



Lansing Gateway Corridor Improvement Authority Board of Directors Monthly Meeting

Wednesday, July 15th, 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 (6.17. 2026)– **Action**
3. Update on the Design Project
4. Discussion with Public Service and CATA
5. Update on ARPA Funds
6. Public Comment
7. Other Business
8. Adjournment



**Lansing Gateway Corridor Improvement Authority
Board of Directors Monthly Meeting**
June 17th, 2026 @ 4:00pm
Capital Region International Airport
4100 Capital City Blvd. Lansing, MI 48906
Chris Holman Room

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

Members Absent: Jo Sperry, Diane Hartwell, Hillary Kipp
Facilitator Present: Kahleea Washington (Lansing EDC)

Guests Present: Kris Klein (LEDC), Amy (LEDC)

Public: Helen Hartwell

Recorded by: Kambriana Crank

1. Call to Order/ Roll Call

Roll call at 4:07pm

The board did not have a quorum until Member Crank joined the group at 4:12 PM

2. Approval of the Lansing Gateway CIA Meeting Minutes (5.20. 2026)– Action

The board tabled the approval of the meeting minutes and moved to item three until they had a quorum. Once the discussion from item three was completed and the group had a quorum, they reviewed and moved to approve the meeting minutes with revisions discussed.

Motion: Steven

Second: Crank

Passed unanimous

3.Update on the Design Project

Washington presented the drawings provided by Pure Architects to the board. Washington will schedule an additional meeting with consultants to discuss questions the board raised.

4.Approval of the LEDC and CIA Services Agreement- Action

Kris Klein (LEDC) answered questions from the board about the one-year service agreement. After discussion the board approved the motion to have the chair negotiate and approve the contract with LEDC.

Motion: Bob Van Arkel

Second: Steve

Passed unanimous

5.Discussion on Corridor Projects

The board discussed opportunities for more public art and beautification efforts along the corridor such as scrap fest, Lansing Gateway branding, and adding trash receptacles. Follow up discussions with CATA about trash cans near bus stops.

6.Public Comment

None.

7.Other Business

The Board discussed promoting the Lansing Connect app as a tool for corridor businesses and residents to report maintenance and quality-of-life concerns. Reports can be submitted anonymously. Staff will explore promoting the app through the organization's Facebook page and other social media channels.

An update was shared regarding a call received from the owner of Gordon's, who is seeking to make improvements to the business's parking lot.

Washington announced that the City's Façade Grant Program will transition to a year-round application process, providing businesses with ongoing opportunities to apply for funding.

Costar Subscription: Washington will provide quarterly reports summarizing available commercial properties and market activity along the corridor.

