

**Lansing Brownfield Redevelopment Authority (LBRA)**  
**Board of Director's Meeting**  
**LEAP Office**  
**Friday, October 5, 2018 – 8:30 AM**  
**1000 S Washington Avenue, Suite #201**  
**Lansing, Michigan 48910**

**AGENDA**

- 1) Call to Order
- 2) Approval of LBRA Board of Directors Meeting Minutes – Friday, September 7, 2018
- 3) Presentation Brownfield Plan #75 – Capital City Market (Action)
- 4) Resolution to Amend Brownfield Plan #54 – Y-Site (Action)
- 5) Approval for Brownfield Plan #70 – 735 Hazel Street Loan Agreement (Action)
- 6) Open Forum for LBRA Board Members
- 7) Other Business
- 8) Public Comment
- 9) Adjournment

**Lansing Economic Development Corporation  
Board of Director's Meeting Minutes  
Friday, September 7, 2018 - 8:30 AM  
LEAP Office- Executive Boardroom  
100 S Washington Avenue, Suite #201  
Lansing, MI 48910**

**Members Present:** Andrea Ragan, Calvin Jones, Blake Johnson,  
James Butler III, Fred Schaible, Shelley Boyd  
**Members Absent:** Mayor Andy Schor, Kimberly Coleman,  
Thomas Donaldson  
**Temp Members Present:** None  
**Staff Present:** Karl Dorshimer, Kris Klein, Anum Mughal, Marchelle Smith  
**Guests:** Janet Michaluk, State of Michigan DEQ  
**Public Present:** None  
**Recorded by:** Tedi R. Parsons, LEAP

**Call to Order**

Chair Ragan welcomed everyone and called the LEDC Board of Directors meeting to order at 9:32 a.m. She asked Parsons to conduct rollcall and place on file.

**Approval of LEDC Board Meeting Minutes – Friday, July 13, 2018**

**Motion:** Johnson moved to approve the LEDC meeting minutes from the Friday, July 13, 2018 LEDC Board of Director's meeting as presented. Motion seconded by Butler.

**Yeas:** Unanimous. Motion carried.

**LEDC Financial Statements – Period Ending June 30, 2018**

Smith provided an overview of the LEDC Financial Statements, period ending June 30, 2018, noting that the financials are on-track and remain strong. She advised that this is the last month the LEDC Board should see anything reported for The Runway Lansing incubator. Smith noted the LEDC is under-budget by \$24,000. Discussion ensued.

**Motion:** Jones moved to receive the LEDC Financials, period ending June 30, 2018, as presented and place on file. Motion seconded by Johnson.

**Yeas:** Unanimous. Motion carried.

**UDAG Report – Period Ending June 30, 2018**

Smith provided an overview/update on the UDAG funds for the period ending June 30, 2018, noting there were no changes to report. Discussion ensued.

**Lansing Corridor Façade Program (Presentation)**

Dorshimer provided a brief update on the City of Lansing Corridor Façade Grant Program and reintroduced Anum Mughal, LEAP, who provided a presentation, noting the following:

- The City of Lansing Corridor Façade Grant Program was created to strengthen the viability of Lansing's non-downtown commercial corridors

- The program is directed at commercial, office and mixed-used buildings that are adjacent to main corridors and neighborhoods (located just outside of the downtown area)
- Overview of how the façade improvement project requests will be determined eligible to receive funding
- Overview of how grant monies will be used and disseminated
- Overview of the timeline for the façade grant program
- Discussion on how the program will be marketed and promoted to businesses who meet the criteria

Mughal provided a handout (*Corridor Façade Program*) and postcards that were mailed to businesses with the corridor improvement boundaries. Discussion ensued.

### **Project Updates**

None.

