



# DOWNTOWN DEVELOPMENT AUTHORITY

Project and Infrastructure Committee

**P&I Committee**  
Peter Dewan, Chair  
George Lahanas, Secretary  
Mayor Pro Tem Erik Altmann  
Councilmember Ruth Beier  
Greg Ballein  
Jim Croom  
Jill Feldpausch  
Tom Yeadon

## Synopsis

**August 15, 2019**

Conference Room A

City Hall

12:00 PM

**Staff Liaison**  
Thomas Fehrenbach

Present: Vice Chair James Croom, Mayor Pro Tem Altmann, Greg Ballein, Tom Yeadon, Jill Feldpausch, Tom Fehrenbach, David Haywood, Darcy Schmitt

Guests: Mike O'Callaghan & Paul Vlahakis, Vlahakis Companies, Brent Titus, Attorney, Foster Swift Collins & Smith

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### 1. Call To Order

The meeting was called to order at 12:00 p.m.

### 2. Public Comment

None

### 3. Project Updates

Fehrenbach provided updates on The HUB, Center City, Park District, Albert Ave. Graduate Hotel, Park District, and Ann Street Plaza Banners

### 4. Park Place Site Plan

Fehrenbach introduced the item. Titus reviewed the site plan,. The Committee discussed the plan for the exterior public space as well as the feasibility of the interior market and requested more information regarding the market feasibility. Fehrenbach referenced his notes regarding a meeting that Staff attended with the market consultant, which will be included in the packet for the DDA meeting. The committee also requested more information regarding MSHDA's engagement on the project.

### 5. Park Place Development Agreement

Fehrenbach and Yeadon gave an overview of the Updated Development Agreement, which the Committee then discussed. It was noted that the agreement could potentially be executed in its current version as a preliminary Development Agreement if the DDA and City desire to approve it outside of their typical sequence, as it references the site plan and brownfield plan as subject to change. The City Attorney indicated that his preference would be for the site plan and brownfield plan to be approved prior to the Development Agreement.

### 6. Park Place Brownfield Plan (#27)

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Fehrenbach gave an overview of the updated Plan #27 for Park Place. It is now at 100% capture, with a total of approximately \$10 million of eligible activities and \$3 million of interest with an approximate 16 year duration. The committee reviewed the eligible expense list. The developer noted that recent correspondence from the Department of Public Works may necessitate a change to extend the sewer further north to connect with the neighborhood. Ballein requested information be provided to explain any impacts the project installation would have to utility service to the neighborhood.

### **7. HSV ParkPlace LLC Request to Submit an Application to Conditionally Rezone DDA Evergreen Properties**

The Committee Reviewed the request from HSV ParkPlace LLC to submit an application for a conditional rezoning of the Evergreen Properties.

### **8. 201 E. Grand River Ave. SUP**

Fehrenbach provided a background on this item. Altmann moved to recuse Ballein, seconded by Croom. Vote: All yeas motion carries. After a committee discussion, Croom moved to recommend that the DDA recommend approval of the SUP. Vote: 4-0, motion carries with Ballein recused.

### **9. 214 Albert Ave SUP**

Haywood provided an overview of this item. Altmann moved to recuse Ballein, seconded by Croom. Vote: All yeas motion carries. After a committee discussion, Altmann moved to recommend that the DDA recommend approval of the SUP. Vote: 4-0, motion carries with Ballein recused.

### **10. Ordinance 1462**

Haywood provided an overview of this item, as well as the requests made on behalf of Core Spaces. A discussion was held about the appropriateness of height and density in this area of the City, as well as Class B unit types and units with multiple bedrooms. The Committee requested that the requests and analysis provided to the Planning Commission by David Pierson be included in the DDA packet.

### **11. Communications from Staff**

None

The meeting adjourned at 1:22 p.m.