



MINUTES
Committee on Development and Planning
Tuesday, March 5, 2024 @ 3:30 p.m.
City Council Conference Room

CALL TO ORDER

Council Member Hussain called the meeting to order at 3:31 p.m.

PRESENT

Council Member Hussain, Chair
Council Member Brown, Vice-Chair
Council Member Garza, Member

OTHERS PRESENT

Renee Richmond, Council Administrative Assistant
Lisa Hagen-Lawrence, OCA
Greg Venker, OCA
Nikki Thompson Frazier
Kristina Schmidgall
Stephanie Palagyi
Kris Klein, Lansing EDC
Dominic Cochran
Rawley Van Fossen, Director EDP
Nick Montry, Deputy Director EDP
Eric Helzer
Jeff Deehaw
Norma Bauer

MINUTES

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE MINUTES FROM JANUARY 24, 2024. MOTION CARRIED 3-0.

Public Comment

No comment at this time.

DISCUSSION/ACTION

RESOLUTION – Appointment; Nikki Thompson Frazier; Business Representative; Downtown Lansing Inc. Board

Ms. Frazier gave a brief overview of her background, she loves being a business owner in downtown Lansing, has served on several board across five states, and looking forward to helping

and supporting the downtown area to become stronger. Councilmember Garza asked if once a member would she be willing to attend constituent meetings and sharing information, she agreed.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF NIKKI THOMPSON FRAZIER AS A BUSINESS REPRESENTATIVE FOR THE DOWNTOWN LANSING INC. BOARD TERM TO EXPIRE JUNE 30, 2027. MOTION CARRIED 3-0.

Ms. Richmond asked if Ms. Frazier could confirm by March 6th if she can attend the City Council meeting for the swearing in, she confirmed.

RESOLUTION – Appointment; Kristina Schmidgall; Member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board; Term to Expire July 31, 2027

Ms. Schmidgall introduced herself, stating her background as Executive Director of the Lansing Area AIDS Network, she also went through the Citizens Academy, and had attended two of the CIA meetings as part of the public and wanted to help and serve. Councilmember Garza asked if once a member would she be willing to attend constituent meetings and sharing information, she agreed.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF KRISTINA SCHMIDGALL AS A MEMBER FOR THE SOUTH MARTIN LUTHER KING JR. BOULEVARD CORRIDOR IMPROVEMENT AUTHORITY TERM TO EXPIRE JULY 31, 2027. MOTION CARRIED 3-0.

Ms. Schmidgall stated to Ms. Richmond she would look at her scheduled and let her know about attending the Council meeting on March 6th.

RESOLUTION – Appointment; Stephanie Palagyi; At-Large Member Arts and Culture Commission; Term to Expire June 30, 2025

Ms. Palagyi reviewed her background she is originally from Montana and moved to Michigan in 2004 for school. She has worked at the MSU Museum since 2009 and is interested in promoting arts and culture. Ms. Palagyi stated she met and spoke with Mayor Schor and expressed interest in the Commission. Councilmember Garza asked the same question with the previous appointments, if once a member would she be willing to attend constituent meetings and sharing information, she agreed.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF STEPHANIE PALAGYI AS AN AT-LARGE MEMBER FOR THE ARTS AND CULTURE COMMISSION TERM TO EXPIRE JUNE 30, 2025. MOTION CARRIED 3-0.

RESOLUTION – Brownfield Plan #77 Amendment No. 1; 500 Block Redevelopment Project for 501 S. Capitol Ave., 110 W. Hillsdale St., and 520 S. Washington Ave.

Mr. Klein provided additional information on how the plan operates, he briefly went through a bar graph for the Committee that breaks down estimates and projections for the next 30 years, and how the later years show the split and the support for the Ovation. He continued that conversations with the development/construction of the Ovation Center, with the Brownfield they won't be burden with the cost and net service. Adding, he sees this version as highest chance in long term plan for success, without a Brownfield there could potentially be a facility with a reduced scope with less amenities, but his opinion the best success. Mr. Cochran noted he feels the RC money for funding is a once in a lifetime/generation thing, and the fact it attracted so much other

investment, he is concerned if not approved it will be less attractive to the investment. With everything happening downtown he feels it would be a true beacon and center piece for city.

Councilmember Garza asked if it was their plan to always ask for a Brownfield or realized afterward. Mr. Cochran stated no, the market study was pre-covid and demonstrated a demand for this kind of facility. They did engage and do a post-covid analysis and was told a demand has increased. Since then inflation and construction/material costs are high and feels it is a smart way to react to increase costs.

Councilmember Hussain asked if they have talked to Grewal and how are they doing. Mr. Cochran responded that now that they are open, he loves to tell people to go there. They are working closely with them and they are complimentary not competitive. Mr. Cochran stated Grewal is doing well and excited to partner with them. Councilmember Hussain stated there was a question to potentially put back out on bid, did that not happen. Mr. Cochran answered no, it didn't because the potential was to possibly move forward as a sole-source, but they took advice from council and decided to take those out.

Ms. Bauer commented she is uncomfortable with this in her opinion it seems like a pipe dream with all the Brownfields and new housing. She finished that rent is too high to afford.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION FOR THE BROWNFIELD PLAN #77 AMENDMENT NO. 1; 500 BLOCK REDEVELOPMENT PROJECT FOR 501 S. CAPITOL AVE., 110 W. HILLSDALE ST., AND 520 S. WASHINGTON AVE. MOTION CARRIED 3-0.

RESOLUTION – Introduction and Setting a Public Hearing; Ordinance Addition of Chapter 887, Sections 887.01-887.07 Property Tax Exemption and Payment in Lieu of Taxes (PILOT) for Workforce Housing Projects

Mr. Van Fossen explained what Council is used to is under MSHDA, and in 2022 the state legislature made changes to the law to allow communities to opt into what they call the workforce PILOT. He continued stating two main differences, first traditional pilots require some sort of federally aided mortgage or low income tax credit, and secondly the difference is that part of population incomes and where they're targeted, generally you are seeing 80-60% AMI if not lower. Workforce Pilots under the current draft would allow to receive a tax abatement and serve up to 120% of the area. What the State outlines is for Lansing to take advantage and have this in their toolkit and is something that Council has to approve the opt in. Mr. Van Fossen highlighted a couple changes of the traditional pilot process, the main difference is no byright 10%, this would require all requests to go through Council. The other difference is they are adding an application fee. He noted, this is not outlined in the draft ordinance in front of them, that this would be a separate resolution.

Councilmember Hussain asked if they had people come to the city and ask, Mr. Van Fossen responded yes one, he expects this to be conservatively used, but hard to guess since it is so new. Councilmember Garza asked basically this comes into compliance with the state correct, Mr. Van Fossen confirmed.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION TO INTRODUCE AND SET THE PUBLIC HEARING FOR ORDINANCE ADDITION OF CHAPTER 887, SECTIONS 887.01-887.07 PROPERTY TAX EXEMPTION AND PAYMENT IN LIEU OF TAXES (PILOT) FOR WORKFORCE HOUSING PROJECTS. MOTION CARRIED 3-0.

Other

No other topics of discussion.

Adjourned at 4:02p.m.

Submitted by Renee Richmond

Recording Secretary, Lansing City Council

Approved by the Committee on April 10, 2024