



S. Martin Luther King Jr. Corridor Improvement Authority Board of Directors Monthly Meeting

Thursday, June 18th, 2026 – 1:00 PM
UA Local 333 Plumbers and Pipefitters
5405 S Martin Luther King Jr Blvd
Lansing, MI 48911

AGENDA

1. Call to Order/ Roll Call
2. Approval of S. MLK Jr. CIA Meeting Minutes (5.21.26)- **Action**
3. Brightwood Crossing Development Presentation
4. Approval of the Lansing EDC and CIAs Service Agreement- **Action**
5. Marketing Presentation (Inverve)
6. SWAG Southwest Fest Presentation
7. Discussion on the Meeting Minutes Process
8. Other Business
9. Public Comment
10. Adjournment



Andy Schor, Mayor

**South Martin Luther King Jr. Blvd. Corridor Improvement Authority
Board of Directors Monthly Meeting
Thursday, May 21, 2026 - 1:00 PM
UA Local Plumbers and Pipefitters
5405 S. Martin Luther King Jr. Blvd.
Lansing, MI 48911**

Members Present: Jeremy Matthews, Melissa White, Don “Moose” Sober, Dustin Howard
Mayoral Designee: None present
Members Absent: Amanda Defrees, Kristina Schmidgall
Facilitator Present: Kahleea Washington, Lansing Economic Development Corporation
Guests Present: Paul Anderson, Southwest Action Group, Gary Heidel, HCD Strategies LLC
Public Present:
Recorded by: Melissa White

1. Call to Order/Roll Call

The meeting was called to order at 1:00 PM. A quorum of appointed and serving members was present.

2. Approval of April 09, 2026, S. MLK Jr. CIA Meeting Minutes - Action

The board reviewed the April 9, 2026, S. MLK Jr. CIA meeting minutes.

MOTION: Matthews
SUPPORT: Howard
YEAS: Howard Matthews, White, Sober
NAYS: None
ABSENT: Amanda Defrees, Kristina Schmidgall
Motion carried unanimously.

3. Update on the Spring Cleanup

The board recapped the Spring Cleanup event and identified concerns about planning, structure, outreach, communications, and the supplies needed for the event. Matthews discussed several observations from the event planning process and offered recommendations to improve future board operations, event planning, and implementation. The board also discussed corridor maintenance and street sweeping.

Street Sweeping: The board discussed corridor maintenance and street sweeping. Based on the board members observation of the corridor during the cleanup they decided to ask the Public Service Department to do an additional street sweeping in late July.

Resolution to Cover Cleanup Expenses – Action: The board discussed the resolution to cover Spring Cleanup expenses. White identified typographical errors in the resolution and stated that

corrections should be made before the resolution was finalized. Washington stated that the typographical errors would be corrected.

MOTION: Matthews

SUPPORT: Howard

YEAS: Howard, Matthews, White, Sober

NAYS: None

ABSENT: Amanda Defrees, Kristina Schmidgall

Motion carried unanimously

4. Update on the LEDC and CIA Service Agreement:

Washington presented the proposed "Scope of Services" included in the draft service agreement.

The Lansing EDC plans to present the full agreement for the board's review and approval next month.

The board discussed the need for additional structure now that the MLK CIA has funds available to reinvest in the corridor. White asked whether board members could receive full access to board materials. Board members discussed assigning specific roles and improving the board's access to information and control over how it functions going forward.

The board also discussed Washington's role and noted that she carries multiple responsibilities. Board members discussed the need to use Washington's expertise in business development and corridor development work rather than placing excessive administrative tasks on her as the board becomes more active.

Board members discussed improving communication leading up to events and using better communication channels for coordination between meetings.

5. Discussion on Governance and Processes/Updates from the Public Engagement

Committee: The board discussed the need for improved outreach, communication, and public-facing materials. White stated that she would like board members to have identification badges when speaking with businesses or community members about the board. White also requested flyers or printed materials to provide to businesses to explain who the board is, what it does, and why it exists.

The board discussed concerns regarding the InVerve website and marketing contract, including that the website project began in October and the site was not yet live. Washington showed the board the website landing page. White noted that InVerve's scope of services included social media and that social media work had not yet been performed. Washington suggested inviting InVerve to the next meeting to provide a presentation.