### **Open Forum for LEDC Board of Directors**

Chair Ragan opened the floor to the LEDC Board Members, who provided the following announcements/updates:

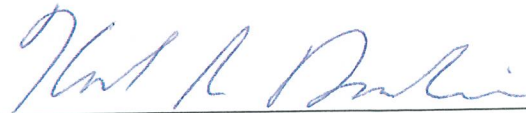
Butler: Requested Dorshimer add additional information – Scope of the Project (e.g. location and total cost(s) of project, Brownfield eligible activities, , etc.) to project updates.

### **Other Business & Public Comment**

None.

### **Adjournment**

There being no further business, Chair Ragan declared the LEDC meeting adjourned at 9:59 a.m.



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Karl Dorshimer, Director of Economic Development  
Lansing Economic Area Partnership (LEAP)

THE LANSING BROWNFIELD REDEVELOPMENT AUTHORITY

Resolution Recommending Approval of Plan #75 - Capital City Market  
Brownfield Redevelopment Project

At a meeting of the Board of Directors of the Lansing Brownfield Redevelopment Authority (LBRA) Lansing, Michigan, held on the 5<sup>rd</sup> day of October 2018, at 8:30 a.m., pursuant to notice duly given:

PRESENT: MEMBERS:

ABSENT: MEMBERS:

The following preamble and resolution was offered by;

MEMBER: , and seconded by,

MEMBER:

WHEREAS, The LBRA staff has worked closely with representatives of 600 East Michigan-Lansing, LLC (Developer) to draft Brownfield Plan #75 (Plan); and

WHEREAS, The LBRA staff has duly reviewed such Plan and has found it to be in compliance with the provisions of the Act and meets the following determinations and findings:

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

WHEREAS, The LBRA staff recommends approval of the Plan:

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

1. The Brownfield Plan described as Brownfield Plan #75 – Capital City Market - Brownfield Redevelopment Project in the form filed herewith is hereby approved by the Lansing Brownfield Redevelopment Authority and recommended for consideration by the City Council of the City of Lansing pursuant to Act 381 of Michigan Public Acts of 1996, as amended.

2. The LBRA Board hereby requests that the Lansing City Council, after required notification as specified by the Act, hold a public hearing in consideration of this matter, and subsequently approve the Plan.

YEAS:

NAYS:

ABSTENTIONS:

ABSENT:

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN    )  
                                  )SS.  
COUNTY OF INGHAM    )

I hereby certify that the foregoing is a true and complete copy of a resolution adopted at a meeting of the Brownfield Redevelopment Authority held on the 5<sup>th</sup> day of October 2018, and said resolution is on file in the office of the Lansing Brownfield Redevelopment Authority and is available to the public. Public notice of the said 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, said meeting was held in full compliance with the Board's By-Laws.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this 5th day of October 2018.

\_\_\_\_\_  
Calvin Jones, Secretary

\_\_\_\_\_  
Friday, October 5, 2018

**LANSING BROWNFIELD REDEVELOPMENT AUTHORITY**  
**Certificate of Resolution by Board of Directors**

At a regular meeting of the Board of Directors of the Lansing Brownfield Redevelopment Authority of Lansing (LBRA) held on Friday, October 5, 2018 at 8:30 a.m., pursuant to notice duly given:

MEMBERS PRESENT:

MEMBERS ABSENT:

The following preamble and resolutions were offered by:

MEMBER: \_\_\_\_\_, seconded by:

MEMBER:

WHEREAS, the Lansing Brownfield Redevelopment Authority (LBRA) supports the proposed brownfield redevelopment project (Capital City Market) located at 600 East Michigan Avenue (Property) in Lansing, Michigan, and

WHEREAS, the City of Lansing Department of Economic Development and Planning has determined the proposed project is consistent with local development and redevelopment plans and zoning ordinances, and

WHEREAS, the Capital City Market project will create a four-story mixed used project consisting of an urban market, hotel and market rate residential apartments, with a 48,000 square foot footprint with an additional 35,000 square feet on each of the upper floors, and

WHEREAS, The Capital City Market project, will require \$25 million in developer investment and an additional \$16.5 million by a hotel developer for a total of \$41.5 million, create approximately 30 to 50 FTE jobs, and will result in community and municipal benefits of increased property and income taxes and substantial improvement to the appearance and aesthetics of the Property in its current state, and

