



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

Thursday, December 9th, 2021 – 1:00 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, September 16th, 2021 (Action)
3. 2022 Board Meeting Schedule
4. Development and Finance Plan Timeline Discussion
5. Review of Projects
 - a. Logan Square Discussion
6. Fall Neighborhood Grants Discussion
7. Other Business
8. Public Comment
9. Adjournment



Andy Schor, Mayor

**S. MLK Corridor Improvement Authority
Board Meeting Minutes
Thursday, December 09, 2021 – 1:00 PM
LEAP Office
1000 S. Washington Ave. Ste. 201
Lansing, MI 48910**

Members Present: Don "Moose" Sober, Price Dobernack, Mike Skory,
Amanda Defrees

Members Absent: Nikki Soldan (excused), Alexis Carnegie-Dunham
(excused)

Facilitator Present: Torrell Christian (LEAP), Kambriana Gates (LEAP)

Public:

Recorded by: Torrell Christian

Call to Order/ Roll Call

Chair Dobernack called the meeting to order at 1:26 p.m. Roll call was called by Christian and recorded for public record.

S. MLK Meeting Minutes Thursday, September 16, 2021 (Action)

MOTION: Skory moved to approve the S.MLK CIA Meeting Minutes from September 16, 2021, as presented. Motion seconded by Sober.

Christian took a roll call vote, record as:

Chair Dobernack – Yea
Treasurer Sober – Yea
Member Skory – Yea
Member Defrees – Yea

YEAS: Unanimous. Motion Carried.

2022 Board Meeting Schedule and Election of Officers

Christian explained that the draft 2022 meeting schedule will be approved at the January meeting.

Development and Finance Plan Timeline Discussion

Christian created a timeline for the development and finance to be approved which was shared with the Board. Christian highlighted the dates for approval of the board. Chair Dobernack asked if the board can review the draft of the plan in January.

Review of Projects

Christian reviewed the draft projects. Chair Dobernack identified clean-up efforts as the main issue that should be focused on. Skory mentioned that marketing is important but first cleaning the corridor is important. Christian will connect with Brain McGrain to talk about the clean-up efforts on the corridor. Chair Dobernack and Sober brought up the idea to host a community input meeting to connect with business owners as well as residents.

a. Logan Square

Christian explained the importance to focus on Logan Square and the focus the LEDC Site Committee has given to the site. Chair Dobernack inquired about what businesses are interested in the property. Defrees suggested focusing on how the development looks and focusing on what can also be an asset to the community. Chair Dobernack suggested having Adam Hussain attend a meeting to discuss the site. Skory added the goal could be to make this area lively and attractive with art and interactive events there. Defrees will reach out to Kathie Dunbar about the farmer's market and will report back to the board.

Fall Neighborhood Grants

Chair Dobernack added community clean-up in Logan Square could be an option. Defrees added that Adam Hussain has organized multiple neighborhood cleanup opportunities. Chair Dobernack added that we can apply for a grant that will focus on the four corners. Chair Dobernack suggested that Christian reach out to the shops on that corner to be involved with community projects as well. Skory suggested for everyone to drive through the area to see other suggestions.

Other Business

None.

Public Comment

None provided.

Adjournment

Chair Dobernack adjourned the S.MLK CIA Meeting at 2:07pm.

X

Price Dobernack
S. MLK CIA, Chair



Andy Schor, Mayor

S.MLK CORRIDOR IMPROVEMENT AUTHORITY 2022 BOARD MEETING SCHEDULE

Lansing Economic Area Partnership (LEAP)
1000 S Washington Avenue, Suite #201
Lansing, Michigan 48910
1:00 PM

January 26th, 2022 **

February 17th, 2022

March 17th, 2022

April 21st, 2022 ***

May 19th, 2022

June 23rd, 2022

July 21st, 2022

August 18th, 2022

September 15th, 2022 ***

October 20th, 2022

November 17th, 2022

December 15th, 2022

Annual Board Meeting * Informational Meetings per 2018 PA 57 1000 S Washington Avenue,
Suite #201, Lansing, MI 48910 Phone: 517.702.3387 Fax: 517.702.3390

S. MLK Corridor Improvement Authority (CIA)
Annual Meeting - January 6, 2022

Overview – Corridor Improvement Authority

- ❑ In 2005, the Michigan Legislature enacted Public Act 280, the Corridor Improvement Authority Act, allowing cities, villages, and townships to create a Corridor Improvement Authority (CIA), which allows the use of tax increment financing (TIF) to make capital improvements within an established commercial district.
- ❑ A legal entity whose sole purpose is to advocate for and make improvements to the corridor over a long period of time.
- ❑ Designed to assist economic development, redevelopment and stimulate revitalization in the established corridor.
- ❑ It will potentially capture increase in property taxes to finance public improvement projects.
- ❑ Creating a Corridor Improvement Authority **will NOT increase taxes or create a new tax.**

