



Lansing Gateway Corridor Improvement Authority Board of Directors Monthly Meeting

Tuesday, July 15th, 2025 – 3:00 PM

Peckham Inc.

3510 Capitol City Blvd.

Lansing, MI 48906

AGENDA

1. Call to Order/ Roll Call
2. Approval of the Lansing Gateway CIA Meeting Minutes (June 17, 2025)– **Action**
3. Update on IFAD Project
4. Public Comment
5. Other Business
6. Adjournment



Andy Schor, Mayor

**Lansing Gateway Corridor Improvement Authority
Board of Directors Monthly Meeting**

May 20th, 2025 @ 3:00pm

Peckham Inc.

3510 Capital City Blvd, Lansing, MI 48906

Board Room

Members Present: Robert Benstein, Steven Bohnet, Bob Van Arkel

Members Absent: Dianne Hartwell, Jo Sperry

Facilitator Present: Kahleea Washington (Lansing EDC)

Guests Present: Ian Stallings (Ian Stallings Fine Art and Design)

Public:

Recorded by: Kahleea Washington (Lansing EDC)

Call to Order/ Roll Call

Roll call at 3:07 pm

Approval of Lansing Gateway CIA Meeting Minutes (April 15th, 2025)– Action

Motion: Van Arkel

Support: Hartwell

Passed unanimously

Updates on the Community Cleanup

Ms. Washington informed the board that she has been in communication with the City of Lansing's neighborhoods department to arrange the community cleanup.

The Lansing EDC will start promoting the events this week and send out communications to property owners along the corridor.

Washington hopes to have an invoice from the City soon for this effort.

Adoption of I. Stallings Proposal

Chair Benstein informed the board about the ongoing discussion regarding Mr. Stalling's new proposal. The group reviewed the proposal and discussed with Mr. Stallings what the CIA needs for him to feel comfortable moving forward.

As a result of that conversation, Mr. Stallins agreed to present draft images before finalizing the drawings.

The LGCIA plans to use these images to produce various forms of content and attract development to the corridor.

A motion for approval and adoption of the IFAD Proposal:

Motion: Van Arkel

Support: Bohnet

Passed unanimously

Other Business

NA

Public Comment

NA

Adjournment: 4:08 P.M

Motion: Bohnet

Support: Hartwell

X_____

Robert Benstein
Chairperson, Lansing Gateway Corridor Improvement Authority

Scope of Work: Conceptual Drawings for Streetscape Improvements

Along Lansing's Gateway Corridor

Project Overview

ISFAD Studio LLC will be responsible for preparing conceptual design drawings for streetscape improvements within the designated project area. The intent of the project is to:

- Promote awareness of the Lansing Gateway Corridor Improvement Authority (LGCIA)
 - Improve collaboration and inspire participation from residents and businesses along the corridor
 - Foster support for future projects, activities, and initiatives
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1. Project Area

- **Project boundaries:** The Lansing Gateway Corridor, roughly defined as Grand River Avenue/North Street between Waverly Road and N. Larch Street
 - **Focus Areas:** Include five (5) specific intersections or zones
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2. Goals of the Lansing Gateway Corridor Improvement Authority

- Create a welcoming and inclusive gateway to Lansing
 - Establish connectivity and accessibility between the Capital Region International Airport, North Martin Luther King Jr. Blvd., and Old Town
 - Improve streetscape
 - Revitalize empty buildings
 - Implement traffic calming measures
 - Develop programs to foster economic activity and business development
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3. Scope of Services

a. Visioning Statement

- Develop a Visioning Statement consistent with the goals of the LGCIA identified in section 2 above

b. Site Analysis and Data Collection

- Conduct site visit(s) to assess current conditions
- Document existing streetscape features, land use, and user patterns

c. Conceptual Design Development

- Develop one alternative design concept and rendering for each of the five intersections/zones
- Address elements such as:
 - “Road Diet” or other traffic calming initiatives
 - Sidewalk and curb alignment
 - Landscaping and planting areas
 - Street furniture (benches, trash receptacles, bike racks)
 - Public art or placemaking elements
 - Lighting and signage
 - Bicycle lanes and pedestrian crossings

d. Deliverables

- Draft Visioning Statement for review and approval by LGCIA Board
 - Final Visioning Statement
 - Final conceptual drawings of each alternative design concept identified in 3c above (in portable document format), for review and approval by LGCIA Board
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4. Assumptions

- The project will not include detailed design or construction documentation under this scope
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5. Schedule

Project duration: Approximately 8 to 12 weeks from notice to proceed and funding

Key milestones:

- 1. Kickoff Meeting**
 - The Board will provide ISFAD Studio with necessary documents (e.g., market research and other data collected about the corridor not already on the official website)
 - Discuss desired key points and necessary highlights identified by the Board for the Visioning Statement
- 2. Meeting 2: Visioning Statement Review**

- Meet to review the final Visioning Statement based on kickoff meeting discussions, data collection and other provided materials
3. **Final Presentation**
- Present final design concepts of five (5) images with corresponding details
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6. Fee and Payment

- The proposed budget includes costs for professional services, stakeholder engagement, and deliverables, aligned with available GR CIA guidelines
- **Budget not to exceed:** \$15,000.00 to ISFAD Studio LLC for intellectual property, drawings, and concepts

Invoicing schedule (Milestone-based per Section 5):

- 50% due upon signing of contract
- 25% due at the second milestone
- 25% due upon delivery of the final milestone