WHEREAS, to complete The Wing project it will require an estimated \$4,325,527 of brownfield Eligible Activities; and

WHEREAS, the LBRA desires to assist the Developer to alleviate the costs of the Eligible Activities by applying to the MDEQ for a Grant and Loan in the total amount up to \$2,000,000 (up to \$1,000,000 grant and up to \$1,000,000 loan) dependent on available funding, and

WHEREAS, the LBRA will provide a complete Brownfield Redevelopment Loan/Grant application to the MDEQ for consideration, and

WHEREAS, if the LBRA is awarded a grant and/or loan from the MDEQ the LBRA will enter into agreements with the MDEQ and the Developer specifying the terms and conditions under which the grant and or loan will be used to assist the Developer with the Project.

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

1. The Lansing Brownfield Redevelopment Authority (LBRA) supports the application submitted for a Brownfield Redevelopment Grant and Loan to the Michigan Department of Environmental Quality (MDEQ), to assist with the brownfield redevelopment project located at 600 East Michigan Avenue (Capital City Market) in Lansing, Michigan (Attachment A).
2. The LBRA will accept the Grant and Loan and is committed to repay the actual expenditures of the Brownfield Redevelopment Loan, per a loan agreement, if approved by MEDQ, up to \$1,000,000, to be issued to and managed by the LBRA, conditional upon the approval of a brownfield redevelopment plan for the project by both the LBRA and the City of Lansing.
3. The LBRA also directs its authorized representative(s) to work with the LBRA's attorney to negotiate and enter on the LBRA's behalf any related grant and/or loan agreements to assist the Developer with the project.
4. The LBRA concurs with the City of Lansing Department of Economic Development and Planning that the proposed project is consistent with local development and redevelopment plans and zoning ordinances.
5. Additionally, the LBRA 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.
6. Finally, the LBRA 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 Lansing Brownfield Redevelopment Authority (LBRA) held on the 5<sup>th</sup> day of October 2018, 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 By-Laws.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this 5<sup>th</sup> day of October 2018.

\_\_\_\_\_  
Calvin Jones, Secretary

\_\_\_\_\_  
Friday, October 5, 2018

THE LANSING BROWNFIELD REDEVELOPMENT AUTHORITY

Resolution Recommending Approval of Plan #54  
Reutter Park Place - Brownfield Redevelopment Project

At a meeting of the Board of Directors of the Lansing Brownfield Redevelopment Authority (LBRA) Lansing, Michigan, held on the 5<sup>th</sup> day of October 2018, at 8:30 a.m., pursuant to notice duly given:

PRESENT: MEMBERS:

ABSENT: MEMBERS:

The following preamble and resolution were offered by;

MEMBER: , and seconded by,

MEMBER:

WHEREAS, The LBRA staff has worked closely with representatives of Y SITE, LLC (Developer) to amend Brownfield Plan #54 (Plan); and

WHEREAS, The LBRA staff has duly reviewed the amended Plan and has found it to be in compliance with the provisions of the Act and meets the following determinations and findings:

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

WHEREAS, The LBRA staff recommends approval of the Plan as amended:

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

1. The Brownfield Plan described as Brownfield Plan #54 – Reutter Park Place - Brownfield Redevelopment Project in the form filed herewith is hereby approved as amended by the Lansing Brownfield Redevelopment Authority and recommended for consideration by the City Council of the City of Lansing pursuant to Act 381 of Michigan Public Acts of 1996, as amended.

2. The LBRA Board hereby requests that the Lansing City Council, after required notification as specified by the Act, hold a public hearing in consideration of this matter, and subsequently approve the amended Plan.

