

DRAFT



MINUTES
Committee on Development and Planning
Wednesday, March 15, 2023 @ 4:00 p.m.
City Council Conference Room

CALL TO ORDER

Council Member Spitzley called the meeting to order at 4:00 p.m.

PRESENT

Council Member Spitzley, Chair

Council Member Brown, Vice-Chair -arrived at 4:02 p.m.

Council Member Garza, Member – left the meeting at 4:33 p.m.

OTHERS PRESENT

Sherrie Boak, Council Office Manager

Lisa Hagen-Lawrence, OCA

Greg Venker, OCA

Barb Kimmel, EDP

Kris Klein, LEDC

Cathleen Edgerly, DLI

Julie Reinhardt, DLI

Ashlee Willis, DLI

Brad Krabel, Consumers Energy

Jessica Tramortara, Consumers Energy

Taylor Master, Consumers Energy

MINUTES

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE FEBRUARY 15, 2023 MINUTES AS PRESENTED. MOTION CARRIED 2-0.

Public Comment

No public comment on this time.

Presentations

Downtown Lansing Inc

Ms. Reinhardt, Ms. Willis and Ms. Cathleen Edgerly went through the comprehensive market analysis noting and expected deliverable the end of June. Council Member Spitzley asked those deliverables to be provided to the full Council. Ms. Edgerly highlighted the project data for downtown, REO Town and Old Town. Ms. Willis state that when the study is done, it will be in a language that the community can understand. Ms. Edgerly stated they have awarded \$840,000 but not fully expended to 22 businesses in the downtown district. The business development

team is working on how to maintain, have been strategic in recruiting, and reducing the vacancy rate. Ms. Reinhardt spoke on the work they did on reducing the vacancy rate and the Middle Village Retail Market. In addition to that incubator, in April they will be announcing an incubator program which was part of a recent grant. Council Member Brown distributed flyers on lifting up local entrepreneurs and on building the future that was provided earlier in the meeting to Committee chairperson. Ms. Edgerly informed the Committee of the upcoming State of Downtown and stated she would send an invite.

Council Member Brown asked about the entrepreneur work they are doing. Ms. Reinhardt spoke on a few of the resources that are helping the businesses succeed. They have developed a small business training program that meets monthly to help grow the small business; banking, classes, retail purchasing and social media marketing. Ms. Edgerly noted that when Middle Village businesses decide to move out, they continue to receive 2 years of training. Ms. Reinhardt added that this year they have also received a one year membership with chamber. Council Member Brown asked what challenges they are facing with entrepreneurs. Ms. Reinhardt stated they continue to work on services and opportunities. Ms. Edgerly highlighted the challenges with the population downtown and admit they are at the beginning of a 10 year road of growth. Council Member Brown asked about the rental rate. Ms. Reinhardt acknowledged the landlords on addressing the rental rates and the work they have done with the area. Ms. Edgerly concluded by stating there are still challenges ahead and perception to change.

Council Member Spitzley asked Council Member Garza (Council Vice President) about having DLI to the COW meeting on April 24, 2023 to provide an update.

Discussion/Action

RESOLUTION – Introduction and Setting a Public Hearing; Ordinance to Increase the number of members to the Principal Shopping District Board dba Downtown Lansing Inc.

Ms. Edgerly explained the reason for the request noted that there has usually been eight (8) members, so by increasing there will be an odd number on the board and the work of the board can be done without tie votes. This would increase to nine (9) members, which includes members from downtown residents and businesses.

Council Member Brown stated that his choice would be to change the DLI Board to have a member from each Ward and the remaining At Large members. Mr. Venker explained that the Board is established by State Statue, at least five (5) have to be representatives from businesses in the location of the DLI Districts and others have to be residents of the residential area adjacent to the DLI Districts. Council Member Brown reiterated that he believed there should be representatives from all Wards since every resident in Lansing comes downtown.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION TO SET THE HEARING FOR THE AMENDMENT TO THE ORDINANCE TO INCREASE THE NUMBER OF MEMBERS OF THE PRINCIPAL SHOPPING DISTRICT BOARD (DLI) FOR APRIL 10, 2023.
MOTION CARRIED 3-0.

