



MINUTES
Committee of the Whole
Monday, August 29, 2016 @ 5:30 p.m.
City Council Chambers

CALL TO ORDER

The meeting was called to order at 5:37 p.m.

PRESENT

Councilmember Brown Clarke
Councilmember Jessica Yorke
Councilmember Patricia Spitzley
Councilmember Adam Hussain
Councilmember Kathie Dunbar – arrived at 5:59 p.m.
Councilmember Carol Wood
Councilmember Jody Washington
Councilmember Tina Houghton

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Kevin Mullen, Mid Michigan Sports/Hope Sports Complex
Julie Mullen, Mid Michigan Sports/Hope Sports Complex
Julie Pingston, Greater Lansing Visitors Convention Bearu
Chad Gamble, Public Service Director- left at 6:19 p.m.
Randy Hannan, Mayor Executive Assistant- left at 5:39 p.m.
Jim DeLine, Council Internal Auditor

Public Comment

No comments.

Discussion/Action:

RESOLUTION – Set a Public Hearing; Second Amendment to the Hope Sports Complex Lease

Mr. Gamble outlined the property, and agreement which provides an opportunity to continue on with the improvements they have already done. The proposed amendment will be a 20 year lease, allowing them leverage on additional investments in the park.

Ms. Mullen recapped the City's private public partnership from 2013 when they took over management of Hope Sports Complex. They have just met their 3 year improvement, 59 month lease. Ms. Mullen then highlighted the progress that has occurred

since the beginning, which included an increase in daily usage, soccer, football, and quittach tournaments and an upcoming hot air balloon festival. Ms. Mullen acknowledged they have begun conversations with other groups about phase 2. The group is asking the City for a 20 year lease, to secure the financial support of the outside entities for phase 2.

Ms. Pingston distributed a powerpoint packet of information and spoke on the support of the partnerships the Mullens have gotten on the property.

Ms. Mullen went thru the power point, highlighting the \$100,000 irrigation repairs, progress in weekend tournaments, signage, lighting, the turf field, permanent lines for football and soccer and stadium seating for 1200. It was also noted they have added the patio, enclosed full restaurant, and parking resurfacing. Future plans include a 10x20 hi-def tv for outdoor movies.

Mr. Mullen outlined the lease in two parts, one being the 20 year extension because they are continuing to get multiple interests from outside financing, but no commitments since the lease is due to expire and the investors want a long term lease.

Mr. Hannan returned to the meeting at 5:51 p.m.

Ms. Pinkston spoke in support of the lease extension due to the fact the site is bringing in tournaments and in turn lodging has seen the benefit.

Council Member Wood asked Mr. Smiertka his legal opinion on the ability to do a 20 year lease. Mr. Smiertka acknowledged the requirement for 30 day on file with the Clerks office and setting of a public hearing, which is the action that is being requested at this meeting. Council Member Wood referenced Section 2.1 of the lease which states that 50% of the rental will be used for youth scholarship programs, how many scholarships would that cover. Mr. Gamble answered that the Parks and Recreation Director will be able to direct those funds towards programs for the youth in the area, and Ms. Mullen added there is potential to help 100 kids. Council Member Wood referenced the future plans the Mullen's power point represented, and asked if they had a breakdown of revenues they were expecting. Mr. Mullen admitted they are currently in conversations and working on ideas, because all investors want an extended lease in place first.

Council Member Wood then asked about the notes on "soft costs for private school start up". Ms. Mullen stated those address an idea for a structure, so the costs would cover structural engineers and soil testing to see if a building can be built on site. The plan is for a private school similar to IMG Academy boarding school. The athletes would attend, stay and they will be provided with their education and athletic training. However it was noted, that until the lease is extended there are no solid talks happening. Council Member Wood asked that if they build they incorporate the current City bidding ordinance in their agreement. She then asked Mr. Gamble if the any expansion would be considered of the Brownfield agreement and if the improvements would be looked at as taxed, and Mr. Gamble confirmed there would be taxing of improvements in accordance with State laws and directed by the City assessor.

Council Member Wood asked if this is approved by Council, will there be anything else that will come back before Council. Mr. Gamble confirmed, stating they will see a development agreement and Brownfield plan.

Council Member Yorke asked if the lease utilized the same language that was used with the Ball Field agreement, and Mr. Gamble confirmed. Mr. Mullen pointed out that with the Ball Field, there are huge dollars from the City, but in the Hope Sports Complex there are no City dollars, but 100% private investment. The group was then asked about the hotel option, and again Ms. Mullen noted it was only an idea at this time.

