



Saginaw Street Corridor Improvement Authority Board of Directors Monthly Meeting

Thursday, November 20th, 2025 – 3:00 PM

Lansing EDC

401 S. Washington Sq. Ste. 101

Lansing, Mi 48933

AGENDA

1. Call to Order
2. Approval of the Saginaw St. CIA Meeting Minutes (Jun.- Oct.) - **Action**
3. Approval of Mowing Expenses- **Action**
4. Approval of Mural Program- **Action**
5. Next Year's Meeting Schedule
6. Other Business
7. Adjournment



Andy Schor, Mayor

**Saginaw St. Corridor Improvement Authority
Board of Directors Monthly Meeting**

October 23, 2025

M3 Group

221 W. Saginaw St. Lansing, MI 48933

Members Present: Tiffany Dowling, Laura Stoken, Peter Morman

Members Absent: Diane Sanborn

Facilitator Present: Kahleea Washington (Lansing EDC)

Guests Present: Paul Schmidt, Megan Flemings (M3 Group)

Public:

Recorded by: Kahleea Washington (Lansing EDC)

Call to Order/ Roll Call: 3:00 PM

Chair Dowling called the meeting to order, followed by roll call

**Approval of the Saginaw St. CIA Meeting Minutes (6.26, 7.24, and 8.18.2025)-
Action**

Motion: Stoken, but the board did not have quorum

Approval of Mowing Expense- Action

Washington briefed the board on the joint mowing effort for the CIAs and the resolution presented.

Discussion on Art Installations

The board reviewed the draft guidelines of their mural program and proposal from the arts council. Members suggested improvements for the guidelines to make the program align more with its vision. Chair Dowling and other member

plan to take a closer look at the guidelines and provide direct suggestions before the next meeting.

- Adding other art initiatives
- Opening it to all types of businesses and properties on the corridor
- Basic guidelines for the art project

Updates on the Marketing Effort:

Megan from M3 presented on the marketing campaign showcasing graphics, mock materials, and social media ads.

The board discussed the launch timeline of the campaign.

Adjournment: 3:41 PM

Motion: Morman

X _____
Tiffany Dowling

Chairperson, Saginaw St. Corridor Improvement Authority



Andy Schor, Mayor

**Saginaw St. Corridor Improvement Authority
Board of Directors Monthly Meeting**

August 28, 2025

M3 Group

221 W. Saginaw St. Lansing, MI 48933

Members Present: Diane Sanborn, Laura Stoken, Peter Morman,

Members Absent: Tiffany Dowling,

Facilitator Present: Kahleea Washington (Lansing EDC)

Guests Present: Joe Marin (Quality Dairy), Rosalinda and Jose Gracia (Watering Can), Paul Schmidt

Public:

Recorded by: Kahleea Washington (Lansing EDC)

Call to Order/ Roll Call: 3:03 PM

Vice-Chair Morman called the meeting to order, followed by roll call

Approval of the Saginaw St. CIA Meeting Minutes (6.28 & 7.24.25) -Action

The board did not have quorum for action, but approved the minutes presented.

Discussion on Art Installations

Member Morman opened the conversation on the art efforts, acknowledging that Tiffany is not here to give updates on her communications with MDOT.

Washington informed the group that she had started discussing installing a mural with Quality Dairy representatives. Joe Martin from Quality Dairy joined the meeting via Teams to discuss the idea.

The board agreed that the next steps in this effort are to contact the arts council again and prepare a call to the artist for the QD mural.

Public Comments

Rosalinda and Jose Gracia introduced themselves as the owners of the Watering Can, a new restaurant coming to the corridor. They explained their business concept to the board, who was excited about the development.

Pitchbook Site Selection

The board reviewed the proposed sites for the City of Lansing Pitchbook and made their decision on which two to include.

Other Business

Megan from M3 provided the board with a booklet outlining the SSCIA's brand kit.

Adjournment: 4:02 PM

Motion: Stoken, Seconded: Morman

X

Tiffany Dowling
Chairperson, Saginaw St. Corridor Improvement Authority



Andy Schor, Mayor

**Saginaw St. Corridor Improvement Authority
Board of Directors Monthly Meeting**

July 24, 2025

M3 Group

221 W. Saginaw St. Lansing, MI 48933

Members Present: Tiffany Dowling, Laura Stoken, Peter Morman

Members Absent: Diane Sanborn

Facilitator Present: Kahleea Washington (Lansing EDC)

Guests Present: Meghan Martin (Art Council of Greater Lansing)

Public:

Recorded by: Kahleea Washington (Lansing EDC)

Call to Order/ Roll Call: 3:07 PM

Approval of the Saginaw St. CIA Meeting Minutes (6.26.25) -Action

The board did not have a quorum to approve the meeting minutes, but they reviewed the minutes for any mistakes.

No Motion

Update on the SSCIA Budget

Washington presented the SSCIA budget and entertained any general questions from the board.

Discussion on Art Installations

Meghan Martin from the Greater Lansing Arts Council, introduced herself to the board and explained what her organization can contribute to public art initiatives.

Chair Dowling explained the board's vision for creating a "Mural District".

The board discussed initiating placemaking efforts and then developing a grant program to fund art installations for businesses and residents on the corridor.

The first step is to identify the sites where murals can be installed.