YEAS:

NAYS:

ABSTENTIONS:

ABSENT:

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN    )  
                                  )SS.  
COUNTY OF INGHAM    )

I hereby certify that the foregoing is a true and complete copy of a resolution adopted at a meeting of the Brownfield Redevelopment Authority held on the 5<sup>th</sup> day of October 2018, and said resolution is on file in the office of the Lansing Brownfield Redevelopment Authority and is available to the public. Public notice of the said 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, said meeting was held in full compliance with the Board's By-Laws.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this 5<sup>th</sup> day of October 2018.

\_\_\_\_\_  
Calvin Jones, Secretary

\_\_\_\_\_  
Friday, October 5, 2018

**LANSING ECONOMIC DEVELOPMENT CORPORATION  
OF THE CITY OF LANSING  
Certificate of Resolution by Board of Directors**

At a regular meeting of the Board of Directors of the Economic Development Corporation (LEDC) of the City of Lansing held on Friday, October 5, 2018 at 8:30 a.m., pursuant to notice duly given:

MEMBERS PRESENT:

MEMBERS ABSENT:

The following preamble and resolutions were offered by:

MEMBER: \_\_\_\_\_, and seconded by:

MEMBER:

WHEREAS, the Lansing Economic Development Corporation (LEDC) supports the proposed brownfield redevelopment project located at 735 Hazel Street (Project) in Lansing, Michigan, and

WHEREAS, the City of Lansing Department of Economic Development and Planning has determined the proposed project is consistent with local development and redevelopment plans and zoning ordinances, and

WHEREAS, 735 Hazel, LLC (Developer) will transform a 144,851 square foot building, built in 1929 and located on 3.218 acres into a mixed-use property that includes small commercial business spaces, office areas, and multiple residential spaces, and

WHEREAS, the Project will require an estimated \$19,518,256 in private investment, create approximately 35 to 50 FTE jobs, and will result in community and municipal benefits of increased property and income taxes and substantial improvement to the appearance and aesthetics of the Property in its current state, which will assist in increasing the property values of the neighboring community; and

WHEREAS, to complete the Project it will require an estimated \$3,518,256 of environmental remediation including Due Care Planning and Implementation, plus Vapor Mitigation (Due Care Activities); and

WHEREAS, the Lansing Brownfield Redevelopment Authority (LBRA) previously approved Brownfield Plan #70 - 735 Hazel Street Redevelopment Project (Brownfield Plan #70) on August 10, 2018, and

WHEREAS, the Developer has asked for and will receive a \$400,000 loan from the LBRA Brownfield Revolving Fund to assist the Developer to alleviate the costs of the Due Care Activities and other eligible site costs, and

WHEREAS, the LEDC to assist the Developer to alleviate the costs of the Due Care Activities and other eligible site costs has applied to the Michigan Department of Environmental Quality (MDEQ) and received a grant in the amount of \$235,000 and will receive a MDEQ loan in the amount not to exceed \$1,463,282, and

WHEREAS, per the LEDC Board's directive, the LEDC has entered into a grant agreement with the MDEQ for the above grant amount and received for its approval a loan agreement from the MDEQ for the above loan amount.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LANSING ECONOMIC DEVELOPMENT CORPORATION, AS FOLLOWS:

1. The Lansing Economic Development Corporation Board (LEDC Board) approves the loan agreement with the MDEQ (Attachment A) and is committed to repay the actual expenditures of the Brownfield Redevelopment Loan, per the loan agreement (Attachment A) in the amount not to exceed \$1,463,282, to be issued to and managed by the LEDC, conditional upon the approval of Brownfield Plan #70 by the Lansing City Council.
2. The LEDC Board approves the Secured Loan Agreement with the LBRA and 735 Hazel, LLC, (Attachment B) in the amount of \$1,863,282 conditional upon the approval of Brownfield Plan #70 by the Lansing City Council.
3. The LEDC Board approves the grant agreement with 735 Hazel, LLC, (Attachment C) in the amount of \$235,000 conditional upon the approval of Brownfield Plan #70 by the Lansing City Council.
4. Furthermore, the LEDC Board also directs its authorized representative(s) to enter into the above approved agreements on the LEDC Board's behalf.
5. Additionally, the LEDC Board concurs with the City of Lansing Department of Economic Development and Planning that the proposed project is consistent with local development and redevelopment plans and zoning ordinances.
6. Additionally, the LEDC 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.
7. Finally, the LEDC 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 5th day of October 2018, 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 5<sup>th</sup> day of October 2018.