White asked whether the board would be opposed to holding a special meeting, given that it meets only once per month. Board members stated that they would be open to a special meeting. No

7. Other Business: A representative for Brightwood Crossing Development introduced the company and discussed its interest in making connections with neighbors and City officials. The representative asked whether Brightwood Crossing Development could attend the next meeting to present its proposed affordable housing project for the Maple Grove School site.

The board discussed revisiting the purchase of a domain and email accounts for board members, rather than using personal email accounts. Board members discussed that official email accounts would provide more secure communication and help keep board communications within board records.

White asked about RFPs for administrative assistance and stated that decisions on administrative support should be made by the board, particularly because administrative support has been budgeted, even if not separately line-itemed. The board discussed the need for greater transparency

regarding specific expenditures, administrative support, recordkeeping, and purchase-approval processes.

8. Public Comment: No additional public comment was recorded.

9. Adjournment

The meeting was adjourned at 1:59 PM.

MOTION: Matthews

SUPPORT: Howard

YEAS: Howard, Matthews, White, Sober

NAYS: None

ABSENT: Amanda Defrees, Kristina Schmidgall,

Motion carried unanimously.

X

Amanda Defrees

Chairperson, South Martin Luther King Jr. Blvd. Corridor Improvement Authority

Approved by the Board on: _____



WODA COOPER COMPANIES

Brightwood Crossing overview:

Brightwood Crossing is located at 5141 South Martin Luther King Jr. Boulevard in Lansing, Michigan, the former site of the Metro Bowl. Brightwood Crossing is a proposed Low-Income Housing Tax Credit (LIHTC) development utilizing 4 percent LIHTC financing along with direct lending from the Michigan State Housing Development Authority (MSHDA). The project will also pursue gap financing through MSHDA's Notice of Intent to Apply process.

The development will include 124 new multifamily rental units, consisting of 64 one-bedroom units, 42 two-bedroom units, and 18 three-bedroom units. The project will be constructed as a three-story elevator building utilizing durable, energy-efficient materials intended to support long-term performance and sustainability while ensuring the ongoing success of the community. Planned amenities include a fitness center, a community room, a dog park, and a playground to support residents' comfort and a well-rounded living environment.

Brightwood Crossing will increase the city's supply of affordable housing, providing quality housing options for working families and helping address local housing needs. The project is also expected to create construction jobs and support local contractors, while encouraging continued investment and long-term stability within the Southside community.

The development is being led by Woda Cooper Development, Inc., with Woda Construction, Inc. serving as general contractor and Woda Management & Real Estate, LLC providing long-term property management services. As long-term owners and stewards of affordable housing communities, the development team is committed to ensuring Brightwood Crossing remains a lasting asset to the City of Lansing through quality construction, responsible management, and continued investment in the property. Federal funding assistance is expected to support overall project feasibility and long-term affordability.

The team has engaged with the City of Lansing Planning and Zoning Department, Economic Development Department, and key community stakeholders, including the Southside Community Coalition, Adam Hussain of the third ward, Southwest Action Group, Ingham County Treasurer's Office, and the Lansing Housing Commission.

Brightwood Crossing aligns with ongoing revitalization efforts along the South Martin Luther King Jr. Corridor, supporting economic development and targeted investment guided by the South MLK Corridor Improvement Authority. The project will continue community engagement and includes plans for a locally created mural to reflect neighborhood identity.

The project is currently in the planning and predevelopment phase with site control secured and due diligence underway. Environmental review and required approvals will be completed prior to construction. Construction is anticipated to begin in July 2027, with placement in service expected in 2028.

**CONTRACT BETWEEN
THE LANSING ECONOMIC DEVELOPMENT CORPORATION
AND
THE CITY OF LANSING’S _____ CORRIDOR IMPROVEMENT AUTHORITY
(2026-2027)**

THIS CONTRACT, entered into this ___ day of June 2026 effective from July 1, 2026 through June 30, 2027 by and between the City of Lansing’s _____ Corridor Improvement Authority, a Michigan municipal entity (the “**CIA**”) and the Economic Development Corporation of the City of Lansing, a non-profit corporation organized and existing under the laws of the State of Michigan (the “**LEDC**”) (the CIA and LEDC are collectively the “**Parties**”).

