Board of Directors Meeting

Friday, November 03, 2023 – 8:30 AM

Lansing EDC Office

401 S. Washington Ave. Ste. 101, Lansing, MI 48933

AGENDA

1. Call to Order
2. Approval of LBRA Board Meeting Minutes – Friday, September 22, 2023
3. Update on Financials
4. FY2024 U.S. EPA Brownfields Assessment Grant Application (ACTION)
5. Brownfield Project Updates
6. Logan Square Redevelopment Strategy Expanded Scope of Work (ACTION)
7. Open Forum for LBRA Board Members
8. Other Business
9. Public Comment
10. Adjournment

Board of Directors Meeting

Friday, September 22, 2023 – 8:30 AM

Temple Lofts - 502 E César E. Chávez Ave, Lansing, MI 48906

MINUTES

Members Present:	Chair - Calvin Jones, Vice-Chair - Shelley Davis Boyd, Treasurer - Catherine Rathbun, Jordan Hankwitz, Jordan Sutton
Members Absent:	Secretary - Dr. Alane Laws-Barker, Chaz Carrillo, Sandra Lupien, Michael McKissic
Staff Present:	Karl Dorshimer, Kris Klein, Brandy Standler, Aurelius Christian, Simon Verghese, Alex Watkins, Kahleea Washington
Guests:	Desiree Kirkland and Tammi Amerson (City of Lansing), Eric Hanna (Michigan Community Capital) Austin Geer, Jessica, Tricia Walthorn, Connor and JP from Triterra. Kathleen Edgerly (DLI), Rhonda Jones (LBWL)

Call to Order

Chair Jones called the meeting to order at 8:31 AM.

Approval of LBRA Board Meeting Minutes – Friday August 04, 2023 (ACTION)

MOTION: Member Davis Boyd moved to approve the LBRA meeting minutes from the Friday August 04, 2023, Board of Directors meeting, as presented. Motion seconded by member Rathbun.
YEAS: Unanimous, motion carried.

Welcome to Temple Lofts

Eric Hanna from Michigan Community Capital welcomed board members and guests and discussed the mission of the MCC as well as current and past projects.

Update on Financials

Desiree Kirkland and Tammi Amerson from the City of Lansing addressed the board. They stated the audit has begun for both the Brownfield Authority and the TIFA.

Temp adjournment at 8:58 AM to 9:11 AM.

Brownfield Plan #84 505/507 E. Shiawassee St. Redevelopment Project (ACTION)

Simon Verghese presented Brownfield Plan #84 to the board for consideration. Verghese said the redevelopment of the properties would allow two new women owned businesses to locate in Lansing. The proposed total brownfield tax capture would be approximately $234,000.

MOTION: Member Rathbun moved to approve the Brownfield Plan #84 505/507 E. Shiawassee St. Redevelopment Project, as presented. Motion seconded by member Hankwitz.
YEAS: Unanimous, motion carried.

Brownfield Plan #84 Accelerated Reimbursement Loan (ACTION)
Simon Verghese presented an Accelerated Reimbursement Loan to complement Plan #84.

MOTION: Member Davis Boyd moved to approve the Brownfield Plan #84 Accelerated Reimbursement Loan, as presented. Motion seconded by member Rathbun.
YEAS: Unanimous, motion carried.

1001 W. Saginaw Project EGLE Grant & Loan Application (ACTION)
Kris Klein discussed the proposed development. It would include housing, childcare, and urgent care. Contaminants are present in the soil and groundwater that require addressing. Primary activities include assessment and abatement. $1.0 million grant and $1.0 million loan are being sought.

MOTION: Member Davis Boyd moved to approve the 1001 W. Saginaw Project EGLE Grant & Loan Application to EGLE, as presented. Motion seconded by member Hankwitz.
YEAS: Unanimous, motion carried.

Brownfield Plan #39 Assignment of Reimbursement (ACTION)
Karl Dorshimer addressed the board concerning Plan #39, otherwise known at the Ottawa Power Station. Developer, Phoenix Development Partners has requested to transfer rights (assign), title, reimbursement payments and all its interest under the Reimbursement agreement to the Accident Fund Insurance Company (AF Group). Mr. Dorshimer stated this is allowed under the reimbursement agreement between the LBRA and Phoenix Development Partners.

MOTION: Member Davis Boyd moved to approve the Brownfield Plan #39 Assignment of Reimbursement, as presented. Motion seconded by member Sutton.
YEAS: Unanimous, motion carried.

Open Forum for LBRA Board Members
No comments.

Other Business
None.

Public Comment
None.

