

AGENDA

Committee on Development and Planning AGENDA FOR NOVEMBER 15, 2023 AT 4:00 PM



Lansing City Hall, City Council Conference Room
124 W. Michigan Avenue, 10th Floor

To provide input or ask questions on any item that is listed on the agenda,
members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting.
view on: <https://www.youtube.com/@lansingcitycouncil4446/streams>

Council Member Spitzley, Chairperson
Council Member Brown, Vice Chairperson
Council Member Garza, Member

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - A. November 1, 2023
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. Act-4-2023; Sale of City Property, Parking Lot #1 at 425 S. Grand Ave.
(PEND-3490)
6. **Other**
7. **Adjourn**

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

DRAFT



MINUTES
Committee on Development and Planning
Wednesday, November 1, 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
Council Member Brown, Vice-Chair
Council Member Garza, Member

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Lisa Hagen-Lawrence, OCA
Greg Venker, OCA
Emily Linden, Internal Auditor
Kris Klein, LEDC
Jason Kildea, Gillespie
Jackson Waltherson, Gillespie

MINUTES

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE MINUTES FROM OCTOBER 25, 2023. MOTION CARRIED 3-0. MOTION CARRIED 3-0.

Public Comment

No public comment at this time.

DISCUSSION/ACTION

RESOLUTION – Brownfield Plan #84; 505-507 East Shiawassee Street Rehabilitation Project
Council Member Spitzley noted the public hearing was Monday, 10/30/2023 with no questions or concerns. She asked the Committee if they had any questions or concerns.

Council Member Brown acknowledged the applicants for providing information at the meetings on the reason for the brownfield.

Council Member Spitzley noted the previous questions on vapor infusion and acknowledged how they were addressing it. Mr. Kildea noted the building already has the active vapor resistance in it, and will speak to the future tenants on how to exasperate any vapors.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION FOR THE
BROWNFIELD PLAN #84 FOR 505-507 EAST SHIAWASSEE REHABILITATION PROJECT.
MOTION CARRIED 3-0.

Adjourned at 4:03 p.m.
Submitted by Sherrie Boak
Recording Secretary, Lansing City Council
Place on file by the Committee on

Act-4-2023, Sale of Property, 425 S Grand Ave. - STAFF REPORT

An Act 33 Review is a planning level review of the **location, character and extent** of public improvements and City property transactions. Act 33 Reviews are conducted by the City of Lansing pursuant to the provisions of the Michigan Planning Enabling Act (P.A. 33 of 2008) and Section 208 of the Lansing Code of Ordinances.

APPLICANT	City of Lansing – Economic Development & Planning Department
PROPOSAL:	Sale of excess City-owned land.
PARCEL(S):	425 S Grand Ave. PID # 33-01-01-16-452-023
CURRENT OWNER(S):	City of Lansing
EXISTING LAND USE & ZONING:	Use: Parking lot, Zoning: DT-3 Urban Core
PROPERTY SIZE AND SHAPE:	1 acre, rectangular, see Exhibit A
SURROUNDING ZONING & LAND USE	North: DT-3, commercial South: DT-3, parking West: DT-3, bus station East: DT-3, office

ANALYSIS

BACKGROUND:

The City of Lansing’s Economic Development & Planning Department is proposing to sell the City-owned municipal parking lot commonly referred to as “Lot 1”. The Planning Office does not have much background information on the lot’s history but per public records and details from Parking Services Office the property was acquired in 2008 from the Center for the Arts Inc. to develop 115 parking spaces. It has primarily served as reserved parking for State of Michigan employees. The lot was a very productive resource prior to the Covid-19 Pandemic and EDP had no plans to decommission the lot, but as the pandemic progressed Lot 1 saw the same drastic reduction in use levels as other city-owned parking lots.

Since the beginning of Mayor Schor’s ‘Build Lansing Initiative’ in 2021 the City has maintained a review of any and every proposal for redevelopment of non-park City-owned property. The proposed development group has been the only entity to show an interest in Lot 1 to assist their development plans in this area.

A development group has announced plans to build a four-story apartment building (65 units) on the property to the direct north. The sale of the subject property to the Boji Group

Act-4-2023, Sale of Property, 425 S Grand Ave. - STAFF REPORT

will facilitate a second development, a four-story apartment building (55 units). More details about these projects can be found in the City Pulse.