WITNESSETH THAT:

WHEREAS, pursuant to that certain Contract by and between the LEDC and the City of Lansing effective July 1, 2026, through June 30, 2027 (the “**City Contract**”), the LEDC has agreed with the City of Lansing to provide services to the CIA; and

WHEREAS, the CIA desires to engage the LEDC, and the LEDC desires to be engaged, to perform such services, as defined in this Contract and subject to its terms.

NOW, THEREFORE, the CIA and the LEDC mutually agree as follows:

1. Scope of Work. The LEDC will manage and assist the CIA in accordance with the City Contract, subject to available funding. The LEDC will provide the primary services below to assist the CIA, and will also provide a reasonable amount of Al La Carte Services taking into account available funding and the LEDC’s capacity and other obligations to the City and otherwise. The LEDC and CIA will meet early during the term of this Contract to collaborate in good faith and agree upon the Al La Carte Services to be provided in a manner that balances the CIA’s needs and preferences with the LEDC’s capabilities and funding for the year. The LEDC and CIA may revisit priorities and the Al La Carte Services to be provided as needed during the term. The LEDC will, subject to input from and any requirements of the City, have the final authority to determine the scope and volume of the LEDC’s Al La Carte Services for a particular period of time.
 - a. Primary Services.
 - i. **Board Meeting Administration**. LEDC will coordinate, prepare materials for, and facilitate monthly CIA Board meetings, in collaboration with the CIA’s Chairperson and other members of the CIA’s Board. As coordinated with the CIA’s Chairperson and other CIA Board members, the LEDC’s responsibilities in this regard will include scheduling meetings; posting required public notices; preparing and distributing agendas and meeting materials; recording and maintaining official meeting minutes; and assisting in coordinating the appropriate stakeholder and public participation.
 - ii. **Compliance with Michigan Public Act 57 of 2018**. LEDC will assist the CIA in its compliance with all applicable statutory requirements, including

timely posting and maintaining of required documents on the City of Lansing or Lansing EDC's website. Such documents include meeting notices, agendas, agenda packets, development and Tax Increment Financing ("TIF") plans, and approved meeting minutes. Additional documents may be posted and maintained on an as-need basis as determined by the LEDC. The LEDC will review and have the final say on all such actions that impact compliance with applicable statutory requirements.

iii. **Budget and Financial Management.** LEDC will provide financial oversight and administrative support related to CIA budgets. LEDC responsibilities include developing and implementing annual spending plans, tracking TIF revenue and projections, and payment processing, supporting financial reporting and compliance requirements.

b. A La Carte Services. In addition to the primary services required above, LEDC will provide a reasonable amount of additional support services to the CIA annually, which may include the following categories of services or other types of services that the CIA requests and the LEDC is able and willing to provide.

i. **Request for Proposal ("RFP") Management.** LEDC may develop, publish, and administer RFP processes on behalf of the CIA. LEDC could serve as the primary point of contact for RFP applicants and could manage aspects of the RFP process, including solicitation, coordination of review committees, and facilitation of evaluation and selection processes.

Example: Administration of the Saginaw St. CIA Marketing RFP and its review subcommittee.

ii. **Special Projects Management.** LEDC may lead and manage CIA-initiated projects, such as grant administration, subcommittee coordination, and stakeholder engagement initiatives. These services could include representing the CIA in meetings, coordinating implementation activities, and ensuring project deliverables are met.

Example: Administration and implementation of the Business Grant Program on behalf of the S. MLK Jr. Blvd. CIA.

iii. **Meeting and Presentation Facilitation.** LEDC may organize and facilitate special meetings, workshops, and presentations aligned with CIA priorities as determined through mutual understandings of the Parties. These could include identifying and coordinating with relevant speakers, subject matter experts, or partner organizations, and leading facilitation to maximize Board engagement and outcomes.

iv. **Event Coordination.** LEDC may plan, promote, and manage CIA-sponsored events and community engagement activities outside of regularly scheduled Board meetings. This may include public meetings, stakeholder convenings, and neighborhood engagement sessions.

Example: Community engagement events related to developments or public meetings hosted at venues such as The Turner Dodge House.

