



**Official Proceedings of the City Council
City of Lansing
September 30, 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 7:15 p.m. by President Garza

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

ABSENT: Council Member Jackson

A quorum was present.

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

Special Ceremonies

Tribute; Recognition of the Adrian and Blissfield (ADBF) Railroad Company efforts to clear river log jams in the Red Cedar and Grand Rivers.

Resolution #2024-208

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

WHEREAS, Adrian & Blissfield Railroad Company (ADBF) operates a total of five short-line railroads in southeastern Michigan; and

WHEREAS, one being Jackson & Lansing Railroad (JAIL) which is a 47-mile line in Jackson and Ingham Counties with access to highway connections via I-96, I-496, and US-127; and

WHEREAS, Chris Bagwell, President of ADBF, offered support to clear a long-standing, river-wide obstruction under the Grand River railroad bridge. Directing a team with a powerful locomotive they cleared out years of collected trees, logs, and other woody debris; and

WHEREAS, Chris Bagwell was in the river cutting into the towering log jam while a locomotive pulled the collection of cut logs toward shore all on a cold November 2022 day. Not stopping there, he volunteered to do the same at the Red Cedar River railroad crossing; and

WHEREAS, on July 26, 2024, ADBF was spotted clearing both bridges on the same day continuing their support and unprecedented commitment in helping to keep the capital city rivers cleaner, healthier, and pleasant to use.

FINALLY BE IT RESOLVED, that the Lansing City Council recognizes Adrian & Blissfield Railroad Company (ADBF) and Chris Bagwell, for their initiative, dedication and unparalleled industry leadership.

By Council Member Hussain

Motion Carried

Council Members Hussain and Pehlivanoglu and Mayor Schor spoke in support of the tribute.

Chris Bagwell thanked the City for the recognition.

Obsolete Property Rehabilitation Act (OPRA) District and Certificate; 1102 S. Washington Ave., Reo Ventures, LLC

There was a presentation about Obsolete Property Rehabilitation Act (OPRA) District and Certificate; 1102 S. Washington Ave., Reo Ventures, LLC

Amending Part 12, Title 6, From Based Zoning Code, Second Amendment

Amending Part 12, Title 6, Chapter 1250 to include 1250.04.08, Accessory Dwelling Units

Economic Development and Planning Director Rawley VanFossen and City of Lansing Principal Planner Andy Fedewa spoke about, Amending Part 12, Title 6, From Based Zoning Code and Amending Chapter 1250 to include 1250.04.08, Accessory Dwelling Units.

Comments by Council Members and the City Clerk

Council Member Hussain commented on the Southwest Action Group recent and upcoming events and activities and his Third Ward Constituent meeting.

Council Member Kost shared details about the First Ward Constituent Meeting and congratulated Friends of Lansing Historic Cemetery for their Scattered Souls event.

Council Member Garza recognized the South Lansing Business Association Team clean up.

City Clerk Swope provided details on the upcoming Election.

Community Event Announcements

Loretta Stanaway announced the Annual Race to Restore 5K.

Nicklas Zande announced the Colonial Village Neighborhood Association meeting.

The Council proceeded to the order of:

Resolutions

Appointment; Jonathan Smith as an At-large Member of the Lansing Economic Development Corporation / Tax Increment Finance Authority / Lansing Brownfield Redevelopment Authority Board of Directors for a term to expire February 28, 2029

Resolution #2024-209

By the Committee of the Whole

Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the appointment of Jonathan Smith as an at-large member of the Lansing Economic Development Corporation / Tax Increment Finance Authority / Lansing Brownfield Redevelopment Authority Board of Directors for a term to expire February 28, 2029; and

WHEREAS, the nominee has been vetted by the Mayor's Office and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee of the Whole took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Jonathan Smith as an at-large member of the Lansing Economic Development Corporation / Tax Increment Finance Authority / Lansing Brownfield Redevelopment Authority Board of Directors for a term to expire February 28, 2029.

By Council Member Hussain

Motion Carried

City Clerk Chris Swope administered the Oath of Office to Jonathan Smith as an At-large Member of the Lansing Economic Development Corporation / Tax Increment Finance Authority / Lansing Brownfield Redevelopment Authority Board of Directors.

