



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

September 19, 2019
Conference Room A
City Hall
12:00 PM

Staff Liaison
Thomas Fehrenbach

Present: Peter Dewan, Mayor Pro Tem Altmann, Greg Ballein, Tom Yeadon, Jill Feldpausch, Tom Fehrenbach, Heather Pope, David Haywood

Guests: Mike Henneman, Rick Schmidt, Kelly Schmidt Kenefick, Brent Titus, Paul Vlahakis, Mike O'Callaghan, Mark Fineout, Josh Martinez, Mike Brown

City of East Lansing
DEPARTMENT OF
PLANNING, BUILDING AND
DEVELOPMENT
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1. Call To Order

The meeting was called to order at 12:22 p.m.

2. Public Comment

None

3. Project Updates

Fehrenbach provided updates on Center City, Park District and Gotcha Scooters.

4. Communications from Staff

None

5. 115 Albert Ave.

Haywood gave an overview on the restaurant proposed in the former Menna's Space. Mike Brown, Attorney representing the applicant explained how the liquor license for Black Cat Bistro will also be used for the new restaurant. Josh Martinez, Manager of Black Cat Bistro, spoke about the restaurant, menu, chef and management.

6. 215-217 River

Haywood gave an overview of the project, noting the Planning Commission recommended approval. The Committee discussed concerns with the balconies on the building.

7. Ordinance 1469 – Recreational Marihuana

Haywood gave an overview on the Ordinance, noting Planning Commission will act on the item at their September 25, 2019 meeting, and will forward their recommendation to City Council.

8. Consideration of Refund and Settlement Agreement HSV ParkPlace LLC

Fehrenbach reviewed the Agreement which would return \$100,000 held in Escrow. Dewan moved to recommend the DDA return the \$100,000 as part of this agreement, Altmann seconded the motion. All Yeas, motion passed unanimously.

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Fehrenbach also discussed the Release and return of the \$60,000. Dewan moved to recommend to the DDA to execute the Release and return the \$60,000 in payments that were made, contingent on the City Attorney approving an acceptable Release. Lahanas seconded the motion. There was discussion on returning the funds should be now or should the board wait, depending on the DDA's actions at the 09/26/19 meeting. There being no further discussion, a vote was taken; all yeas, motion passed unanimously.

9. Consideration of a Buy/Sell Agreement from HSV ParkPlace LLC for the Evergreen Properties

Fehrenbach gave an update and reviewed the Agreement. The Committee and the development team discussed at length the Buy/Sell agreement, the purchase price, the proposed project, financing, zoning, the RFP, and City Council's upcoming meeting and potential action on this item. The Committee discussed scheduling a special meeting after the City Council meeting where this item will be acted on.

10. Evergreen Properties RFP

Fehrenbach and the Committee reviewed and discussed the RFP. Altmann moved to recommend to the DDA to release the RFP; Dewan seconded the motion. Discussion followed. Altmann rescinded this motion.

Lahanas moved to recommend to the DDA to defer action on the RFP, Consideration of the Buy/Sell Agreement and the approval of the Release and return of the \$60,000 and hold a special meeting on October 10, 2019; Altmann seconded the motion. All yeas, motion passed.

The meeting adjourned at 2:07 p.m.