Below is a summation of the declining revenue over the past six fiscal years.

Lot 1 revenue 2018 – 2023

FY18 \$116,319.00
FY19 \$137,014.00
FY20 \$69,897.00
FY21 \$18,825.00
FY22 \$11,546.00
FY23 \$6,790.00

Metered on-street parking will continue to exist in the vicinity and a city-owned public parking ramp is two blocks away so EDP does not expect a sudden scarcity of parking spaces. Although there is no parking requirement in the DT-3 zoning district and the subject property neighbors the main bus station making it ideal for residential development, the proposed projects will have sufficient parking for both buildings on-site.

The appraised value of the property is \$760,000.00. The proposed sale price is \$760,000.00. The sale agreement has been placed on file with the City Clerk's Office before City Council's future public hearing, per requirements of the City Charter.

LOCATION:

Lot 1, 425 S Grand Ave., is bordered by S Grand Ave., E Lenawee St., and Cherry St. downtown. The parcel is 330' wide by 132' long, a total of 1.0 acre.

CHARACTER:

The subject property is currently under-utilized as a surface parking lot and is an under-utilized use within the greater context of the Downtown area of the Future Land Use Plan and Form-Based Zoning Code. The desire for this area is a shift from parking uses to a denser, urban environment with corresponding mix of residential and businesses uses.

EXTENT:

A one-acre City-owned and administered surface parking lot will be subject to sale to the Boji Group. With the reduced usage and available parking spaces in the vicinity, parking operations of the City should not be significantly impacted, but downtown will have 55 new dwelling units.

AGENCY REFERRALS

Lansing Board of Water and Light (BWL)

- No comment received.

Public Service Department:

- No comment received

Development Office

- No objection.

Building Safety Office:

- No comment received.

Parking Services Office:

- No objection.

Lansing Fire Department:

- No comment received.

Parks and Recreation Department:

- No comment received.

