



Lansing Gateway Corridor Improvement Authority Board of Directors Monthly Meeting

Tuesday, September 16th, 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 (August 19, 2025)–
Action
3. Approval of Design RFP- **Action**
4. Approval of the LGCIA Grant Program- **Action**
5. Approval of Mowing Expense- **Action**
6. Discussion on Murals
7. Public Comment
8. Other Business
9. Adjournment



Andy Schor, Mayor

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

August 19th, 2025 @ 3:00pm

Peckham Inc.

3510 Capital City Blvd, Lansing, MI 48906

Board Room

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

Members Absent: Kambriana Crank, Dianne Hartwell, Jo Sperry

Facilitator Present: Kahleea Washington (Lansing EDC)

Guests Present:

Public:

Recorded by: Kahleea Washington (Lansing EDC)

Call to Order/ Roll Call

Roll call at 3:06pm

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

Motion: Van Arkel

Support: Kipp

Passed unanimously

Pitch Book Site Selection

The board reviewed each site and considered its development potential, location, and challenges. After extensive review, they selected three sites, including the Willow Plaza, an abandoned church building, and the former King of the Grill site.

Discussion on Future Projects

The authority reviewed its annual spending plan and discussed potential projects to tackle for the remainder of the year.

Board members were interested in establishing a business grant program to fund exterior improvements, such as beautification efforts or infrastructure improvements. The board explored the different ways the grant program could be structured.

The board members would also like to pursue adding murals along the corridor.

Public Comment

NA

Other Business

Chair Benstein updated the board on the status of the agreement with IFAD to create renderings for the corridor. Both parties have agreed to move on from the project.

The authority is interested in issuing an RFP for the graphic design service.

Adjournment: 4:13 P.M.

Motion: Bohnet

Support: Van Arkel

X

Robert Benstein
Chairperson, Lansing Gateway Corridor Improvement Authority

Lansing, Michigan

Lansing Gateway Corridor Improvement Authority

Request for Proposal (RFP) — Commercial Renderings/ Urban Design Work

Submission Deadline: 5 p.m. Friday, October 31, 2025

The Lansing Gateway Corridor Improvement Authority (LGCIA) is seeking proposals from qualified urban design, landscape architects, and/ or commercial design firms or experts to develop commercial renderings of key areas on the Lansing Gateway corridor. The renderings will showcase aspirational but attainable ideas for the development of the corridor. The primary objective of this effort is to provide visual concepts to reference as the Authority works to redevelop the area. The chosen firm or expert will be responsible for executing the needs of the Authority outlined in this document.

Project Description:

The overarching goal of this project is to provide realistic visuals that encompass the development initiatives of the LGCIA. The urban design expert(s) will work with the Authority and utilize its research materials to create the renderings. These images will highlight key intersections along the corridor, potential streetscape enhancements, and ideal development for vacant parcels. Positioning the Lansing Gateway Corridor as a vibrant community and sought-after destination for businesses, aiming to create a positive and attractive image. Additionally, the project aims to attract new businesses to the Lansing Gateway Corridor by actively promoting revitalization efforts and showcasing the various opportunities facilitated by the LGCIA. To effectively achieve these objectives, the Authority will showcase these images and supportive material to encourage growth on the corridor.

Background:

The Lansing Gateway Corridor primarily runs along N. Grand River Avenue and acts as the northernmost, west-to-east throughfare in the City of Lansing. The Lansing Gateway Corridor is home to a variety of manufacturing, service, transportation, retail businesses, and residential neighborhoods in northern Lansing. Although this corridor is home to some major organizations such as the Capital Region International Airport and Peckham Inc., the lack of new investment and development in this area is a detriment and is not reflective of the strong neighborhoods and proud businesses along the corridor. The Lansing Gateway Corridor acts as a northern entrance into the City of Lansing, but its current condition does not provide a positive first impression of Lansing for those entering via the I96/I69 interchange or the airport. The envisioned rendering efforts are essential to bridge this gap, aiming to position the Lansing Gateway Corridor as a vibrant and attractive community for businesses, residents, and investors alike. The project seeks to showcase the corridor's full potential, contributing to its revitalization and establishing it as a dynamic and desirable destination within the Greater Lansing community.