- v. **Marketing and Media Services.** LEDC may provide limited marketing and communications support utilizing available LEDC and City of Lansing resources. Services may include website updates, development of promotional materials, social media coordination, and media relations support, subject to capacity and availability.
- vi. **Committee and Panel Administration.** LEDC may coordinate and administer CIA committees, subcommittees, and advisory panels, in which it could serve as a liaison between the committee and the CIA. LEDC's goal could be to align committee/panel activities with the CIA's goals and maintain communication between the committee/panel and the CIA Board.

Example: Coordination of an art competition review panel.

(The Primary Services and to-be-provided the A La Carte Services, collectively, the "Services")

2. Time of Performance

The time of the performance under this Contract will be from July 1, 2026 to June 30, 2027. In no event will this Contract extend beyond June 30, 2027, unless so provided by a written amendment hereto that has been executed by both parties. Unless otherwise terminated pursuant to the terms of this Contract or the City Contract, LEDC will continue to perform services and activities until the Contract expires.

3. Compensation and Method of Payment for LEDC Contract Services

- a. As consideration for LEDC's performance of the Services, the CIA will pay LEDC Ten Thousand Dollars (\$10,000) plus 5% of the CIA's Tax Increment Revenue TIR captured during the fiscal year preceding the effective date of this Contract, which equals \$ _____ (the "**Base Contract Amount**"). The CIA will pay the Base Contract Amount to the LEDC on July 1, 2026.
- b. If the value of the LEDC's Services (based on the LEDC's hourly rates attached as Exhibit A) materially exceed the Base Contract Amount, or the LEDC determines that is reasonably likely to happen, then the LEDC may require that the CIA pay the LEDC for the excess Services in accordance with the LEDC's hourly rates attached as Exhibit A. The LEDC will remit monthly invoices to the CIA for any such charges, and the CIA will remit payment within ten (10) business days of receipt.

4. Contract Modifications

The LEDC, from time to time, may need to expand, diminish or otherwise modify the scope of Services or other Contract. All such amendments and modifications must be mutually agreed upon by the Parties and incorporated into written amendments to this Contract, provided that if the City Contract is amended in a manner that affects this Contract, the

LEDC may unilaterally amend this Contract in a reasonable manner as it determines to be necessary to address the amendment to the City Contract.

5. Reports and Information

- a. Financial Records and Reports. The CIA agrees, with the LEDC's support as provided in this Contract, to make and maintain adequate financial records in a form reasonably satisfactory to the LEDC. Such financial records and reports will reflect all costs and expenses incurred in relation to this Contract and the services described herein. Financial records and reports of the CIA will conform with the "City of Lansing Standard Operating Procedures for City Support Agencies" and further CIA acknowledges and agrees that said "City of Lansing Standard Operating Procedures for City Supported Agencies" is available for use by LEDC.
- b. Equal Employment Opportunity Provisions. Pursuant to Chapter 1-302.1 of the Lansing City Charter, the Parties agree that they will ensure that no person or group engaged in the conduct of official business or seeking to do business arising from this Contract is discriminated against because of race, creed, political orientation, color, national origin, marital status, sex, age, handicap, or for any cause not reasonably related to the accomplishment of a legitimate governmental purpose. The Parties further agree to provide equal employment opportunity pursuant to all state and federal laws including the Americans with Disability Act and to provide proof to the CIA as requested by the Human Relations & Community Services Department pursuant to Section 206.20 and 206.21 of the Codified Ordinances of the City of Lansing.

6. Eligible Costs

The LEDC will be entitled to reimbursement by the CIA for reasonable out-of-pocket costs and expenditures that it incurs in connection with the Services or otherwise on behalf of the CIA. All such costs and expenditures made pursuant to this Contract will be fully documented and will be in conformance with any limitations or exclusions of applicable Federal, State and local laws, rules, regulations and conditions mandated by the City of Lansing.

7. Records and Documentation

- a. Each of the Parties will establish and maintain all necessary records concerning any matter covered by this Contract which, from time to time, as necessary for the ordinary administration of this Contract and the Services.
- b. Unless otherwise expressly authorized by the LEDC, each Party will maintain all records related to this Contract, including financial records and accounts for a period of three (3) years after receipt of final payment under this Contract.
- c. If any litigation, claim or audit is started before the expiration of the three-year period, the records will be retained by the Parties until all litigation, claim or audit findings involving the records have been resolved.

