Lansing Brownfield Redevelopment Authority
Board of Director’s Meeting Minutes
Wednesday, June 17, 2020 – 8:30 AM
THIS MEETING WAS HELD ELECTRONICALLY*
* Michigan Executive Order 2020-75(COVID-19) provides temporary authorization of remote participation in public meetings and hearings.

Members Present: Calvin Jones, Thomas Donaldson, Blake Johnson, Brian McGrain, Shelley Davis-Boyd, Andrea Binoniemi

Members Absent: Kimberly Coleman, James Butler III, Frederick Schiable

Temp Members Present: None

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

Guests: Jennifer Abood Morris, Dillon Rush

Call to Order
Chair Jones welcomed everyone and called the LEDC Board of Directors meeting to order at 9:40am.

Approval of LBRA Board Meeting Minutes – Friday, May 15, 2020

MOTION: McGrain moved to approve the LBRA meeting minutes from the Friday, May 15 LBRA Board of Director’s meeting, as presented. Motion seconded by Binoniemi.

YEAS: Unanimous. Motion carried.

Michigan Realtor’s BF Plan #79 – Accelerated Reimbursement Approval (Action)
Bryant provided an explanation of the Accelerated Reimbursement agreement and an update on the project’s progress so far. It was negotiated by the staff, LBRA attorney, and the developer to utilize the Accelerated Reimbursement Agreement and the LBRA’s revolving funds to reimburse the developer up to 50% of the public improvement costs, which are estimated at $81,500. Future tax increment revenue would be utilized to repay the LBRA the amount reimbursed to the developer, and the disbursed LBRF funds will accrue interest at the rate of 5% per year (estimated to be $20,000).

MOTION: Boyd motioned to approve the Accelerated Reimbursement Agreement as presented. Motion seconded by Binoniemi.

YEAS: Unanimous. Motion carried.

Approval of FY2019 EPA Grant Lead Member and Budget Amendment (Action)
Klein gave an overview of the FY2019 EPA Assessment Grant program and the need to shift the administration from the City of Lansing to the LBRA. Rush explained that the City of Lansing was used as the lead applicant originally to help secure the grant funds on a consultant’s recommendation, but that the LBRA’s system is better set up to administer the funds regionally.
This process was previously used in 2015 and will bring the administration “in house” for an easier process. Jones asked McGrain and Rush if the City of Lansing supports this change, and McGrain confirmed that yes the City of Lansing is supportive.

**MOTION:** Binoniemi motioned to approve the amendment as presented. Motion seconded by Donaldson.

**YEAS:** Unanimous. Motion carried.

**Approval of the FY2019/2020 LBRA Budget Amendment (Action)**
Klein provided an introduction to why the amendments are needed as the actual capture for some projects differs from the estimate that was originally approved in the budget. Actual capture was higher than anticipated. Other additional funds were also added from different grant and fee funding sources.

**MOTION:** Binoniemi motioned to approve the amendment as presented. Motion seconded by Boyd.

**YEAS:** Unanimous. Motion carried.

**Approval of FY2020/2021 LBRA Budget (Action)**
Klein explained that a few new plans were added to this year’s budget and tax capture estimates were adjusted.

**MOTION:** Johnson motioned to approve the budget as presented. Motion seconded by Binoniemi.

**YEAS:** Unanimous. Motion carried.

**Open Forum for LBRA Board Members**
No other business.

**Other Business**
None was provided.

**Public Comment**
None was provided.

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