Project Objectives:

The City of Lansing awarded the Lansing Gateway Corridor Improvement Authority Board with American Rescue Plan Act of 2021 funds, in part aimed at supporting the board's efforts to:

1. Use visual media to raise awareness of the development opportunities along the Lansing Gateway Corridor.
2. Engage experts to confirm and execute urban design renderings for the corridor's key opportunity areas.
3. Secure 4-10 digital images/ renderings of development ideas to present to key stakeholders and investors.
4. Increase positive perceptions of the Lansing Gateway Corridor using aspirational images.

Eligibility:

The RFP is open to all professional urban design, landscape architects, and/ or commercial design experts based in Michigan, with priority to firms located in the City of Lansing and tri-county region. Interested firms or teams will have demonstrated the capacity to execute innovative commercial or urban renderings for other organizations.

Special consideration shall also be given to firms and individuals closest to the Saginaw Street Corridor.

Project Budget:

The budget is up to a total of \$15,000 USD.

Proposal Submission Timeline (subject to change):

Interested parties are invited to submit their detailed proposals by Friday, October 31st, 2025. Proposals should include an outline of your approach to achieving the project objectives, clear breakdown of costs, a timeline for implementation and examples of previous relevant work. **All proposals must be sent to kahleea@lansingedc.com.**

The LGCIA looks forward to reviewing the proposals and selecting a partner to assist in achieving its design objectives.

Materials for Submission:

One PDF must include:

- Name/ mailing address/ phone number/ email address/ brief bio.
- A resume and/ or CV that includes relevant creative or professional work.
- A list of three professional references.
- A statement of interest, 500 words or less, that discusses your unique qualifications, reason for interest in this project and statement regarding concept of the proposal.
- A proposal of how you will complete the work, including a timeline of each stage.
- Project budget, including itemized breakdown of costs, e.g., fee, printing and installation.
- Estimated time necessary for completion.

Deadline: All application materials must be submitted electronically **5 p.m. Friday October 31st, 2025.**

The Lansing Gateway CIA reserves the right to reject any or all applications, to reissue the call for entries, or to terminate the selection process or project at any time without prior notice.



Lansing Gateway CIA Business Grants Guidelines

PROGRAM OVERVIEW

The Lansing Gateway Corridor Improvement Authority's (LGCIA) Business Grant has been established to provide access to capital for small businesses within the corridor's boundaries. By providing financial resources, this grant opportunity is dedicated to supporting projects that strengthen businesses' appearance and sustainability along the corridor.

PROGRAM OBJECTIVE

The core objective of the **LGCIA Business Grants** is to support businesses within the LGCIA boundaries by providing access to capital. This financial support is intended to fuel projects that not only foster immediate business sustainability but also propel substantial growth.

ELIGIBLE EXPENSES

Eligible expenses include the following:

- Exterior improvements
- Physical marketing and advertising
- Equipment purchases (focus on maintenance needs)
- Health and safety measures (Example: ADA compliance)
- Match dollar for other grants

AWARD AMOUNT

Grant awards will range between \$1,000 and \$10,000. **Each grant will require a 25% match/buy-in from the applicant.**

Award amounts will be based on the strength of the project proposal, project impact, demonstrated need, and available funds. All awards will be determined at the sole discretion of the LGCIA.



Awards are provided on a competitive basis due to limited resources. In order to be considered for the **LG CIA Business Grants**, applicants must meet **each** of the eligibility criteria described below:

Small business:

- Small businesses are defined as firms with a size of 50 employees or less and total gross revenue per year of \$1.5 million or less.
- For-profit business based in the City of Lansing's Lansing Gateway Corridor boundaries. To identify if your business is located in the corridor's boundaries, visit [Corridor Boundaries](#)
- Must not be one of the following business types:
 - Check cashing/payday advance
 - Adult stores/services
 - Packaged Liquor retailer
 - Store that sells firearms
 - Marijuana operations of any kind
 - Storage facilities



APPLICATION PROCESS

- **Submission:** Businesses must submit a complete application, including a project proposal, detailed project budget, financial statements, and additional information as requested.
- **Review:** A panel of reviewers will evaluate each eligible and complete application based on the criteria outlined below.
- **Interview:** Shortlisted applicants may be invited to present their business and project idea to the board. This will be their opportunity to provide additional information or clarification.
- **Selection:** Grants will be awarded based on the application's score and available funding.
- **Award Process:** Upon selection, awardees will be notified and sent Grant Agreements providing terms and conditions of receiving the grant funds.
- **Once Awarded:** The business must give a testimonial for the LG CIA's website