Adjournment
Chair Jones called the Lansing Brownfield Redevelopment Authority meeting to adjournment at 9:41 AM.

Karl R. Dorshimer

Karl Dorshimer, President and CEO
Lansing Economic Development Corporation (LEDC)

THE LANSING BROWNFIELD REDEVELOPMENT AUTHORITY

A Resolution Authorizing Grant Application to U.S. Environmental Protection Agency from Lansing Brownfield Redevelopment Authority

At a meeting of the Board of Directors of the Lansing Brownfield Redevelopment Authority (LBRA) Lansing, Michigan, held on the 3rd day of November 2023, at 8:30 a.m., pursuant to notice duly given:

PRESENT: Members:

ABSENT: Members:

The following preamble and resolution was offered by;

Member: , and supported by;

Member: :

WHEREAS, brownfields are properties such as former industrial sites, closed gas stations, dumps, or other sites that are vacant or underutilized due to contamination, perceived contamination, or blight; and

WHEREAS, the cleanup and revitalization of brownfields can provide the city of Lansing (City) benefits, including protection of public health and the environment, opportunities for economic development, opportunities to grow advanced manufacturing and create jobs, neighborhood improvement, opportunities for creation of parks and community spaces, and other benefits; and

WHEREAS, the U.S. Environmental Protection Agency (EPA) is now soliciting applications for Fiscal Year 2024 funding, due November 13th, 2023, for Community-wide Brownfields Assessment Grants of up to $500,000 for qualified governments and governmental entities which can be used for assessment and reuse planning at brownfield sites ("EPA Brownfields Assessment grants"); and

WHEREAS, The Lansing Brownfield Redevelopment Authority (LBRA) desires to be awarded a $500,000 FY2024 EPA Community-wide Assessment Grant for the benefit of the City and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LANSING BROWNFIELD REDEVELOPMENT AUTHORITY, AS FOLLOWS:

1. The City of Lansing Brownfield Redevelopment Authority (LBRA) authorizes the LBRA staff to complete and submit an application for a FY2024 U.S. EPA Community-wide Brownfields Assessment Grant.

2. The LBRA will accept the FY2024 U.S. EPA Community-wide Brownfields Assessment Grant, if approved to be managed by the LBRA.

3. The LBRA also directs its authorized representative(s) to work with the LBRA's attorney to negotiate and enter on the LBRA's behalf any agreements related to the award.

4. Additionally, the LBRA Board agrees that if any section, clause, or phrase of this Resolution is declared as invalid by a court of law, that ruling shall not affect the intent and purpose of this Resolution and validity of the remaining provisions of the Resolution.

5. Finally, the LBRA Board declares that all resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are repealed.

YEAS:

NAYS:

ABSTENTIONS:

ABSENT:

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
)SS.
COUNTY OF INGHAM)

I hereby certify that the foregoing is a true and complete copy of a resolution adopted at a meeting of the Brownfield Redevelopment Authority held on the 3rd day of November 2023, and said resolution is on file in the office of the Economic Development Corporation and is available to the public. Public notice of the said meeting was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan 1976, including in the case of a special or re-scheduled meeting, notice by publication or posting of at least eighteen (18) hours prior to the time set for the meeting. In addition, said meeting was held in full compliance with the Board's By-Laws.

IN WITNESS WHEREOF, I have hereunto affixed my official signature.

Calvin Jones, Chair
LBRA Board Chair

www.placeandmain.com

3675 Whimbrel Way East Lansing, MI 48823

PLACE + MAIN ADVISORS

October 31, 2023

Scope of Work (SOW): More Detailed Estimates and Public Communication

I. Purpose

The purpose of this scope of work (SOW) is to outline the specific tasks and deliverables associated with providing more detailed estimates for the Logan Square project. This scope covers the areas of Acquisition, Infrastructure, Parceling, and Placemaking Components/Tactical Urbanism Projects. The scope will address the recommendations for infrastructure changes for the initial phases of the development plan, specifically, phase one and phase two. The SOW also encompasses the sequencing of improvements, a comprehensive programming plan, presentation to the council, and a public release press conference.

