Lansing Brownfield Redevelopment Authority  
Board of Director’s Meeting Minutes  
Friday, February 7, 2020 – 3:00PM  
Sleepwalker Spirits & Ale  
1101 S Washington Ave.  
Lansing, MI 48910

Members Present: Calvin Jones, Thomas Donaldson, Brian McGrain, Fred Schaible, Blake Johnson, Andrea Binoniemi, Kimberly Coleman (arrive 3:13pm)  
Members Absent: Shelley Davis-Boyd (E), James Butler III  
Temp Members Present: None  
Staff Present: Karl Dorshimer, Hannah Bryant, Kris Klein, Rachel McIlvaine, Jennifer Abood-Morris  
Guests: David Pierson, JP Buckingham, Brian Westrin, JP Buckingham, Brian Lefler, Adam Cummins

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 an 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.

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