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 spoke about U.S. President Biden's Gun safety executive order to improve school-based active shooter drills. He then congratulated Michigan State University President Guskiewicz for being sworn in, recognized the Mung Family Association for their New Years Celebration, congratulated Mikey 23 Foundation on their gala, and announced the posting of new fire fighter positions. He commented on the Neighborhood Resource Summit Fair, the renaming of Washington Park to Stabenow Park, and the Boy and Girls Club Fundraiser.

Show Cause Hearings

Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 1044 Ontario Street

Council Member Kost gave an overview of the show cause hearing.

- Comment on Scheduled Show Cause Hearings:

Jordan Craig, property owner, spoke about the Orders to Make Safe or Demolish to the owners of 1044 Ontario Street

Referral of Show Cause Hearings

Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 1044 Ontario Street
Referred to the Committee on Public Safety

Public Comment on Legislative Matters

Legislative Matters included the following public hearings:

Z-1-2024; 3724 Pleasant Grove Road, Rezoning from "R-3" Suburban Residential to "MFR" Multi Family Residential District.

Council Member Hussain gave an overview of the public hearing.

Public Comment on Legislative Matters:

Jody Washington spoke against PILOT programs.

Lorretta Stanaway spoke on accessible dwelling units.

Clerk Swope acknowledged several written communication(s).

Legislative Matters

Referral of Public Hearings

Z-1-2024; 3724 Pleasant Grove Road, Rezoning from "R-3" Suburban Residential to "MFR" Multi Family Residential District.
Referred to the Committee of Development and Planning

Consent Agenda

By Council Member Hussain

To approve items 10-12 on the Consent Agenda.

Motion Carried

Resolution #2024-210

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

WHEREAS, Michigan Peace Team has requested a resolution of recognition as a Local Nonprofit Organization operating in the City of Lansing for the purpose of obtaining a charitable gaming license pursuant to MCL 432.103a; and

WHEREAS, the City Attorney has reported that, based on a review of the documentation submitted, the applicant qualifies as a Local Nonprofit Organization;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, recognizes the Michigan Peace Team as a Local Nonprofit Organization operating in the City of Lansing for the purpose of obtaining a charitable gaming license.

BE IT FURTHER RESOLVED the City Clerk is requested to provide a copy of this resolution to the Michigan Peace Team, 201 W. Miller Road, Lansing MI 48911.

Adopted as part of the Consent Agenda

Resolution #2024-211

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

Resolution to Set a Public Hearing Regarding the Establishment of an Obsolete Property Rehabilitation Act District at 1102 S. Washington Avenue, Lansing, Michigan

WHEREAS, Reo Ventures, LLC has requested, in writing to the City Clerk, that the City of Lansing establish an Obsolete Property Rehabilitation Act District (the "OPRA District") for the property commonly known as 1102 S. Washington Avenue, Lansing, Michigan (the "Property"), pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (the "Act"); and

WHEREAS, the Property in question of the OPRA District located at 1102 S. Washington Avenue, Lansing, Michigan, is legally described as:

N 1/2 LOT 1 & E 46 FT OF N 1/2 LOT 2 BLOCK 195 ORIG PLAT CITY OF LANSING, COUNTY OF INGHAM; PARCEL NUMBER: 33-01-01-21-178-040; and

WHEREAS, the Act requires that before granting a District the Lansing City Council hold a public hearing in order to provide an opportunity for the applicant, owners of real property within the proposed OPRA District, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the approval of the OPRA District.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Lansing that a public hearing be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on Monday, October 14, 2024, at 7:00 p.m. for the purpose of receiving public comment on the

approval of an OPRA District under the provisions of Public Act 146 of 2000 and that the Clerk shall publish once in a publication of general circulation within the community a notice of the scheduled public hearing and that the notice appear not less than 10 or more than 30 days prior to the date of the hearing.

Adopted as part of the Consent Agenda

Resolution #2024-212

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

Resolution to Set a Public Hearing Regarding the Granting of an Obsolete Property Rehabilitation Act Certificate
1102 S. Washington Avenue

WHEREAS, Reo Ventures, LLC, owner of the property located at 1102 S. Washington Avenue in the City of Lansing, Michigan (the "Property") has applied to the City of Lansing for the City to approve the issuance of an Obsolete Property Rehabilitation Exemption Certificate (the "OPRA Certificate"), pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (the "Act"); and

WHEREAS, the Property in question of the Certificate is legally described as:

N 1/2 LOT 1 & E 46 FT OF N 1/2 LOT 2 BLOCK 195 ORIG PLAT CITY OF LANSING, COUNTY OF INGHAM; Parcel Number: 33-01-01-21-178-040; and

WHEREAS, the Act requires that before granting a Certificate the Lansing City Council hold a public hearing in order to provide an opportunity for the applicant, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the approval of the OPRA Certificate.