Accessor's Office

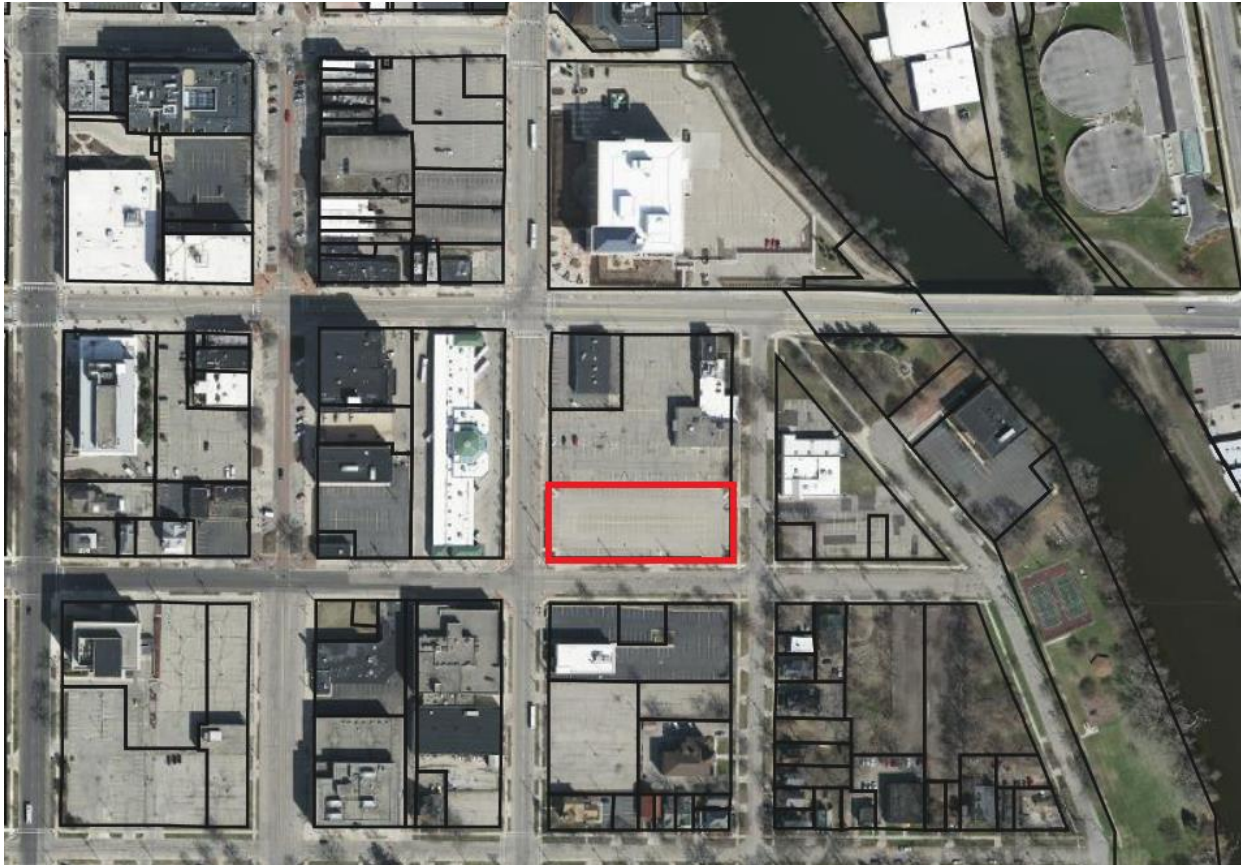
- No objection

STAFF RECOMMENDATION

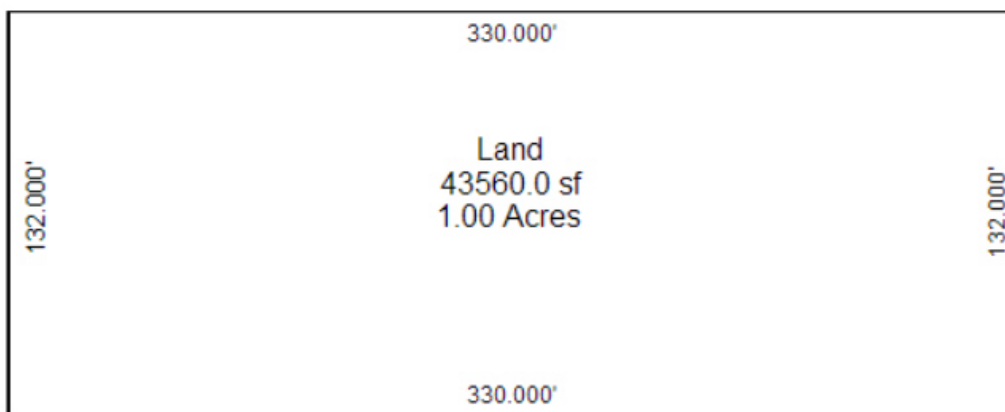
Staff recommends approval of Act-4-2023 as proposed, to facilitate returning the subject parcel to the tax rolls and to support development to a higher and better use of the property once transferred.

