Lansing Brownfield Redevelopment Authority (LBRA)
Friday, March 6, 2020 – 8:30 AM
LEAP Office
1000 S. Washington Ave. Ste. 201
Lansing, MI 48910

AGENDA
AMENDED 3.3.2020

1) Call to Order

2) Approval of LBRA Board of Directors Meeting Minutes – Friday, February 7, 2020

3) Accelerated Reimbursement Request Brownfield Plan #78 (Action)

4) Brownfield Plan 101

5) 2019 EPA Assessment Grant (Discussion)

6) Open Forum for LBRA Board Members

7) Other Business

8) Public Comment

9) Adjournment
Call to Order
Chair Jones welcomed everyone and called the LBRA Board of Directors meeting to order at 3:05 p.m. Rollcall was called by Klein and recorded for public record.

Welcome by Jeremy C. Sprague, President, Sleepwalker Spirits and Ale, Inc.
Chair Jones introduced the owner of Sleepwalker, Jeremy Sprague. Sprague welcomed the Board and guests. Sprague provided a history and thanked the Board for their support of his project.

Approval of LBRA Board Meeting Minutes – Friday, January 10, 2020

MOTION: Schaible moved to approve the LBRA meeting minutes from the Friday, January 10, 2020 LBRA Board of Director’s meeting. Motion seconded by McGrain.

YEAS: Unanimous. Motion carried.

Brownfield Plan #79, 700 N. Washington Ave. (Action)
Chair Jones recognized Bryant who then introduced BF Plan #79 and developer representatives Pearson and Westrin. Pearson and Westrin introduced plans to expand education services and host conferences with the new development, and that the existing buildings have been renovated several times and the space is not conducive to their uses. Pearson and Westrin explained the project would include demolishing the existing structures and build two new buildings as well as supporting improvements to the streetscape and public infrastructure. Buckingham introduced the Plan including eligibility, activities, duration and capture estimates.
There was discussion regarding the possibility of Saginaw Street becoming two-way in the future and more details regarding the public infrastructure improvements including in the plan.

Lefler inquired about why state taxes were not captured as part of this Plan. Cummins mentioned that this Plan did not meet enough of the criteria to approve state tax capture.

Tom Donaldson asked that staff address an inquiry he received via email from a member of the public which regards Lansing’s complete street ordinance.

**MOTION:** Schaible moved to approve LBRA Brownfield Plan #79, 700 N. Washington Ave. Motion seconded by Johnson.

**YEAS:** Unanimous. Motion carried.

**LBRA Audited Financial Statements – YE June 30, 2019 (Action)**

Chair Jones recognized guests from Rehmann Robson to present the LBRA Audited Financial Statements for Year End June 30, 2019. Love provided an overview on the Independent Auditors Report with no findings, statement of account, balance sheet, Internal Controls Report, and other highlights of the Audited Financial Statements.

**MOTION:** Binoniemi moved to approve the LBRA Audited Financial Statements – YE June 30, 2019. Motion seconded by Coleman.

**YEAS:** Unanimous. Motion carried.

**Brownfield Plan Discussion**

a) Electric Charging Stations as Eligible Activities
Dorshimer provided an overview of the Ingham County Brownfield Authority Resolution supporting EV Charging Stations. Discussion ensued.

b) Coordination of Local and State Plan Approvals
Dorshimer discussed increased coordination between the LBRA and Michigan Economic Development Corporation regarding Brownfield Plan approvals at the local and state levels. Discussion ensued.

**Open Forum for LBRA Board Members**
None.

**Other Business**
None was provided.
Public Comment
None was provided.

Adjournment
There being no further business, Chair Jones declared the LBRA meeting adjourned at 4:26 p.m.

Karl Dorshimer, Director of Economic Development
Lansing Economic Area Partnership (LEAP)
At a regular meeting of the Board of Directors of the Lansing Brownfield Redevelopment Authority (LBRA) held on Friday, March 6, 2020 at 8:30 a.m., pursuant to notice duly given:

PRESENT: MEMBERS:

ABSENT: MEMBERS:

The following preamble and resolutions were offered by:

MEMBER: , seconded by:

MEMBER:

WHEREAS, the Lansing Brownfield Redevelopment Authority (Authority) approved Brownfield Plan #78 – Temple Redevelopment Project (Plan) on October 4, 2019 at a meeting of the Board of Directors and the Plan was duly approved by Lansing City Council on December 2, 2019, following a public hearing on November 18, 2019, and

WHEREAS, Lansing Acquisition 500, LLC (“Developer”) is preparing a request to the Michigan Economic Development Corporation (MEDC) for project financing via an Act 381 Work Plan and Michigan Community Revitalization Program (MCRP), and

