Andy Schor, Mayor

S. Martin Luther King Jr. Corridor Improvement Authority

Board of Directors Annual Meeting

Thursday, March 16, 2023 – 1:00 PM
UA Local 333 Plumbers & Pipefitters
5405 S Martin Luther King Jr Boulevard,
Lansing, MI 48911

AGENDA

1. Call to Order/ Roll Call
2. Approval of S.MLK CIA Meeting Minutes (December 15, 2022) **- Action**
3. Approval of S.MLK CIA Meeting Minutes (January 19, 2023) **– Action**
4. Memorandum of Understanding for ARPA Funds **– Action**
5. Approval of Logan Square Redevelopment Strategy Expense **– Action**
6. Other Business
7. Public Comment
8. Adjournment

Andy Schor, Mayor

S. MLK Corridor Improvement Authority
Board of Directors Monthly Meeting
Thursday, December 15, 2022 – 1:00 PM

Members Present:	Nikki Soldan, Price Dobernick
Members Absent:	Amanda Defrees (Excused), Teresa Stokes (Excused), Don "Moose" Sober (Excused)
Facilitator Present:	Kris Klein (LEDC)
Guests Present:	
Public:	
Recorded by:	Kris Klein (LEDC)

Call to Order/ Roll Call

Chair Dobernick called the meeting to order at 1:16 p.m. Roll call was called by Klein and recorded for public record.

Meeting closed due to lack of quorum.

Approval of S. MLK Meeting Minutes (November 17, 2022) - Action

Approval of S. MLK Informational Meeting Minutes (November 17, 2022) - Action

Draft 2023 Meeting Schedule

Election of Officers Discussion

S.MLK CIA Mission and Vision Discussion

Other Business

Public Comment

Adjournment

Chair Dobernick moved to adjourn the S.MLK Board of Directors Meeting at 1:17pm.

X________________________

Price Dobernick
S.MLK CIA, Chair

Andy Schor, Mayor

S. MLK Corridor Improvement Authority
Board of Directors Monthly Meeting
Thursday, January 19, 2023 – 1:00 PM

Members Present:	Amanda Defrees, Teresa Stokes, Price Dobernick, Don "Moose" Sober
Members Absent:	Nikki Soldan (excused)
Facilitator Present:	Aurelius Christian (LEDC)
Guests Present:	Pastor Koye Bouyer
Public:	Keyante Saxon, Jeremy Garza, Tiffini Swinton, Rebecca Nobles
Recorded by:	Aurelius Christian (LEDC)

Call to Order/ Roll Call

Chair Dobernick called the meeting to order at 1:06 p.m. Roll call was called by Klein and recorded for public record.

Approval of S. MLK Meeting Minutes (November 17, 2022) - Action

MOTION: Defrees moved to approve the S.MLK Meeting Minutes from November 17, 2022, as presented. Motion seconded by Stokes.

YEAS: Unanimous. Motion Carried.

Approval of S. MLK Informational Meeting Minutes (November 17, 2022) - Action

MOTION: Defrees moved to approve the S.MLK Informational Meeting Minutes from November 17, 2022, as presented. Motion seconded by Stokes.

YEAS: Unanimous. Motion Carried.

Approval of 2023 Meeting Schedule

MOTION: Defrees moved to approve the 2023 Meeting Schedule, as presented. Motion seconded by Stokes.

YEAS: Unanimous. Motion Carried.

Maple Grove School Property Discussion

Defrees introduced the Maple Grove School Property. Bouyer introduced himself and gave an overview of his history in Lansing and starting Kingdom Life Ministries and he introduced Rebecca Nobles as the church administrator.

He further explained that the property came up for auction. They had thought about playgrounds, parks, and a community center to install in the 9-acre property.

Bouyer received a letter in the mail that City of Lansing will begin enforcing taxes. Stokes inquired about Bouyer covering the cost of the taxes, to which Bouyer responded that he won't have an issue paying the taxes. Christian offered to reach out to the Assessor to identify the amount of property taxes that would be owed.

Bouyer went on to discuss the contamination of the property and estimates $300,000 - $600,000 for demolition.

Bouyer talked about bringing the attractive things that other communities have into the Lansing community and showing the community something different to change its mindset. Defrees talked about opportunities to beautify the property in the short term. Saxon described a project he is working on finding owners with sites for public art/murals, activation of spaces.

Garza inquired about any recent code violations. Bouyer responded it has been 6 months since a violation and that he receives one bill a year from violations.

Swinton inquired about parks on the property.

Garza asked about access to the property, Bouyer said they have closed off entrances for vehicles. Dobernick asked what park equipment is there. Bouyer responded that there was a jungle gym, monkey bars, and basketball court.