Key benefits from a CIA

Leverage funding for the corridor

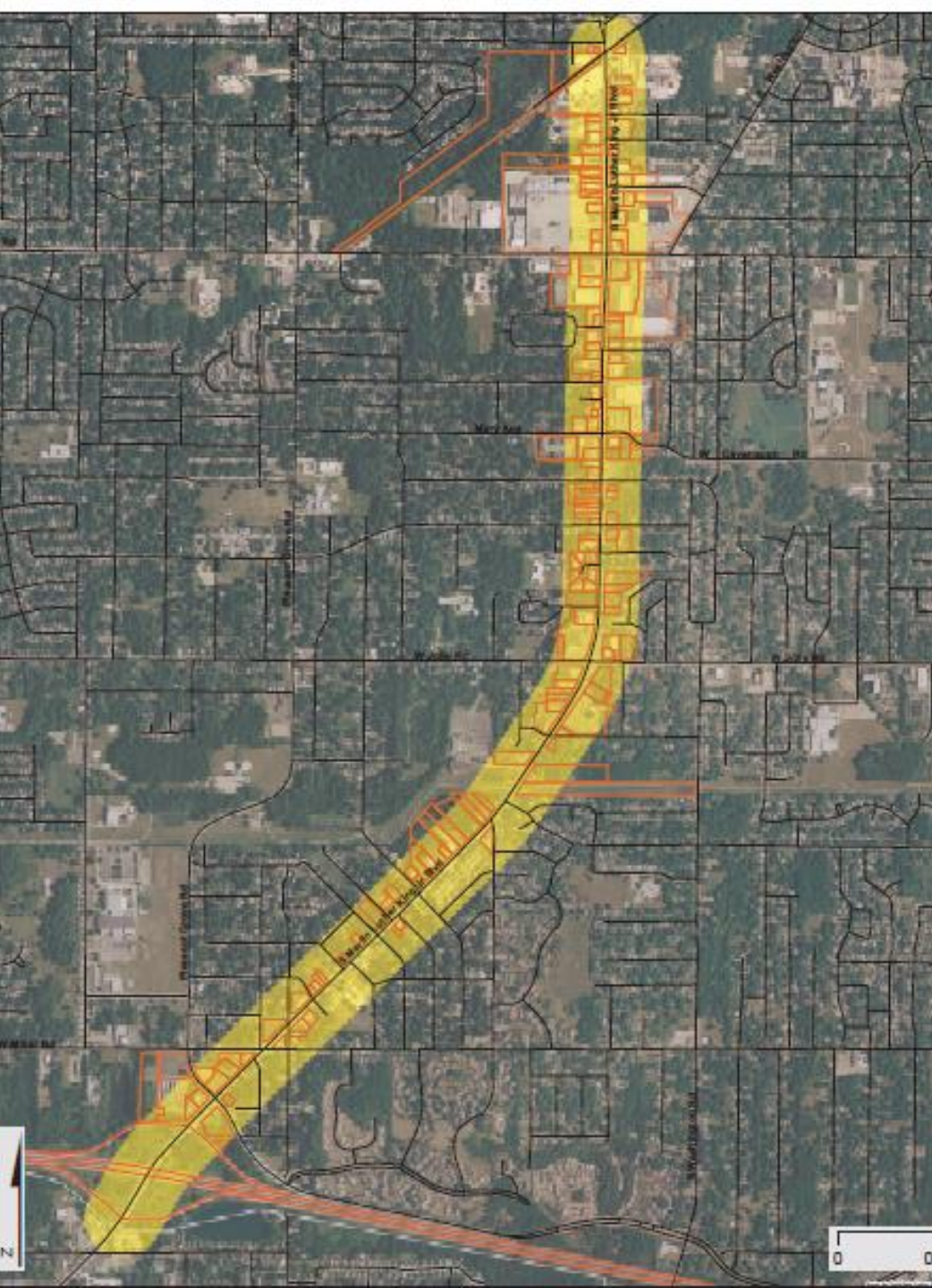
- TIF
- Grants
- Other programs, incentives

Encouraging partnership and planning

- Clear plan and cohesive district
- Creates a public private partnership with the city

Retain and attract businesses and residents

- Property improvements
- Healthy neighborhood



S. MLK CIA Development District

Steps to Establish a CIA and Development & TIF Plan

Part I: Establishing the CIA and its Boundaries

- Create an Exploratory Committee to determine the feasibility to establish a CIA
- Present the case to create a CIA and Development District to Lansing City Council
- Hold public hearing
- Council's approval to establish the CIA and its boundaries
- Appoint members to the board when Council approves to establish the CIA



Part II: Development and Tax Increment Financing Plan

- Create Bylaws
- Develop a Visioning Study for the Development District
- Create a Development and TIF Plan
- Hold public hearing
- Approval the Plan by Lansing City Council

Improvement Projects

Public
Infrastructure

Correct and
Prevent
Deterioration

Promote
Neighborhood-
Aligned Economic
Growth



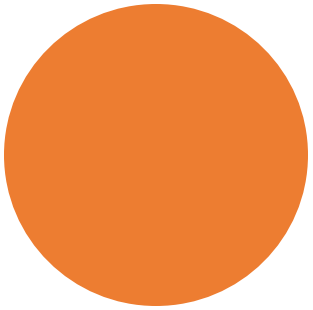
S. MLK CIA Goals:

