



**Official Proceedings of the City Council
City of Lansing
March 18, 2024**

Tony Benavides Lansing City Council Chambers
Lansing, Michigan

The City Council of the City of Lansing met in regular session and was called to order at 7:09 p.m. by President Garza

PRESENT: Council Members Brown, Carter, Garza, Hussain, Jackson, Kost, Pehlivanoglu, Spadafore

ABSENT: None

A quorum was present.

The Council observed a moment of Meditation followed by the Pledge of Allegiance led by President Garza.

Approval of Printed Council Proceedings

Special Ceremonies

Tribute; in recognition of Cesar E. Chavez Memorial Observance

Resolution #2024-049

By Council Members Brown, Carter Garza, Hussain, Jackson, Kost, Pehlivanoglu, Spadafore
Resolved by the City Council of the City of Lansing

WHEREAS, César Chávez was born on March 31, 1927, in the North Gila River Valley in Arizona, on the small family farm his grandfather homesteaded. César Chávez's father lost the farm during the Great Depression, forcing the family to join some 30,000 farmworkers who followed the crops throughout California and lived in tents and makeshift housing that often lacked a bathroom, electricity, or running water. He was 10 years old when he began working in the fields and was forced to leave school after the 8th grade to help support his family; and

WHEREAS, César Chávez became an organizer for the Community Service Organization (CSO), a barrio based group, where he coordinated voter registration drives, fought racial and economic discrimination, organized new CSO chapters across California and Arizona, and rose to become the CSO's national director from 1958 to 1962. After leaving the CSO, Chavez co-founded the United Farm Workers (UFW) and, under his leadership, the UFW organized strikes and boycotts to protest for, and later win, higher wages for those farm workers in the grape and vegetable industries. The UFW was instrumental in the passage of the Agricultural Labor Relations Act, which became the first law governing farm labor in the continental United States; and

WHEREAS, for more than three decades, César Chávez led the first successful farm workers union in American history, achieving dignity, respect, fair wages, medical coverage, and pension benefits. His motto in life "Si se puede" (It can be done) embodies the uncommon and invaluable legacy he left for the world's benefit; and

WHEREAS, March 31st is now Cesar Chavez Day in the United States, a national holiday honoring the life and memory of this great labor leader, role model and hero of our United States of America and should be greatly recognized by all for his unwavering efforts of assuring fair wages, good living and humane working conditions, health care, education, and respect for American farm workers continuing to this very day; and

WHEREAS, March 28, 2024, marks the 15th Annual Cesar E. Chavez Memorial Observance "Being of service is not enough. You must become a servant of the people. When you do, you can demand their commitment in return" with keynote speaker Judge Tony Flores, 54A District Court Judge.

BE IT RESOLVED, the Lansing City Council encourages the residents of Lansing to attend the 15th Annual Cesar E. Chavez Memorial Observance "Being of service is not enough. You must become a servant of the people. When you do, you can demand their commitment in return" held on Thursday, March 28, 2024 at noon.

By Council Member Pehlivanoglu

Motion Carried

Council Member Pehlivanoglu recognized Al Salas who spoke in support of the tribute. Mayor Schor also made a proclamation for Cesar E. Chavez Memorial Observance and recognized Guillermo Lopez who spoke in support of the tribute.

Comments by Council Members and the City Clerk

Council Member Hussain spoke about the Church Hill Downs Community Association meeting, Lewton Rich Neighborhood Association's meeting, the Southwest Action Group's Spring Cleanup, and the Southwest Action Group's Constituent Contact meeting.

Council Member Jackson spoke about upcoming meeting regarding the proposed changes to Martin Luther King Jr. Boulevard configuration.

Council Member Kost spoke about a Michigan Department of Health and Human Services initiative to increase the number of foster parents. Also, he spoke about the Eastside Neighborhood Organization's cleanup event.

President Garza spoke about the Cesar E. Chavez Memorial Observance.

City Clerk Swope spoke about the upcoming May Special City Charter Commission Election.

Community Event Announcements

Loretta Stanaway spoke about the Friends of Lansing's Historic Cemeteries workshop event.

Nancy Mahlow spoke about the Eastside Neighborhood Organization cleanup event and the Eastside Neighborhood Organization's Souper Sunday event, where they then presented Council Member Pehlivanoglu with the annual Server Ladle Award.