Washington agreed to reach out to the owners of Motor Wheel Lofts about reinstalling a defaced art project.

Updates on the Marketing Effort

NA

Other Business

NA

Public Comments

NA

Adjournment: 4:09 PM

X _____

Tiffany Dowling
Chairperson, Saginaw St. Corridor Improvement Authority



Andy Schor, Mayor

**Saginaw St. Corridor Improvement Authority
Board of Directors Monthly Meeting**

June 26, 2025

M3 Group

221 W. Saginaw St. Lansing, MI 48933

Members Present: Tiffany Dowling, Laura Stoken, Diane Sanborn,
Peter Morman

Members Absent:

Facilitator Present: Kahleea Washington (Lansing EDC)

Guests Present: M3 Group: Angela Winkler; Paul Schmidt

Public:

Recorded by: Kahleea Washington (Lansing EDC)

Call to Order/ Roll Call: 2:59 PM

Approval of the Saginaw St. CIA Meeting Minutes (5.22.25) -Action

a. SSCIA Monthly Board Meeting Minutes

b. SSCIA Informational Meeting Minutes

Motion: Morman Seconded by Stoken

Passed unanimously

Updates on the SSCIA Marketing Efforts- M3 Group

Stoken provided an update on her work with M3 on the brand and logo effort.

Angela from M3 presented the proposed brand and logo options for the corridor.

Board members discussed the logistics of a possible event in the fall.

Chair Dowling offered to look into the process of adding a mural to MDOT property.

Discussion on the FY 2025/2026 Spending Plan

The board supported the idea of adjusting their spending plan to align with the fiscal year. The CIA will update their number to reflect the capture gained in the last fiscal year.

Other Business

Chair Dowling discussed the authority's participation in a magazine article in 517 Magazine. The board developed a better understanding of what they need to do for the upcoming article.

Public Comments

NA

Adjournment: 3:57

Motion: Stoken

X _____
Tiffany Dowling

Chairperson, Saginaw St. Corridor Improvement Authority



Saginaw Street Corridor Improvement Authority (SSCIA) Mural Program

Program Overview

The SSCIA Mural Program partners with local businesses to bring vibrant, large-scale murals and other art projects to the West Saginaw Street corridor. By showcasing the work of local artists, the program aims to energize the corridor, celebrate creativity, and establish West Saginaw Street as Lansing's official **Mural District**.

Through this initiative, the SSCIA provides funding and resources, including connections to local muralists and artists, to support businesses interested in hosting projects on their properties.

Eligible Applicants

To qualify for the SSCIA Mural Program, applicants must meet all of the following:

- Be a **business or organization located within the SSCIA boundaries**. Confirm eligibility here: [Saginaw St. Corridor](#)
- Be in **good standing** on all City of Lansing, State of Michigan, and federal taxes.

Mural Sponsorship

Businesses may apply for **\$5,000–\$15,000** in funding to sponsor the installation of a mural. Awards are intended to cover **artist compensation and materials**. Any additional expenses are the responsibility of the business.

Applicants may:

- Recruit their own artist, **or**
- Request SSCIA's assistance in hosting a **call to artists** in partnership with the Arts Council of Greater Lansing.

All mural concepts must be presented to the SSCIA during a monthly board meeting. The SSCIA reserves the right to deny funding for projects that do not align with the Authority's goals and vision.



Application Process

1. **Submission** – Complete the application, including a project proposal, detailed budget, and required documents.
2. **Review** – SSCIA evaluates all eligible applications.
3. **Interview** – Selected applicants may be invited to present at a board meeting.
4. **Selection** – Awards are determined based on application scoring and available funding.
5. **Award Agreement** – Awardees will receive a grant agreement outlining the terms and conditions.

Artistic Content

Allowed:

- Original works/ design.
- Art that reflects or celebrates community identity, culture, history, or aspirations.
- Positive, inclusive themes that contribute to neighborhood pride and vibrancy.
- Creative interpretations of place (abstract, representational, cultural, or nature-inspired).

Not Allowed:

- Copyrighted material or imagery without documented permission.
- Obscene, sexually explicit, or violent imagery.
- Content that promotes discrimination, hate, political campaigns, or **commercial advertising**.
- References to illegal activity or substances such as alcohol, tobacco, and cannabis.

DRAFT

**SAGINAW STREET 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 Saginaw Street Corridor Improvement Authority (SSCIA) of the City of Lansing held on Thursday, September 25th, 2025, at 3 p.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 Saginaw Street Corridor Improvement Authority (SSCIA) 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 SSCIA with \$100,000 of the American Rescue Planning Act (ARPA) funding to the Saginaw Street 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 SSCIA have shown interest and a need for having key areas owned by public entities mowed regularly; and

WHEREAS, the SSCIA 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 SSCIA, 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 SAGINAW STREET CORRIDOR IMPROVEMENT AUTHORITY OF THE CITY OF LANSING AS FOLLOWS:

1.Saginaw Street Corridor Improvement Authority (SSCIA) accepts the proposal to spend up to \$550 (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 SSCIA 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 SSCIA 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 Saginaw Street 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 Saginaw Street Corridor Improvement Authority held on the 25th 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.

Tiffany Dowling, Chair

Saginaw Street CIA Board of Directors