



Saginaw Street Corridor Improvement Authority Board of Director's Meeting

Thursday, October 20, 2022 – 3:00 PM

Lansing EDC Boardroom

230 N. Washington Sq. Ste #209

Lansing, MI 48933

AGENDA

1. Call to Order/ Roll Call
2. Approval of SSCIA Meeting Minutes (September 15, 2022) – **Action**
3. Corridor Planning & Survey Discussion
4. Landscaping Project
5. Other Business
6. Public Comment
7. Adjournment



Saginaw Street Corridor Improvement Authority
Board of Director's Monthly Meeting
Thursday, September 15, 2022 – 3:00 PM

Members Present: Johnathan Lukco, John Shaski, Jim Houthoofd,
Benjamin Brewer, Diane Sanborn

Members Absent: Jessica Yorko (excused)

Facilitator Present: Aurelius Christian (LEDC)

Guests: David Burns (Ingham County Land Bank)

Public:

Recorded by: Aurelius Christian (LEDC)

Call to Order/ Roll Call

Chair Lukco called the meeting to order at 3:00 p.m. Roll call was called by Christian and recorded for public record.

Approval of SSCIA Meeting Minutes (July 21, 2022) - ACTION

MOTION: Dowling moved to approve the SSCIA Meeting Minutes from July 21, 2022. Motion seconded by Shaski.

Approval of SSCIA Meeting Minutes (August 18, 2022) - ACTION

MOTION: Houthoofd moved to approve the SSCIA Meeting Minutes from August 18, 2022. Motion seconded by Shaski.

Ingham County Land Bank Presentation

David Burns introduced himself and discussed the Land Bank owns three lots on Saginaw Street. The Land Bank has had the property for 10 years and applied for funding from ARPA. The project will be 5 Units of row housing and will have a condo or homeowner association. The Land Bank has engaged city planning and zoning.

Dowling asked about research backing need for "for sale" market. Burns identified strong housing market. The target is 80 area median income. Identified location and nearby bus line. Discussed working on a 4 unit project on N. Martin Luther King Jr. Boulevard similar to the plan outlined. Sanborn asked about condo dues, Burns responded that the fee will be under \$100. Shaski suggested adding storage for the units. Burns discussed the quality of the features they are looking to put in the units. The Land Bank is looking for local contractors. Lukco asked about construction cost. Burns said all in \$210K per unit. Working with condo association to put together bylaws. Burns gave contact information and that the land bank board meets every 3rd Monday every month.

Brewer asked if the price was affordable for starter homes, Burns said they've been thinking of the timing of the market. Burns working with a mortgage company to streamline the process and less stringent criteria and down payment assistance. Shaski asked if it would be LEED certified. Burns said they're putting in 95% furnace and all LED lighting. Potentially looking at solar. Jim asked if owner occupied is required. Burns says there's a 20-year owner occupancy covenant.

Projects Discussion

Discussion was had around the Parks furniture building and the buildings adjacent. Lukco asked about status of ARPA funds, Christian added that the Office of City Attorney is drafting contract. Lukco asked Sanborn about fundraising efforts for Durant Park. \$10,000 campaign goal. Discussion around the road conversion. Brewer asked about the charging station, Lukco answered that they haven't heard anything. Lukco asked about the Consumers prosperity grant, Christian answered that the city was not awarded. Brewer mentioned gathering more information for projects. Lukco mentioned a planning revamp to the plan similar to shaping the avenue study. Sanborn mentioned referring to the survey done to gather ideas and potentially using members of SOCA and tapping into the neighborhood organizations. Lukco mentioned a survey revamp. Dowling mentioned getting feedback to narrow down which projects to pursue. Sanborn asked about money set aside for the point art piece. Lukco mentioned that it is possible to still pursue the project with a budget amendment. Sanborn mentioned work is continuing on the Irish pub. Lukco mentioned survey and landscaping being projects to focus on at the moment. Lukco mentioned bringing back the

survey at the October meeting and a budget amendment at the November meeting.

Other Business

None.

Public Comment

None provided.

Adjournment

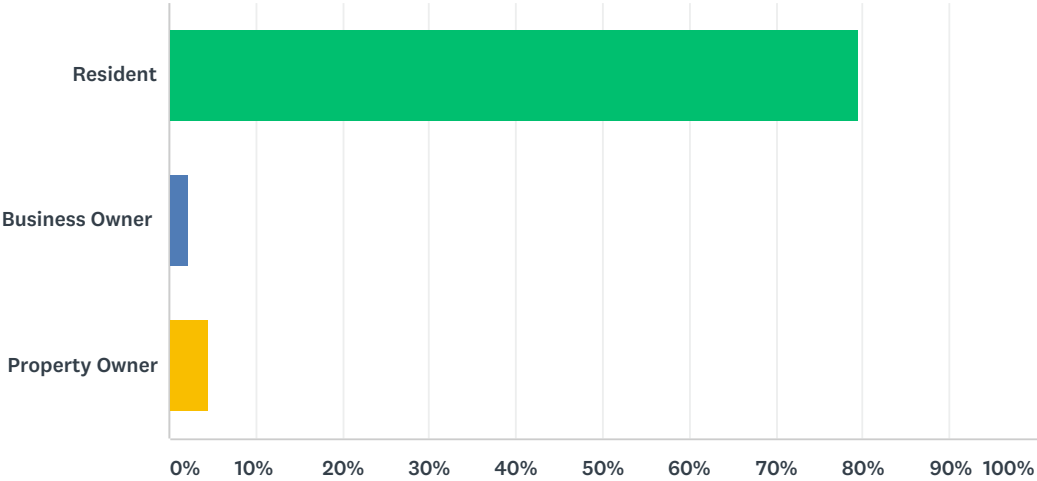
Chair Lukco adjourned the SSSCIA Board of Directors Meeting at 4:09 pm.

