



Andy Schor, Mayor

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

**Members Present:** Jonathon 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 3<sup>rd</sup> 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.

 10/20/22  
X \_\_\_\_\_  
Jonathon Lukco  
SSCIA, Chair