8. Audits and Inspections

At any time during normal business hours and as often as the LEDC may deem reasonably necessary to ensure proper accountability for all project funds, CIA will:

- a. Make available to the LEDC all checks, payrolls, time records, invoices, Contract vouchers, orders and other data, information and material concerning any matter covered by this Contract; and
- b. Permit the LEDC to audit, examine, excerpt, or transcribe all checks, vouchers, orders or other data, information and material concerning any matter covered by this Contract; and
- c. Allow the LEDC to review such documents that are considered as backup to the operation of CIA, regardless of funding source; and
- d. Make available to the LEDC documentation supporting service reports.

9. Conflict of Interest

- a. Conflict of interest is defined as the Party's officers, directors, and/or employees using position for a purpose that is or gives the appearance of being motivated by a desire for private financial gain for themselves or others, particularly those with whom they have family, business, or other ties.
- b. The Parties covenant, to the best of their knowledge, that no such interest exists and no person having any conflicting interest in this Contract will be employed for the purpose of performing the services and activities set forth in the Scope of Services section of the Contract or fulfilling the terms, conditions, obligations, covenants, agreements or stipulations of this Contract.
- c. The City of Lansing will establish safeguards to prohibit conflicts of interest as defined in this Section.

10. Assignment and Transfer of Interest: Subcontracting

Except as otherwise permitted by this Agreement, the Parties will not assign or transfer, whether by assignment or novation, any interest in this Contract or subcontract any performance or portion thereof pursuant to this Contract without written consent of the non-assigning Party, provided however, that claims for money due or to come due to LEDC from the CIA pursuant to this Contract may be assigned or transferred to a bank, trust company, or other financial institution without such consent, and LEDC will promptly notify the CIA of any such assignment or transfer.

11. Lobbying and Political Activities

None of the money, compensation, reimbursement, funds, property or services provided, directly or indirectly, under, by or pursuant to this Contract will be used for any partisan political activity or to further the election or defeat of any candidate for any public office, or propaganda designed to support or defeat any legislation pending before the Congress of the United States, the Michigan State Legislature, or the City Council of the CIA.

12. "Save Harmless" Clause

LEDC will indemnify, defend, and hold the CIA harmless for all damages arising out of a claim a third party brings against the CIA that arises out of LEDC's negligent or intentional misconduct.

CIA will indemnify, defend, and hold the LEDC harmless for all damages arising out of a claim a third party brings against the LEDC that arises out of CIA's negligent or intentional misconduct.

13. Civil Rights

- a. Each Party agrees that it will not discriminate as to provision of services pursuant to this Contract or as to hiring or terms or conditions of employment based on race, creed, color, religion, national origin, sex, handicap, marital status, height, weight or age. It will maintain written personnel rules, guidelines, practices, and terms and conditions of employment. The personnel rules established may be amended from time to time, as necessary.
- b. Each Party will, in all solicitations or advertisements for employees placed by or on behalf of CIA, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, height, weight, marital status, sex, age, handicap, national origin, sexual orientation or gender preference.

14. Severability of Provisions

If any clauses, sections, provisions or parts of this Contract are held invalid or if any portion of any clause, section, provision or part of the Contract is held invalid, the remainder of this Contract will continue to be enforceable as written.

15. Waiver

The failure of a Party to demand compliance with any term of this Contract or to take action when this Contract is breached in any way will not be considered a waiver of that Contractual requirement thereafter nor the Party's right of action for the breach of that term.

16. Insurance

The CIA will obtain and maintain any insurances reasonably required by the LEDC during the term of this Contract. The LEDC will maintain insurance with generally as good or better coverage during the term of this Contract. The insurance may cover Direct and Officers in addition to general liability.

17. Disclosure of Confidential Material

All reports, data, information, statements, forecasts, records, and so forth, assembled, constructed or prepared pursuant to or as a consequence of this Contract are subject to all Federal and Michigan laws and regulations governing the disclosure of "public, client and medical, or other records" subject to certain exemptions from disclosure under the

circumstances expressly authorized by the above laws and regulations.

