



Lansing Gateway Corridor Improvement Authority Board of Directors Monthly Meeting

Wednesday, February 18th, 2026 – 4:00 PM

Capital Region International Airport

4100 Capital City Blvd. Lansing, MI 48906

Chris Holman Room

AGENDA

1. Call to Order/ Roll Call
2. Approval of the Lansing Gateway CIA Meeting Minutes (1.21, 2026)–
Action
3. Discussion on the 2026 Spending Plan
4. Update on the Design Project
5. Approval of Mural Program Materials- **Action**
6. Public Comment
7. Other Business
8. Adjournment



Andy Schor, Mayor

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

January 21st, 2026 @ 4:00pm
Capital Region International Airport
Chris Holman Room
4100 Capital City Blvd. Lansing, MI 48906

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

Members Absent: Jo Sperry, Kambriana Crank

Facilitator Present: Kahleea Washington (Lansing EDC)

Guests Present:

Public:

Recorded by: Kahleea Washington (Lansing EDC)

Call to Order/ Roll Call

Roll call at 4:06 pm

Approval of Lansing Gateway CIA Meeting Minutes (Nov. 18th, 2025)– Action

Member Kipp made a motion to approve the meeting minutes with the proposed amendments.

Motion: Kipp; Support: Bohnet

Passed unanimously

Board Officer Election

The board voted to approve the proposed slate of board officers.

Lansing Gateway CIA
2026 Annual Spending Plan

Total Budget: \$ 85,668.47

Spending Categories:

Aesthetic and Design: (\$23,500)

- Corridor signage (\$1500)
- Mural Sponsorships (\$20,000)
- Landscaping Maintenance (\$2000)

Economic Reconstruction (\$30,000)

- Business Enhancement Grants (\$30,000)

Marketing and Promotional (\$2500)

- Graphic design/print needs (\$2500)

Organizational (\$16,500)

- Design Project (\$15,000)
- Annual community events (\$1500)

72,500

APRA Expenditures

5/1/2023	Community Economic Dev. Assoc of MI	CEDAM Fellow	65088.2 · ARPA CIA Allocations	5,000.00
5/24/2023	Lansing Economic Development Corporation	Reimbursement from MSU CIA Practicum	20000 · Accounts Payable	4,000.00
8/14/2024	The Plant Professionals	LG CIA Beautification Project	20000 · Accounts Payable	4,330.15
11/19/2024	Turner Dodge House	Lansing Gateway CIA Board Mtg Open House	20000 · Accounts Payable	200.00
5/30/2025	The Plant Professionals	LG CIA - Deposit for Garden Refresh	20000 · Accounts Payable	93.75
9/11/2025	The Plant Professionals	LG CIA Landscape Maintenance	20000 · Accounts Payable	325.13
9/30/2025	The Plant Professionals	Landscaping along Lansing Gateway Corridor	20000 · Accounts Payable	382.50
	Gregory's Soul Food	Catering	20000 · Accounts Payable	235
12/17/2025	Turner Dodge House	Rental fees for Lansing Gateway CIA 11/18/2025	20000 · Accounts Payable	200.00
			Total Spent	\$15,060

Chairperson: Robert Benstein

Vice Chairperson: Diane Hartwell

Treasurer: Hillary Kipp

Secretary: (vacant)

Motion: Bohnet; Support: Hartwell

Passed unanimously

Updates on the Design Project

Washington provided an update on the RFP process, where Pure Architects was selected as the design firm. Chair Benstein provided a signed proposal to initiate the work with Pure Architects.

Approval of Murals Program Materials

The board approved the guideline with a few revisions.

Next steps: budget, grant agreement, and application

Motion: Bohnet

Support: Hartwell

Passed unanimously

Public Comment

NA

Other Business

The board discussed businesses on the corridor, specifically “eye sores” and how to address them.

Signage for commercial/industrial parks

Adjournment: 4:52 P.M.

