



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

CALL TO ORDER

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

PRESENT

Council Member Spitzley, Chair - excused
Council Member Brown, Vice-Chair
Council Member Garza, Member

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Lisa Hagen-Lawrence, OCA
Ted O'Dell
Simon Verghese, LEDC
Jessica DeBone, PM Environmental
Jason Kildea, Gillespie Group
Tricia Walthorn, Gillespie Group

MINUTES

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE MINUTES FROM SEPTMEBER 20, 2023 AS PRESENTED. MOTION CARRIED 2-0.

Public Comment

No public comment on this time.

Discussion/Action

RESOLUTION – Appointment; Ted O'Dell; At Large Member; Planning Commission- Term to Expire June 30, 2025

Mr. O'Dell briefly spoke about his experience that he hopes to bring to the Commission. His background is labor law, negotiations, was a Township Supervisor and Township Planning Commission. In addition he served on the legislature for a period of time.

Council Member Garza asked if he would be willing to come to the Ward constituent meetings, and Mr. O'Dell acknowledged and was supportive opening governance, growth and development, affordable housing for working public and seniors. In regards to planning, he encouraged looking forward 3-5 years in the future.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF TED O'DELL TO THE PLANNING COMMISSION. MOTION CARRIED 2-0.

RESOLUTION - Reappointment; Samantha Troutman; At Large Member of the Historic District Commission; Term to Expire June 30, 2026

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE REAPPOINTMENT OF SAMANTHA TROUTMAN TO THE HISTORIC DISTRICT. MOTION CARRIED 2-0.

RESOLUTION – Reappointment; Nikki Soldan as a Business Representative Member of the South Martin Luther King Jr. Blvd Corridor Improvement Authority Board of Directors; Term to Expire July 31, 2027

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE REAPPOINTMENT OF NIKKI SOLDAN TO THE SMLK JR CORRIDOR AUTHORITY. MOTION CARRIED 2-0.

RESOLUTION – Setting a Public Hearing; Brownfield Plan #84; 505-507 East Shiawassee Street Rehabilitation Project

Mr. Verghese distributed a handout, in addition members from the Gillespie group were present. Mr. Verghese went through the Brownfield request.

Council Member Garza noted asbestos material and if that was the reason for the request. Ms. stated there are demolition needed, vapor encroachment issues, and asbestos. There will be continued additional assessments to determine if there is an additional remediation needed.

Mr. Verghese went through the rest of the handout.

Council Member Garza asked what follow up is done with Brownfields. Mr. Verghese stated they do follow up and make sure all work in the brownfields are audited. Ms. DeBone confirmed that during the job construction they are on site doing inspections.

Total capture information provided was approximately \$234,000, with an estimated \$93,000 of that capture for City of Lansing taxes and the remaining \$141,000 for other taxing jurisdictions. The owner has requested an accelerated reimbursement loan for \$150,000 for eligible activity costs. The eligible activities include damaged sidewalks, vapor contamination, demolition, abatements of asbestos, lead and mold, and a phase 1 environmental assessment, hazardous material survey and vapor mitigation survey. Of the \$150,000 eligible activity costs, there will be 3% interest of \$35,000, 10% pass through at \$24,000, LBRA revolving fund and admin at \$24,000 and State Brownfield revolving fund at \$1,000 bringing the total capture projections to \$234,000.

Council Member Garza asked about the number of jobs, since there are three businesses. Ms. Walthorn stated there could be more than 3, but they estimate conservatively.

Council Member Garza asked if this is contingent on the Brownfield. Ms. Walthorn stated that absent the Brownfield, it would be challenging to move this forward. Mr. Kildea stated these businesses will bring retail and create a new district that has more things to do than the existing restaurants.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR OCTOBER 30, 2023 FOR BROWNFIELD PLAN #84; 505-507 EAST SHIAWASSEE STREET. MOTION CARRIED 2-0.

Other

No other topics.

Adjourn

Adjourned at 4:23 p.m.

Submitted by Sherrie Boak

Recording Secretary, Lansing City Council

Approved by the Committee on October 25, 2023