Council Member Spitzley commended the group on the presentation, but stated her concern on their proposal on a private school on public land, and was not in support of it. Council President Brown Clarke encouraged the potential of attending the public school, then attend their school as a performance academy.

Council Member Spitzley asked Mr. Gamble about the potential of building on the landfill. Mr. Gamble affirmed that is why they are doing soil borings, but believes that a land fill has a high barring capacity.

Council Member Washington asked how many financial institutions and investors they have spoken to that told them they needed the 20 year lease. Mr. Mullen did not have a specific number. Council Member Washington reminded the group of the current City legacy cost in debt, and Council needs to think about all areas. Lastly she stated she did not support a private school on the property.

Council Member Houghton spoke in support of the progress, and a hotel on site if it is feasible. She also asked about future Council review, and Mr. Gamble reiterated Council would see a development plan and Brownfield plan. Council Member Houghton then briefly questioned the naming rights, and Mr. Gamble referred her to 10.1 on page 6.

Council Member Hussain stated his opposition to a school on site.

Council Member Wood suggested changing the wording in the document on private school or even take it out of the list, because her opinion was that if the lease amendment is approved they will be saying yes to the concept of a school.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR THE AMENDMENT TO THE HOPE SPORTS COMPLEX LEASE, FOR SEPTEMBER 12, 2016. MOTION CARRIED 8-0.

RESOLUTION – Support of HR 182 and CR15 to Shut Down Line 5

Council President Brown Clarke highlighted the presentations from Clean Water Action and Enbridge over the last two Committee meetings. It was recapped that Mr. Manshum with Enbridge did inform the Committee during his presentation that there is a Task Force and Advisory Board in place with the State. This Task Force is expecting a deliverable recommendation in July 2017. Council President Brown Clarke asked what actions the Committee would like to consider.

Council Member Spitzley acknowledged Council President Brown Clarke for having both sides in to present, but stated she still could not support the Resolution presented to them, stating with the Task Force in place it would be pre-mature to vote without the recommendations. In addition Council Member Spitzley did not agree with the strong wording and perspective given of Clean Water in the resolution. If the Committee decides to take action on the resolution, she encouraged amending the resolution so it is not opinionated but factual. Council Member Houghton agreed.

Council Member Washington's opinion was that she was more discouraged when Enbridge did their presentation, and would support the resolution.

Council Member Dunbar acknowledged the researched of other companies that did pipe lines, and was encouraged with finding out there is a Task Force in place. She too agreed with Council Member Spitzley on the fact the resolution needs to be amended because it speaks as if Council knows of the face, however there is information in the resolution that is not verifiable. If Council passes the resolution, it should also say Council supports the findings of the Task Force. Council Member Washington pointed out that the list of municipalities do reflect northern communities.

Council Member Hussain stated he too was not impressed by Enbridge and he wants something tangible. He did support amending the language of the resolution, and moving forward at some point.

Council Member Wood acknowledged that Clean Water Action approached her with the resolution and placement on the agenda. She agreed the resolution was written on the side of Clean Water, and agreed with the considerations of amending the resolution to address the safety factor and recognize the Task Force.

Council Member Yorke spoke in support of the resolution as it is written, but also suggested forwarded to the IGR Committee, at which point Council Member Washington also supported referring it to the IGR Committee to re-write. Council Member Spitzley pointed out that it was not the affected Communities asking for their support but an organization. Council Member Wood encouraged IGR to ask Clean Water if they were approaching municipalities on their own or were asked by other communities. Council Member Dunbar reviewed the list of municipalities and pointed out that the majority are in the lower peninsula.

Council President discharged the Resolution out of Committee of the Whole and referred it to the Committee on Intergovernmental Relations.

FY2017/2018 Budget Priorities

Council President Brown Clarke stated the item will appear again on the agenda for September 12, 2016 and it needs to be approved at the Council meeting on September 26, 2016. All members were asked to review the priorities with their appropriate Committees.

FOIA Update

Mr. Smiertka stated the report on the City Attorney website was updated as of August 29, 2016. If there are any delays they are working with the departments. Non-attorney staff are performing the administrative processes.

ADJOURN

The meeting was adjourned at 6:45 p.m.

Respectfully Submitted by,

Sherrie Boak

Officer Manager, Lansing City Council

Approved by the Committee on September 12, 2016