Downtown Lansing Inc.

Board Meeting Minutes

March 14, 2024 | 11:30 am
112 S. Washington Square, Lansing, MI 48933

Board Members: J. Estill, J.V. Anderton, J. Durham, K. Dorshimer, J. Hinze, Jesse Flores, J. Pugh, N. Thompson-Frazier
Board Advisors: Samantha Benson, Jeffrey Brown
Staff: Cathleen Edgerly, Shakayla Voss, Julie Reinhart
Guest: None

1. **Call to Order:** Meeting called to order at 11:38 am

2. **Citizens Comments:** None

3. **Correspondence:** None

4. **Consent Agenda**: N. Thompson-Frazier motioned to approve consent agenda. K. Dorshimer second. Motion passed unanimously.

   With N. Thompson-Frazier being new to the board, Introduction of all present.

   J. Estill also asked to have a Discussion/Action item added to the agenda to discuss The Ovation project.

5. **Reports:**
   - Director's Report: C. Edgerly reported on the following:
     Save the Date April 11th for State of Downtown at new office from 6-7.
     J. Reinhart mentioned the soft opening of Middle Village at same time. Signed lease was received this morning.
     Annual partnership opportunities will be sent out in a comprehensive format to encourage all to support organization.
     CDBG grant presentation and report will be given as a formal presentation to Council Monday, April 15th

   - President's Report Strategic Action Plan: J. Estill provided a report on the Strategic Action Plan subcommittee. There is a meeting set for subcommittee to start on Monday. Goal is to have ready by July 1 (start of new fiscal year). CMA.downtownlansing.org to be reviewed by subcommittee to be reviewed in order to prepare, along with 2021 Strategic Plan.

     She also reiterated the importance of having the Board attend and support at State of Downtown.

   - Old Town Updates: S. Benson wasn't able to attend.

6. **Action/Discussion Items:**
   - Ovation Build: Two versions have been discussed and presented. One was fully specked and researched, the 2nd lightweight version that council asked for. Vote on Monday was voted down. Need to discuss as organization to establish where it stands. Nikki asked as to costs of one proposal vs the other. Josh and Karl described the difference in the two. Brownfield credits = starting with zero debt. To get best use version would allow it to be profitable right away. Discussion held behind 20 million approved. 4 million is already committed with more coming in. Original ask was if 60 million could be

support – was reworked to 20 million. Costs went up and ideal number would now be 23 million. 17 million project is a scaled down version. 2nd concept was requested by Carol Wood.
J. Brown expressed concern of understanding that no one is against it but asking for responsibility in costs being covered. Rooftop bar voted against. Karl responded stating that at current version the debt is covered.

Discussions continued on why Brown voted against though voicing in support. J. Flores clarified that a 20 million bond was approved. MEDC (through Karl) stated that another 5 million was in the works. New development on same block that increased property value/taxes – the Brownfield authority can reimburse. Sticking point with J. Brown specifically is not being able to cover the 5 million extra that is needed to make the payment.

J. Estill indicated that at appropriate version net profit for year one is covered.

J. Pugh pointed out that uncertainty is very real. Construction market delayed means costs increases every day. C. Edgerly spoke as to using the tools behind us with the marketing data/innovation/modeling what is holding us back. Status quo will hold Lansing back– we have to move forward using future prospective and vision, be more forward looking and raising expectation. Embrace activity.

J. Estill would like for board members if they feel comfortable to voice their opinions to council via letters, email or come in person. An ask for reconsideration is on the table for Monday's Council meeting. J. Pugh clarified that the issue is to create the district in the first place – not an existing district. No rooftop/shorter building height and exterior cut back. C. Edgerly stated economic viability of downtown and to represent business stakeholders – statement made that business owners who have spoken on project don't live there and therefor their opinion isn't as important.

Can we write a letter as an organization as a board to ask for a reconsideration of City Council vote. Would like to hear JV's opinion on action step. C. Edgerly will reach out to JV and to the mayor.

- Appointment of New Board Member: J. Flores, K. Dorshimer motioned to add Nikki Thompson-Frazier to board. Fully approved.

- Recap of Awarded Small Business Support Grants: Reviewed grant report provided by C. Edgerly – information also in packet breaking down dollar amounts and different grant sources including Community Development Block Grants (CDBG), ARPA Grant, Comerica Grant and Other State Funded Grant awards. In total, 43 businesses supported, and $1,806,500 Grants secured and awarded through DLI since start of 2023.

- Maintenance RFP in packet: C. Edgerly put in board packet. Reissue maintenance contract. Won't Be posted immediately but issued to City for proposal. J. Flores motion. K. Dorshimer seconded to approve. Motion passed with edit to labeling on the cover page as an RFP.

- Events & Outreach Manager Position: evaluated direction since last person left. Contract with Mid Michigan Premier Events will not be continued, but position will be opened to cover. Filling this position will bring back to team of 5. Title and position covering more outreach as seen as a need. J. Flores motioned for approval to move forward with position. K. Dorshimer 2nd. Approved.

7. **Motion to adjourn:** Motion to adjourn at 12:56 pm