X

Jonathan Lukco
SSCIA, Chair

Q1 What is your connection to the area of focus of the SSCIA? (check all that apply)

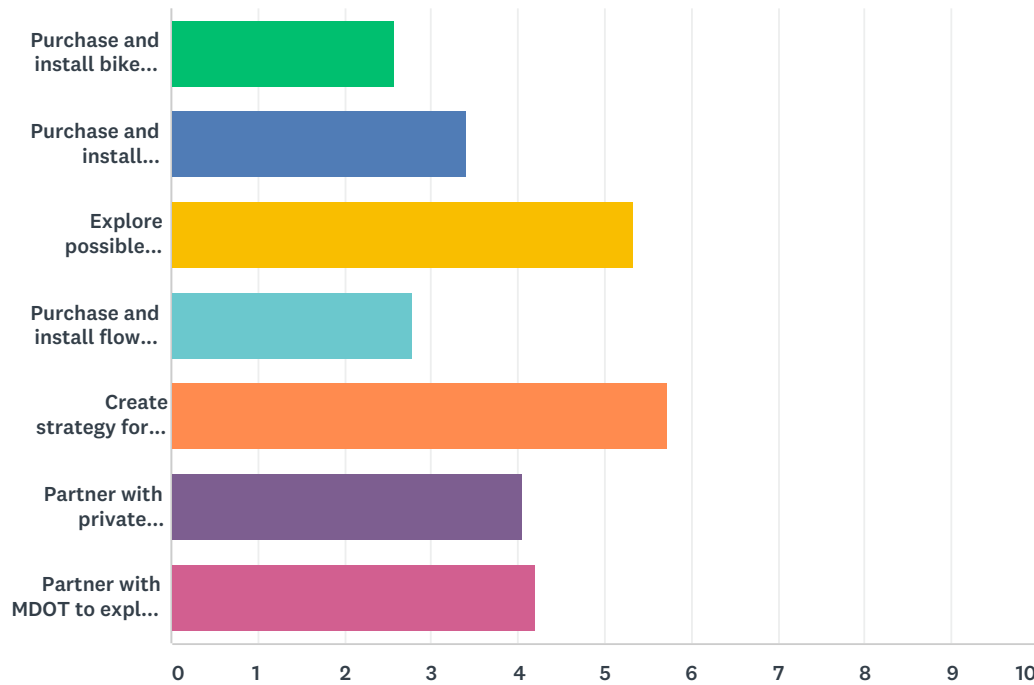
Answered: 44 Skipped: 0



ANSWER CHOICES		RESPONSES	
Resident		79.55%	35
Business Owner		2.27%	1
Property Owner		4.55%	2
TOTAL			44

Q2 Please rank the short-term project options below in order from your TOP PRIORITY (#1) to your LOWEST PRIORITY (#7) for the Saginaw Corridor Improvement Authority Tax Increment Financing and Development Plan for projects that could occur between 2019 and 2020.

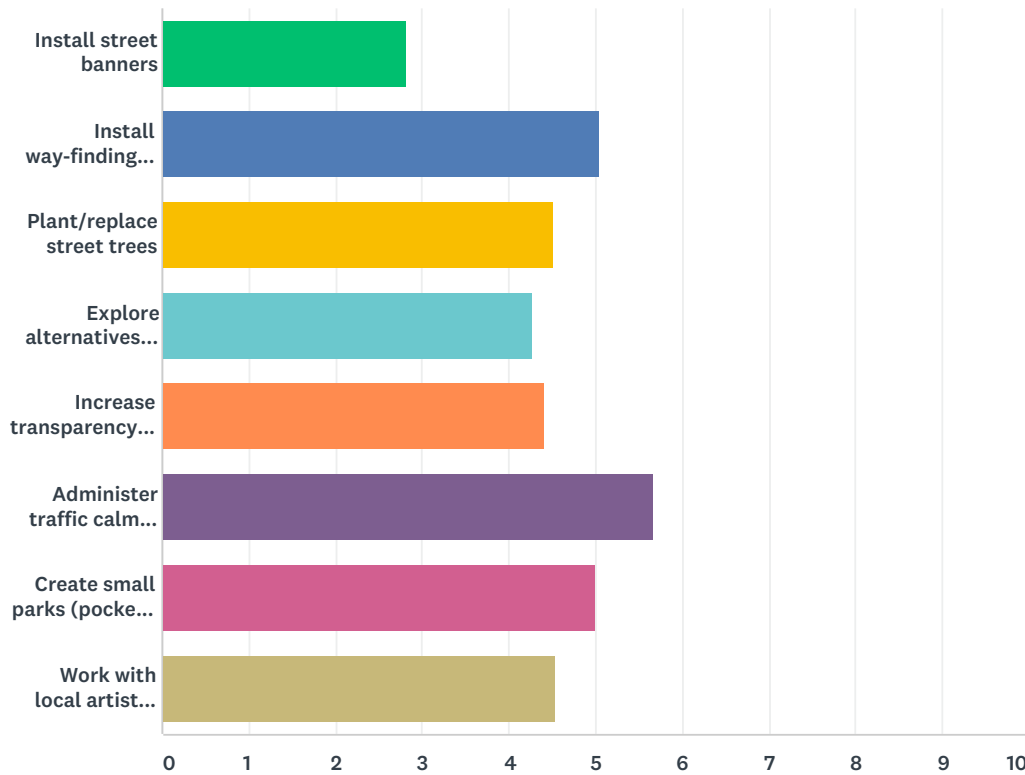
Answered: 43 Skipped: 1



	1	2	3	4	5	6	7	TOTAL	SCORE
Purchase and install bike racks	2.33% 1	2.33% 1	4.65% 2	13.95% 6	20.93% 9	30.23% 13	25.58% 11	43	2.58
Purchase and install trash/recycling receptacles and benches	0.00% 0	10.00% 4	15.00% 6	27.50% 11	17.50% 7	12.50% 5	17.50% 7	40	3.40
Explore possible traffic calming measures (meant to reduce traffic speeds on Saginaw Street) at key intersections (traffic study)	39.53% 17	20.93% 9	16.28% 7	4.65% 2	4.65% 2	2.33% 1	11.63% 5	43	5.33
Purchase and install flower planters	2.44% 1	4.88% 2	2.44% 1	14.63% 6	31.71% 13	21.95% 9	21.95% 9	41	2.78
Create strategy for vacant parcels along Saginaw Street	48.84% 21	20.93% 9	11.63% 5	4.65% 2	6.98% 3	2.33% 1	4.65% 2	43	5.74
Partner with private property owners to install native landscaping along Oakland Avenue	4.76% 2	9.52% 4	30.95% 13	21.43% 9	11.90% 5	16.67% 7	4.76% 2	42	4.05
Partner with MDOT to explore options for a west-bound bicycle lane to pair with the existing east-bound bicycle lane	2.33% 1	32.56% 14	20.93% 9	11.63% 5	6.98% 3	11.63% 5	13.95% 6	43	4.21

Q3 Please rank the medium-term project options below in order from your TOP PRIORITY (#1) to your LOWEST PRIORITY (#8) for the Saginaw Corridor Improvement Authority Tax Increment Financing and Development Plan for projects that could occur between 2021 and 2025.