- ☐ Improve connectivity to adjacent neighborhoods and Lansing downtown
- ☐ Upgrade and beautify streetscape and landscape
- ☐ Revitalize vacant spaces
- ☐ Enhance transit, non-motorized transportation, and create safe pedestrian crossing
- ☐ Develop programs and tools for workforce development and business attraction

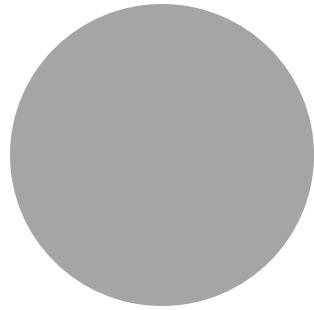




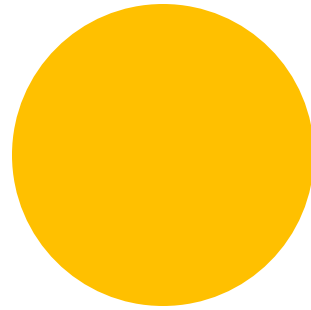
Sources of Financing



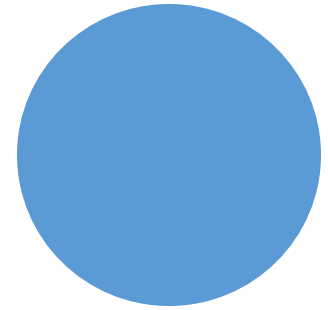
TAX INCREMENT
FINANCING (TIF)



GRANTS

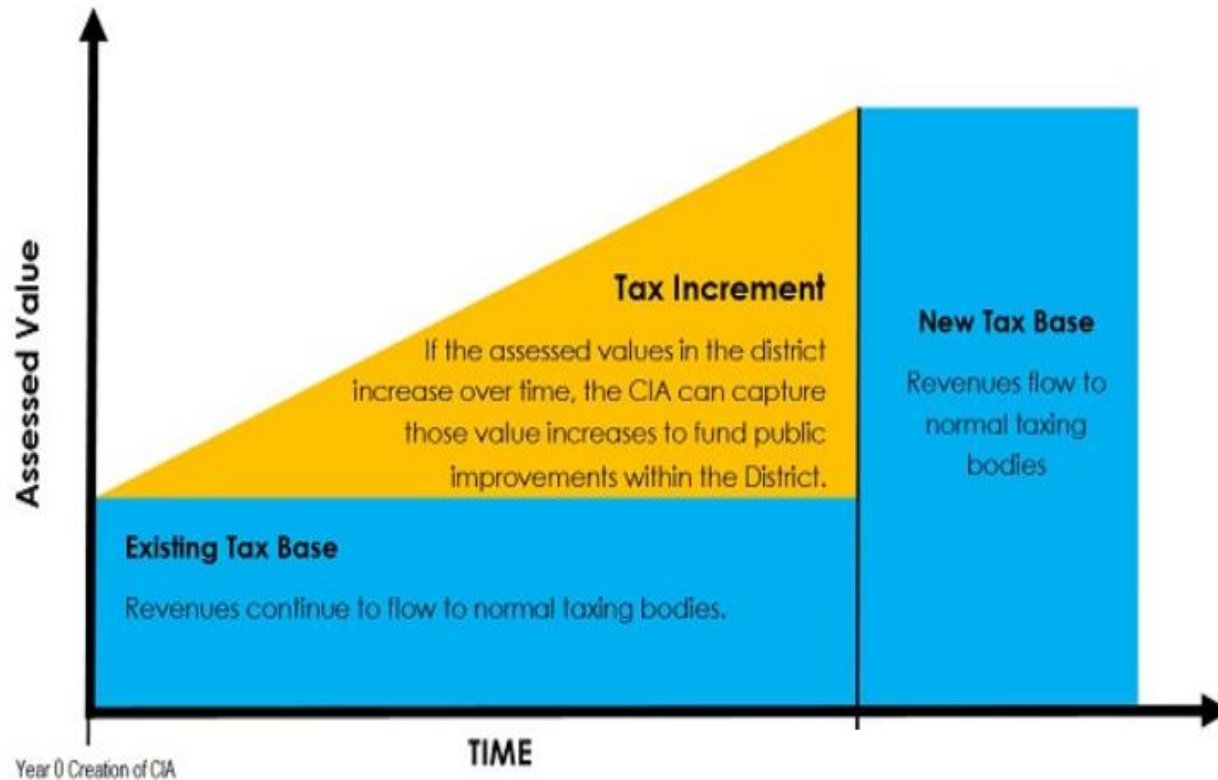


DONATIONS



OTHER

What is Tax Increment Financing (TIF)?



- ☐ Once established, this Act allows tax increment financing to be utilized to capture the yearly increase in commercial taxes.
- ☐ Reinvest back into the corridor for public improvements
- ☐ Leverage other taxes and funding sources to maximize result

Development & Finance Plan Timeline

