



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