Speaker Registration for Public Comment on Legislative Matters

City Clerk Swope announced that the public comment registration form(s) for those intending to address Council on legislative matters will be collected and that only those persons who have fully completed the form(s) will be permitted to speak.

Mayor's Comments

Mayor Schor first thanked those who attended or watched the State of the City, then congratulated the Eastside Neighborhood Organization on the Souper Sunday event, the Unitarian Universalist Church on their 175th anniversary, Sparrow Bloom store on their grand opening and LEFPA Director Scott Keith on his transition to Charleston, South Carolina. Mayor Schor reminded everyone of the last fish fry fundraiser at Cristo Rey Church, the Cross-Town Showdown baseball game, that the small trash pickup requests continue to be available, and informed everyone that City Attorney Jim Smiertka will be retiring, and Greg Venker will be the interim City Attorney.

Mayor Schor provided a summary of the budget proposal that was referred to City Council tonight and gave quick highlights which include: \$165.1 million general fund budget, \$297 million total budget, TA property tax revenue is up 6.5%, income tax revenues have been relatively flat, 2.5% increase in revenue sharing, one more staffer is to be added to the LEDC from grants, \$700,000 is being put into sidewalks, \$9.7 million into Capital Improvements to the major streets, two more firefighters are to be added, \$300,000 is to be put into Advanced Peace for another year, there is an increase in neighborhood grants \$80,000 to \$100,000, should the State Legislature pass proposed legislation, the public safety revenue sharing to recruit 15 new police officers along with dollars for Advanced Peace. Mayor Schor also spoke about how Lansing had been selected for Bloomberg American Sustainable Cities Grant.

Mayor Schor then went back to the highlights: \$800,000 allocated for the warming center, the pension and LPD obligation is \$55.4 million, \$50,000 is allocated for the Jackson Field Stadium in addition to the \$230,000 in stadium debt service payments, \$175,000 is going to the façade improvement, \$145,000 is going toward the South Lansing Library, a new staffer is being added to the Economic Development and Planning for housing, two new accountants are to be added, the finance deputy director is to be removed, a firefighter cadet program is to be funded, a dispute resolution and training staff person is to be added in Human Resources, an arborist is to be added, and two more solid waste operators are to be added to the CART system.

Public Comment on Legislative Matters

Legislative Matters included the following public hearings:

Adding Chapter 887, Property Tax Exemption and Payment in Lieu of Taxes (PILOT) for Workforce Housing Projects

Council Member Hussain gave an overview of the public hearing.

Public Comment on Legislative Matters:

Jody Washington spoke against adopting the PILOT ordinance.

Mitch Rice spoke about the wording in the PILOT ordinance.

Nicklas Zande spoke against Act-4-2023; Sale of City Property.

Loretta Stanaway spoke against the Reconsideration of the Brownfield Plan #77.

Jennifer Estill spoke in support of the Reconsideration of the Brownfield Plan #77.

Josh Pugh spoke in support of the Reconsideration of the Brownfield Plan #77.

Cathleen Edgerly spoke in support of the Reconsideration of the Brownfield Plan #77.

Marcus Martin spoke in support of the Reconsideration of the Brownfield Plan #77.

Melik Brown spoke in support of the Reconsideration of the Brownfield Plan #77.

Michael Kalwajtys spoke in support of the Reconsideration of the Brownfield Plan #77.

Matthew Higgins spoke in support of the Reconsideration of the Brownfield Plan #77.

Brent Forsberg spoke in support of the Reconsideration of the Brownfield Plan #77.

David Cooper spoke in support of the Reconsideration of the Brownfield Plan #77.

Clerk Swope acknowledged several written communications.