APPLICANT EVALUATION

Businesses will be evaluated on the following criteria:

- **Project Plan:** Clarity and completeness of the project plan.
- **Sustainability/Growth:** How the project aligns with long-term business sustainability and the likelihood of the project leading to business growth.
- **Capacity & Expertise:** Demonstrated capacity to execute the project efficiently. Demonstrated qualifications and experience of the project team.
- **Financial Stability:** Evidence of financial stability and responsible resource management.
- **Compliance:** Evidence of ability to adhere to program regulations and guidelines in the use of funds.

*Applicants may be asked to provide basic financial information to provide early indication of financial feasibility.



REQUIRED DOCUMENTATION

- Completed project description and budget (line budget and/or estimates/invoices)
- City of Lansing Department of Treasury & Income Tax Taxpayer Information Verification Form
- City of Lansing Litigation Affidavit
- Proof of Residence in the city of Lansing, if the business operates from a home-based address. (Rental lease, bank statement, utility bill, etc.)
- Proof of Business Operating within the LG CIA boundaries, if business is brick and mortar. (Lease, Deed, etc.)
- Most recent income statement
 - 3 months of bank statements
- W9
- Business Organizing Documents (articles of incorporation)
 - Operating Agreement, if applicable
- Business Overview/ Business Plan

HOW TO APPLY

To apply for the LG CIA Business Grants complete the grant application found at www.lansingedc.com/LGCIA-grants-program. Download, complete, and upload the appropriate documents with your submission.

DISCLAIMER

The Lansing EDC reserves the right to accept or reject any or all Proposals, waive any formalities or minor technical inconsistencies, or delete or modify any item/requirements from this document when deemed to be in Lansing EDC's best interest. The Lansing EDC also reserves the right to make the final determination of any person's or organization's eligibility and/or qualifications for program benefits, and to make allocation of program benefits as it may, in sole discretion deem appropriate,

**LANSING GATEWAY (N. GRNAD RIVER AVE.) CORRIDOR IMPROVEMENT AUTHORITY
OF THE CITY OF LANSING**

Certificate of Resolution by Board of Directors

At a scheduled meeting of the Board of Directors of the Lansing Gateway Corridor Improvement Authority (LGCIA) of the City of Lansing held on Tuesday, September 16th, 2025, at 3p.m., pursuant to notice duly given:

PRESENT: Members:

ABSENT: Members:

The following preamble and resolution was offered by;

Member: _____, and seconded by:

Member:

WHEREAS, in 2019 the Lansing City Council approved the establishment of the Lansing Gateway Corridor Improvement Authority (LGCIA) with the goals to correct and prevent deterioration in the business districts, redevelop the city's commercial corridors and promote economic growth; and

WHEREAS, Mayor Andy Shor provided the LGCIA with \$100,000 of the American Rescue Planning Act (ARPA) funding to the Lansing Gateway Corridor Improvement Authority to start making strides to improve the corridor, until their Development and Financing Plan is approved by the City of Lansing's City Council; and

WHEREAS, Board Members of the LGCIA have shown interest and a need for having key areas owned by public entities mowed regularly; and

WHEREAS, the LGCIA has received a quote for the monthly cost of the mowing and ground maintenance of the MDOT-owned median on the east side of the corridor; and

WHEREAS, the LGCIA, along with the City of Lansing's other CIAs, wishes to authorize the purchase of the mowing services for the remainder of the mowing season of 2025 and 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LANSING GATEWAY CORRIDOR IMPROVEMENT AUTHORITY OF THE CITY OF LANSING AS FOLLOWS:

- 1.Lansing Gateway Corridor Improvement Authority (LGCIA) accepts the proposal to spend up to \$450 (10 months of service) of their ARPA funding toward mowing services.
- 2.The Board further directs its Chair and the Lansing EDC to carry out the purchase on the Authority's behalf.
- 3.Additionally, the LGCIA agrees that if any section, clause or phrase of this Resolution is declared as invalid by a court of law, that ruling shall not affect the intent and purpose of this Resolution and validity of the remaining provisions of the Resolution.