II. Tasks & Deliverables

1. *Infrastructure*

Task:

- Assess and report estimated costs of streetscape, water, sewer, broadband upgrades to site

2. *Parceling*

Tasks:

- Assess potential for parceling the Logan Square site into multiple sites, including number of individual parcels
- Assess estimated costs associated (engineering, surveying, etc) with parceling plan above

3. *Placemaking Components/Tactical Urbanism Projects*

Tasks:

- Identify potential areas within the development for placemaking interventions
- Outline potential tactical urbanism projects to enhance public space usability and aesthetics
- Estimate costs and potential benefits (e.g., increased foot traffic, public engagement)

4. *Sequencing of Improvements*

Tasks:

- Prioritize projects based on factors such as public need, funding, and strategic value within a proposed budget range ($15 million)

5. *Presentation to Council*

Tasks:

- Compile all findings and plans into a cohesive presentation format
- Schedule and prepare for the council presentation, including Q&A preparatio

6. Public Release Press Conference

Tasks:

- Work with Mayor’s office on logistics for a public press conference, including venue, date, and guest list (emphasis of our work will focus on out-of-market media
- Assist in drafting press materials, including press releases, media kits, and FAQs
- Engage with media partners and schedule interviews if needed

III. Timeline
It is anticipated these tasks will be completed by November 30, 2024.

IV. Budget
Anticipated cost for the above items shall not exceed **$10,000**.

By:		By:	
Name:	Calvin L. Jones	Name:	Joseph B. Borgstrom
Title:	Chair, Lansing Brownfield Redevelopment Authority	Title:	Principal
Date:		Date:	10/30/2023

LANSING BROWNFIELD REDEVELOPMENT AUTHORITY
Certificate of Resolution by Board of Directors

At a regularly scheduled meeting of the Board of Directors of the Lansing Brownfield Redevelopment Authority (LBRA) held on Friday, November 3rd, 2023, at 8:30 a.m., pursuant to notice duly given:

PRESENT: Members:

ABSENT: Members:

The following preamble and resolution was offered by;

Member: , and seconded by:

Member:

WHEREAS, the Lansing Brownfield Redevelopment Authority (the "LBRA") and Logan Square Capital, LLC (the "Property Owners") identified the need to obtain a redevelopment plan for the Logan Square Shopping Center located at 3222 South Martin Luther King Jr Boulevard (the "Property"); and

WHEREAS, at the September 9, 2022, meeting of the LBRA, the board approved the resolution to enter into an agreement for Development Consulting Services ("the Contract") with Place + Main Advisors, LLC (the "Consultant"); and

WHEREAS, the Consultant has substantially completed the original scope of work outlined in the Contract; and

WHEREAS, there is additional work needed to further detail the implementation of the redevelopment plan for the Property; and

WHEREAS, the Consultant has submitted a proposal in the amount of $10,000 to the LBRA for an expanded scope of work, a copy of which is attached hereto as Exhibit A; and

WHEREAS, the LBRA wishes to approve the expansion of the Contract with the Consultant to provide the additional scope of work outlined in Exhibit A.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LANSING BROWNFIELD REDEVELOPMENT AUTHORITY (LBRA), AS FOLLOWS:

1. Lansing Brownfield Redevelopment Authority (the "LBRA") approves expanding the scope of work to include services outlined in Exhibit A and entering into the contract between Place + Main Advisors, LLC, (the "Consultant") and the LBRA for Development Consulting Services (the "Contract") related to the Property.

2. The LBRA Board directs its Chair, legal counsel, and authorized representative(s) to finalize the Contract to the satisfaction of the LBRA Chair who will then execute the

Contract on the Authority's behalf.

3. The LBRA Board approves increasing the original allocation by $10,000, from $55,000 to up to $65,000, of LBRA funds from its Local Brownfield Revolving Fund (LBRF) to support the expanded scope of work provided by the Consultant.

4. Additionally, the LBRA Board agrees that if any section, clause, or phrase of this Resolution is declared as invalid by a court of law, that ruling shall not affect the intent and purpose of this Resolution and validity of the remaining provisions of the Resolution.

5. Finally, the LBRA Board declares that all resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are repealed.

YEAS:

NAYS:

ABSTENTIONS:

ABSENT:

PREAMBLE AND RESOLUTIONS DECLARED ADOPTED.

STATE OF MICHIGAN)
) ss.
COUNTY OF INGHAM)

I hereby certify that the foregoing is a true and a complete copy of a preamble and resolutions adopted at a rescheduled meeting of the Lansing Brownfield Redevelopment Authority held on the 3rd day of November, and said preamble and resolutions are on file in the office of the Lansing Brownfield Redevelopment Authority and are available to the public. Public notice of the meeting was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan 1976, including in the case of a special or re-scheduled meeting, notice by publication or posting of at least eighteen (18) hours prior to the time set for the meeting. In addition, the meeting was held in full compliance with the Board's Bylaws.

IN WITNESS WHEREOF, I have hereunto affixed my official signature.

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Calvin L. Jones, Chair