



**S. MLK Corridor Improvement Authority
Board of Director's Informational Meeting #2**

Thursday, September 16, 2021 – 2:00 PM

LEAP Office

1000 S. Washington Ave. Ste. 201

Lansing, MI 48910

AGENDA

1. Call to Order / Roll Call
2. S. MLK Meeting Minutes Thursday, June 17, 2021 (Action)
3. Delegation of Duties of Officers (Action)
 - a. Vice Chair
 - b. Treasurer
4. Fellowship Position Update and Discussion
5. Information on TIFA Goals and Projects
6. Other Business
7. Public Comment
8. Adjournment



**S. MLK Corridor Improvement Authority
Board of Director's Meeting Minutes**

Thursday, June 17, 2021 – 1:00 PM

THIS MEETING WAS HELD ELECTRONICALLY*

Zoom Meeting Webinar ID: 836 9112 9718

<https://us02web.zoom.us/j/83691129718>

Members Present:

Aini Abukar (Gaylord, MI), Jeffrey Johnson (Lansing, MI), Don "Moose" Sober (Lansing, MI), Price Dobernack (Cheboygan, MI), Alexis Carnegie-Dunham (Lansing, MI)

Members Absent:

Nikki Soldan (excused), Mike Skory (excused)

Facilitator Present:

Hannah Bryant (LEAP)

Guests:

Brian McGrain (City of Lansing), Zach Driver (City of Lansing), Christopher Stralkowski (Ferguson Development)

Public:

-

Recorded by:

Hannah Bryant

Call to Order/ Roll Call / Overview

Chair Dobernack called the meeting to order at 1:03 p.m. Chair Dobernack stated in an effort to protect the health and safety of the public, these meetings will be conducted virtually in accordance with Public Act 228 of 2020 and the Open Meetings Act, and all Board members and the public are participating virtually. Bryant noted that all action items will be taken in a roll call vote and when we do attendance, please state the city and state you are calling in from. Bryant took attendance. Bryant went through the meeting procedures for electronic meetings for both members and the public.

S. MLK Meeting Minutes Thursday, April 15, 2021 (Action)

MOTION: Johnson moved to approve the S.MLK CIA Meeting Minutes from April 15, 2021, as presented. Motion seconded by Abukar.

Bryant took a roll call vote, record as:

Vice Chair Abukar – yea

Secretary Carnegie-Dunham - yea

Treasurer Johnson – yea
Member Don "Moose" Sober – yea
Chair Dobernack – yea

YEAS: Unanimous. Motion Carried.

City of Lansing Development and Planning Office

Chair Dobernack provided an overview from the last meeting where the board discussed the goals of the corridor but also discussed the current situation regarding signage, trash and some code compliance issues. Brian McGrain introduced himself and his role at the city of Lansing as Director of Economic Development and Planning. Zach Driver was introduced by Brian McGrain, who is a Commercial Corridor Specialist at the city. Zach provided details on his role with working with commercial businesses on signage concerns, improper business uses, and other deteriorating properties in Lansing but specifically along S.MLK. McGrain shared additional news where the city is looking at having a fellow to support the CIA to provide visionary plans by gathering feedback of the businesses and property owners. Chair Dobernack asked about if there is an issue, what is the process and the timeline, and who should be contacted. Zach Driver shared his information as a contact and McGrain expressed that some issues can take a while especially if they go to court but depending on the issue the timeline can vary. Bryant will share Zach's contact information with the board. Discussion ensued.

Development and Real Estate Presentation

Chair Dobernack introduced Christopher Stralkowski to discuss their development projects around Lansing but additionally as a developer his view on the corridor and steps the CIA should take. Chris emphasized that it is important to recognize the strength and weakness of a location, but to especially engage the community surrounding it and not to be invasive. This includes the big picture and hosting community events if possible. Discussion ensued. The board thanked Chris for taking time to talk to the board and providing his expertise.

SMLK Planning Survey Discussions

Chair Dobernack made note that the survey link went out with the packet and there has been limited responses by board members. He said to please review and complete to help support conversations in upcoming meetings.

Fellowship Position Overview

Bryant shared news regarding the city of Lansing applied for a fellow through the Community Economic Development Association of Michigan (CEDAM) for the S.MLK CIA. The city of Lansing was one of the 10 communities chosen to host a fellow for 15 months and the fellow will be working solely on the S.MLK CIA.

Electronic Meeting Updates

Bryant provided an update regarding electronic meetings and special accommodations for virtual meetings provided to public boards are officially coming to an end. Meetings after July 12th, 2021 must be held in-person for board members and the public. It was discussed to try to host the meetings along the corridor, if not LEAP is capable to host meetings.