Dobernick stated he would be able to gather tools and people to remove the jungle gym. Bouyer also mentioned using the land for sports programs. Garza mentioned reaching out to Delisa Fountain for potential activation events. The discussion was opened to ideas on what the community needs. Defrees mentioned the idea of a dog park.

Stokes asked if bouyer would be opened to a vocational training location. Garza mentioned the CTE program that takes place at the Alfreda Schmidt Community Center.

S.MLK CIA Mission and Vision Discussion
Christian gave an overview of the S. MLK Corridor Improvement Authority, including its goals and objectives.

Garza mentioned the spring cleanup and having the Maple Grove School as a community project.

Election of Officers

The following slate was proposed:

Chair: Price Dobernick
Vice Chair: Amanda Defrees
Treasurer: Teresa Stokes
Secretary: Nikki Soldan

MOTION: Defrees moved to approve the officer slate, as proposed. Motion seconded by Stokes.

YEAS: Unanimous. Motion Carried.

Other Business
Christian explained the upcoming Logan Square Redevelopment Community Input Session on January 31st, 2023 at 6:00 pm at Logan Square. He explained that it will be led by the project's consultants from Place and Main and Archive DS.

Public Comment

Swinton mentioned the experiences she's had in other communities and the aesthetics of the entrance into those communities. Dobernick encouraged Swinton to continue to participate in future meetings.

Saxton updated on the OURspace 517 financial wellness weekend. Asked if anyone was a member of community events hosted in Logan Square. Defrees discussed her concerns about the state of the parking lot.

Adjournment

Chair Dobernick moved to adjourn the S.MLK Board of Directors Meeting at 2:15 pm.

X________________________

Price Dobernick
S.MLK CIA, Chair

MEMORANDUM OF UNDERSTANDING
BETWEEN
LANSING ECONOMIC DEVELOPMENT CORPORATION
AND
SOUTH MARTIN LUTHER KING JR BOULEVARD CORRIDOR IMPROVEMENT AUTHORITY
FOR POTENTIAL SUBAWARD GRANTS UNDER THE
AMERICAN RESCUE PLAN ACT

THIS MEMORANDUM OF UNDERSTANDING (this "MOU") is entered into between the **Lansing Economic Development Corporation** (the "LEDC") and the **South Martin Luther King Jr Boulevard Corridor Improvement Authority** (the "Authority"), which is a corridor improvement authority created under the Recodified Tax Increment Financing Act, P.A. 57 of 2018 (the "Act").

WHEREAS, the LEDC has entered into a subrecipient grant agreement with the City of Lansing (the "City Contract") under the City of Lansing's agreement with the U.S. Department of Treasury for the execution of projects and activities under the American Rescue Plan Act and its implementing regulations, **31 CFR Part 35** ("ARPA");

WHEREAS, the City Contract awarded ARPA program funds to the LEDC for subaward grants and use in approved ARPA categories (the "ARPA Funding");

WHEREAS, the City of Lansing and LEDC have allocated $100,000 of the ARPA Funding for potential subaward grants to the Authority (the "Potential ARPA Financing") to finance one or more development programs within the Authority's development area that are eligible for ARPA Financing (an "Eligible Project"); and

WHEREAS, the LEDC and Authority enter into this MOU to guide the process for identifying, approving, contracting, and financing Eligible Projects from the Potential ARPA Financing;

NOW, THEREFORE, the parties agree to the following:

I. Eligible Projects

To be eligible for a subaward grant from the Potential ARPA Financing, an Eligible Project must: (a) be approved by the Authority and satisfy the requirements of the Act and the other relevant requirements that apply to the Authority's development projects, (b) be eligible for ARPA Funding, and (c) be approved by the LEDC and, if required, the City of Lansing. ARPA Financing will also be subject to the other requirements of the City Contract and ARPA, including that all expenditures associate with an Eligible Project must be expended or incurred and encumbered by December 31, 2024, and that the LEDC may require that the Authority maintain certain minimum insurance coverages naming the LEDC as an additional insured.

II. Grant Application

The Authority will propose Eligible Projects for evaluation by the LEDC. The Authority will provide a budget as well as all information and documentation regarding the proposed project that the LEDC requests. The LEDC will provide feedback to the Authority on each proposed project and its budget, including whether the project is likely to qualify as an Eligible Project and receive approval for ARPA Funding. The parties will collaborate to determine the Eligible Projects to be submitted for approval for Potential ARPA Financing and the application contents. Before submitting an application for an Eligible Project, the Authority's Board must have approved the Eligible Project for submission and confirmed that the Eligible Project will satisfy the requirements of the Act and other applicable requirements. The LEDC will direct the Authority regarding the required form and necessary supporting documentation for each application for ARPA Funding, and may require that the Authority revise or supplement an application. The authority's applications for Potential ARPA Financing must be received by the LEDC in final form by June 30, 2024.

