



## **MINUTES**

### **Committee on Development and Planning**

**Tuesday, June 16, 2020 @ 3:30 p.m.**

Via ZOOM audio/video Meeting <https://us02web.zoom.us/j/83393027695>  
Meeting ID 833 9302 7695

### **CALL TO ORDER**

Council Member Spitzley called the meeting to order at 3:30 p.m.

### **PRESENT via audio/video**

Council Member Spitzley, Chair  
Council Member Garza, Vice-Chair  
Council Member Betz, Member  
Council Member Hussain, Member

### **OTHERS PRESENT via audio/video**

Sherrie Boak, Council Staff  
Lisa Hagen, Assistant City Attorney, Council Research Assistant  
Greg Venker, Assistant City Attorney  
Don Kulhanek, EDP  
Brian McGrain, EDP  
Rick Figueroa, on behalf of Porter Senior Apartments Application

### **PUBLIC COMMENT**

No public comment at this time.

### **MINUTES**

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM MARCH 3, 2020 AS PRESENTED. MOTION CARRIED 4-0.

### **DISCUSSION/ACTION**

ORDINANCE - PILOT (Payment in Lieu of Taxes); Porter Senior Apartments; 505 Townsend Street

Council Member Spitzley opened the discussion for the Committee. Council Member Garza inquired to Mr. Figueroa, what guides are in place to make sure the funds from a PILOT go towards the projects. Mr. Figueroa referenced an earlier list of items they have done thus far with the current PILOT, and noted he does understand that sometimes it is not evident of the changes, however there has been a lot of work in the infrastructure of the property. He also offered to provide an audit of the projects thus far. The PILOT requires limited dividends and the majority of the funds generated from the rent goes to projects at the property. Mr. Figueroa confirmed that they are audited under contract with HUD, and are within compliance of the

rehab reporting. Mr. Figueroa lastly noted he was more than willing to meet, set up meetings for them on site, and any audits. Council Member Spitzley assured Mr. Figueroa the question was not about compliance with HUD it is the continued concern with the lack of attention and transparency they feel is occurring at the property with the issues. In addition, she asked for details and clarification on the current \$270,000 in their reserves and what that was not being spent on repairs. Mr. Figueroa explained that under HUD they have to keep a minimum of \$100,000 in reserves, and so they cannot use unless HUD approves. The remaining \$170,000 is being applied to items they have already allocated for. A list could be provided on those allocated projects. Council Member Betz informed Mr. Figueroa that he has received communications from the residents on issues they have with the management, and therefore would granting this PILOT change the management practices. Mr. Figueroa confirmed that over the last year they have had a change in management, and building maintenance. Their service coordinator has been there for multiple years. He did agree to work better and be open to address any complaints Council receive and makes them aware of. Council Member Betz asked if they would be willing to work with the tenant union, and Mr. Figueroa confirmed they have on site management and they should be working with the tenant union, and he would confirm that. Council Member Hussain asked why they would not pursue a 10% PILOT which would not require Council approval, but instead are asking for a 5% for 40 years. He then asked what was new with the management over the last year. Mr. Figueroa confirmed new maintenance technician and a new on site management from 9am – 5 pm. Council Member Hussain asked to pursue his earlier request to meet someone on site, and Mr. Figueroa stated he would coordinate this visit with his on site management for Thursday, June 18<sup>th</sup>. Council Member Spitzley was also interested in a visit, and asked the OCA if the Committee took action on the PILOT and sent it out to Council if these members could meet on site Thursday, June 18<sup>th</sup> without a quorum violation. Mr. Venker stated that as long as the Committee voted it out, if there were no deliberations on site, he did not see an issue.

**MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE PILOT FOR 505 N TOWNSEND. MOTION CARRIED 4-0.**

DISCUSSION – Lansing Community College Applications: Z-1-2020; N. Capitol Avenue; Rezoning from E-1 Apartment Shop & DM-4 Residential to G-1 Business; SLU 2-2020; N. Capitol Avenue; Parking Deck

No one present from Lansing Community College. Ms. Boak confirmed that invitations were sent to Mr. Chris MacKersie and Ms. Lisa Webb-Sharpe, but no response.

Council Member Spitzley noted that Council still needs to know if the applicants plan to proceed with these two applications. She then asked Mr. Venker to speak on behalf of the City Attorney office on what the next steps they would recommend. Mr. Venker noted he recalled an email from Staff requesting something in writing from the applicants, and he would double check his email for any communications on the confirmation of their withdrawals. Council Member Spitzley confirmed the City Council and the Council office have not received any communications from the applicants on this, but wants something to formally withdrawal. Mr. Venker stated he would double check and get the communication to Council.

Council Member Spitzley asked staff to keep the items on the Committee agenda until a communication is received from the OCA.

**Other**

No other topics of discussion by the Committee.

**Adjourn**

Adjourned at 4:00 p.m.

Submitted by, Sherrie Boak, Recording Secretary, Lansing City Council

Approved by the Committee August 4, 2020