

**Lansing Brownfield Redevelopment Authority
Board of Director's Meeting Minutes
Friday, February 15, 2019 - 8:30 a.m.
M3 Group
221 W Saginaw Street
Lansing, MI 48933**

Members Present: Calvin Jones, Thomas Donaldson, Blake Johnson, Shelley Boyd, Kimberly Coleman, Mayor Andy Schor, Andrea Ragan, James Butler III

Members Absent: Fred Schaible

Temp Members Present: None

Staff Present: Karl Dorshimer, Marchelle Smith, Kris Klein, Anum Mughal

Guests: Brian Lefler, Robert E. Baird Company
Eric Helzer, Advance Redevelopment Solutions
Christopher Stralkowski, Ferguson Development
Jason Hockstok, Continental Real Estate Company
Jennifer Stralkowski, MSHDA
Steven Owen, Foster-Swift
Jim Smeritka, City of Lansing
Janet Michaluk , MI-Department of Environmental Quality
Rhonda Jones, Lansing Board of Water & Light

Public Present: None

Recorded by: Tedi R. Parsons, LEAP

Call to Order

Chair Jones welcomed everyone and called the LBRA Board of Directors meeting to order at 8:58 a.m.

Approval of LBRA Board Meeting Minutes – Friday, January 11, 2018

MOTION: Butler moved to approve the LBRA meeting minutes from the Friday, January 11, 2019 LEDC Board of Director's meeting as presented. Motion seconded by Johnson.

YEAS: Unanimous. Motion carried.

LBRA Financial Statements – Period Ending December 31, 2018

Smith provided an overview of the LBRA Financial Statements for the period ending YE December 31, 2018. She noted that they are currently working the City's finance department on the process of obtaining financial information from the City of Lansing.

Mayor Schor requested that Smith provide an email to Samantha Harkins for follow-up. Discussion ensued.

MOTION: Ragan moved to receive the LBRA Financials, period ending YE December 31, 2018, as presented and place on file. Motion seconded by Butler.

YEAS: Unanimous. Motion carried.

Approval for Brownfield Plan #72 – Red Cedar Development Project (Action)

Dorshimer provided an update on Brownfield Plan #72 – Red Cedar Development, advising that the LBRA Board of Directors are being presented a Resolution for the approval of Brownfield Plan #72 – Red Cedar Development project. Dorshimer introduced Christopher Stralkowski, Ferguson Development LCC, and introduced his team (Eric Helzer, Advanced Redevelopment Solutions, and Jason Hockstok, Continental Real-Estate Companies). The following point of interests were noted during the presentation:

- Overview and history of the Red Cedar Development project and its many partners
- Overview of the property location (site overview)
- This is a mixed-use project (commercial and residential)
- Overview of the property existing conditions – floodway and floodplain with 25 acres of open space/parkland
- Construction projected to begin in August – September 2019
- Project will create almost 400 immediate full-time jobs (1,065 induced jobs)
- Hotel is proposed to have upwards of 280 rooms (full service and extended stay)
- Student Housing is projected to have upwards of 1,100 beds, 150 market rate units, 120 senior village facility
- Discussion ensued over community engagement over the past five-years, which included three Charrettes
- Overview of City Financial Protection Measures
- Overview of the floodplain and integrated parking structure
- Overview of Estimated Gain in Taxes and public benefits
- Overview of Total New (Incremental) Taxes Captured Estimate
- Lefler provided an overview of the Debt Reserve Fund being setup
- Overview of Next-Steps for this large-scale project

MOTION: Coleman moved to approve the Resolution for Brownfield Plan #72 – Red Cedar Development Project, as presented. Motion seconded by Butler.

YEAS: Unanimous. Motion carried.

Open Forum for LBRA Board Members

Chair Jones opened the floor to LBRA Board Members who provided the following announcements/updates:

None were provided.

Other Business

No other business was presented.

Public Comment

None was provided.

Adjournment

There being no further business, Chair Jones declared the LBRA meeting adjourned at 9:54 a.m.



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