RESOLUTION – Set a Public Hearing; IDD-01-2023 Industrial Development District; 7000 Canal Rd., Diamondale, Consumers Energy

RESOLUTION – Set a Public Hearing; PPE-1-2023 Personal Property Tax Exemption; 7000 N Canal Road, Diamondale, Consumers Energy

Mr. Klein explained to the Committee that these two requests are for the property in Windsor Township the Council recently took action on, and as part of that 425 there was a discussion with the City at that time for a PPE – Personal Property Tax Exemption. The hearings of these

two request can both be done at the same time, however when action is taken, Council will need to act on the IDD (District) before the PPE.

Council Member Spitzley asked them to present at the public hearing on April 10th to the City Council meeting. She requested any information ahead of time to Council offices so Council has time to review prior to the hearing. As part of the presentation materials she requested the impact on taxes, the impact on the City as a whole, what the need for it is, why they want it, and what the timeline will be. Ms. Tramatora noted that with the PPE, the City of Lansing will receive more taxes than they are currently getting on the property. Mr. Klein summarized that this is a 25 year term, and the City would continue to see the benefit.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR APRIL 10, 2023 ON THE IDD-01-2023 INDUSTRIAL DEVELOPMENT DISTRICT FOR 7000 N CANAL ROAD. MOTION CARRIED 3-0.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR APRIL 10, 2023 ON THE PPE-01-2023 PERSONAL PROPERTY TAX EXEMPTION FOR 7000 N CANAL

ORDINANCE – Rename Planning Board to Planning Commission

MOTION BY BROWN TO APPROVE THE ORDINANCE TO AMEND THE PLANNING BOARD TO PLANNING COMMISSION. MOTION CARRIED 3-0.

Council Member Garza left the meeting.

Presentation

Economic Development and Planning Update

Council Member Spitzley acknowledged Ms. Kimmel for her duties as Interim Director for EDP. She then asked Ms. Kimmel to evaluate the size of the Department because Council has a concern with the number of divisions in the department. Ms. Kimmel acknowledged that she has already begun discussions with Ms. Frayer to evaluate the needs and challenges of all divisions, however no decision have been made and but no idea is off the table. The Administration is entertaining a variety of opportunities, one keeping the department together and one splitting into two departments. Council Member Brown asked how long it was established in its current format. Council Member Spitzley stated since Mayor Schor came into office. Ms. Kimmel confirmed that Neighborhoods and Citizen Engagement is its own department already. Council Member Brown asked who was talking about splitting the current department into two departments. Ms. Kimmel confirmed she has been talking to Ms. Frayer and they are thinking of two divisions; one of code and one division of planning. Out of these two divisions, one is looking towards growth and future, and the other is enforcement (code and parking). Council Member Spitzley asked about a timeline for this change, and Ms. Kimmel was not able to provide a timeline. Council Member Spitzley asked for the discussion in Ms. Kimmel's office during this restructuring to include a discussion on privatizing parking, noting that since COVID parking is costing funds, and she does not support \$5 million of ARPA funds to shore up parking. Council Member Spitzley stated at the March 27th Council meeting she will update Council and ask for any suggestions to be provided to Ms. Frayer. Ms. Kimmel acknowledged the interest and stated this restructuring review is just beginning.

Council Member Spitzley mentioned in the Ad Hoc on Homelessness there were discussions on funding and then asked Ms. Kimmel what accounts, programs or grants is the City the fiduciary

for. Ms. Kimmel outlined the MSHDA programs, HUD, EMG, ESG and COC. She summarized the participation of the EDP staff and HRCS staff in those programs and funding.

Adjourn

Adjourned at 4:53 p.m.

Submitted by Sherrie Boak

Recording Secretary, Lansing City Council

Approved by the Committee on April 5, 2023