Other Business

Member Abukar shared that she will be no longer be part of the board. She wanted to commend the chair and the group in working so hard and she has learned so much. The board wished her luck.

Public Comment

None provided.

Adjournment

The S.MLK Meeting was adjourned at 2:10 pm.

X

Price Dobernack
S. MLK CIA, Chair

DRAFT S.MLK CIA Projects

Design Projects

- Install Curbside Plantings
- Place trash/recycling receptacles on sidewalk
- Plant street trees
- Sidewalk enhancement and repair
- Install Banners
- Enhance bus stops/shelters and public benches
- Install Wayfinding Signages
- Install historic markers and promote historic initiatives
- Work with local artists to introduce more public art
- Create safer crosswalks with signals
- Repurpose vacant lots and large parking areas into a green space or community
- Create a Façade Improvement Program

Economic Restructuring Projects

- Create inventory of existing businesses
- Strategic business retention initiatives and recruitments
- Market commercial real estate opportunity
- Plan business meet and greet events
- Provide technical support for existing businesses
- Recruit new construction and development projects
- Convert vacant property to commercial or mixed use
- Work with local landbank on property redevelopment
- Feasibility study of repurposing the train tracks south of Victor Avenue
- Work with city to understand current zoning need for properties

Organization Projects

- Invest in a volunteer recruitment/management/recognition
- Develop a corridor maintenance Plan
- Hire outside consultants for any other activities
- Increase neighborhood communication

Promotions and Marketing Projects

- Create a general marketing and promotion strategy
- Create a business directory
- Create a commercial area map of marketing
- Develop a website, social media, and online presence
- Plan community events and a community garden to enhance engagement
- Develop a newsletter
- Recruit a USPS full service location, internet café, and performance space
- Work and partner with Business Association

S.MLK CIA Projects for Development and Finance Plan

4

Responses

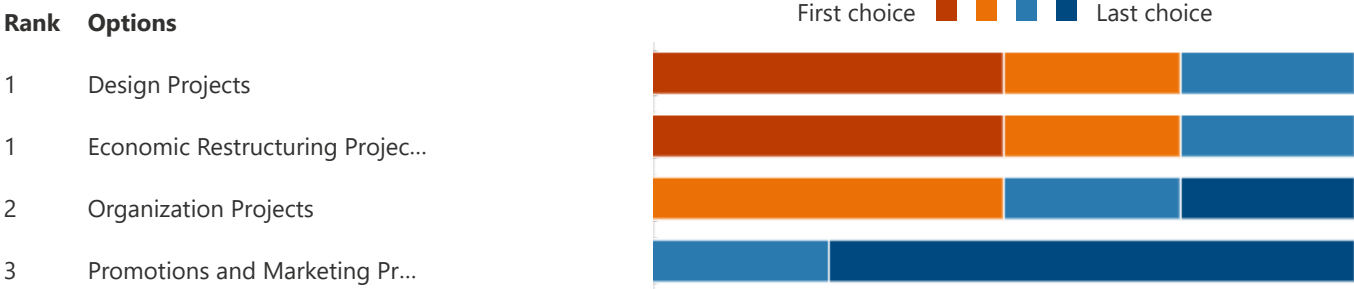
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Average time to complete