III. Approval and Documentation

An Eligible Project and its ARPA Financing will require approval by the LEDC, and may require the approval of the City of Lansing. Each body retains discretion to approve or reject an application for any reason. The LEDC may also require that the Authority enter into a Subrecipient Grant Agreement or other agreement with the LEDC with respect to Eligible Projects, on terms that are acceptable to the LEDC and the City of Lansing. The Authority will comply with all applicable requirements of ARPA and the City Contract with respect to each Eligible Project. ARPA Financing will be distributed on a reimbursement basis, unless a Subrecipient Grant Agreement or other agreement provides otherwise.

IV. LEDC Support

The LEDC intends to support the Authority's selection of Eligible Projects, application for Potential ARPA Financing, administration of Eligible Projects, and compliance with the recordkeeping, reporting, close-out, and other requirements of ARPA Funding and the Subrecipient Grant Agreement, in each case as requested and necessary. The parties will estimate the LEDC's expected out-of-pocket costs and overhead allocated to this support, and evaluate whether to provide for their reimbursement in the Subrecipient Grant Agreement.

V. Termination

Either the LEDC or the Authority may terminate this MOU at any time as to Potential ARPA Financing that is not subject to a Subrecipient Grant Agreement. This MOU will be superseded by an executed Subrecipient Grant Agreement to the extent of the Potential ARPA Financing approved in it. This MOU will expire as to Potential ARPA Financing that is not subject to a final application by the deadline above or that is subject to an application that is denied after that deadline.

VI. Miscellaneous

This MOU expresses the parties' intent for Potential ARPA Financing, but is not legally binding. The parties will not have legally binding obligations with respect to an Eligible Project or its ARPA Funding until the LEDC and the Authority execute a Subrecipient Grant Agreement with respect to it. This MOU will be interpreted and governed under the laws of the State of Michigan and applicable federal law. Any litigation with respect to this Agreement must be brought before a court in Lansing, Michigan. This MOU is not assignable, and may not be amended except in a writing signed by both parties. This MOU may be executed in counterpart, including by electronic transmission, and the counterparts will constitute a single original document when combined.

SOUTH MARTIN LUTHER KING JR BOULEVARD CORRIDOR IMPROVEMENT AUTHORITY

___________________________________ Date: _____________________

Price Dobernick, Chair

S.MLK CIA Board of Directors

LANSING ECONOMIC DEVELOPMENT CORPORATION

___________________________________ Date: _____________________

Calvin L. Jones, Chair

LEDC Board of Directors

SOUTH MARTIN LUTHER KING JR. BOULEVARD
CORRIDOR IMPROVEMENT AUTHORITY
Certificate of Resolution by Board of Directors

At a scheduled meeting of the Board of Directors of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority held on Thursday, March 16, 2023 at 1:00 p.m., pursuant to notice duly given:

PRESENT: Members:

ABSENT: Members: None

The following preamble and resolution was offered by;

Member: , and seconded by:

Member:

WHEREAS, the City of Lansing has received an allocation of Coronavirus State and Local Fiscal Recovery Funds under the American Rescue Plan Act (ARPA), to support local response efforts and recovery from the COVID-19 public health emergency; and

WHEREAS, ARPA allocations may be used to fund certain programs and activities that address the negative economic impacts or disproportionate impacts of the pandemic; and

WHEREAS, on July 25, 2022, the Lansing City Council designated the use of its ARPA allocation including an award of $2,675,000 ("ARPA Funds") to the Lansing Economic Development Corporation ("LEDC") for programming including the LEED Initiative, façade improvement grants, Corridor Improvement Authority support, and LEDC conversion and start-up; and

WHEREAS, on December 16, 2022, LEDC Board approved entering into a Sub-Recipient Agreement ("Agreement") with the City of Lansing Finance Department in the amount of $2,675,000 for the purpose of implementing the aforementioned programming and activities; and

WHEREAS, per the Agreement $400,000 of the ARPA Funds awarded to the LEDC are to be utilized in equal portions of $100,000 each by the four existing Corridor Improvement Authorities (CIAs) in the City of Lansing, which are Michigan Avenue CIA, Saginaw Street CIA, S. Martin Luther King Junior Blvd. CIA, and Lansing Gateway/N. Grand River CIA, for the purpose of funding efforts allowable under ARPA that support the objectives and functions of each CIA; and

WHEREAS, the South Martin Luther King Jr. Boulevard Corridor Improvement Authority and LEDC acknowledge the need to establish procedures for identifying, approving, contracting, and financing eligible uses of the ARPA Funds allocated to the South Martin Luther King Jr. Boulevard Corridor Improvement Authority.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SOUTH MARTIN LUTHER KING JR. BOULEVARD CORRIDOR IMPROVEMENT AUTHORITY AS FOLLOWS:

1. South Martin Luther King Jr. Boulevard Corridor Improvement Authority ("SMLK CIA") approves entering into a Memorandum of Understanding ("MOU") with the Lansing Economic Development Corporation ("LEDC") to establish procedures for use of ARPA Funding.