Motion: Bohnet

Support: Kipp

X _____
Robert Benstein

Chairperson, Lansing Gateway Corridor Improvement Authority



Lansing Gateway Corridor Improvement Authority (LGCIA) Mural Program

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

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

Mural Sponsorship

Businesses may apply for **\$5,000–\$20,000** 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 LGCIA'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 LGCIA during a monthly board meeting. The LGCIA reserves the right to deny funding for projects that do not align with the Authority's goals and vision.

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.
- References to illegal activity or substances such as alcohol, tobacco, and cannabis.



Property Owner Acknowledgements

- ✓ I have found a professional muralist or artist to complete my project.
 - ✓ I will only use the funding provided for materials and artist compensation.
 - ✓ I will plan and manage my project to complete it by the agreed-upon due date.
 - ✓ I will conduct my project in alignment with the program's guidelines.
 - ✓ I agree to give the LGCIA and its partners the proper acknowledgment for their contribution to the project.
-

property owner's name

Property Owner Signature (by signing, I acknowledge and agree with the terms above)

Artist Acknowledgements

- ✓ I am committed to providing a high-quality and creative project.
 - ✓ I will plan and manage my project to complete it by the agreed-upon due date.
 - ✓ I will conduct my project in alignment with the program's guidelines.
 - ✓ I will provide ongoing maintenance for the mural for the two years after installation.
 - ✓ I agree to give the LGCIA and its partners the proper acknowledgment for their contribution to the project.
-

Artist's name

Artist Signature (by signing, I acknowledge and agree with the terms above)

MURAL/ART SPONSORSHIP AGREEMENT

This Agreement, made this ** day of **, 2026, by and between the LANSING GATEWAY CORRIDOR IMPROVEMENT AUTHORITY, a City of Lansing development authority overseeing the strategic development of the Lansing Gateway corridor. (“LG CIA”) and ----- (“SPONSOREE”);

PRELIMINARY RECITALS:

A. WHEREAS, the SPONSOREE seeks to acquire and display public art on its property located in the Lansing Gateway corridor: [property address]. (“Location”).

B. WHEREAS, the LG CIA, in partnership with the City of Lansing and the Lansing Economic Development Corporation (Lansing EDC), will provide \$**** in sponsorship funding to help cover the sponsoree’s artist compensation and materials to install the mural/art.

C. WHEREAS, on ** *****, 202*, LG CIA met with the SPONSOREE to receive and consider the public art proposals to be hosted on the SPONSOREE’s property along the Lansing Gateway St. corridor

NOW THEREFORE, in consideration of the foregoing recitals, the parties mutually agree as follows:

1. The Sponsoree shall work with the review committee to finalize their public art proposal based on their initial submission and the committee’s feedback. The final version of the proposal must be a unique design of public art that corresponds with the review committee’s standards. The board expects regular updates on the project, specifically at the monthly board meeting if the project’s completion time is more than 6 weeks.

2. The public art shall meet all criteria identified in the project guidelines and the Sponsoree’s proposal. The LANSING EDC and its partners reserve the right to reject all materials and components that fail to meet those criteria.

3. The contract price for one proposal shall be a maximum of \$20,000 for each proposal selected. It is understood that this price is “all-inclusive” and shall be used to fund the Sponsoree’s art materials and artist compensation for the approved project.

4. The contract price for this project is \$***. Any expenses beyond this amount are the responsibility of the Sponsoree.

5. Payment shall be made by the LG CIA to the Sponsoree as follows:

6. The LGCIA will provide 50% of the contract price \$** after the approval and acceptance of the final version of the public art proposal. Once approved, the artwork can be installed by the artist.

7. “Final payment” for the purposes of this Agreement shall be considered at such time as the Sponsoree submits the final version of their proposal, where the project is at least 80% complete. The LGCIA will review the installed art and, once approved, will issue the final payment.

8. While performing all services pursuant to this agreement, the Sponsoree and their artist agrees to comply with all federal, state, local, and LANSING EDC safety rules and regulations, including MIOSHA “Right to Know” obligations, MCL 408.1001 et seq. As such, the Sponsoree, its agents, employees or subcontractors enter upon LANSING EDC, LGCIA, and City of Lansing property at their own risk and waive any and all liability associated with injuries sustained on affiliated partner’s property.