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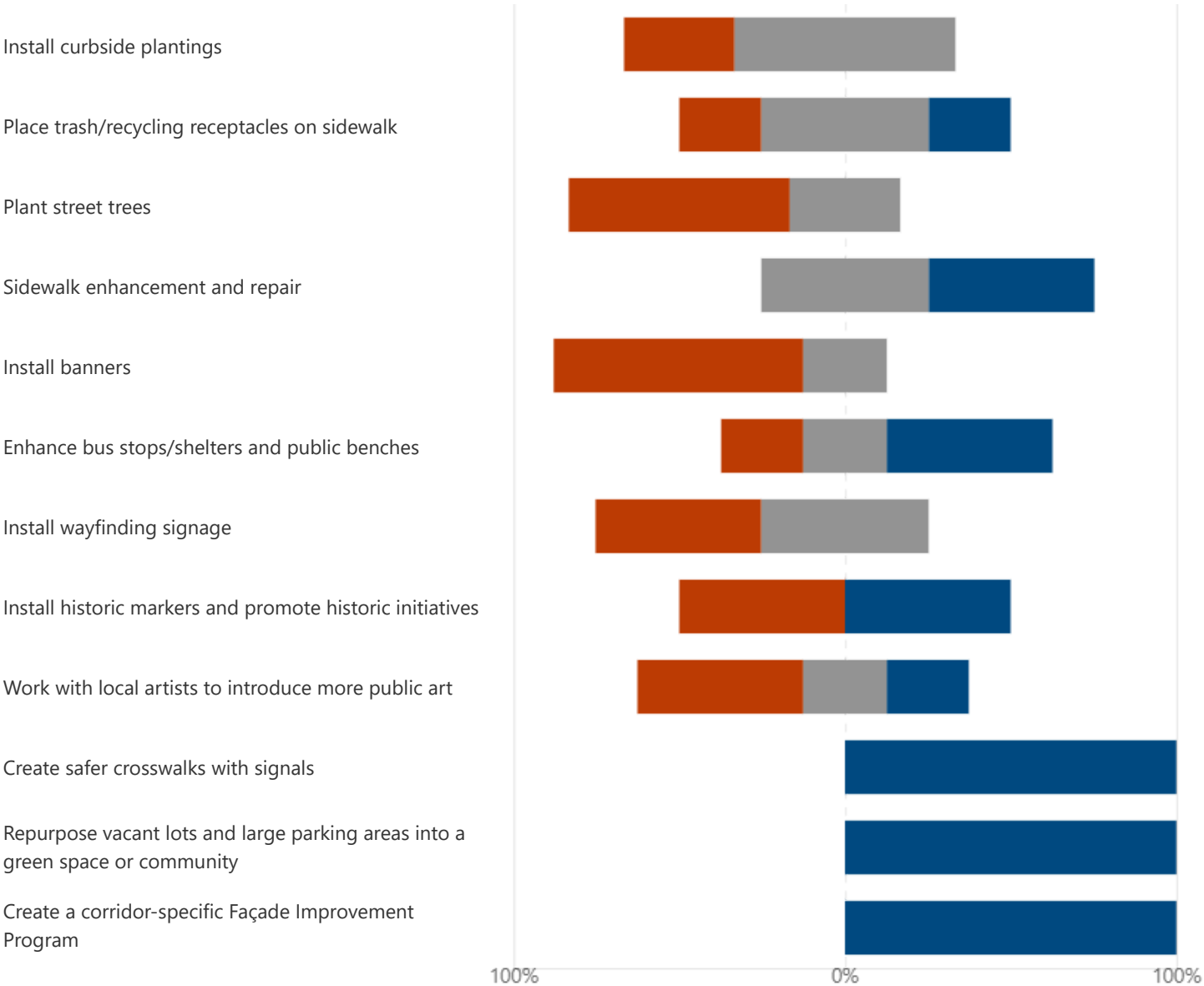
Status