NOW THEREFORE BE IT RESOLVED that a public hearing be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on Monday, October 14, 2024, at 7:00 p.m. for the purpose of receiving public comment on the approval of an OPRA Certificate under the provisions of Public Act 146 of 2000 and that the Clerk shall publish once in a publication of general circulation within the community a notice of the scheduled public hearing and that the notice appear not less than 10 or more than 30 days prior to the date of the hearing.

Adopted as part of the Consent Agenda

Resolutions

Resolution #2024-213

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

WHEREAS, the Charter of the City of Lansing requires the Council to adopt an annual statement of Budget Policies and Priorities serving to guide the Administration in developing and presenting the Fiscal Year 2025/2026 Budget; and

WHEREAS, the City Council established the following Mission;

The City of Lansing's mission is to ensure quality of life by:

- I. Promoting a vibrant, safe, healthy and inclusive community that provides opportunity for personal and economic growth for residents, businesses and visitors,
- II. Securing short- and long-term financial stability through prudent management of city resources,
- III. Providing reliable, efficient and quality services that are responsive to the needs of residents and businesses,
- IV. Adopting sustainable practices that protect and enhance our cultural, natural and historical resources,
- V. Facilitating regional collaboration and connecting communities; and

WHEREAS, the standing committees of the City Council have met to evaluate the budget and recommend an annual statement of budget policies and priorities to guide the Administration in developing and presenting the Fiscal Year 2025/2026 budget.

NOW, THEREFORE BE IT RESOLVED, that the Lansing City Council has established the following as its Fiscal Year 2025/2026 Budget Policies and Priorities and requests that the Administration review them and encourages that they, to the extent practical, be included in the Administration's budget presented due to the City Council by the fourth Monday in March 2025.

BE IT FURTHER RESOLVED, the Committee of the Whole has established the following priorities:

1. \$100,000: (1) FTE focus specifically on housing legal assistance for tenants and homeowners in the City.
2. Fund sidewalk repair by \$300,000 for a total of \$1 million, with a priority placed on underserved areas.
3. Fund local street repair funding by \$1.7 million for a total of \$7 million, with a priority placed on underserved areas.
4. Funding for GED prep and passage program.
5. Funding for additional staffing to assist the Sustainability Manager with grant writing, project implementation and other related duties.
6. \$400,000: Funding for additional staff arborists and equipment in forestry to more efficiently survey and maintain tree inventory consisting of hundreds of thousands of trees in what is known as a USA City of Trees.
7. \$75,000; Feasibility Study for a community center located in southeast Lansing.

BE IT FURTHER RESOLVED, the Committee on Development and Planning has established the following priorities:

1. \$80,000: (1) FTE LEDC; RE: Focus on Small Business, Minority Businesses; Female Owned Businesses
2. \$250,000: Increase funding for the Façade Improvement Grant Program
3. Analysis of Facade Improvement Grant Program to include Return on Equity Report on Previous Façade Grants provided to small businesses including a statistical breakdown of what wards have been impacted by the program.
 - a. It's requested that this report be submitted to City Council no later than March 1, 2026.
4. \$40,000: Initiate an RFP for Engagement of Stakeholders and Completion of Community Facilities Plan, including school and county buildings, complete with inventory of assets and goals/objectives for facilities, that will serve as the basis for community facility decisions into the future.
5. \$80,000: (1) FTE compliance employee to ensure all development agreements are being followed including but not limited to: income tax collection, TIFAs, PILOTS, and Brownfields.

BE IT FURTHER RESOLVED, the Committee on Equity, Diversity, and Inclusion has established the following priorities:

1. \$200,000 - Housing Support. Committee recommends creating a comprehensive plan that addresses the unique needs of our unhoused populations that include, unhoused, sheltered, transient, and individuals suffering with addiction, mental health, and physical needs.