Respectfully submitted,

Andy Fedewa, Planner



S. GRAND AVENUE



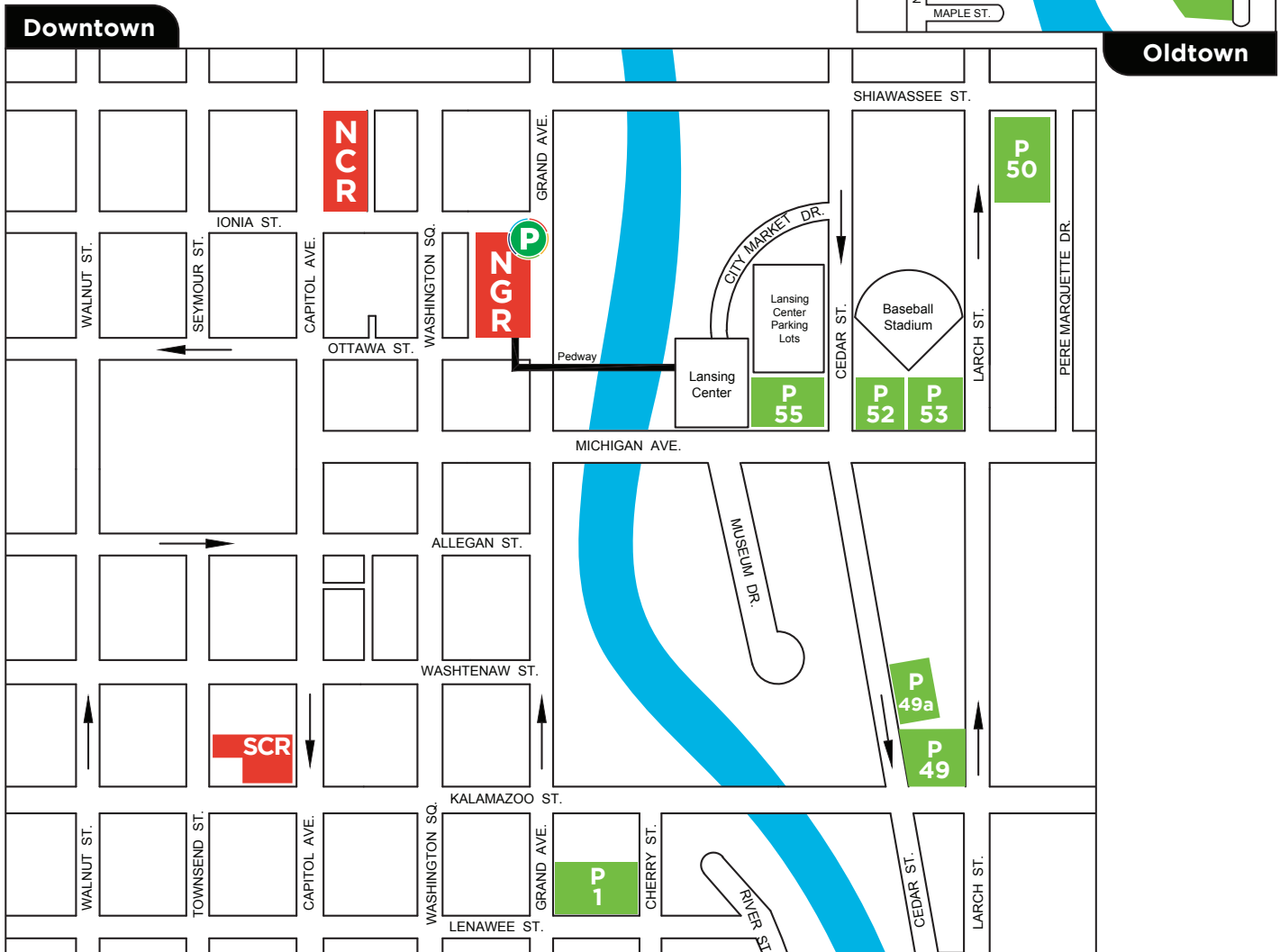
CHERRY STREET

E. LENAWEE STREET



Monthly Permit Rates and Locations

Effective July 1, 2020



City of Lansing Parking Ramps

NGR	North Grand Ramp	
	Roof	\$112
	3rd & 4th Levels	\$143
	4th Level Reserved	\$163
NCR	North Capitol Ramp	
	All Levels	\$120
SCR	South Capitol Ramp	
	Roof	\$92
	Covered	\$117
	Reserved	\$144

City of Lansing Parking Lots

P1	Lot #1	\$92
P17	Lot #17	\$40
P49	Lot #49	\$65
P49a	Lot #49a	\$65
P50	Lot #50	\$36
P52	Lot #52	\$75
P53	Lot #53	\$75
P55	Lot #55	\$87
P56	Lot #56	\$45



**City of Lansing
Parking Services Office**
219 N. Grand Ave.



ACT 33 REVIEW APPLICATION

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print Form

FILE NUMBER: ACT-_____

DATE SUBMITTED:_____

Applicant: _____

Address (including zip code): _____

Phone number: _____

Fax number: _____ Email: _____

Interest in Property:

☐ Owner ☐ Represent owner ☐ Option to buy

☐ Other: _____

If applicant of not the owner, or if there is more than one owner, provide the following information (attach additional sheets if necessary):

Name of owner(s): _____

Address (including zip code): _____

Phone number(s): _____

Fax number: _____ Email: _____

SUBJECT PROPERTY GENERAL INFORMATION:

Address (if any): _____

Location description: _____

Permanent parcel #: _____

Legal description (see note below):

Applicant's proposal:

REQUESTED ACTION: (please check one)

_____ City Acquisition of Property

_____ Street or Alley Closure

_____ City Sale of Property

_____ Vacation of R.O.W

_____ Significant Change of Use of City Property

_____ Other: _____

What positive impacts (if any) will occur as a result of approving this proposal?