1. Rank which categories should be priority, with the top choice being the highest priority down to the lowest priority.



2. Design Projects

Low Priority Priority High Priority



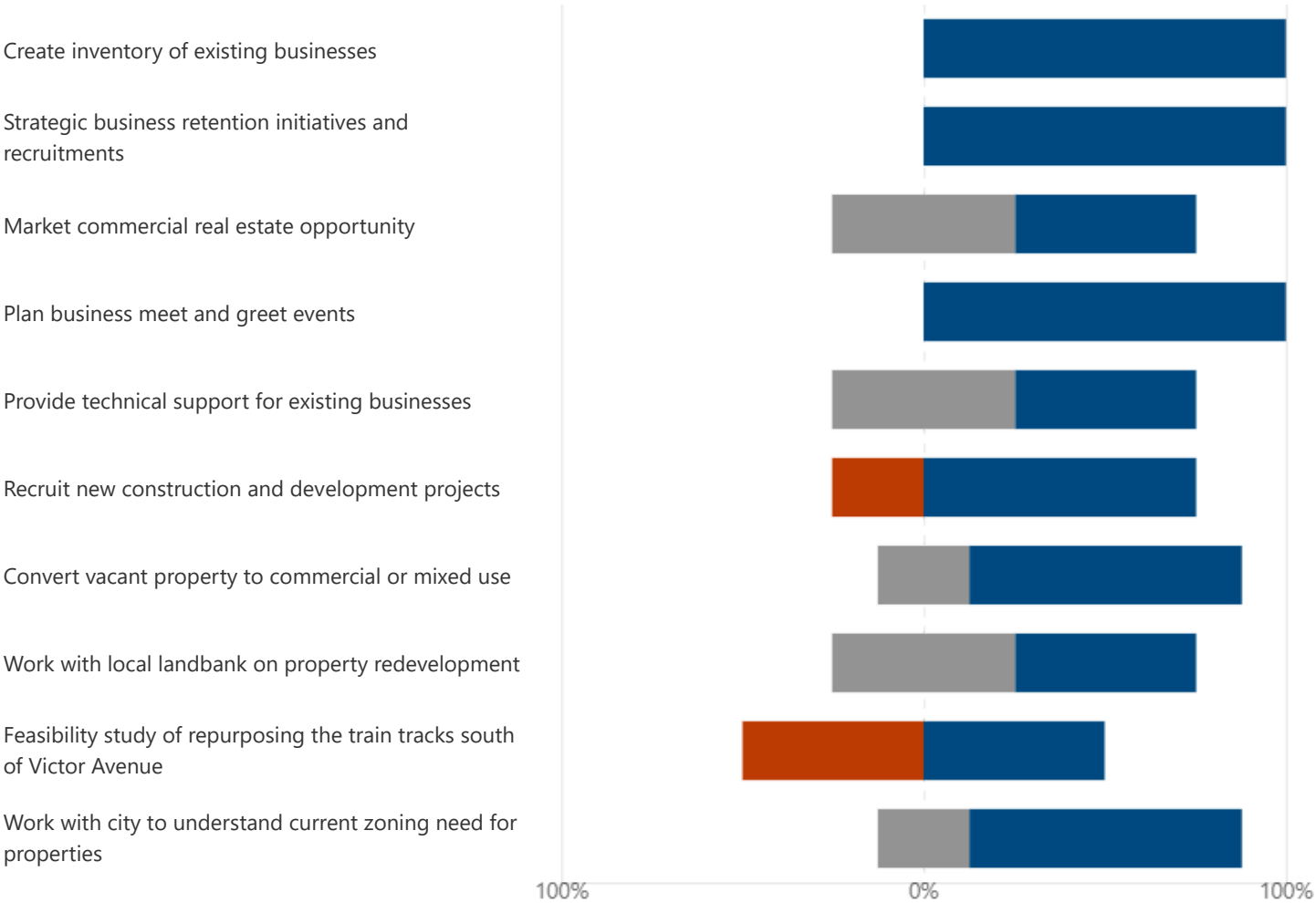
3. What other projects would you want to see under the Design Category? Please state your priority with each item you list.

3
Responses

Latest Responses
"(NUMBER 1/PRIORITY)I would like to see some Green Spots or call th...
"Place trash/recycling receptacles on sidewalk"

4. Economic Restructuring Projects

Low Priority Priority High Priority



5. What other projects would you want to see under the Economic Restructuring Projects? Please state your priority with each item you list.

2

Responses

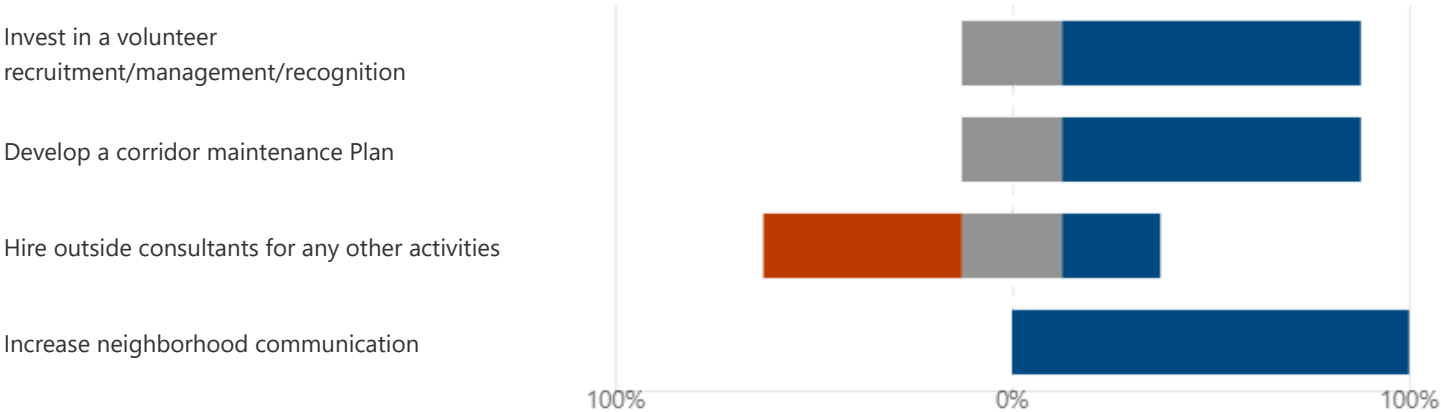
Latest Responses

"I agree with the ideas listed here. I do not have any of my own as of y..."