9. Title and risk of loss of the public art proposal will remain with the Sponsoree until the art is accepted, funded, and installed, after which, the title to the work and risk of loss shall be vested in the LANSING EDC and its partners. After installation by and acceptance by the LANSING EDC, the Sponsoree retains responsibility only as set forth below in paragraph 17.

10. Upon execution of the Art Purchase and Installation Agreement, the LANSING EDC its partners shall acquire all rights to publish photographs or renderings of the work for all media, marketing and fundraising purposes.

11. Upon acceptance of the completed work and installation, and final payment, the LGCIA and its partners shall acquire all rights of the work, including all rights to copy and reproduce the work and to publish photographs or renderings of the work for all media, etc. The Sponsoree shall retain a limited non-transferable license to reproduce images of the completed work for the purposes of use in the Sponsoree’s professional portfolio of work.

12. For a period of one (1) year after final installation and acceptance by the LANSING EDC, the Sponsoree guarantees:

- a. Performance shall be in accordance with the specifications or as otherwise specified in this Agreement.
- b. The Sponsoree further warrants that the art shall be free from defects in title, design, material, fabrication and workmanship, shall confirm strictly to any

applicable samples and to specification, drawings and other descriptions incorporated herein, and shall be suitable for their intended purposes.

13. The Sponsoree shall, to the fullest extent allowed by law, defend, indemnify, and hold harmless the LGCIA, LANSING EDC, its partners, and the City of Lansing, their respective officers, agents, employees and insurers against any liability, loss, damage, demand, governmental action, citation, cause of action, or expense of whatever nature (including costs of defense, settlement, court costs and attorney's fees which may result from any loss, injury, death, or damage (including environmental harm) allegedly sustained by any person, firm, corporation, or other entity, which arises out of or is caused by any act or omission of the Sponsoree, its officers, agents, or employees in connection with or in any way arising out of this Agreement. The Sponsoree's obligations under this paragraph shall survive the expiration or termination of this Agreement.

14. The sole source of funds from which the LANSING EDC shall be obligated to pay the contract price under this Agreement shall be the funds being made available by the Lansing Gateway Corridor Improvement Authority and the LANSING EDC. The Sponsoree shall provide LANSING EDC with such information regarding the Sponsoree and/or the work as may be reasonably required to ensure compliance with the terms of payment.

15. This Agreement is the entire understanding of the parties hereto and may not be changed except by written instrument signed by all parties to the agreement.

16. Time is of the essence with respect to performance under this Agreement. The date for submitting the final version of the public art proposal must be coordinated with the LGCIA and can take place without penalty to the Sponsoree on a date between *****, 2026 to *****, 2026 subject to the discretion and approval of the LGCIA. The date of submission can only be extended by a written amendment to this Agreement executed by both parties hereto, or based on any other provisions in this paragraph permitting an extension.

17. Neither the LANSING EDC nor Sponsoree shall be held responsible for any delay or default caused by fire, act of God, riot, terrorist act, other violent act, war, or flood where such cause was beyond the delaying or defaulting party's reasonable control. However, the Sponsoree shall make all reasonable efforts to remove or eliminate such a cause of delay or default and shall, upon the cessation of the cause, diligently pursue performance or its obligation under this Agreement.

18. The Sponsoree shall be, for all purposes, an independent contractor and not an employee or agent of the LGCIA or the LANSING EDC. The Sponsoree shall not hold itself out as an agent of the LANSING EDC or the City of Lansing.

19. This Agreement shall be construed according to the laws of the State of Michigan, Ingham County. If either party alleges a breach of this agreement, said dispute may be submitted to a mediation panel mutually agreed to by parties for resolution of said dispute.

PURCHASER:

Lansing Gateway Corridor Improvement Authority

By _____
[name]

SPONSOREE:

By _____
[name]

SPONSOREE'S ARTIST

By _____
[name]