Answered: 43 Skipped: 1

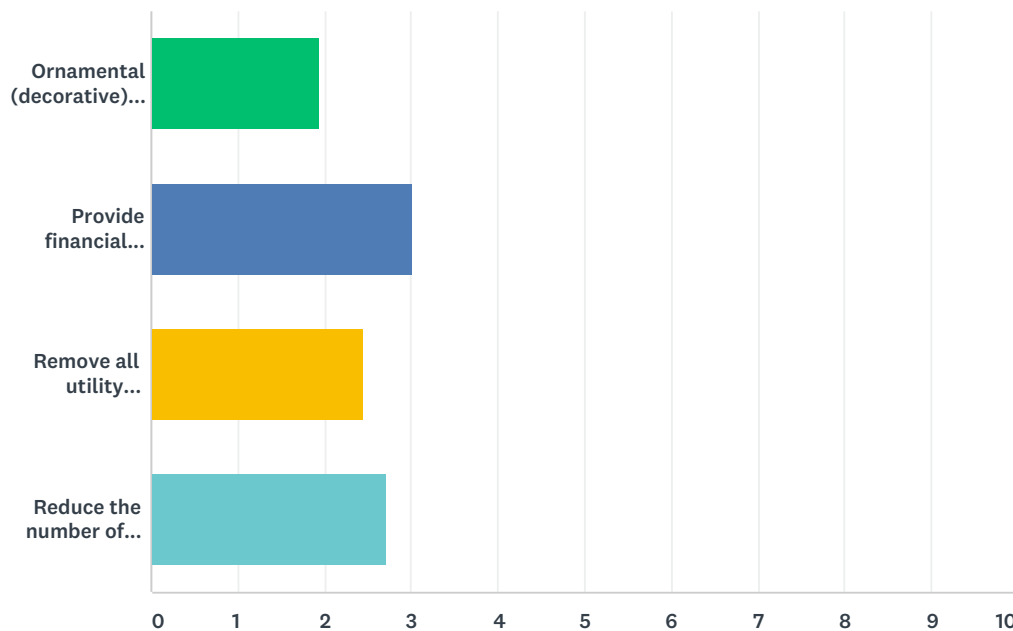


	1	2	3	4	5	6	7	8	TOTAL	SCORE
Install street banners	2.38% 1	7.14% 3	4.76% 2	4.76% 2	9.52% 4	14.29% 6	23.81% 10	33.33% 14	42	2.83
Install way-finding signs (signs that direct you to parks, business districts and other points of interest)	19.05% 8	14.29% 6	11.90% 5	9.52% 4	14.29% 6	19.05% 8	7.14% 3	4.76% 2	42	5.05
Plant/replace street trees	7.14% 3	14.29% 6	14.29% 6	7.14% 3	23.81% 10	19.05% 8	7.14% 3	7.14% 3	42	4.52
Explore alternatives for city-owned parking lot(s)	2.38% 1	14.29% 6	14.29% 6	21.43% 9	9.52% 4	11.90% 5	14.29% 6	11.90% 5	42	4.26
Increase transparency in storefront windows (make them easier to see into and out of)	6.98% 3	18.60% 8	11.63% 5	9.30% 4	16.28% 7	11.63% 5	13.95% 6	11.63% 5	43	4.42
Administer traffic calming measures (changes to the roads, traffic lights and signs, etc that decrease traffic speeds on Saginaw Street)	48.78% 20	2.44% 1	7.32% 3	9.76% 4	4.88% 2	7.32% 3	4.88% 2	14.63% 6	41	5.66

Create small parks (pocket parks) and green public spaces along Saginaw Street	4.65% 2	18.60% 8	20.93% 9	25.58% 11	11.63% 5	2.33% 1	9.30% 4	6.98% 3	43	5.00
Work with local artists to install more public art	11.63% 5	11.63% 5	16.28% 7	11.63% 5	9.30% 4	13.95% 6	18.60% 8	6.98% 3	43	4.53

Q4 Please rank the long-term project options below in order from your TOP PRIORITY (#1) to your LOWEST PRIORITY (#4) for the Saginaw Corridor Improvement Authority Tax Increment Financing and Development Plan for projects that could occur between 2026 and 2030.

Answered: 43 Skipped: 1



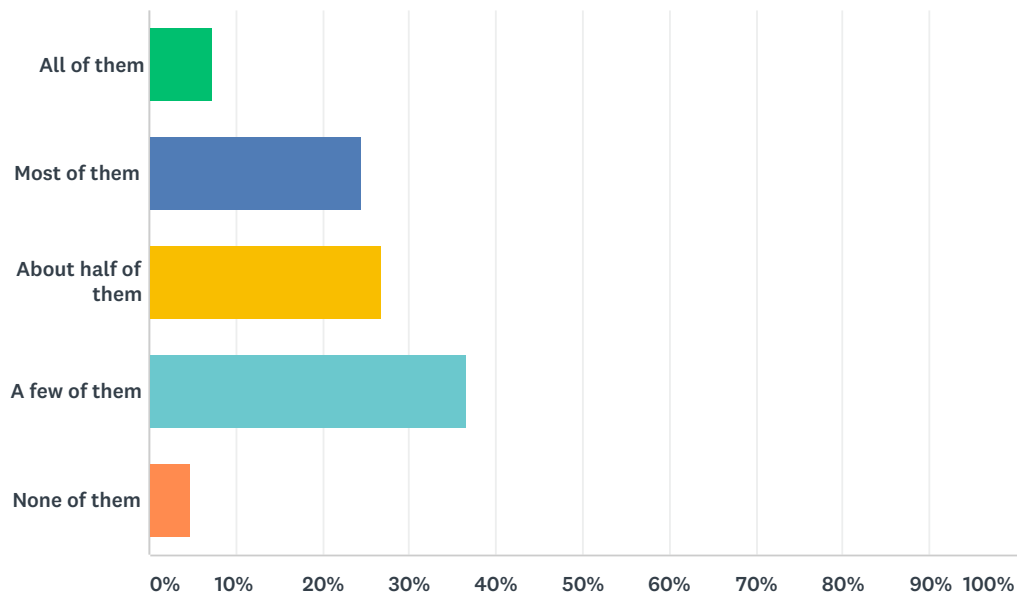
	1	2	3	4	TOTAL	SCORE
Ornamental (decorative) street lights	5.00% 2	27.50% 11	25.00% 10	42.50% 17	40	1.95
Provide financial incentives to developers to build new buildings on Saginaw Street that feature a mix of uses (residential, office, commercial and/or other uses)	41.46% 17	26.83% 11	24.39% 10	7.32% 3	41	3.02
Remove all utility (electrical, phone, etc) wires, cables and poles that are above ground and put them underground	17.07% 7	26.83% 11	39.02% 16	17.07% 7	41	2.44
Reduce the number of traffic lanes on Saginaw and Oakland and/or make these one-way roads into two-way streets	42.50% 17	17.50% 7	10.00% 4	30.00% 12	40	2.73

Q5 What are some other physical improvements you would like to see made in the focus area of the SSCIA?