"Strategic business retention initiatives and recruitments"

6. Organization Projects

Low Priority Priority High Priority



7. What other projects would you want to see under the Organization Projects? Please state your priority with each item you list.

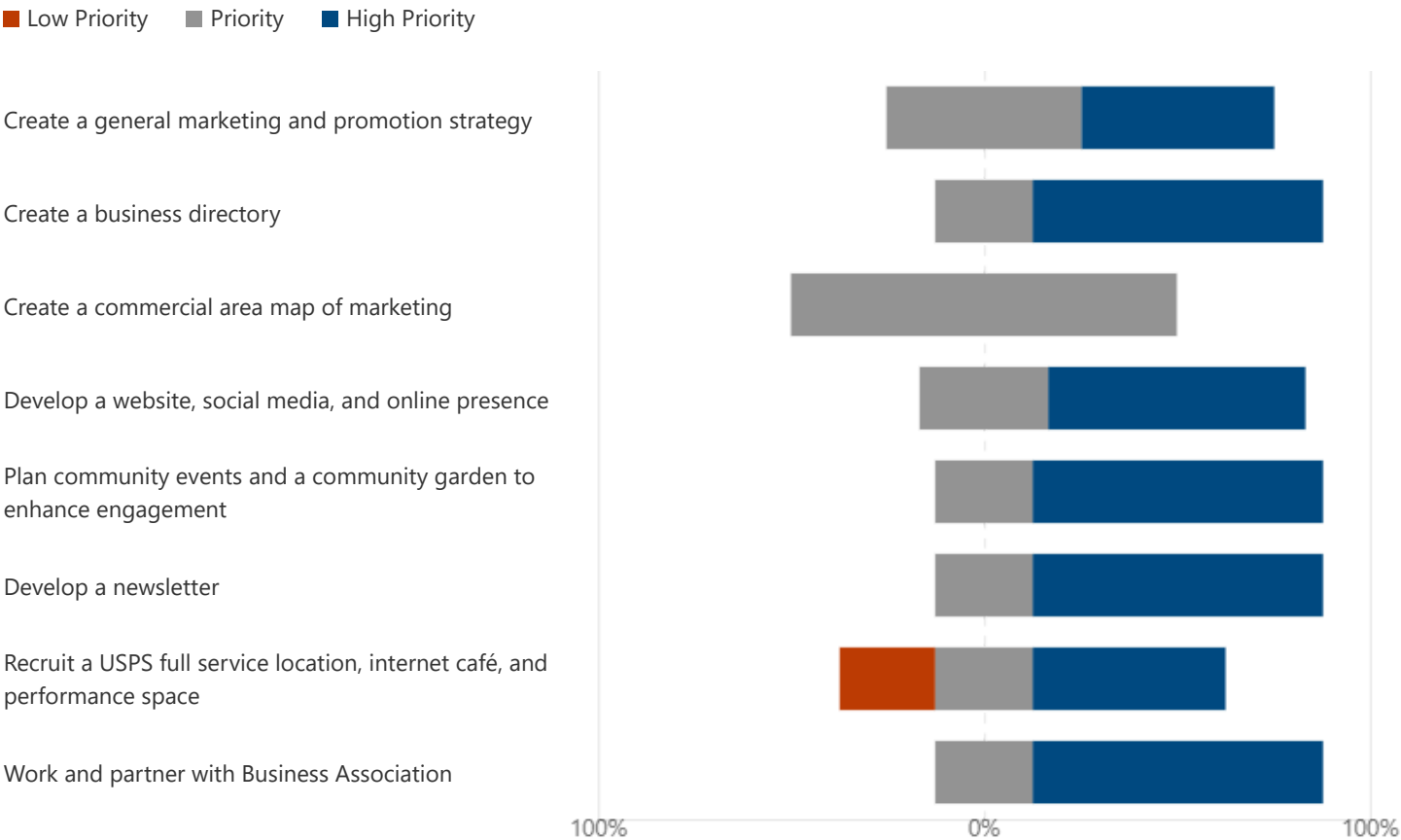
2
Responses

Latest Responses

"Again...I agree with all of the ideas here. most which is the communic...

"Increase neighborhood communication"

8. Promotions and Marketing Projects



9. What other projects would you want to see under the Promotions and Marketing Projects?
Please state your priority with each item you list.

1

Responses

Latest Responses

"Work and partner with Business Association"

10. Please provide any other feedback, other projects, etc to be considered for the corridor's Development Plan.

3

Responses

Latest Responses

"I have nothing to submit at this time. I am however sure that I will ha..."

"Nope."