



MINUTES
Committee on Development and Planning
Wednesday, November 15, 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
Doug Fleming, LHC
Emily Linden, Internal Auditor
Susan Stachowiak, EDP
Hal King, Parking Manager
John Hindo, Boji

MINUTES

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE MINUTES FROM NOVEMBER 1, 2023. MOTION CARRIED 3-0.

Public Comment

Mr. Fleming spoke on the LHC involvement in the Boji Group development. They received funding for a separate development in the area, and with phase 2 there was an inquiry into developing the second partial in a partnership with Boji, and have applied for a 4% incentive with MSHDA. There are is also potential involvement with CATA because there are transportation funding dollars available. There is the potential for 3,000 affordable housing applications to come in within a week. The partnership has been going on for 8-10 months in preparation of these phase 1 and phase 2 developments.

DISCUSSION/ACTION

RESOLUTION –ACT-4-2023; Sale of Property; Parking Lot #1 at 425 S Grand Avenue
Ms. Stachowiak did not have any additional information on this project.

Council Member Garza asked Mr. Fleming about the LHC scattered houses. Mr. Fleming stated the strategic plan has them selling the scattered houses. With those sale funds those are being reinvested into these new phase 1 developments. Council Member Garza asked if the phases will occur if this sale does not happen. Mr. Fleming stated phase 1 will go no matter what, and they will continue with the plan for phase 2 to create a vision of one development.

Council Member Spitzley noted there were questions for the parking manager, and why the sale price was lower than what the City bought for it. It was purchased for \$960,000 and this sale for \$760,000 but the assessed value is the same. The comments at the public hearing had to do with the loss of parking spaces, but that is a result of downtown workers in COVID.

Council Member Brown asked about parking with this development. Mr. Hindo stated the commercial parking will be on site. Mr. Fleming confirmed with residential, they will meet City code. With phase 2, they are working with CATA and amend the ratio, but MSHDA is 1 to 1, and since next door to CATA they are offering a public transportation pass. And for that, some City's have downsized the parking regulation. Ms. Stachowiak stated in the Downtown Zoning district they are not required to provide parking. It is assumed people will use public transportation. It is assumed also that the developer will provide parking or will have a hard time filling the units. Council Member Brown, what is the plan for parking. Mr. Hindo have to provide parking per MSHDA, 1 per unit, roughly 100 spaces. Council Member Brown asked how many in current parking lot. Mr. King there are 115 and 10 handicap. Council Member Brown asked with the building on the lot, where parking. Mr. Fleming the building on the property where Davenport is, then parking around the buildings. Under the current design have a 1 to 1 parking requirement for MSHDA and that was shown in the draft architectural with MSHDA.

Council Member Spitzley, the parking lot now, the new building will be on that. Mr. Fleming, correct.

Council Member Spitzley noted that in 2008 when made into a parking lot, how much was the revenue since then. Mr. King distributed a breakdown that since that they have made \$973,238, which reflects the City has made their money back on the demolition of the Boarshead Theatre which was on site when they City bought it, and construction of the parking lot. That leaves \$579,823.00

Council Member Garza asked about tax credits in the future projects. Mr. Fleming explained the process of tax credit eligible projects, allocation, and the City will see a PILOT application in the future. The LHC has been awarded a 9% tax credit over 15 years, they then take those credits and sell them to Cinnaire, a syndicating type of organization. Those dollars then go into the project; not a loan, and as far as meet requirements. The tax credit fund is through the State Treasury.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR THE ACT-4-2023 SALE OF PARKING LOT #1 AT 425 S GRAND AVENUE. MOTION CARRIED 3-0.

Adjourned at 4:22 p.m.
Submitted by Sherrie Boak
Recording Secretary, Lansing City Council
Place on file by the Committee on December 7, 2023