outside agencies and neighborhoods on the development of this plan. He noted there has been a focus on Logan Square and the vacant Metro Bowl site.

Council Garza asked if they have been working with CATA and other agencies. Mr. Christian stated they have not but do plan to work with those entities along with MDOT.

Council Member Garza asked about the traffic calming and Mr. Christian confirmed they are aware of the work Council Member Hussain has done with Representative Sarah Anthony on a traffic study.

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING ON THE DEVELOPMENT AND FINANCE PLAN. MOTION CARRIED 2-0.

RESOLUTION – Setting a Public Hearing; Brownfield Plan #83; Moneyball Brownfield Redevelopment Project; 923 & 927 West Saginaw Street

Mr. Klein noted the properties are currently vacant.

Mr. Elliott confirmed they will be consolidating the two (2) locations and will be using local workers.

Council Member Garza acknowledged the use of local labor and their investment in the City and asked if there was lead and asbestos abatement.

Mr. Van Heeran distributed a handout. It will be presented as well at the public hearing on November 14, 2022. He noted they did find solvent contamination at the neighboring property that they are treating with a vapor mitigation system on these properties. This mitigation process is similar to a radon system, he clarified.

Mr. Elliott continued speaking on the neighborhood and investment the applicant is making.

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR BROWNFIELD PLAN #83 AT 923 & 927 WEST SAGINAW STREET. MOTION CARRIED 2-0.

RESOLUTION – Setting a Public Hearing; OPRA District; Michigan Certified Development Corporation; 1703, 1717 & 1723 E Michigan Avenue

Ms. Boak presented the email from Ms. Mahlow to Council Member Garza for public comment in opposition to the OPRA.

Council Member Garza read the email:

From: Nancy Mahlow <nmahlow2012@gmail.com>

Sent: Sunday, October 9, 2022 10:17:44 PM

To: City Council <City.Council@lansingmi.gov>

Subject: Fwd: City of Lansing Committee on Development & Planning Agenda 10/12/2022

On the agenda for the city council Development and Planning there is a request for another OPRA.

As taxpayers, we **CANNOT** continue to support yet another development on the backs of Lansing citizens. Two weeks ago three PILOTS and one OPRA was on the city council agenda. Here we are two weeks later and another OPRA is before you. How many are in the future lineup and when will the citizens have input? Is this the **ONLY** way a developer can pay for a project? What did they do before this program came along? What are other cities doing to advance their areas? I'm sure not putting their residents in debt.

This OPRA request is asking for over half a block of development (corner of MI and Marshall). So will this be yet another 3 or 4 story building that will tower over our homes? We already have **over** 14 buildings along Michigan Avenue that have been empty for years. One 4-story is still empty so when will someone look at filling these or is there a plan to demolish more? We do not support a huge "wall" down Michigan Avenue that will divide our neighborhoods which would send a very negative message to everyone. Stop with the highrises within neighborhoods.

The disturbing issue is that the Michigan Avenue Corridor Authority (MACA) is making decisions without any discussions with neighborhood leaders, neighborhoods, businesses, etc. As a neighborhood leader, the Eastside Neighborhood Organization (ENO) didn't hear anything from anyone including city council members. The MACA holds meetings without any notification to the public so we can provide input, many have no idea when and where they meet, and they cancel meetings without notice. Where is the transparency?

This board is made up of a realtor (chair), a developer, representative of Sparrow, and not sure who the rest are. Isn't this a conflict of interest to have certain participants on the board? Who is representing our neighborhood? Where are the meeting minutes, posted meeting dates/time/place, and cancellations? They cancelled one meeting and didn't even contact the presenter who was traveling from another city. I had a reputable individual say this board is the most unorganized they have ever been involved with. Are the other corridor authority groups operating like this? If so, again, where is the transparency and community involvement?

As taxpayers we **cannot** continue to support our city when you keep increasing our taxes, gas and food prices are rising, rent is outrageous, and we are facing a utility increase and there is a huge problem with our homeless and individuals living in extreme poor conditions. We have many properties that have been red-tagged for years which means no taxes are being paid. We are being asked to support a \$175 million dollar millage. A building is not going to help our police and fire do their jobs. Where is the Lansing taxpayers much needed tax break?

We as Lansing taxpayers **do not** support yet another OPRA. Please deny this request.
Thank you

Council Member Garza apologized for the email.

Mr. Christian and Mr. Williams outlined the MCDC non-profit, stating the intention is to relocate their headquarters to this area and therefore creating the district. This would be a single story, \$2.5 million investment, 130 jobs between construction and employees and is in the Michigan Avenue Corridor Authority. Mr. Williams went on to state it will be a renovation of the existing building that was constructed in 1948. They have working with Lansing architect, Neilson Construction and PM Environmental because they did find asbestos in building. He expanded noting that the building at 1723 is scheduled to be demolished to create an outdoor feature to compliment 1717. As for 1703 Michigan they intend to lease or sell that eventually.

Council Member Garza asked how long the abatement was for, and Mr. Williams stated they are asking for 12 years.

Council Member Garza asked is Neilson Construction was local and had local workers, and Mr. Williams stated they were from Holt, but do have local union and non-union works.

Council Member Garza asked them to be prepared for a presentation at the November 14, 2022 Council meeting when the hearing will be held.

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR OPRA DISTRICT AT 1703, 1717 & 1723 E MICHIGAN AVENUE.
MOTION CARRIED 2-0.

Other

No other topics.

Adjourn

Adjourned at 3:57 p.m.

Submitted by Sherrie Boak

Recording Secretary, Lansing City Council

Approved by the Committee on October 26, 2022