Go Greener

4520 North Grand River Avenue
Lansing, Michigan 48906
(517)930-6346
mschott@gogreenerllc.com | <https://gogreenerllc.com/>



RECIPIENT:

Kahleea Washington
401 South Washington Square
Lansing, Michigan 48933

Estimate #281	
Sent on	Aug 07, 2025
Total	\$170.00

2025 Lawn Maintenance Contract

****SERVICES PROVIDED:****

- Lawn mowing will be conducted once every seven (7) days.
- Debris and trash will be promptly removed from the property and mulch beds.
- Grass clippings on sidewalks, driveways, and garden beds will be cleared immediately.
- Edging around trees, buildings, sidewalks, posts, site furnishings, and mulch beds will be performed.

****DURATION OF SERVICE AGREEMENT:****

April 1, 2025, through November 15, 2025

Product/Service	Description	Qty.	Unit Price	Total
Lawn: Mowing Michigan Ave.	This price is for Median under overpass starting at Michigan Ave. and Homer St. to Howard St. This is for once a month mow.	1	\$70.00	\$70.00
Lawn: Mowing	This is the price for North Grand river with landscaping a little one adjacent to it. This is for once a month mow.	1	\$45.00	\$45.00
Lawn: Mowing	This is for Saginaw on the west side point. This is for once a month mow.	1	\$55.00	\$55.00
			Total	\$170.00

TERMS OF SERVICE

- 1. PARTIES & ACCEPTANCE:** This agreement between Go Greener, LLC, ("Contractor"), and the customer ("Customer"), governs the provision of services as described in the Contractor's Quote. Acceptance of the Proposal, valid for 30 days, indicates agreement to these Terms.
- 2. SERVICES:** Contractor agrees to provide the services listed in the Quote. Services and the service schedule are subject to change due to weather conditions or cancellation by mutual agreement, allowing flexibility to meet Customer's needs. Contractor may utilize subcontractors as necessary to fulfill the scope of work outlined in the Quote.
- 3. PAYMENT TERMS:** Payment is due within 15 days of the invoice date ("Net 15"). A 2% late fee will be assessed on any unpaid invoice that is more than 60 days past due. Additional late fees may accrue every 30 days thereafter if the invoice remains unpaid. A fuel surcharge of 5% applies if fuel prices exceed \$4.50/gallon.
- 4. CHANGE ORDERS & CANCELLATION:** Modifications or additions to services require a written change order, with possible adjustments in pricing. Cancellations may result in termination fees based on services rendered up to cancellation.
- 5. WARRANTIES & LIABILITY:** Contractor guarantees services and materials against defects, contingent upon full payment. Liability for third-party services is limited to those warranties transferred to Customer. Contractor's liability for damages is limited to the payment received for the specific service, excluding indirect damages.
- 6. ASSUMPTION OF RISKS & SITE CONDITIONS:** Customer assumes risk for damage to unmarked underground installations onsite and any materials post-delivery. Contractor is not liable for damages resulting from standard machinery use,

4.Finally, the LGCIA declares that all resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are repealed.

The foregoing preamble and resolutions are hereby approved by the Board of Directors for the Lansing Gateway Corridor Improvement Authority of the City of Lansing.

YEAS: ()

NAYS: ()

ABSTENTIONS: ()

ABSENT: ()

PREAMBLE AND RESOLUTIONS DECLARED ADOPTED.

STATE OF MICHIGAN)

) ss.

COUNTY OF INGHAM)

I hereby certify that the foregoing is a true and a complete copy of a preamble and resolutions adopted at a regularly scheduled meeting of the Lansing Gateway Corridor Improvement Authority held on the 16th day of September 2025, and said preamble and resolutions are on file in the office of the Economic Development Corporation of the City of Lansing and are available to the public. Public notice of the meeting was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan 1976, including in the case of a special or re-scheduled meeting, notice by publication or posting of at least eighteen (18) hours prior to the time set for the meeting. In addition, the meeting was held in full compliance with the Board's By-Laws. IN WITNESS WHEREOF, I have hereunto affixed my official signature.

Robert Benstein, Chair

Lansing Gateway CIA Board of Directors