\_\_\_\_\_  
Calvin Jones, Secretary

\_\_\_\_\_  
Friday, October 5, 2018

**LANSING BROWNFIELD REDEVELOPMENT AUTHORITY**  
**Certificate of Resolution by Board of Directors**

At a regular meeting of the Board of Directors of the Lansing Brownfield Redevelopment Authority (LBRA) held on Friday, October 5, 2018 at 8:30 a.m., pursuant to notice duly given:

MEMBERS PRESENT:

MEMBERS ABSENT:

The following preamble and resolutions were offered by:

MEMBER: \_\_\_\_\_, seconded by:

MEMBER:

WHEREAS, the Lansing Brownfield Redevelopment Authority (LBRA) supports the proposed brownfield redevelopment project located at 735 Hazel Street (Project) in Lansing, Michigan, and

WHEREAS, the City of Lansing Department of Economic Development and Planning has determined the proposed project is consistent with local development and redevelopment plans and zoning ordinances, and

WHEREAS, 735 Hazel, LLC (Developer) will transform a 144,851 square foot building, built in 1929 and located on 3.218 acres into a mixed-use property that includes small commercial business spaces, office areas, and multiple residential spaces, and

WHEREAS, the Project will require an estimated \$19,518,256 in private investment, create approximately 35 to 50 FTE jobs, and will result in community and municipal benefits of increased property and income taxes and substantial improvement to the appearance and aesthetics of the Property in its current state, which will assist in increasing the property values of the neighboring community; and

WHEREAS, to complete the Project it will require an estimated \$3,518,256 of environmental remediation including Due Care Planning and Implementation, plus Vapor Mitigation (Due Care Activities); and

WHEREAS, the Lansing Brownfield Redevelopment Authority (LBRA) previously approved Brownfield Plan #70 - 735 Hazel Street Redevelopment Project (Brownfield Plan #70) on August 10, 2018, and

WHEREAS, the Developer has asked for a \$400,000 loan from the LBRA Brownfield Revolving Fund to assist the Developer to alleviate the costs of the Due Care Activities and other eligible site costs, and

WHEREAS, the Lansing Economic Development Corporation (LEDC) to assist the Developer to alleviate the costs of the Due Care Activities and other eligible site costs has applied to the Michigan Department of Environmental Quality (MDEQ) and received a grant in the amount of \$235,000 and will receive a MDEQ loan in the amount not to exceed \$1,463,282.



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

1. Lansing Brownfield Redevelopment Authority (LBRA Board) approves the use of up to \$400,000 in LBRA Brownfield Revolving Funds as a loan to 735 Hazel, LLC, to be used to alleviate the costs of the Due Care Activities and other eligible site costs per Brownfield Plan #70 - 735 Hazel Street Redevelopment Project.
2. The Lansing Brownfield Redevelopment Authority (LBRA Board) approves the Secured Loan Agreement with the LBRA and 735 Hazel, LLC, (Attachment A) in the amount of \$1,863,282 conditional upon the approval of Brownfield Plan #70 by the Lansing City Council.
3. Furthermore, the LBRA Board also directs its authorized representative(s) to enter into the above Secured Loan Agreement on the LBRA Board's behalf.
4. Additionally, the LBRA Board concurs with the City of Lansing Department of Economic Development and Planning that the proposed project is consistent with local development and redevelopment plans and zoning ordinances.
5. 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.
7. 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 5<sup>th</sup> day of October 2018, 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 5<sup>th</sup> day of October 2018.

\_\_\_\_\_  
Calvin Jones, Secretary

\_\_\_\_\_  
Friday, October 5, 2018