Legislative Matters

Referral of Public Hearings

Adding Chapter 887, Property Tax Exemption and Payment in Lieu of Taxes (PILOT) for Workforce Housing Projects
Referred to the Committee on Development and Planning

Consent Agenda

Council Member Jackson asked that item 6 be removed from the Consent Agenda

By Vice President Hussain to approve items 4 and 5 on the Consent Agenda

Motion Carried

Resolution #2024-050

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

RESOLUTION APPROVING APPLICATION TO MICHIGAN DEPARTMENT OF TRANSPORTATION FOR LOCAL BRIDGE PROGRAM FUNDING

WHEREAS the Michigan Department of Transportation (MDOT) is currently soliciting applications for candidate projects for the Local Bridge Program to be funded in the 2027 fiscal year; and

WHEREAS April 1, 2024 is the deadline for submitting the applications; and

WHEREAS up to four funding applications per agency for bridge projects can be submitted in accordance with the MDOT Call for Projects; and

WHEREAS multiple preventative maintenance projects can be bundle together as one application; and

WHEREAS the City of Lansing, Public Service Department, intends to submit Local Bridge Program funding applications to MDOT for the following three projects listed in the order of priority and funding category:

<u>Priority</u>	<u>Project</u>	<u>Funding Category</u>
1.	E Elm Street over Red Cedar River	Replacement
2.	Mt Hope Avenue over Sycamore Creek (bundle)	Preventative Maintenance
	Pennsylvania Avenue over Red Cedar River (bundle)	Preventative Maintenance
3.	Riprap placement (6 bridges)	Preventative Maintenance
	a. Cavanaugh over Sycamore Creek	
	b. E Cesar Chavez Avenue over the Grand River	
	c. Kalamazoo Street over the Grand River	
	d. N ML King Jr Boulevard over the Grand River	
	e. Shiawassee Street over the Grand River	
	f. W Elm Street over the Grand River	

WHEREAS, if successful, the City would receive state or federal funding to finance 95% of construction cost, and the City would fund 5% of the construction and 100% of the engineering costs for any bridge project selected; and

WHEREAS the estimated construction cost of the above listed projects and City's share of construction and engineering costs are tabulated below; and

#	Project	Estimated Construction Cost	City's Share		
			Match 5%	Engineering 25%	TOTAL
1	E Elm St over Red Cedar River	\$5,207,000	\$260,350	\$1,301,750	\$1,562,100
2	Mt Hope Avenue over Sycamore Creek	\$330,000	\$16,500	\$82,250	
	Pennsylvania Ave over Red Cedar River	\$1,100,000	\$55,000	\$275,000	\$428,750
3	Riprap projects				
	Cavanaugh over Sycamore Creek	\$142,000	\$7,100	\$35,500	
	E Cesar Chavez Avenue over the Grand River	\$169,000	\$8,450	\$42,250	
	Kalamazoo Street over the Grand River				
	N ML King Jr Boulevard over the Grand River	\$194,000	\$9,700	\$48,500	
	Shiawassee Street over the Grand River				
	W Elm Street over the Grand River	\$180,000	\$9,000	\$45,000	
		\$186,000	\$9,300	\$46,500	
		\$91,000	\$4,550	\$22,750	\$288,600

WHEREAS, any one or any combination of the above three projects could be approved for 2027 funding; and

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council approves the submittal of the FY 2027 funding applications for the MDOT's Local Bridge Program as listed in the priority above.

BE IT FURTHER RESOLVED that upon grant award, the Mayor is authorized through the Public Service Director to administratively appropriate the necessary accounts for City costs associated with any bridge project selected, which will be budgeted with Act 51 funds.

Adopted as part of the Consent Agenda

Resolution #2024-051

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

RESOLUTION TO SET PUBLIC HEARING FOR THE MICHIGAN ECONOMIC DEVELOPMENT CORPORATION COMMUNITY DEVELOPMENT SMALL BUSINESS GRANT

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, April 15, 2024 at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of receiving comments on the final accomplishments of the Michigan Economic Development Corporation Community Development Block Grant Coronavirus (CDBG-CV) Small Business Support Grant.