8. Adjournment

Adjournment at 4:57 pm

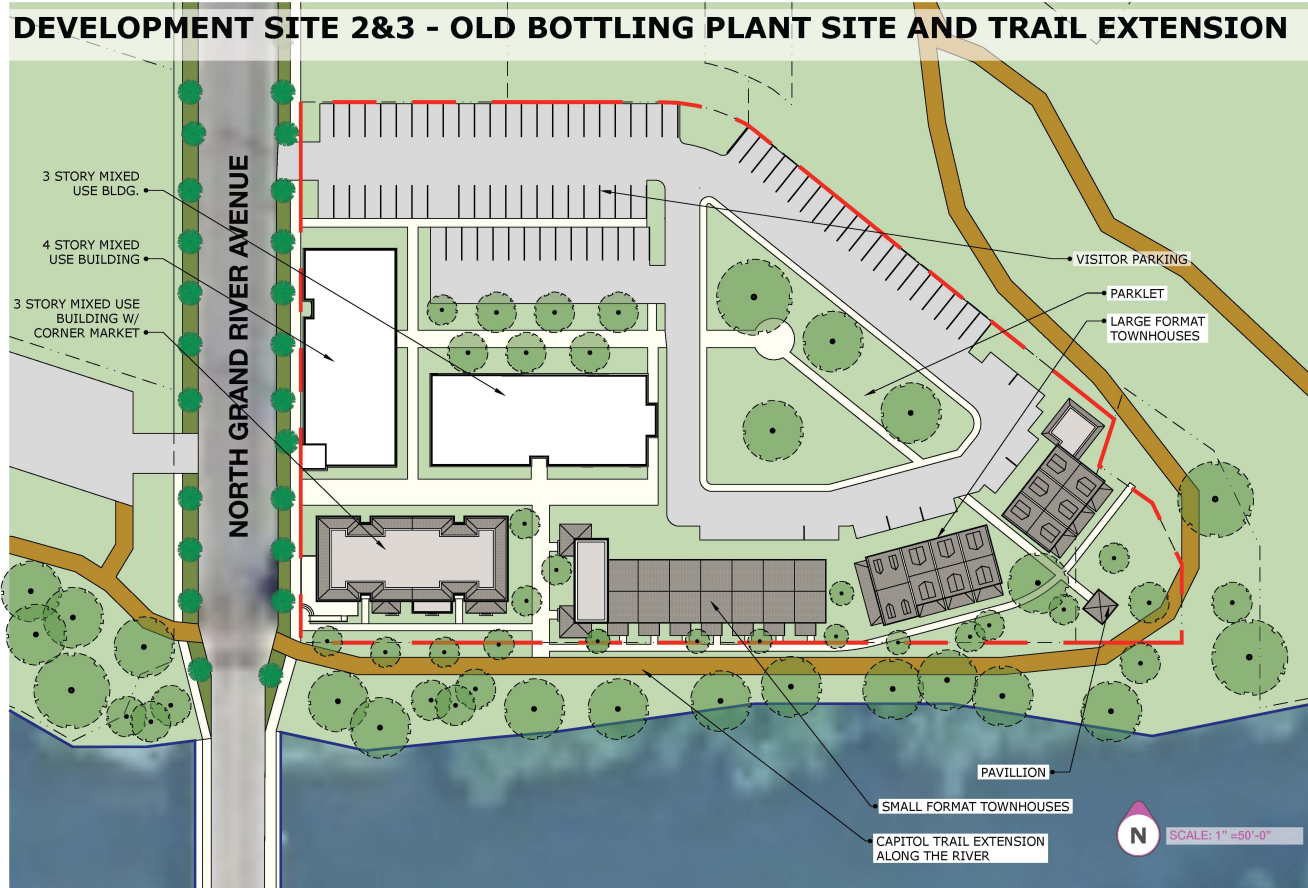
Motion: Steven

Support: Bob

X

Robert Benstein
Chairperson, Lansing Gateway Corridor Improvement Authority

DEVELOPMENT SITE 2&3 - OLD BOTTLING PLANT SITE AND TRAIL EXTENSION



DEVELOPMENT SITE 1 - LAND BANK SITE - SMALL COMMERCIAL INFILL







ARPA Fund Expenditures as of 06/30/2026

Name	Memo	Class	Clr	Split	Debit
Name	Memo	Class	Clr	Split	Debit
The Plant Professionals	LGCIA Beautification Project - ARPA Funds	ARPA		20000 - Accounts Payable	\$ 4,330.15
The Plant Professionals	LGCIA Beautification Project - ARPA Funds - 2nd installment -50%	ARPA		20000 - Accounts Payable	\$ 4,330.15
The Plant Professionals	Labor to water landscape plants on 10/8 LG CIA	ARPA		20000 - Accounts Payable	\$ 105.00
Turner Dodge House	Lansing Gateway CIA - ARPA Funds - Lansing Gateway CIA Board Mtg Open House	ARPA		20000 - Accounts Payable	\$ 200.00
Meijer	LGCIA Event Refreshments and Supplies	ARPA		20104 - CC Payable-PNC-3118	\$ 62.74
Insty-Prints	LG CIA - Event Flyers	ARPA	X	20000 - Accounts Payable	\$ -
Capital City Market	Lansing Gateway Refreshments	ARPA		20104 - CC Payable-PNC-3118	\$ 87.72
King Subs	LGCIA Event Refreshments	ARPA		20104 - CC Payable-PNC-3118	\$ 154.62
Insty-Prints	CIA Brochures - Lans Gateway	ARPA		20104 - CC Payable-PNC-3118	\$ 23.70
The Plant Professionals	Landscaping along Lansing Gateway Corridor	ARPA		20000 - Accounts Payable	\$ 382.50
Gregorys Soul Food	Catering for Gateway CIA Event	ARPA		20105 - CC Payable - PNC 6778	\$ 284.10
Turner Dodge House	Rental fees for Lansing Gateway CIA 11/18/2025	ARPA		20000 - Accounts Payable	\$ 200.00
Kahleea Washington	Reimburse for LGCIA refreshments for community engagement	ARPA		10008 - PNC - ARPA - 8494	\$ 22.96
The Plant Professionals	Lansing Gateway CIA Spring 2026 landscaping efforts	ARPA		20000 - Accounts Payable	\$ 647.00
Pure Architecture & Development, PLLC	1st milestone payment for the LGCIA's urban design work	ARPA		20000 - Accounts Payable	\$ 2,250.00
Pure Architecture & Development, PLLC	2nd milestone payment for Urban design work, LGCIA	ARPA		20000 - Accounts Payable	\$ 9,750.00
					\$22,830.64

\$77,169.36 available

Lansing Gateway Corridor Improvement Authority

2026 Annual Spending Plan

The **Lansing Gateway Corridor Improvement Authority (LGCIA)** spending plan outlines priority initiatives for the 2026 calendar year. These investments support projects that enhance the visual character of the corridor, strengthen local businesses, and promote continued economic activity within the district.

Each proposed initiative aligns with the **LGCIA Development and Tax Increment Financing (TIF) Plan** and reflects corridor needs identified by the Authority. The spending plan serves as a guide for allocating resources in a strategic and impactful way throughout the year.

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

2026 Budget Summary

Available Funds

- TIF Revenue: **\$70,476.37**
- ARPA Funds: **\$85,668.47**

Total Available Budget: \$156,144.84

Proposed Spending Categories

Aesthetic and Design Improvements

Projects in this category focus on improving the **visual appeal and overall environment** of the Lansing Gateway corridor.

- Corridor Signage – **\$1,500**
- Mural Sponsorships – **\$20,000**
- Landscaping Maintenance – **\$2,000**

Category Total: \$23,500

Economic Reconstruction

These investments are intended to **support businesses and encourage continued economic activity within the corridor.**

- Business Enhancement Grant Program – **\$30,000**

Category Total: \$30,000

Marketing and Promotion

Marketing efforts help promote the corridor and communicate opportunities to businesses and visitors.

- Graphic Design and Print Needs – **\$2,500**

Category Total: \$2,500

Organizational and Community Initiatives

These initiatives support planning efforts and community engagement activities that advance the Authority's goals.

- Corridor Design Project – **\$15,000**
- Administrative Services- **\$15,000**
- Annual Community Event(s) – **\$1,500**

Category Total: \$31,500

Total Proposed Spending

\$87,500

This spending level represents a strategic investment in corridor improvements while maintaining flexibility for future initiatives and emerging opportunities.