WHEREAS, the Developer has requested an Accelerated Reimbursement Loan (Loan) from the Authority in the maximum amount of $250,000 to support upfront Developer funded Eligible Activities and to help secure MEDC project financing, and

WHEREAS, pursuant to the Michigan Public Act 381 of 1996, as amended (Act), the Authority is responsible for the administration the City’s Local Brownfield Revolving Fund (LBRF) and may use the funds as authorized under the Act, and

WHEREAS, repayment of the LBRA Loan are to be made from future Tax Increment Revenues (TIR) captured during the life of the Plan, and

WHEREAS, LBRA Staff has reviewed the Developer’s LBRA Loan request and recommends approval by the Lansing Brownfield Redevelopment Authority Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LANSING BROWNFIELD REDEVELOPMENT AUTHORITY (LBRA), AS FOLLOWS:

1. Lansing Brownfield Redevelopment Authority Board (LBRA Board) approve an Accelerated Reimbursement Loan not to exceed $250,000, to be repaid from future Tax Increment Revenues (TIR) captured during the life of the Brownfield Plan #78 (Plan), to be used to support upfront Developer funded Eligible Activities as outlined in the Plan, conditional on the following:
   a) Approval of an Act 381 Work Plan and Michigan Community Revitalization Program (MCRP) funding by the Michigan Strategic Fund (MSF) Board.
   b) Execution of a Universal Development Agreement between the City of Lansing and Lansing Acquisition 500, LLC.
c) Execution of an Accelerated Reimbursement Secured Loan Agreement between the Lansing Brownfield Redevelopment Authority and Lansing Acquisition 500, LLC.

d) Execution of a Reimbursement Agreement between the Lansing Brownfield Redevelopment Authority and Lansing Acquisition 500, LLC.

2. Furthermore, the LBRA Board directs its authorized representative(s) to negotiate and prepare the Reimbursement Agreement and Accelerated Reimbursement Secured Loan Agreement to be executed by the LBRA Board Chair on the Authority’s behalf.

3. Additionally, the LBRA Board agrees that if any section, clause or phrase of this Resolution is declared as invalid by a court of law, that ruling shall not affect the intent and purpose of this Resolution and validity of the remaining provisions of the Resolution.

4. Finally, the LBRA Board declares that all resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are repealed.

YEAS: ( )

NAYS: ( )

ABSTENTIONS: ( )

ABSENT: ( )

PREAMBLE AND RESOLUTIONS DECLARED ADOPTED.

STATE OF MICHIGAN }
) ss.
COUNTY OF INGHAM }

I hereby certify that the foregoing is a true and a complete copy of a preamble and resolutions adopted at a regular meeting of the Economic Development Corporation of the City of Lansing held on the 6th day of March 2020, and said preamble and resolutions are on file in the office of the Economic Development Corporation of the City of Lansing and are available to the public. Public notice of the meeting was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan 1976, including in the case of a special or re-scheduled meeting, notice by publication or posting of at least eighteen (18) hours prior to the time set for the meeting. In addition, the meeting was held in full compliance with the Board’s Bylaws.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this 6th day of March 2020.

Calvin Jones, Chair
LBRA Board of Directors
FY2019 EPA Brownfield Assessment Coalition Grant

Lansing Regional Brownfields Coalition

The Lansing Regional Brownfields Coalition consists of:

• City of Lansing
• City of East Lansing
• Clinton County
• Eaton County
• Ingham County

In June 2019, the Lansing Regional Brownfields Coalition (Coalition) was awarded $600,000 for assessment of contaminated properties throughout the Greater Lansing area described above. City of Lansing, specifically the Economic Development and Planning Department, is the Coalition Lead Member, fiduciary and administrative principal for the grant.

Eligible environmental work funded through the grant is described below:

• Phase I Environmental Site Assessments (ESAs)
• Phase II ESAs

Assessment Project Process:

Step 1 – Property owner or representative submits completed Project Intake Form to LEAP/Lansing via email (dillon@purelansing.com & don.kulhanek@lansingmi.gov)

Step 2 – LEAP makes respective Coalition partner aware of project and shares completed intake form

Step 3 – As necessary, follow-up communication with applicant and Coalition partner to better understand project need and future investment potential

Step 4 – Assuming project sufficiently meets common sense threshold, City of Lansing authorizes assessment project and provides applicant a list of the three qualified environmental firms (if a firm is not already engaged)

Step 5 – Selected firm works with LEAP/Lansing to submit site to EPA for site eligibility approval

Step 6 – LEAP/Lansing and Coalition partner finalize a scope of work for selected environmental firm

Step 7 – If applicable, Coalition partner obtains any necessary permits, easements, access agreements

Step 8 – City of Lansing engages into contract for services with qualified firm

Step 9 – Consultant begins assessment work