Equitable housing options for our diverse unhoused populations. I.e. Supporting diverse housing needs such as shelters, warming and cooling centers, those that prefer not to be sheltered, and transient populations.
2. \$100,000 - DEI Implementation. Committee recommends adding a DEI Implementation Specialist to work alongside DEI Officer and department leaders and staff to assist in implementation DEI strategies.
3. \$50,000 - Citizen Complaints. Committee recommends creating and deploying a Complaint Awareness campaign identifying the citizen complaint process and history of general outcomes.
4. \$100,000 - Veterans Assistance. Committee recommends adding a Veterans Assistance Specialist to assist Veterans in applying for city jobs, access resources, and housing support.
5. \$100,000 - Youth Opportunities. Committee recommends creating youth opportunities, apprenticeships, internships, job shadowing, and paid positions where youth can learn, participate in public and civic engagement, and paid experience.
6. Onboarding & DEI Training. Committee recommends all departments, and branches of local government, boards and commissions, receive onboarding and DEI training to ensure quality of work and culture meet meeting role expectations.
7. \$150,000 Disability Inclusion. Committee recommends hiring a disability consultant to address the needs of persons with seen and unseen persons with disabilities. Consultant can address creating an inclusive culture, making adaptive accommodations, providing additional supports in the community and in homes, and infrastructure investments to support those with visual impairments amongst others who have specialized conditions with further focus on handicap parking enforcement.

BE IT FURTHER RESOLVED, the Committee on Public Safety has established the following priorities:

1. Portable Speed Bumps (Public Service Department)
2. Reinstate the LFD apprenticeship/intern program (Lansing Fire Department)
3. Zoning Personnel Staff for Administrative tasks relating to Commercial Corridor Specialist.
4. Utilizing the \$100,000 redevelopment non-motorized plan to focus on pedestrian safety.

BE IT FURTHER RESOLVED, the City Council would like to continue its commitment, if funding is available, to:

- ☐ Maintain and improve the City's infrastructure;
- ☐ Preserve and ensure clean, safe, well-maintained housing and neighborhoods;
- ☐ Provide comprehensive and affordable recreational programs and youth and family services;
- ☐ Explore alternatives for improved efficiency in service and delivery.

BE IT FURTHER RESOLVED, the City Council has accepted the following recommendations from the 2024 Board of Public Service for FY 2025/2026:

1. Increase general fund support for the City's Street System Asset Management Plan, prioritizing the reconstruction and preservation of neighborhood streets, particularly in historically underserved areas. We also encourage the Department to explore and implement traffic calming measures and public safety policies, and innovative methods to extend the lifespan of existing streets.
2. Increase funding for sidewalk repair, right-of-way maintenance and improvements, with a priority on underserved areas. Ensure that all efforts prioritize safety for Lansing residents and visitors and comply with or exceed the requirements of the Americans with Disabilities Act.
3. Expand funding mechanisms to update and improve the city vehicle fleet. Additionally, explore cost-saving strategies such as renting specialized vehicles or equipment as needed, increasing the use of pool vehicles, and reimbursing employees for using their personal vehicles instead of providing city-owned vehicles.
4. Establish Lansing as a leader in water quality by prioritizing the elimination of combined sewer overflows, preventing sanitary sewer overflows, and implementing plant improvements to reduce operating costs. Focus on PFAS regulation, testing, and monitoring enforcement. This includes maintaining and increasing funding for education and training, and collaborating with federal, state, county, and local governments, as well as relevant non-governmental organization.
5. Develop and implement a solid waste plan for the City that enhances efficiency, reduces costs, and minimizes overall waste generation. The plan should focus on maximizing waste diversion from landfills through increased recycling, and composting.

6. Implement the energy audit recommendations as feasible to maximize efficiency and reduce the costs of maintaining City facilities. Adopt a cost recovery model where departments cover the full costs of the facilities they use, while also working to reduce the City of Lansing's carbon footprint.

By Council Member Hussain

Motion Carried

Ordinances for Introduction

Introduction of Ordinance

Council Member Hussain introduced:

An ordinance of the City of Lansing, Michigan, to amend the Lansing Codified Ordinances by amending Part 12, Title 6, Chapter 1250, to add 1250.04.08, allowing for accessory dwelling units on parcels in certain zoning districts with a principal use of single-family dwelling.

The Ordinance was read a first time by its title and referred to the Committee of Development and Planning

Resolution #2024-214

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

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, October 28, 2024, at 7 p.m. in the Tony Benavides Lansing City Council Chambers, 124 W Michigan Avenue, Lansing, Michigan for the purpose of:

Approving or opposing the adoption of a form-based code and zoning map that would repeal and replace the current zoning ordinance/map, being Part 12, Title 6 of the City of Lansing Codified Ordinances in its entirety, except for Chapter 1300 – Marihuana Operations.

