

Downtown Lansing Inc.
Board of Directors Meeting Minutes
March 10th, 2022

Members Present: S. Schriener, T. Benoit, J. Estill, A. Willis, J. Tischler, C. Zarkovich, J.V. Anderton

Members Absent: C. Zarkovich, K. Dorshimer

Board Advisors Present:

Board Advisors Absent: Robert Doran-Brockway, P. Spitzley

Staff Present: C. Edgerly, Julie Reinhardt, W. Roberts

Guests Present:

I. Call to Order

-The meeting was called to order at 9:00 am

II. Citizen's Comments

III. Guest: MDOT's Greg Losch: -G. Losch attended to provide an update about the construction planned for I-496 taking place between MLK and Grand River, the timeline for the project, how the project includes up to 8 bridges receiving maintenance, and overall there will be a 2nd phase in 2023 addressing the shoulders and exits, but the 2nd phase allows for traffic to flow on the highway. MDOT heard about a lot of concerns after the 2020 project West of Lansing Road about why it wasn't continuing into Lansing. The Governor's "rebuilding MI program" is allowing them to rebuild another section of 496 now. The project will happen fairly quickly, but there is some work that needs to happen first, and there will be some closures. Major work impacting traffic will start mid-April with storm sewers and the freeway should be completed by November 2023. Flooding/drainage issues seen now will be addressed by the new build with some drainage improvements between the railroad bridge and the expressway, but they don't know if this will remedy the flooding entirely.

IV. Correspondence

-None, but we did submit an op-ed in the LSJ urging lawmakers to take quick action on behalf of downtown.

V. Consent Agenda Approvals

- **Agenda for March 10, 2022** (with edit to have C. Edgerly and J. Tischler)
- **Minutes from Feb 10th, 2022**
- **Committee Reports**
- **Monthly Financials - J. Tischler**

- JV. Anderton moved to approve Consent Agenda items, T. Benoit supported, motion passed.

VI. Old Town Updates (Robert Doran-Brockway)

- Robert had a conflict and wasn't able to make it this month.

VII. Reports

• Director Report – C. Edgerly

- We got a message from the assessor. Our assessment rate expired in 2020, and she brought up that we have the opportunity to raise it, but the Board thought that currently there is no need to raise it and we will reassess in a year. Board agrees we need to address assessment paperwork with the administration before council before we present them our budget on May 9th.
- Some digging is happening regarding AARPA funding that could put it at risk.
- We applied for several Match on Main Grants including "Kewpees", and "A Novel Concept", and Old Town and REO Town did as well.
- The three priority real estate projects are being finalized. DLI's projects are all still included and Cathleen is meeting with the grant writer.
- International Economic Training is ending, and Main Street training is approaching in May.

• President's Report- A. Willis

- Some 10 minute phone calls will be coming to board members so that we can all get to know one another better.
- 4 CMA finalists have been chosen and one will be selected to announce at the State of Downtown.
- We should get stakeholders at the table more often and get them to feel valued and part of the collaboration for Downtown Projects. This will support engagement from neighborhoods, business owners, etc so that when the CMA is being put together, we know we've heard from everyone leading up to the State of Downtown.
- DEI update: the team met with a potential facilitator who has worked with EVE, East Lansing, and the Community Foundation. They were impressed with her and got an estimate from her so that we can get started.
- State Of Downtown: Our plan of action and vision for the future of downtown will be discussed and will be ongoing with multiple meetings. The team is looking at several spaces for the event but it looks like it will be at Knapps. There was discussion about moving the event from March 23rd to the beginning of April in order to allow us more time to gather data (about development, foot traffic, etc during the pandemic) and talk to people and also would allow us to avoid Spring Break. But having it earlier allows us to steer the narrative. We will keep the March 23rd date we will announce that this is a kickoff event and get in front of things, but we announce that we will reassemble in 2 months and discuss data more heavily.

VIII. Action/Discussion Items

a. FY 2023 Budget Review (Ashlee Willis, Jen & Jim)

-There are multiple layouts. The yellow column is what was presented last month, the orange incorporated board comments, and the final column is the best case scenario once we receive funding we asked for, etc. As we look at staffing, we really need another staff member by 2023. The planning column shows us having that additional staff person/ insurance.

-There was discussion about where to account for certain funding, and the reserve fund.

-J. Tischler Moved to present the orange budget to council and authorize the ED to present this as DLI's budget to council. JV Anderton supported, motion passed.

b. Bylaws & Policies Review (Staff & Board)

-There are edits needed. The board will send proposed edits and at our next meeting we will discuss edits and updates.

c. OTCA Grant Report & Reimbursement Request

-We received the report from OTCA, and they are requesting reimbursement of the 2nd half of the grant. It funds trash/maintenance and beautification.

-S. Schriener moved for DLI to reimburse the OTCA as requested, J. Estill supported. motion passed.

d. New Development/Business Updates

-Most of the development isn't public just yet. The former hookah lounge/music hall has plans moving forward and hopes to open mid-fall.

-Nelson Gallery celebrates one year on March 17th from 6-8pm.

-A Novel Concept is coming and will be opening officially in April. They're working on the building now.

-March 15th 10:30 am will be the celebration for the new cohort for Middle Village.

IX. Other New Business

X. Adjourn

-A. Willis moved to adjourn at 10:43. J. Estill supported, meeting adjourned at 10:43.