



**JOINT LOCAL DEVELOPMENT FINANCE AUTHORITY (LDFA) /
LANSING REGIONAL SMARTZONE (LRSZ)**

SPECIAL MEETING: SMARTZONE VISION SESSION 1

APPROVED MEETING MINUTES

Monday, April 13, 2026 | 1:00 p.m.

Ontario Conference Room – Public Sector Consultants (PSC)
230 North Washington Square, Suite 300, Lansing, MI 48933

Attendees: Mark Dobson, Shay Manawar, Christian Palasty, Traci Riehl, Abigail Tykocki, Dave Washburn

Stakeholders: Kris Klein, Christopher Mumby, Jeff Smith

Staff: Harrison Leffel-Jones, Jillian Winn

Facilitators: Julie Durham, Colleen Gaffney

Recorded by: Jillian Winn, Director of the SmartZone

1. Call to Order & Roll Call

Chair Tykocki called the Special Meeting of the Lansing Regional SmartZone Joint Local Development Finance Authority (LDFA) to order at 1:02 p.m. The meeting was conducted in accordance with the Open Meetings Act.

Director Winn conducted roll call. A quorum was not present.

Roll call reflects currently seated Board members. One seat is currently vacant and is expected to be filled at the next Regular Meeting.

Members Present:

1. Mark Dobson (ELPS)
2. Shay Manawar (L)
3. Christian Palasty (ELPS)
4. Traci Riehl (VC - L)
5. Abigail Tykocki (C - EL)
6. Dave Washburn (L)

Members Absent:

1. Ben Bakken (LCC)
2. Irene Cahill (I)
3. Charles Hasemann (EL)
4. Jon Laing (LSD)
5. Mark Meadows (EL)
6. Nicole Millsap (LSD)

Representation Key:

EL = City of East Lansing
ELPS = East Lansing Public Schools
I = Ingham County
L = City of Lansing
LCC = Lansing Community College
LSD = Lansing School District

LDFA Executive Committee:

C = Chair
VC = Vice Chair
T = Treasurer

A QUORUM WAS NOT PRESENT

2. Adoption of Agenda

The agenda was not formally adopted due to the absence of a quorum.

3. Overview of Past Performance

Colleen Gaffney (PSC) provided an overview of the SmartZone's past performance, including key metrics and outcomes related to business support, job creation, and overall impact. The history of SmartZone Tax Capture was also shared.

4. Discussion on Past Performance

Julie Durham (PSC) facilitated a discussion inviting feedback from attendees on past performance, including reflections on successes, challenges, and the value of SmartZone participation.

5. Current Environment and SWOT Analysis

Colleen Gaffney (PSC) presented an overview of the current operating environment, including a summary of stakeholder feedback and a SWOT analysis highlighting strengths, weaknesses, opportunities, and threats.

Discussion included SmartZone operations, specifically the Rising Tide Fund. This topic will continue in the next vision session.

6. Facilitated Discussion: Developing the SmartZone Vision

Julie Durham (PSC) led a facilitated discussion focused on developing a shared vision for the SmartZone, encouraging participants to share perspectives on priorities and future direction.

Six key areas were identified: KPIs, reputation, expanded/refined programs, strong operations, physical assets, and engaging with education.

7. Wrap-up and Next Steps

- Public Sector Consultants will take the discussion points and areas identified and draft a practical vision statement, which will be shared at the next vision session.
- Christopher Mumby expressed the City of Lansing's interest in potentially adjusting TIF parcels so the City of Lansing could realize positive tax capture in the future. They will begin to look at the possibilities.
- LEAP staff will follow up with legal counsel for guidance on parcel adjustments.
- The next vision session will focus on approving and operationalizing the vision.

8. Public Comment

Chair Tykocki invited public comment. No one requested to speak, and no action was taken due to the absence of a quorum.

9. Adjournment

The meeting concluded without formal adjournment due to the absence of a quorum at 3:10 p.m.

SUBMITTED BY: Jillian Winn, Director of the SmartZone

STATUS: APPROVED BY THE BOARD ON APRIL 22, 2026