Adopted as part of the Consent Agenda

Resolutions

Resolution #2024-052

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Code Compliance Officer has determined that the building located at 1326 N. JENISON AVE., 33-01-01-08-251-151 N 40 FT LOT 27 BLOCK 2 ASSESSORS PLAT NO 10, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on 7/25/2022; and

WHEREAS, a hearing was held by the Lansing Demolition Board on 8/24/2023, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by 10/26/2023; and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on March 11, 2024, to review the findings and the order of the Hearing Officers, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 1326 N. JENISON AVE., as legally described above, are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within 60 days from the date of this resolution, March 18, 2024.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officers' order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

By Council Member Kost

Motion Carried with Council Member Jackson voting "nay"

Resolution #2024-053

By the Committee on Ways and Means

Resolved by the City Council of the City of Lansing

WHEREAS, at any time during the fiscal year, the City Council may consider appropriations which modify the previously adopted annual appropriation to transfer an unencumbered balance in whole or in part from any account; provide for the expenditure of revenues in excess of those in the budget; or meet a public emergency affecting life, health, property, or the public peace; and,

WHEREAS, remaining balances for unspent Basic Human Services and Community Supported Agency remain available to carryforward into the current fiscal year and to reallocate from current fiscal year awards; and,

WHEREAS, Opioid Settlement funds received in the previous fiscal year remain available to carryforward into the current fiscal year;

NOW, THEREFORE, BE IT RESOLVED that the following FY 2023/2024 budget amendment is approved; and,

BE IT FINALLY RESOLVED, the Administration is authorized to create appropriate accounts and to make the necessary operating transfers for the expenditure and control of the carryforwards and appropriations:

Appropriation	Description	Unencumbered	
General Fund			
General Fund	Use of (Contribution to) Fund Balance	1,127,710	
	Revenue Total	1,127,710	
Human Services and Racial Equity	Human Services Discretionary	161,500	(1)
Human Services and Racial Equity	Community Needs Assessment	80,000	(1)
Human Services and Racial Equity	Care Free Medical	30,000	(1)
Human Services and Racial Equity	Community Problem Solving	371,402	(1)

Human Services and Racial Equity	Listening Ear	6,000	(1)
Human Services and Racial Equity	Capital Area Community Serv (Reallocate)	(30,433)	(1)
Human Services and Racial Equity	Boys & Girls Club Of Lansing	9,000	(1)
Human Services and Racial Equity	The Fledge Foundation (Reallocate)	(10,000)	(1)
Human Services and Racial Equity	Chronic Homeless Outreach	28,000	(1)
Human Services and Racial Equity	Cristo Rey Community Center	20,000	(1)
Human Services and Racial Equity	Subsidized Eviction Prevention	25,000	(1)
Human Services and Racial Equity	Racial Justice Discretionary	213,500	(1)
Human Services and Racial Equity	MI Public Health Institute	16,875	(1)
	Operating Total	920,844	
City Supported Agencies	Racial Justice Equity Alliance	206,866	(1)
	Operating Total	206,866	
	General Fund Total	1,127,710	
Opioid Settlement Fund			
Opioid Settlement Fund	Use of (Contribution to) Fund Balance	368,244	
	Revenue Total	368,244	
Police Department	Operating	122,748	
Fire Department	Operating	122,748	
Human Relations and Community Services	Operating	122,748	
	Operating Total	368,244	
	Opioid Settlement Fund Total	368,244	

(1) Restricted funds that are required to be carried forward per ordinance provisions

By Council Member Hussain

Motion Carried

FAILED

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

By Council Member Brown

Motion Failed by the following Roll Call vote:

Yeas: Council Members Jackson, Spadafore

Nays: Council Members Brown, Carter, Kost, Garza, Hussain, Pehlivanoglu

Resolution #2024-054

By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

RESOLUTION APPROVING Brownfield Plan #77 Amendment No. 1
500 Block Brownfield Redevelopment Project

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, Brownfield Plan #77 Amendment No. 1 – 500 Block Brownfield Redevelopment Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on February 26, 2024, and at least 10 days before the public hearing the taxing jurisdictions were provided notice to be fully informed about the fiscal and economic implications of the proposed Plan and given a reasonable opportunity to express their views and recommendations regarding the Plan in accordance with Section 13 (10) and 14(1) of the Act; and

WHEREAS, the Lansing City Council, before and during its public hearing on February 26, 2024, reviewed testimony and evidence regarding the Plan, and found that:

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,
2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,
3. the Project may result in total new private and public investment of approximately \$62.3 million,
4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on January 12, 2024, unanimously recommended approval of the Plan, for this Project, as amended;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, after having duly considered the Plan, finds it is in compliance with the provisions of the Act and further finds:

- The Plan constitutes a public purpose under the Act;
- The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;
- The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
- The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
- The amount of the captured taxable value estimated to result from the adoption of the Plan is reasonable.

