Lansing Brownfield Redevelopment Authority  
Special Board of Director’s Meeting Minutes  
Wednesday, April 22, 2020 – 8:30AM  
THIS MEETING WAS HELD ELECTRONICALLY*  

Members Present: Calvin Jones, Blake Johnson, Andrea Binoniemi, Kimberly Coleman, Fred Schaible, Shelley Davis-Boyd, James Butler III, Brian McGrain

Members Absent: Thomas Donaldson

Temp Members Present: None

Staff Present: Karl Dorshimer, Kris Klein, Rachel McIlvaine, Hannah Bryant

Guests: Eric Helzer, Jason Hockstock, Adam Cummins, Josiah Huber, Greg Venker, Ron Liscombe, Brian Lefler

Call to Order
Chair Jones welcomed everyone and called the Special LBRA Board of Directors meeting to order at 8:32 a.m. Klein provided an overview of the meeting process for Members and for the public. Rollcall was called by Klein and recorded for public record.

Plan #72 Red Cedar Redevelopment Project
Project Presentation - Continental/Ferguson
Karl introduced Jason Hockstok who presented an overview of the project. Jason reviewed the changes made to the project including the elimination the last integrated parking structure and the second phase of student housing. Jason went through the site plan and the different uses of each building including shops, restaurants, senior living, hotels, apartments, and the amphitheater. Discussion ensued.

Proposed change in Project (Action) – Eric Helzer (ARS)
Eric Helzer discussed the changes in the brownfield project as previously presented by Jason Hockstok. He also presented the resulting proposed changes to the line items and TIF tables in the brownfield Plan. He stated these changes were allowable per the language in the brownfield plan.

MOTION: Binoniemi, moved to approve the proposed changes to the Red Cedar project, as presented. Motion seconded by Johnson.

Roll call vote.
YEAS: Unanimous. Motion carried.

**Brownfield Plan Line Item Adjustments and Updated TIF Tables (Action) – Eric Helzer (ARS)**

**MOTION:** Binoniemi moved to approve the Brownfield Plan line items adjustments and updated TIF tables. Motion seconded by Davis-Boyd.

Roll call vote.

**YEAS:** Unanimous. Motion carried.

**Act 381 Work Plan MEDC/EGLE update - Eric Helzer (ARS)**

Dorshimer introduced Adam Cummins of MEDC who provided an update on the draft work plan for the MEDC, which enables the plan to capture the State Education Tax and School Operating Tax. With the state approval, there would be a substantial increase in the revenues. The draft 381 Work Plan was submitted a few weeks ago and the MEDC was reviewing it. Adam gave a brief timeline update which included the MEDC underwriting in process and other areas to be addressed. Dorshimer thanked the MEDC for their help during this process.

**Proposed Changes (amendments) to Development Agreement update – Lansing City Attorney’s Office**

Greg Venker of the Lansing City Attorney’s Office reviewed the amendments made to the 11th amended Purchase and Development Agreement between the City and the Developer. These changes primarily pertained to the elimination of Phase 2 of the student housing and deletion of the last remaining integrated parking structure.

**Update on Bonding Process and Schedule - DiPerna Advisors, Baird & Miller Canfield**

Josiah Huber of DiPerna Advisors reviewed the latest schedule of events and tasks necessary prior to the LBRA issuing the Bonds for the Red Cedar Project.

**Amendment of Bond Resolution (Action) - Baird & Miller Canfield**

Ron Liscombe of Miller Canfield and Brian Lefler of Baird reviewed the necessary amendments to the LBRA Bond Resolution.

**MOTION:** Binoniemi moved to approve the Amended Bond Resolution, as presented. Motion seconded by Davis-Boyd.

Roll call vote.

**YEAS:** Unanimous. Motion carried.
Open Forum for LBRA Board Members
None was provided.

Other Business
None was provided.

Public Comment
None was provided.

Adjournment
There being no further business, Chair Jones declared the LBRA meeting adjourned at 9:55 a.m.

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