What negative impacts (if any) will occur if this proposal is not approved?

What negative impacts (if any) will occur as a result of approving and implementing your proposal?

Please fill out this application **COMPLETELY** and make sure that the following items are included:

Maps describing proposal. Maps should be readable and drawn to a specific scale.

Any other materials, brochures, pictures, etc. which will further explain the proposal.

NOTE:

If the action applied for will result in transfer of legal title from the City to the applicant or another or if the City otherwise requires, the applicant agrees to provide at the applicant's expense:

- A certified legal description
- Title insurance
- An appraisal
- An environmental report for the property

or to pay for same at closing, whichever the City determines.

FEES:

Involving land sales over \$50,000	\$100.00
Involving land sales under \$50,000	\$50.00

Signature of applicant:

_____/_____
Date

Signature of owner(s):

_____/_____
Date

_____/_____
Date

_____/_____
Date

SUBMIT THE FULLY COMPLETED APPLICATION TO THE ADDRESS BELOW.

For assistance, please contact:

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933
(517) 483-4066
FAX: (517) 483-6036

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Act-4-2023, Sale of City-Owned Property, 425 South Grand Avenue

WHEREAS, the City of Lansing proposes to sell 425 South Grand Avenue, the property commonly known as Parking Lot 1, Parcel Identification # 33-01-01-16-452-023, to Boji Group LLC for \$760,000.00 (Seven Hundred Sixty Thousand Dollars); and

WHEREAS, the Real Estate Purchase Agreement between the City of Lansing and Boji Group, LLC was placed on file with the City Clerk on August 25, 2023, and is presented for approval; and

WHEREAS, on October 3, 2023, the Planning Commission reviewed the location, character, and extent of the Act-4-2023 proposal in accordance with its Act 33 Review procedures pursuant to Section 208.08 of the Code of Ordinances, and found that:

- The property has experienced steep reductions in use and revenue amid the Covid-19 Pandemic;
- Existing municipal parking lots and on-street parking will continue to serve Downtown;
- Boji Group, LLC has submitted the only purchase proposal and submitted a purchase price of \$760,000.00; and

WHEREAS, at the regular meeting held open to the public on October 3, 2023, the Planning Commission voted (4-0) to recommend approval of Act-4-2023, Sale of City Owned Property, 425 S Grand Avenue, to Boji Group LLC; and

WHEREAS, the Lansing City Council held a duly noticed public hearing on this matter at its meeting on November 13, 2023; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Commission, as well as the Purchase Agreement, and concurs therewith;

NOW, THEREFORE BE IT RESOLVED, that the Lansing City Council hereby approves the Real Estate Sale Agreement for the 425 S Grand Avenue property, placed on file by the City Clerk August 25, 2023.

BE IT FURTHER RESOLVED, that the Lansing City Council finds that ownership of the 425 S Grand Avenue property is not necessary for public purposes.

BE IT FURTHER RESOLVED, that the Lansing City Council hereby authorizes the sale of 425 S Grand Avenue, Lansing, Michigan, and legally described as

LOTS 5, 6, 7 & 8 BLOCK 134 ORIG PLAT

Subject to easements, encumbrances, and restrictions of record.

to the Boji Group LLC, for the sum of \$760,000.00.

BE IT FINALLY RESOLVED, that the Mayor, on behalf of the City, is hereby authorized to sign and execute all documents necessary to effectuate the aforementioned transaction, subject to their prior approval as to content and form by the City Attorney.

	Total Revenue
FY08	\$ -
FY09	\$ 24,293.00
FY10	\$ 13,282.00
FY11	\$ 29,823.00
FY12	\$ 24,698.00
FY13	\$ 43,712.75
FY14	\$ 98,273.25
FY15	\$ 104,761.00
FY16	\$ 118,338.00
FY17	\$ 122,036.00
FY18	\$ 116,319.00
FY 19	\$ 137,014.00
FY 20	\$ 103,527.00
FY 21	\$ 18,825.00
FY 22	\$ 11,546.00
FY 23	\$ 6,790.00
Subtotal	\$ 973,238.00

	\$ (65,520.00)	Boarshead demo
	\$ (327,895.00)	Construction of parking lot
Total	\$ 579,823.00	