Answered: 36 Skipped: 8

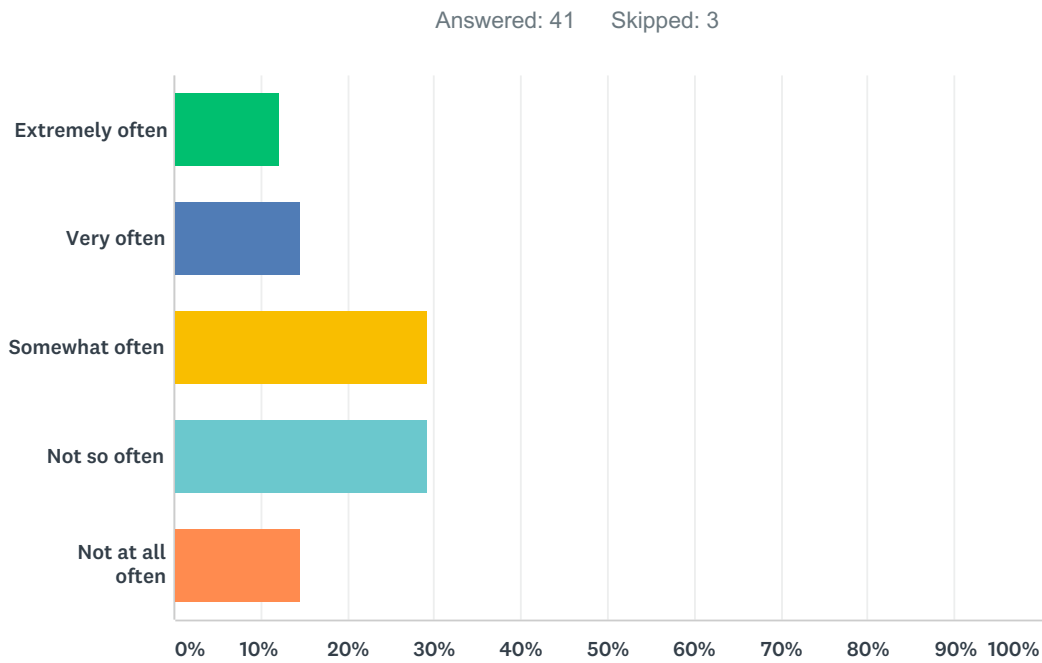
Q6 How many of your neighbors do you know?

Answered: 41 Skipped: 3



ANSWER CHOICES		RESPONSES	
All of them		7.32%	3
Most of them		24.39%	10
About half of them		26.83%	11
A few of them		36.59%	15
None of them		4.88%	2
TOTAL			41

Q7 How often do you participate in activities in this neighborhood?



ANSWER CHOICES	RESPONSES	
Extremely often	12.20%	5
Very often	14.63%	6
Somewhat often	29.27%	12
Not so often	29.27%	12
Not at all often	14.63%	6
TOTAL		41

Q8 If you do not participate in activities in this neighborhood, why not?

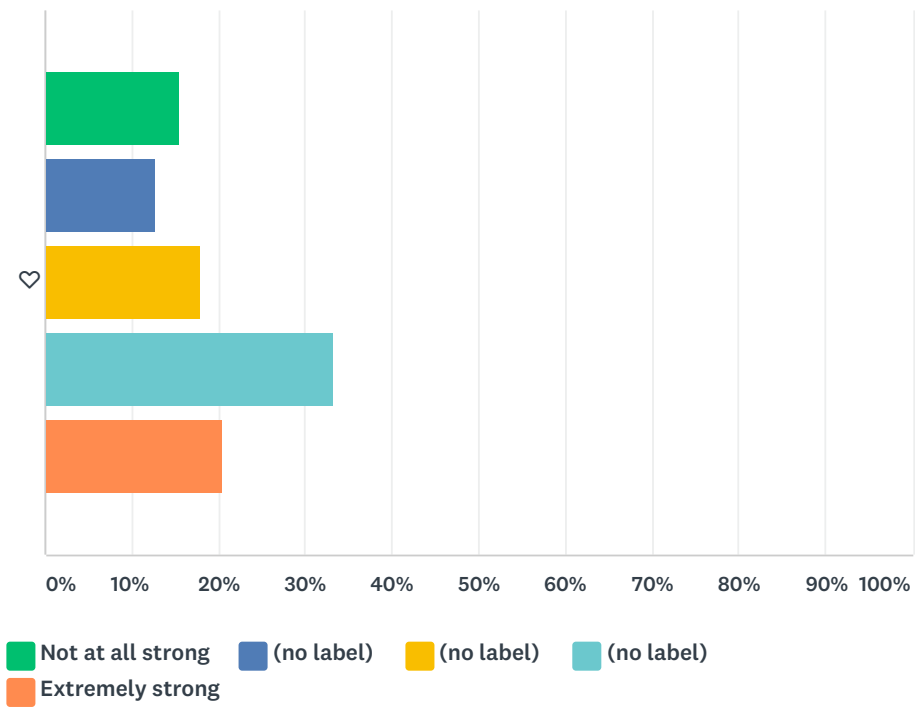
Answered: 22 Skipped: 22

Q9 What types of activities would you participate in if they were available in this neighborhood?

Answered: 27 Skipped: 17

Q10 How strong is the sense of community in this neighborhood?