18. Termination

- a. For Convenience. Either Party, in its sole discretion, may terminate this Contract at any time without cause, by providing at least 60 days' prior written notice to the other Party.
- b. Non-Payment. In the event the CIA does not remit payment to the LEDC in accordance with the terms of this Contract, the LEDC will immediately suspend Services and, after ten days without a cure, may terminate the Contract.
- c. Termination of the City Contract. In the event the City Contract is terminated or the provisions of the City Contract related to this Contract are removed or otherwise ended, this Contract will be automatically terminated.
- d. Payments After Termination. Following the termination of this Contract, LEDC will promptly invoice CIA for any outstanding amounts and expenses due and owing under this Contract, and the CIA will pay all such amount and expenses to LEDC in accordance with the payment terms set forth in this Contract. If a deposit or advance payment has been made by CIA for any services that have not and will not be delivered to LEDC following expiration or termination, LEDC will promptly reimburse such payment to CIA.

19. SubContracting

LEDC may subcontract some or all of the responsibilities set forth in Section 1, but LEDC will remain responsible for any subcontracted Services.

20. Applicable Law

This Contract will be governed by the laws of the State of Michigan.

21. City Contract

This Contract is subject to the City Contract. Both parties agree to comply with the City Contract to the extent applicable to their performance of this Contract.

[Signatures on the following page]

IN WITNESS WHEREOF, the Parties have entered into this Contract as of the date first written above.

CIA

By: _____
Name:
Title:

Lansing Economic Development Corp.

By: _____
Name: Shelley Davis Boyd
Title: LEDC Chair

DRAFT

**EXHIBIT A
LEDC Hourly Rates**

See attached.

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DRAFT

2026–2027 ACTION PLAN

Purpose

The 2026–2027 Action Plan serves as the implementation framework for the South Martin Luther King Jr. Boulevard Corridor Improvement Authority (S. MLK CIA) Development Plan. This document identifies priority projects and activities that advance the Authority's long-term vision while supporting economic development, corridor revitalization, business growth, and placemaking efforts within the corridor.

GOAL 1: Improve the Commercial Core and Public Realm

Create an attractive, walkable, and transit-oriented corridor that fosters neighborhood pride, enhances visitor experiences, and improves access to jobs, goods, and services.

Strategic Focus Areas

- Public Realm and Streetscape Improvements
- Public Art and Place Activation
- Transit-Oriented and Pedestrian Connectivity

FY 2026–2027 Priority Actions

Action	Lead
Revamp the landscaping/greenery of the corridor	CIA
Improve the public infrastructure on the corridor	LEDC
Implement landscaping projects	CIA
Coordinate mowing and routine maintenance activities	LEDC
Conduct corridor cleanup initiatives	CIA
Administer mural and public art grant opportunities	LEDC
Develop partnerships with local artists and arts organizations	CIA

Performance Measures

- Number of beautification projects completed
- Number of public art projects completed

GOAL 2

Encourage Property Improvements and Economic Investment

Support property reinvestment, increase property values, reduce vacancies, and promote commercial growth throughout the district.

Strategic Focus Areas

- Property Improvements and Redevelopment
- Commercial Property Activation
- Business Attraction and Investment
- Small Business Financing and Support

FY 2026–2027 Priority Actions

Action	Lead Organization
Promote participation in façade improvement programs	CIA/LEDC
Prepare redevelopment-ready property information and site packages	LEDC
Market vacant commercial properties to prospective tenants and developers	LEDC
Conduct outreach and engagement with property owners	CIA
Pursue targeted retail and business recruitment opportunities	LEDC
Promote available business financing programs	LEDC
Connect businesses with technical assistance providers and resources	CIA

Performance Measures

- Increase in corridor taxable value
- Number of façade improvement projects completed

- Number of vacant properties activated
- Commercial occupancy rate
- Number of new businesses opened
- Number of businesses receiving technical assistance

GOAL 3

Strengthen Corridor Identity and Business Engagement

Create a cohesive district identity that supports existing businesses, strengthens community connections, and attracts complementary commercial investment.

