Call to Order

Chair Jones welcomed everyone and called the LBRA Board of Directors meeting to order at 8:35 a.m. Rollcall was called by Klein and recorded for public record.

Approval of LBRA Board Meeting Minutes – Friday, May 31, 2019

MOTION: Butler moved to approve the LBRA meeting minutes from the Friday, May 31, 2019 LEDC Board of Director’s meeting as presented. Motion seconded by Donaldson.

YEAS: Unanimous. Motion carried.

Approval for Brownfield Plan #76 – Farnum Building Redevelopment (Action)

Dorshimer introduced Terri Fitzpatrick of Boji Group and Jessica DeBone of PM Environmental. Fitzpatrick provided an overview of Boji Group and the Farnum Building Redevelopment Project. The project includes $20 million investment, an estimated 200 jobs, both new and retained, and is scheduled to be completed by January 2021. DeBone provided an overview of the Brownfield Plan which includes extensive asbestos abatement within the building. Donaldson asked about ownership and taxing impact of tax-exempt tenants. Fitzpatrick shared that the project developer, Allegan Properties, has the same principals as Boji Group and is a taxable entity so tax capture would not be impacted by tax-exempt entities that may be tenants in the building. Butler asked about the staff of Boji Group. Fitzpatrick added that Boji Group has over 30 employees, most of which work out of their downtown offices.

MOTION: Butler moved to approve Brownfield Plan #76 – Farnum Building Redevelopment as presented. Motion seconded by Johnson.
**Additional Discussion:** Donaldson asked about the Universal Development Agreement and its impact on the LBRAs consideration of Brownfield Plan #76. Dorshimer clarified that Universal Development Agreements are not typically presented to the LBRA when considering a Brownfield Plan. Dorshimer added that the Development Agreement is close to being final and includes provisions regarding protecting future tax capture generated by the building.

YEAS: Unanimous. Motion carried.

**Redevelopment of Former Temple Club Update (Discussion)**
Dorshimer provided an update on the Temple Club Project. Michigan Community Capital has purchased the property and is proposing a mixed-use redevelopment. The Developer is seeking funding including Opportunity Zone investments. Dorshimer added that the developers will likely come before the Board to seek approval of a Brownfield Plan to assist with the redevelopment project. McGrain commented on the importance of the location and building and need to further discuss masking of proposed parking structure along Cedar.

**LBRA Brownfield Plan Policy (Discussion)**
Dorshimer discussed the ongoing revisions to the Brownfield Plan Policy based off previous Board discussion, including consideration of exemptions to the proposed policy. Dorshimer offered a draft scoring system for discussion that would consider salary, investments in public improvements, building height, length of Plan, and others. McGrain suggested that the LBRA encourage historic preservation and downtown housing by adding these priorities to the scoring system. McGrain also suggested limiting the height consideration to downtown. Johnson suggested that the document be revised and formalized for consideration by the Board. Chair Jones suggested that the sub-committee review and recommend to the Board.

**Resolution – Bylaw Amendment Re: Officer of Municipality (Discussion)**
Dorshimer discussed the bylaw change approved by the Board on May 31, 2019 and that McGrain is now a Board Member. Dorshimer added that Mayor Schor has submitted his resignation from his position on the Board and further action is not required on this item.

**Open Forum for LBRA Board Members**
Chair Jones opened the floor to LBRA Board Members, no comments were provided.

**Other Business**
No other business was presented.

**Public Comment**
Klein thanked the Board for their support on the FY2019 Environmental Protection Agency Assessment Grant proposal by the City of Lansing which was approved for $600,000. Klein added that implementation of the grant will begin in the coming months and the Board will be offered regular updates on its progress.

Adjournment

There being no further business, Chair Jones declared the LBRA meeting adjourned at 9:09 a.m.

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