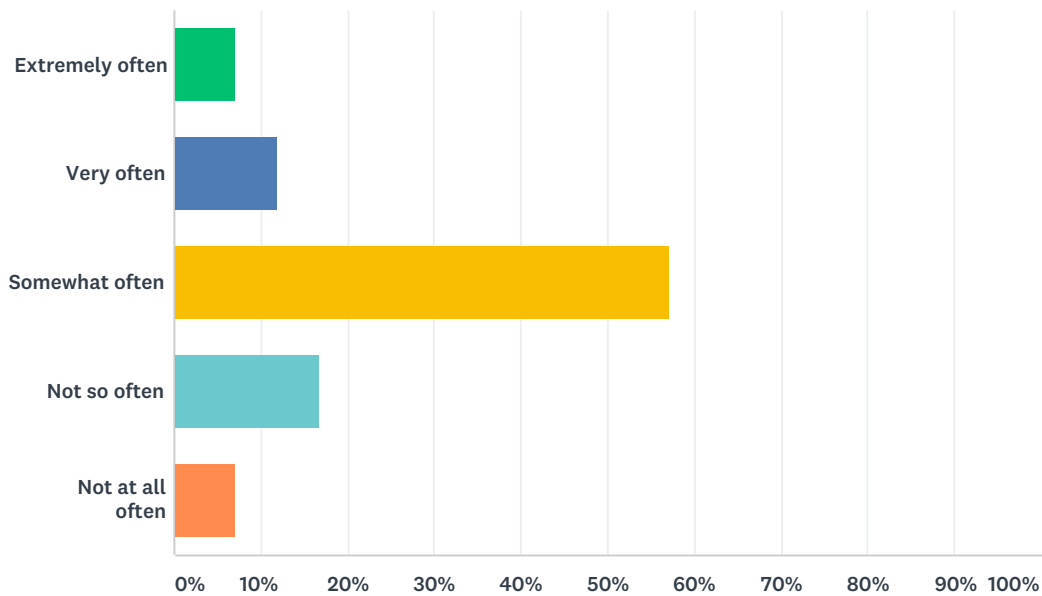
Answered: 39 Skipped: 5



	NOT AT ALL STRONG	(NO LABEL)	(NO LABEL)	(NO LABEL)	EXTREMELY STRONG	TOTAL	WEIGHTED AVERAGE
♡	15.38% 6	12.82% 5	17.95% 7	33.33% 13	20.51% 8	39	3.31

Q11 How often do you visit the businesses in this neighborhood?

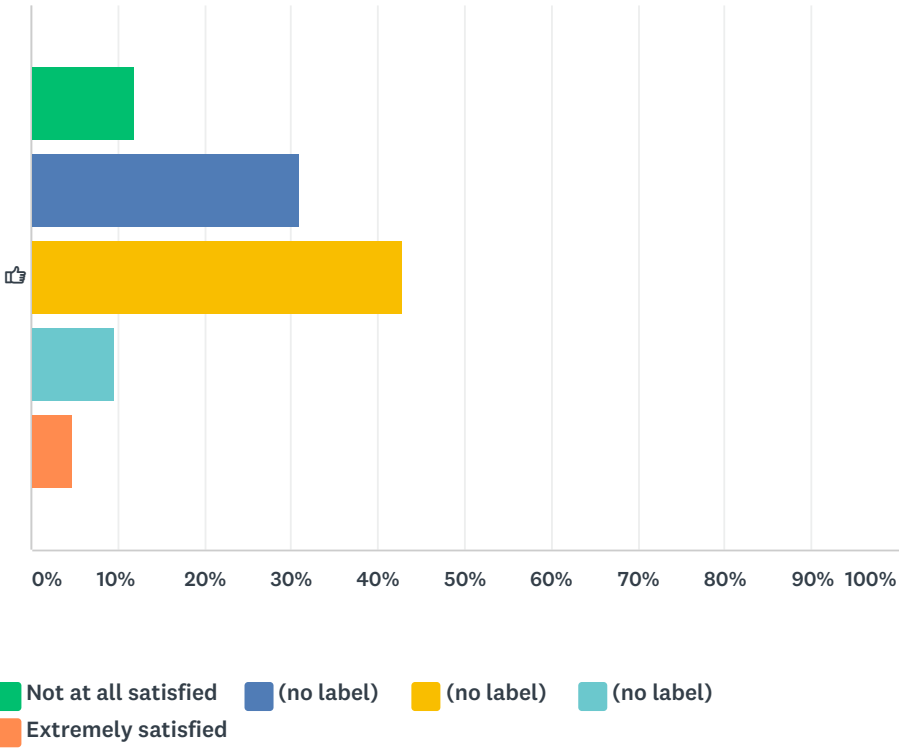
Answered: 42 Skipped: 2



ANSWER CHOICES		RESPONSES	
Extremely often		7.14%	3
Very often		11.90%	5
Somewhat often		57.14%	24
Not so often		16.67%	7
Not at all often		7.14%	3
TOTAL			42

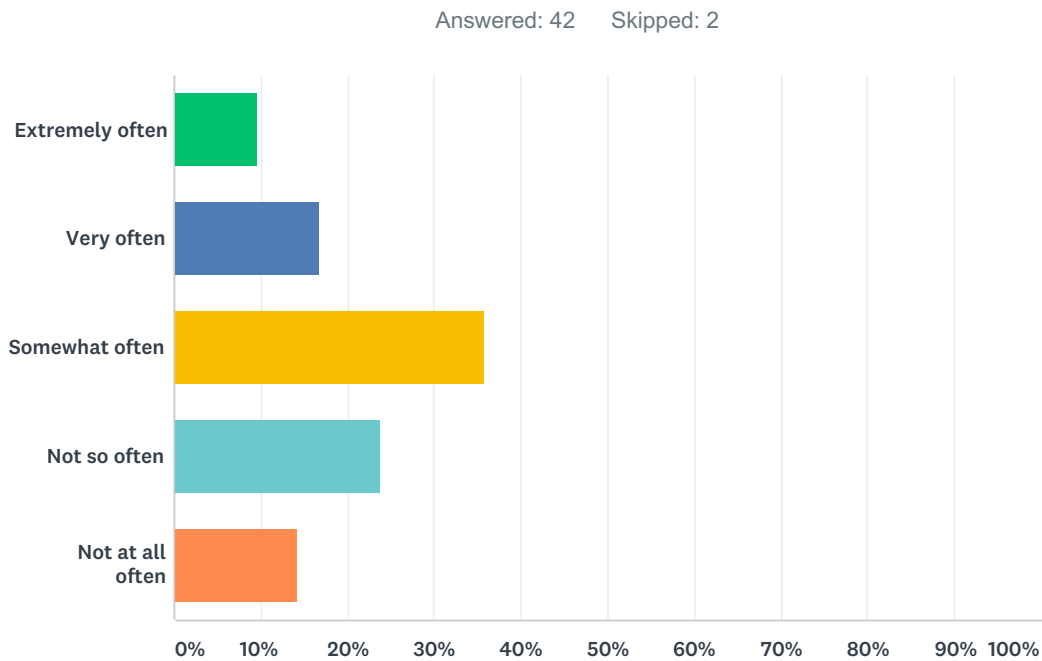
Q12 How satisfied are you with the businesses in this neighborhood?