By Council Member Hussain

Motion Carried

Council Member Hussain introduced:

An ordinance of the City of Lansing, Michigan, to repeal and replace the existing Zoning Ordinance and map, being Part 12, Title 6 of the Lansing Codified Ordinances in its entirety, except for Chapter 1300 – marihuana operations, with a Form Based Code and Zoning Map.

The Ordinance was read a first time by its title and referred to the Committee on Development and Planning.

Resolution #2024-215

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

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, October 28, 2024, at 7 p.m. in the Tony Benavides Lansing City Council Chambers, 124 W Michigan Avenue, Lansing, Michigan for the purpose of:

Approving or opposing the adoption of an Ordinance of the City of Lansing, Michigan, to amend the Lansing Codified Ordinances by amending Part 12, Title 6, Chapter 1250, to add 1250.04.08, allowing for accessory dwelling units on parcels in certain zoning districts with a principal use of single-family dwelling.

By Council Member Hussain

Motion carried

Ordinances for Passage

ORDINANCE FAILED

An ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing by adding a new section 888.____ for the purposes of providing for a service charge in lieu of taxes for fifty-six (56) low-income multi-family dwelling units in a project known as Riverview 220 Apartments, pursuant to the provisions of the State Housing Development Authority Act of 1966, (being Public Act 346 of 1966, as amended [MCL 125.1401, et seq.]) (The "Act").

Was read a second time by its title and was not adopted by the following roll call vote:

Yeas: None

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

ORDINANCE FAILED

An ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing by adding a new section 888.____ for the purposes of providing for a service charge in lieu of taxes for fifty-five (55) low-income multi-family dwelling units in a project known as Grand Vista Place, pursuant to the provisions of the State Housing Development Authority Act of 1966, (being Public Act 346 of 1966, as amended [MCL 125.1401, et seq.]) (The "Act").

Was read a second time by its title and was not adopted by the following roll call vote:

Yeas: None

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

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

Non-Profit Recognition; Michigan Peace Team
Referred to the Committee of the Whole and Place on File

Item(s) from the Mayor re:

SLU-1-2024; State-Licensed Adult Foster Care Small Group Home at 1950 N. Waverly Rd. (PEND-3814)
Referred to the Committee of Development and Planning

Setting a Public Hearing on SLU-1-2024; State-Licensed Adult Foster Care Small Group Home at 1950 N. Waverly Rd. (PEND-3813)
Referred to the Committee of Development and Planning

Authorization; Michigan Department of Transportation Performance Resolution for Municipalities Form 2207B (PEND-3829)
Referred to the Committee of the Whole

Traffic control order No. 24-07; stop sign on Astor Ave. at Palmer St. (PEND-3822)
Referred to the Committee on City Operations

Traffic control order No. 24-08; regulate parking along 1100 N. Washington Ave. (PEND-3823)
Referred to the Committee on City Operations

Traffic control order Nos. 24-03, 24-04 and 24-05; regulate parking along W. Washtenaw St. (PEND-3820)
Referred to the Committee on City Operations

Traffic control order number 23-07; regulate parking along Cascade Blvd., Dori Ln. and Red Cedar Pkwy. (PEND-3824)
Referred to the Committee on City Operations

Sole Source Purchase; Public Service Department request Wonderware Software as the Vendor for Supervisory Control and Acquisition System for the Wastewater Treatment Plant
Referred to the Ways & Means/ Internal Auditor

- Communications and Petitions, and Other City Related Matters:

Claim Appeal; Claim #2081, James Davis for \$625 in trash fees at 5223 S. Martin Luther King Jr. Blvd. (PEND-3828)
Referred to the Committee on City Operations

Joint Reappointment; Ayanna Neal and Jacqueline Straub to the Ingham County/City of Lansing Community Corrections Advisory Board for a term to expire September 17, 2027 (PEND-3830)
Referred to the Committee on Public Safety

Motion of Excused Absence

By Council Member Hussain to excuse Council Member Jackson from tonight's proceedings.

Motion Carried

Public Comment on City Government Related Matters

Loretta Stanaway spoke about various City matters.

Joe Salazar spoke about debris from the windstorm in his yard and parking.

Linda Appling spoke about the Eaton County tax proposal.

Nicklas Zande spoke about the Charter Commission.

Jody Washington spoke about housing access.

Adjourned Time 8:35 P.M.



Chris Swope, City Clerk