



BROWNFIELD REDEVELOPMENT AUTHORITY

Quality Services for a Quality Community

MEMBERS

William Mansfield, Chair
Douglas Jester, Vice Chair
Peter Dewan, Treasurer
George Lahanas, Secretary
Brad Ballein
Lynsey Clayton
Colin Cronin
James Croom
David Krause
Eric Rosekrans
Mayor Mark Meadows

Staff Liaison

Lori Mullins
(517) 319-6930

City of East Lansing
DEPARTMENT OF
PLANNING, BUILDING
AND DEVELOPMENT
410 Abbot Road
East Lansing, MI 48823

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AGENDA

January 28, 2016 – 12:30 p.m.
(Immediately following DDA Board Meeting)
Technology Innovation Center
325 E. Grand River – 300 Room

- 1) **Call To Order**
 - A) Roll Call
 - B) Approval of Agenda
 - C) Approval of Minutes
 - i. December 17, 2015 (attachment)
- 2) **Written Communications**
- 3) **Communications from Audience**
- 4) **Communications from Staff**
- 5) **Old Business**
- 6) **Business Agenda**
 - A) Interlocal Agreement between DDA and Brownfield Redevelopment Authority – 565 E. Grand River Avenue (handout)
- 7) **Adjournment**



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MEETING MINUTES

December 17, 2015 - 12:30 p.m. (immediately following DDA meeting)
Conference Room A – 2nd Floor
410 Abbot Road

Present: William Mansfield, Douglas Jester, Mayor Mark Meadows, Brad Ballein, David Krause, Peter Dewan, Eric Rosekrans, George Lahanas, Lynsey Clayton, James Croom

Absent: Colin Cronin

Staff Members Present: Tim Dempsey, Lori Mullins, Heather Pope, Terri Soliday

Guests: Joe Goodsir, Eric Helzer, Ralph Monsma, Keith Lambert, Brian Hagan

1) Call to Order

The meeting was called to order at 1:07 p.m.

A) Roll Call

At the taking of the roll, Cronin was absent.

B) Approval of Agenda

Ballein moved to approve the Agenda as amended from the Agenda posted on Granicus; Clayton seconded the motion. Vote: All yeas. Motion carried unanimously.

C) Approval of Minutes

i. September 24, 2015

Jester moved to approve the minutes as written for the September 24, 2015 Brownfield Redevelopment Authority meeting; Dewan seconded the motion. Vote: All yeas, motion carried unanimously.

2) Written Communications – None.

3) Communications from Audience – None.

4) Communications from Staff

A) Brownfield Plan #21 for 1301 and 1307 E. Grand River Avenue/116-132 Spartan

Mullins said the Brownfield Plan was discussed at the DDA meeting last month. She indicated the changes are that the applicant has removed the interest cost from the plan, which reduced the contingency from 15% to 5%. She said it's a \$22.1 million project; the Brownfield Plan is currently for \$6.1 million. She added that the City would have no bonding on this project. She said the biggest cost is for the underground parking structure, but this will allow the site to be cleaned up. She indicated at the Project & Infrastructure meeting they discussed what else could be built there as opposed to the owner just capping the site.

Lahanas left at 1:12 p.m.

Mansfield left at 1:27 p.m.

Eric Helzer, with Advanced Development Solutions, discussed the revised Brownfield Plan. He said the original plan did not have the added height on the north end of the building. He noted the changes in the site plan does not change the Brownfield plan—the original site plan, footprint and eligible activities have not changed. He advised only the building elevation and mix of units have changed. He said they will preserve the white oak and have a courtyard feature. Artwork will be displayed and they will have covered bike and moped parking. He said this plan qualifies as an environmental or contaminated site. He noted they will be removing storage tanks and contaminated soil and groundwater, thereby protecting the Red Cedar River. He said now there are extensive land use restrictions for any future users. He said they will be greatly increasing the tax base. He discussed the covenants. He also said they just received data from MDOT, and now chemicals are going into the Red Cedar River. He indicated in 2034 when the project is reimbursed, \$586,220 will go to all taxing jurisdictions annually. He evaluated different property reuse scenarios; i.e. comparing the taxes generated by this project to putting a standalone retail/restaurant at the site.

Vice Chair Jester said because of time constraints, they would discuss the Business Agenda next.

5) Business Agenda

A) Consent to Assignment of Amended Brownfield Plan #4 (300 Grand)

Mullins said this consent of assignment is typical when the lender takes on a loan. She stated this has been reviewed by the City Attorney and approved.

Mayor Meadows moved to approve the consent to assignment; Ballein seconded the motion. Vote: All yeas. Motion carried unanimously.

Clayton left at 2 p.m.

4) Communications from Staff, cont.

B) EPA Brownfield Grant Kickoff Discussion

Keith Lambert, Tri-County Development Manager for LEAP, discussed the EPA Assessment Grant program. He indicated this program has been used successfully since late '90s, and Tri-County has received \$4.5 million in grants. He stated in May 2015 the Lansing Regional Brownfields Coalition

was awarded \$500,000 for assessment of contaminated properties throughout the Lansing metro area, which consists of the City of Lansing, City of East Lansing, Clinton County, Eaton County, and Ingham County. He noted there are over 2,800 underused, vacant properties. He said they selected four consulting firms and have approved 11 projects thus far.

Lambert described the approval process, and said that a developer or property owner can contact Lori Mullins, East Lansing's coalition partner, himself, or one of the four environmental consultants working with them. He noted the money is for environmental site and cleanup and redevelopment plans only.

5) Adjournment

There being no further business, Ballein moved to adjourn the meeting at 2:04 p.m.; Croom seconded the motion. Vote: All yeas. Motion carried unanimously.