Answered: 42 Skipped: 2



	NOT AT ALL SATISFIED	(NO LABEL)	(NO LABEL)	(NO LABEL)	EXTREMELY SATISFIED	TOTAL	WEIGHTED AVERAGE
👍	11.90% 5	30.95% 13	42.86% 18	9.52% 4	4.76% 2	42	2.64

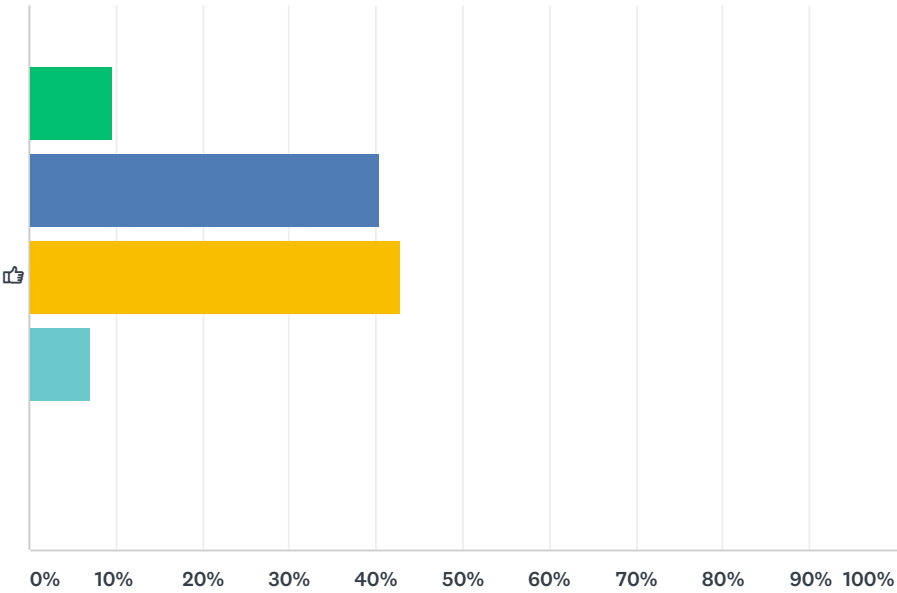
Q13 How often do you visit the public parks in this neighborhood?



ANSWER CHOICES		RESPONSES	
Extremely often		9.52%	4
Very often		16.67%	7
Somewhat often		35.71%	15
Not so often		23.81%	10
Not at all often		14.29%	6
TOTAL			42

Q14 How satisfied are you with the public parks in this neighborhood?

Answered: 42 Skipped: 2



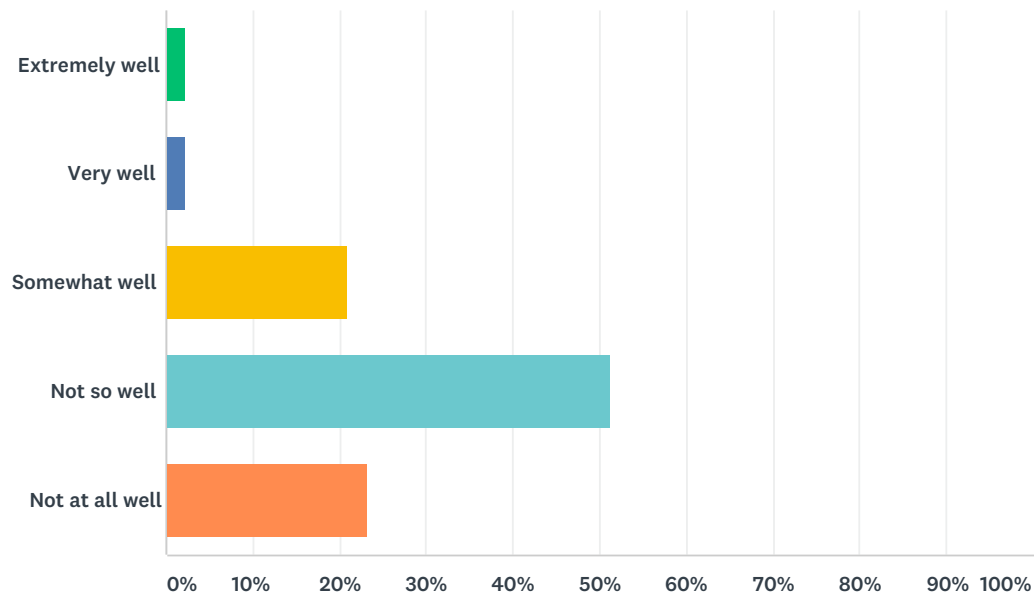
Not at all satisfied (no label) (no label) (no label)

Extremely satisfied

	NOT AT ALL SATISFIED	(NO LABEL)	(NO LABEL)	(NO LABEL)	EXTREMELY SATISFIED	TOTAL	WEIGHTED AVERAGE
👍	9.52%	40.48%	42.86%	7.14%	0.00%	42	2.48
	4	17	18	3	0		

Q15 How well are the streets in this neighborhood maintained?