Strategic Focus Areas

- Corridor Branding and Communication
- Business and Neighborhood Connectivity
- Small Business Development and Retention

FY 2026–2027 Priority Actions

Action	Lead Organization
Increase the community’s awareness of the CIA	CIA
Maintain and update the corridor business directory	LEDC
Expand social media marketing and storytelling efforts	CIA
Host community/business engagement events	CIA/LEDC
Conduct regular business retention and outreach visits	CIA

Performance Measures

- Number of businesses engaged
- Number of business retention visits completed
- Community event attendance
- Social media engagement metrics

IMPLEMENTATION AND REPORTING

The S. MLK CIA Board and Lansing Economic Development Corporation (LEDC) will jointly oversee implementation of the 2026–2027 Action Plan. Progress toward identified goals and performance measures will be reviewed quarterly and reported to the Board through regular updates.

The Action Plan may be amended by the Board as needed to address emerging opportunities, funding availability, and evolving corridor priorities.

S. Martin Luther King Jr. Corridor Improvement Authority

2026 Annual Spending Plan

The **S. Martin Luther King Jr. Corridor Improvement Authority (MLK CIA)** spending plan outlines priority investments for the 2026 calendar year. These initiatives are intended to support corridor beautification, strengthen local businesses, and promote economic activity along the S. MLK Jr. corridor.

Each proposed project aligns with the Authority's **Development and Tax Increment Financing (TIF) Plan**, while also addressing current needs identified within the corridor. The spending plan provides a framework for how the Authority will allocate resources strategically throughout the year.

Projects will be funded through **tax increment financing (TIF) revenue generated within the district** as well as **remaining COVID-19 Relief ARPA funds**.

2026 Budget Summary

Available Funds

- TIF Revenue (Tax Capture): **\$511,954.00**
- ARPA Funds: **\$71,199.91**

Total Available Budget: \$583,153.91

**Target Spending Goal (approximately 40% of total budget):
\$250,000**

Proposed Spending Categories

Aesthetic and Design Improvements

These projects focus on improving the **appearance, cleanliness, and pedestrian environment** of the corridor.

- Corridor Signage – **\$10,000**
- Corridor Cleanup and Maintenance – **\$10,000**
- Pedestrian Island Enhancements and Maintenance – **\$6,000**
- Street Sweeping – **\$10,000**
- **Mural Installation - \$25,000**

Category Total: \$63,000

Economic Reconstruction

These initiatives support **business stability, growth, and capacity building within the corridor.**

- Business Grant Program – **\$50,000**
- Business Technical Assistance Support – **\$15,000**

Category Total: \$65,000

Marketing and Promotion

Marketing investments help promote corridor businesses and communicate opportunities within the district.

- Print Needs – **\$5,000**
- Graphic Design Needs – **\$15,000**
 - **Banners, business cards, swag, etc**
- Marketing and Communications – **\$15,000**

Category Total: \$35,000

Organizational and Community Initiatives

These resources support **community engagement, professional support services, and administrative capacity** necessary to implement corridor initiatives.

- Annual Community Event(s) – **\$25,000**
- Consultant Services – **\$15,000**
- Administrative Support – **\$15,000**

Category Total: \$55,000

Total Proposed Spending

\$218,000



S. Martin Luther King Jr. Corridor Improvement Authority Guest / Public Sign-In Sheet

Meeting Date

Please print clearly. Business/organization name is only needed if applicable. Email list consent is optional.

#	Name	Email	Address	Phone Number	Business / Organization (if applicable)	Email List? Meeting reminders / events
1						<input type="checkbox"/> Yes <input type="checkbox"/> No
2						<input type="checkbox"/> Yes <input type="checkbox"/> No
3						<input type="checkbox"/> Yes <input type="checkbox"/> No
4						<input type="checkbox"/> Yes <input type="checkbox"/> No
5						<input type="checkbox"/> Yes <input type="checkbox"/> No
6						<input type="checkbox"/> Yes <input type="checkbox"/> No
7						<input type="checkbox"/> Yes <input type="checkbox"/> No
8						<input type="checkbox"/> Yes <input type="checkbox"/> No
9						<input type="checkbox"/> Yes <input type="checkbox"/> No
10						<input type="checkbox"/> Yes <input type="checkbox"/> No

Notice: By checking "Yes," you authorize use of your email address for S. MLK CTA meeting reminders and corridor event notices. Information collected by a public body may be subject to public disclosure under applicable records laws.