

**MIGREENPOWER COMMUNITY IMPACT PILOT**  
**LOW-INCOME SOLAR COUNCIL**  
**MEETING MINUTES**  
**DECEMBER 16, 2025**

*Minutes transcribed from recording by Jessica Jamieson.*

The meeting was called to order at 11:09 AM by Chandler Kielbas.

At 11:09 AM Chandler Kielbas asked whether everyone had reviewed the meeting agenda for December 16th, 2025, and if any additions needed to be made. There were no comments. Chandler then asked for a motion to approve the meeting agenda. Juan Shannon moved to approve, and both Darryl Folks and Boratha Tan seconded the motion.

At 11:10 AM Chandler Kielbas asked whether everyone had read the meeting minutes from December 2nd, 2025, and if any changes needed to take place. There were no comments. Chandler then asked for a motion to approve the meeting minutes. Darryl Folks moved to approve, and Janis Hazel seconded the motion.

At 11:11 AM Chandler Kielbas introduced the first item on the agenda: a Joe Louis Greenway (JLG) results discussion. Chandler shared that 1898 & Co. has shared their presentation on the JLG, and he has some preliminary information to share with the Council. He plans to invite them to a January meeting so they can speak from more of an engineering perspective. Chandler said that, to his understanding, both the Modern-Fleming Assemblage and the 4200 Sharon site seem to be feasible. He did add, however, that a geotechnical survey has not yet been conducted, which would be necessary to ultimately verify which site would be the best fit. Chandler continued that from these preliminary site walks, the 4200 Sharon location would be about \$150,000 cheaper than the Modern-Fleming site due to the Modern-Fleming site containing large concrete slabs. Chandler then asked for any questions or feedback, and added that because these are both Detroit sites, Janis Hazel would have a large say in which one they ultimately choose. Janis said that she is very excited that there are two potential options on the table, and that they should begin community engagement around these communities. She said community listening sessions would have to be scheduled after the 1898 presentation to inform them of which location they should proceed with from a community perspective. Janis said that the LISC should also be prepared for a situation similar to the Marathon land, where residents in the immediate area request that they be prioritized for the fiscal community solar benefits before those in the wider city. Chandler agreed and said that the JLG representatives would decide whether this is a requirement to lease the land and added that this was a good thing to keep in mind. Janis furthered that the community should be largely engaged in this decision. Chandler agreed and asked Juan Shannon, who attended the site walks, which site had fewer immediate residents nearby. Juan answered that the Modern-Fleming Assemblage had fewer residents, and he also liked it better aesthetically and politically. Though he did understand this site would be more expensive, he believes in the long term, this expense will be beneficial, partly due to the other upgrades on the Greenway in that area and the parcel's proximity to Highland Park. Chandler

asked if Juan knew how far the Modern-Fleming site is from Highland Park. Juan said he would guess about a mile and a half. Chandler asked if there is a way the Modern-Fleming site could be utilized for Highland Park's solar array. Juan answered that he would rather have the array directly inside Highland Park's borders. Janis asked to see the Modern-Fleming location on a map. Jessica Jamieson shared her screen and zoomed in on the site. Janis took a screenshot of the site, and Jessica clarified that the site was located at 14203 Goddard St. Chandler said that there are very few residential homes in the area. Janis then asked for the address of the other site. Chandler answered that the other site is located at 4200 Sharon. Jessica pulled this location up on a satellite map, and Janis commented that this area was more Southwest. Janis asked if it was a brownfield. Chandler said it was littered with lots of trash, needles, and empty bottles. It also had a lot of overgrowth and the rusted-out frame of a car. He added that one gentleman in an adjacent residential house was very supportive of any cleanup efforts, and he mentioned the various crimes that occurred on the parcel. Janis then said, upon first impressions, she believes the Modern-Fleming site would be the best location due to the fewer residential structures nearby, though conceded that the Sharon land itself was excellent. Chandler commented that it would be interesting to gauge community opinions on the Sharon land and added that when 1898 gives their presentation, they will be able to point out the various obstructions on each of the parcels and give information from an engineering perspective. Janis asked what the price discrepancy is between the properties. Chandler answered that 1898 estimated that the Modern-Fleming site would cost about \$150,000 more due to the abundance of concrete on the property.

At 11:43 AM Chandler Kielbas moved to a discussion of a future meeting with the State of Michigan Landbank. He handed the topic to Sarah Hutchinson, who explained that she sent around a Land Bank engagement plan on the 15th of December. She recalled that the LISC met with the State Land Bank in August to discuss the availability of various parcels of theirs, and they spoke about getting other smaller land banks involved. As a follow-up, the State Land Bank provided a presentation on the MI Land Bank Association primer on brightfields and a presentation on Act 381 tax-increment financing (TIF). Similarly, DTE sent the settlement agreement. They then had a follow-up meeting in September to dive deeper into some potential land options, including a discussion on the 44 Gerald property. After this meeting, to her knowledge, there has been no follow-up communication from any party. Chandler clarified that the size of the parcel will likely be closer to 3.5 acres, but other than this, he had nothing to add. Sarah then moved into her action items and said it would be a good idea to develop a 1-pager on the goals and intentions of the LISC in accordance with the settlement agreement, including aspects such as project costs, parcel size, and other minimum requirements. It would also be productive to include the roles of various representatives. This may be helpful in terms of community engagement as well. Janis Hazel said this would be a great idea and recalled that DTE developed a brochure a few years ago that could be helpful. Chandler said he would work with his team to develop this 1-pager and said that he would send the brochure out to the Council for now. Sarah then said she would reconnect with the State Land Bank and schedule a meeting for January, which she would be sure to create an agenda for. Sarah then asked if there was anything else to add. Chandler mentioned that he is meeting with Alex Smith from the Wayne County Land Bank later in the week, and during this discussion, plans to invite him to the meeting with the State Land Bank. Janis said she plans to attend this. Chandler then asked Janis to get in contact with the representative from the Detroit Land Bank as well and get him involved. Janis agreed and said she would reach out.

At 11:56 AM Chandler Kielbas asked Janis Hazel if there was anything in particular she wanted to touch on in terms of community engagement. Janis said it was all standard and that she put in a save-the-date notice for the EGLE Annual Climate Conference. Sarah Hutchinson added that there is one last EGLE environmental justice engagement session that she will send around.

At 11:57 AM Chandler Kielbas moved to the action item register. He said that he reached out to Julie Jozwiak, who is contacting the City of Detroit to see if the LISC can meet with them before the end of the year transition. Chandler also said that he wants to put together metrics, goals, and expectations for 2026 before the new year, based on feedback from the December 2nd meeting. He said he would send out an email to get additional feedback on that, and they would host a vote.

At 12:00 PM Chandler Kielbas asked if there were any final roundtable items that should be addressed. Boratha Tan mentioned that he was speaking to a citizen last week, who notified him that the LISC website, where they hosted their previous recorded sessions, was not functional. Chandler asked if the link still worked for any of the other LISC members. Juan Shannon responded that the link was not functional for him. Chandler asked the other members to check if they do not have access to the recordings as well, to determine if this is a public or internal issue, and to let him know. Chandler asked for further comments, and there were none.

At 12:03 PM the meeting was adjourned.