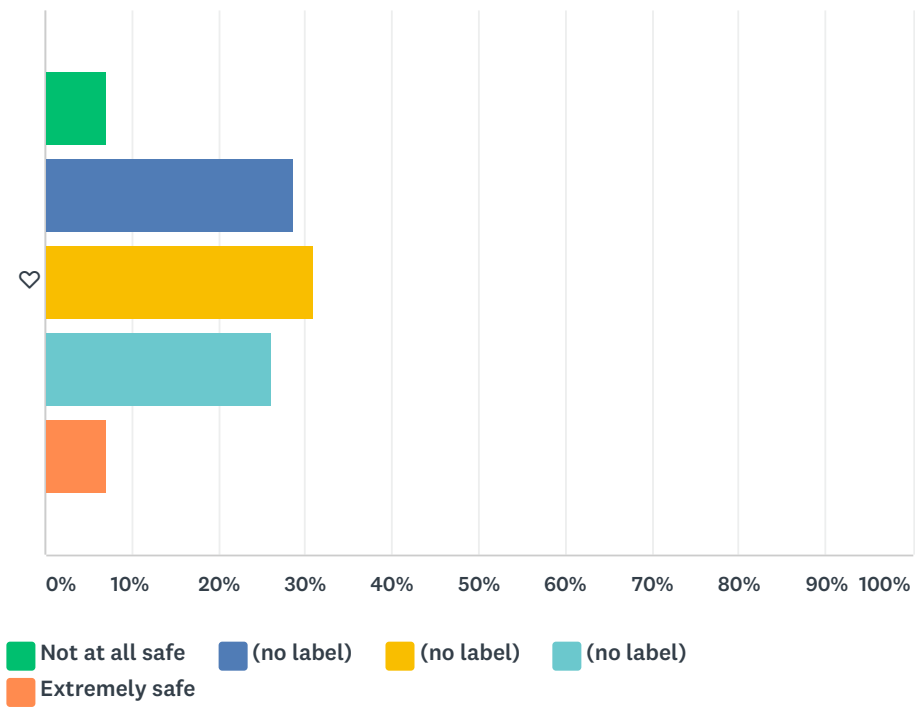
Answered: 43 Skipped: 1



ANSWER CHOICES	RESPONSES	
Extremely well	2.33%	1
Very well	2.33%	1
Somewhat well	20.93%	9
Not so well	51.16%	22
Not at all well	23.26%	10
TOTAL		43

Q16 Overall, how safe do you feel in this neighborhood?

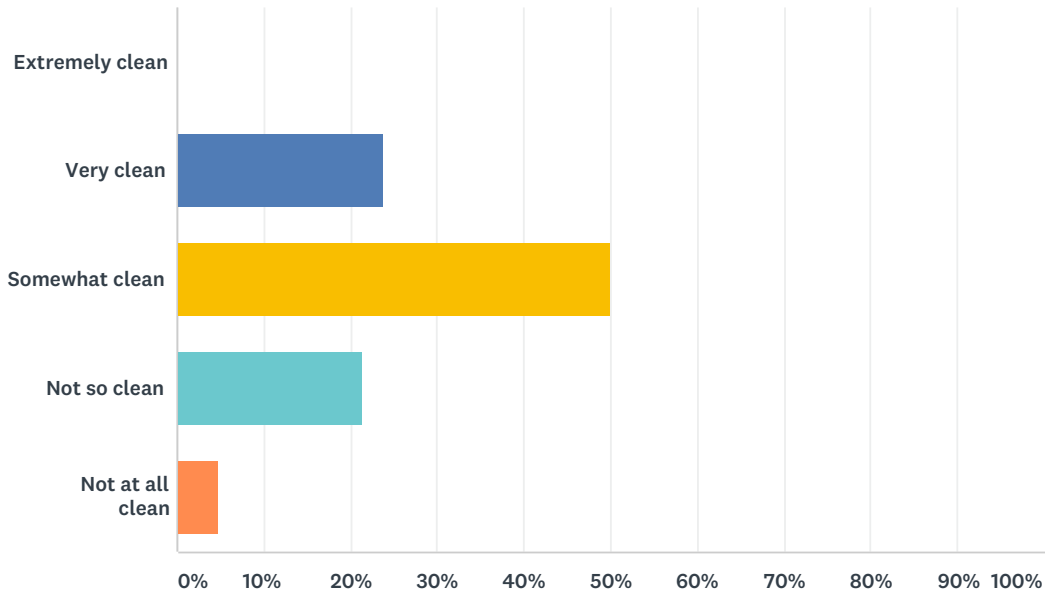
Answered: 42 Skipped: 2



	NOT AT ALL SAFE	(NO LABEL)	(NO LABEL)	(NO LABEL)	EXTREMELY SAFE	TOTAL	WEIGHTED AVERAGE
♡	7.14% 3	28.57% 12	30.95% 13	26.19% 11	7.14% 3	42	2.98

Q17 Overall, how clean is this neighborhood?

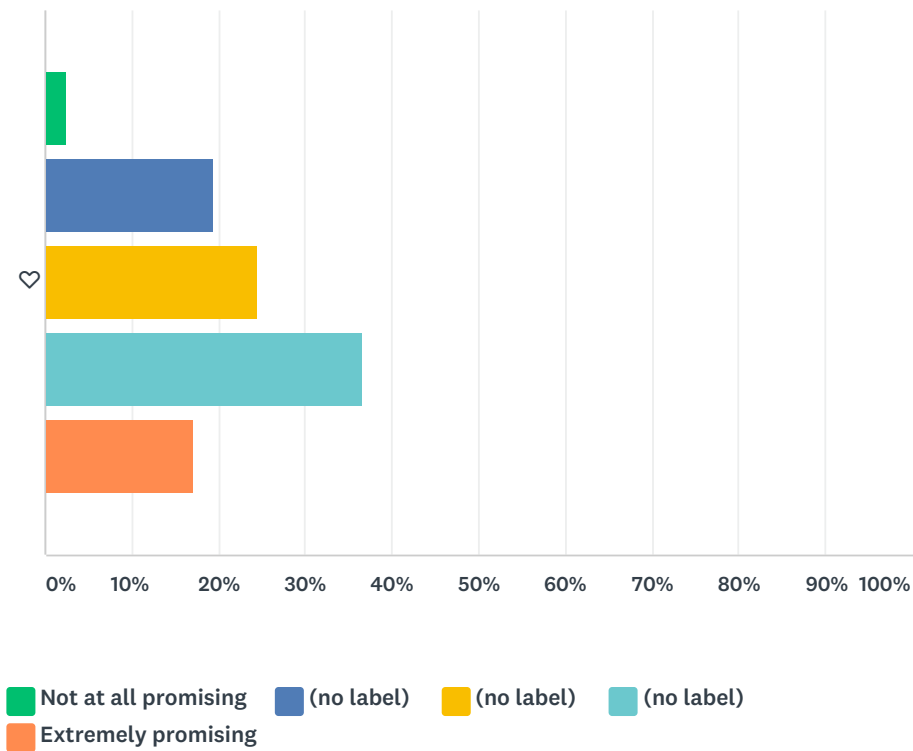
Answered: 42 Skipped: 2



ANSWER CHOICES	RESPONSES	
Extremely clean	0.00%	0
Very clean	23.81%	10
Somewhat clean	50.00%	21
Not so clean	21.43%	9
Not at all clean	4.76%	2
TOTAL		42

Q18 How promising is the future of this neighborhood?