IT IS FINALLY RESOLVED that the Lansing City Council hereby approves Brownfield Plan #77 Amendment No. 1 – 500 Block Redevelopment Project.

By Council Member Spadafore to reconsider the vote by which Brownfield Plan #77 Amendment No. 1. was not adopted

Motion Carried with Council Members Jackson and Kost voting "nay"

By Council Member Spadafore

Motion Carried with Council Members Carter, Jackson, Kost voting "nay"

Speaker Registration for Public Comment on City Government Related Matters

City Clerk Swope announced that the public comment registration form(s) for those intending to address Council on City government matters will be collected and that only those persons who have fully completed the form(s) will be permitted to speak.

**Reports From City Officers, Boards, and Commissions; Communications and Petitions; and
Other City Related Matters**

By Vice President Hussain that all items be considered as being read in full and that President Garza make the appropriate referrals

Motion Carried

- Reports from City Officers, Boards and Commissions:

Item(s) from the City Clerk re:

Minutes of Boards and Commissions placed on file in the Clerk's Office
Placed on File

Determination of the Elected Officers Compensation Commission regarding the Mayor
Referred to the Committee of the Whole

Determinations of the Elected Officers Compensation Commission regarding the City Clerk
Referred to the Committee of the Whole

Determination of the Elected Officers Compensation Commission regarding the Council President, Council Vice President, and Council Members
Referred to the Committee of the Whole

Tri-County Regional Planning Commission Financial Statements for Fiscal Year ending on September 30, 2023
Referred to the Committee on Development and Planning

Item(s) from the Mayor re:

Fiscal Year 2024- 2025 Budget
Referred to the Committee of the Whole

Act-1-2024; Revised Purchase Agreement, Masonic Temple, 217 S. Capitol Ave.
Referred to the Committee of the Whole

Special Assessment; Glenburne Commons, Trash & Grass Abatement
Referred to the Committee on City Operations

Setting a Public Hearing on Special Assessment; Glenburne Commons, Trash & Grass Abatement
Referred to the Committee on City Operations

- Communications and Petitions, and Other City Related Matters:

Claim Appeal; Claim #2038, Haideyvis Sardinias Ramirez for \$375 in trash fees at 1110 Bensch St.
Referred to the Committee on City Operations

Affidavit of Disclosure; Jeremy Rugenstein, Lansing Police Department
Referred to the Ethics Board Committee

Communication from Sheila Contreras opposing the Martin Luther King Jr. Blvd. proposed realignment and removal of boulevards
Placed on File

Communication from Toby Powell about Lansing street conditions
Placed on File

Remarks by Council Members

Council Member Spadafore commented on the cancellation of the upcoming Committee on Ways and Means meeting.

Council Member Kost spoke about the passage of Brownfield Plan #77 Amendment No. 1.

Council Member Garza referred the Determination of the Elected Officers Compensation Commission to the Committee of the Whole instead of being placed on file.

Remarks by the Mayor Or Executive Assistant

Mayor Schor spoke about an amended City Hall plan and about a plan to keep the public better informed on the project using the Lansing City website. He also spoke about Preservation Lansing Society providing a walkthrough to Lansing Citizens of the previously proposed Masonic Temple building. Finally, Mayor Schor spoke about the issues with waiting to approve a new City Hall and then echoed Council Member Kost's statement regarding the passage of Brownfield Plan #77 Amendment No. 1.

Public Comment on City Government Related Matters

City Clerk Swope acknowledged a written communication received on City Government Related Matters.

Jason Granger spoke about Act-1-2024.

Loretta Stanaway spoke on various City matters.

David Bradbury spoke about issues regarding his property.

Trisha Washburn spoke about a possible resolution to declare April as Second Chance month to recognize and support the formerly incarcerated.

Alexis Jones spoke about roadside memorials.

Nicklas Zande spoke about the newly appointed City Attorney.

Keri Kemp spoke about increasing resource to assisting the homeless population.

Lissa spoke about better preserving the natural surroundings of the City.

Adjourned Time 9:11 P.M.

A handwritten signature in black ink that reads "Chris Swope". The signature is written in a cursive, flowing style. Below the signature is a solid black horizontal line.

Chris Swope, City Clerk