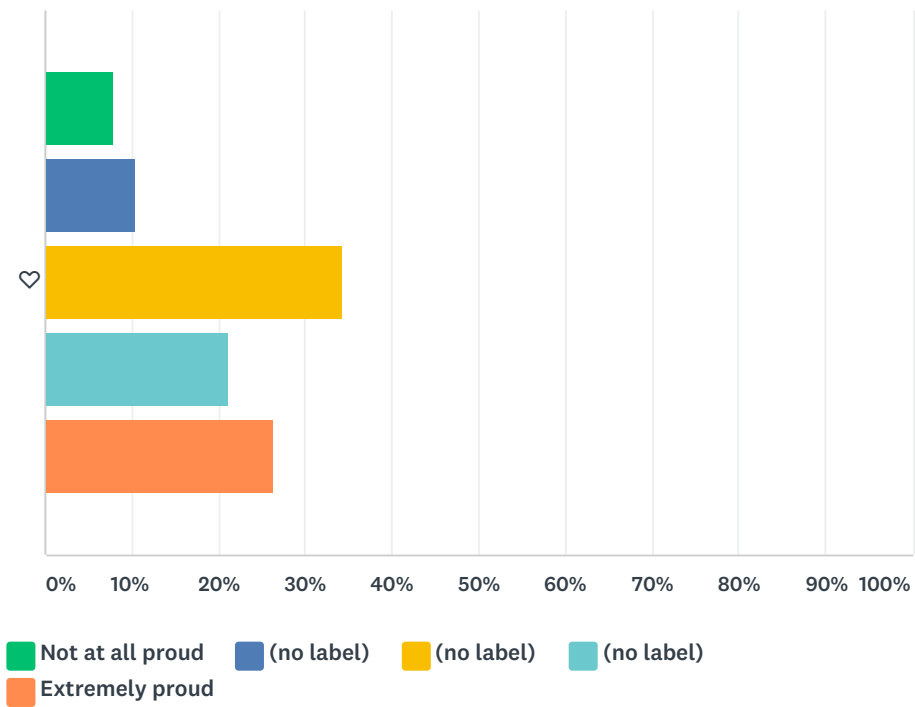
Answered: 41 Skipped: 3



	NOT AT ALL PROMISING	(NO LABEL)	(NO LABEL)	(NO LABEL)	EXTREMELY PROMISING	TOTAL	WEIGHTED AVERAGE
♡	2.44%	19.51%	24.39%	36.59%	17.07%	41	3.46
	1	8	10	15	7		

Q19 How proud are you to live in this neighborhood?

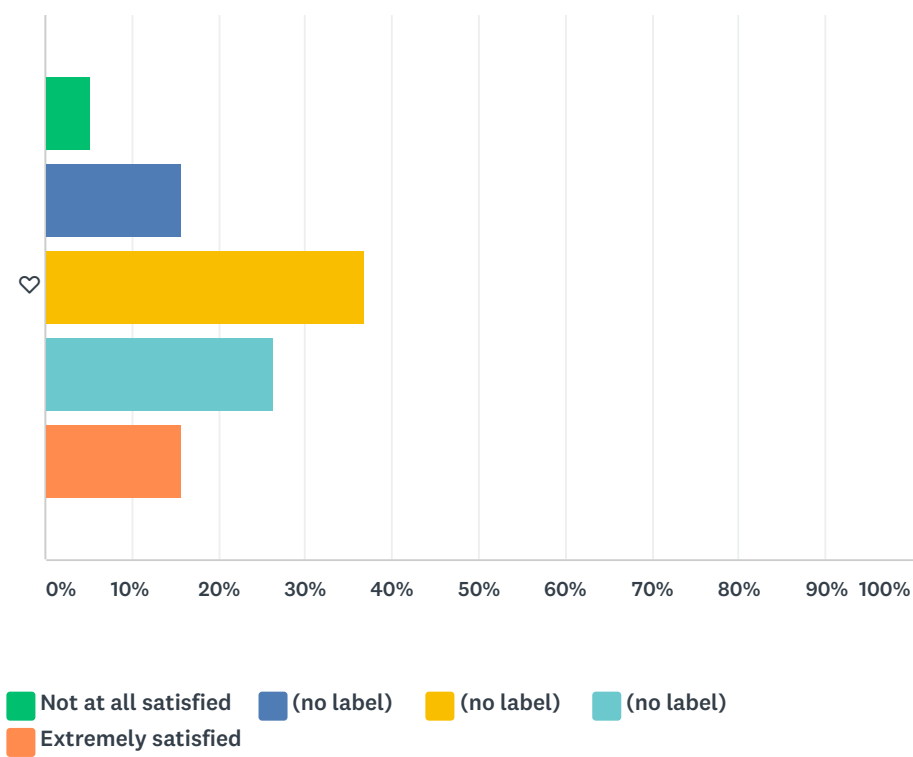
Answered: 38 Skipped: 6



	NOT AT ALL PROUD	(NO LABEL)	(NO LABEL)	(NO LABEL)	EXTREMELY PROUD	TOTAL	WEIGHTED AVERAGE
♡	7.89% 3	10.53% 4	34.21% 13	21.05% 8	26.32% 10	38	3.47

Q20 How satisfied are you with your experience living in this neighborhood?

Answered: 38 Skipped: 6



	NOT AT ALL SATISFIED	(NO LABEL)	(NO LABEL)	(NO LABEL)	EXTREMELY SATISFIED	TOTAL	WEIGHTED AVERAGE
♡	5.26% 2	15.79% 6	36.84% 14	26.32% 10	15.79% 6	38	3.32

Q21 What do you like most about this neighborhood?

Answered: 27 Skipped: 17

Q22 What do you like least about this neighborhood?

Answered: 28 Skipped: 16

Q23 What changes would most improve this neighborhood?

Answered: 27 Skipped: 17

Q24 Do you have any other comments, questions, or concerns?

Answered: 15 Skipped: 29