2. The Board directs its Chair, legal counsel, and authorized representative(s) to finalize the MOU to the satisfaction of the SMLK CIA Chair.

3. The Board further directs its Chair to execute the final MOU on the Authority's behalf, once the LEDC Board has approved entering into the MOU and has provided an executed copy of the MOU.

4. Additionally, the SMLK CIA agrees that if any section, clause or phrase of this Resolution is declared as invalid by a court of law, that ruling shall not affect the intent and purpose of this Resolution and validity of the remaining provisions of the Resolution.

5. Finally, the SMLK CIA declares that all resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are repealed.

The foregoing preamble and resolutions are hereby approved by the Board of Directors for the South Martin Luther King Jr. Boulevard Corridor Improvement Authority.

YEAS: ()

NAYS: ()

ABSTENTIONS: ()

ABSENT: ()

PREAMBLE AND RESOLUTIONS DECLARED ADOPTED.

STATE OF MICHIGAN)

) ss.

COUNTY OF INGHAM)

I hereby certify that the foregoing is a true and a complete copy of a preamble and resolutions adopted at a regularly scheduled meeting of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority of the City of Lansing held on the 16th day of March 2023, and said preamble and resolutions are on file in the office of the Economic Development Corporation of the City of Lansing and are available to the public. Public notice of the meeting was given pursuant to and in compliance with State of Michigan's Corridor Improvement Authority Act 57 of 2018, including in the case of a special or re-scheduled meeting, notice by publication or posting of at least eighteen (18) hours prior to the time set for the meeting. In addition, the meeting was held in full compliance with the Board's By-Laws.

IN WITNESS WHEREOF, I have hereunto affixed my official signature.

Price Dobernick, Chair
S. MLK CIA Board of Directors

THE CITY OF LANSING

SOUTH MARTIN LUTHER KING JR. BOULEVARD

CORRIDOR IMPOVEMENT AUTHORITY

Certificate of Resolution by Board of Directors

At a scheduled meeting of the Board of Directors of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority of the City of Lansing, Michigan, held on the 16th day of March 2023 at 1:00 p.m., pursuant to notice duly given:

PRESENT: Members:

ABSENT: Members:

The following preamble and resolution were offered by;

Member: , and seconded by:

Member:

WHEREAS, the City of Lansing has received an allocation of Coronavirus State and Local Fiscal Recovery Funds under the American Rescue Plan Act (ARPA), to support local response efforts and recovery from the COVID-19 public health emergency; and

WHEREAS, the Lansing City Council designated the use of its ARPA allocation including an award of ARPA Funds to the Lansing Economic Development Corporation ("LEDC") and the LEDC has entered into a Sub-Recipient Agreement ("Agreement") with the City of Lansing Finance Department for the purpose of implementing programming including the LEED Initiative, façade improvement grants, Corridor Improvement Authority support, and LEDC conversion and start-up; and

WHEREAS, per the Agreement $100,000 of ARPA Funds are to be allocated to the S. Martin Luther King Junior Blvd. Corridor Improvement Authority (S.MLK CIA) in the City of Lansing for the purpose of funding efforts allowable under ARPA that support the objectives and functions of the S. MLK CIA; and

WHEREAS, the S.MLK CIA and the LEDC have entered into an MOU to guide the process for identifying, approving, contracting, and financing Eligible Projects from the Potential ARPA Financing; and

WHEREAS, to identify a viable redevelopment strategy for the Logan Square Shopping Center located at 3222 South Martin Luther King Jr. Boulevard the Lansing Brownfield Redevelopment Authority contracted Place and Main Advisors, LLC in the amount of $100,000 for Development Consulting Services; and

WHEREAS, on October 20, 2022, the S.MLK CIA approved a letter of intent to contribute $10,000 to the Lansing Brownfield Redevelopment Authority for the procurement of a redevelopment strategy for the Logan Square Shopping Center upon the receipt of the $100,000 of ARPA funds designated to the S.MLK CIA; and

WHEREAS, the SMLK. CIA considers this use to be an eligible use of ARPA Funds, supports the objectives of the S. MLK CIA, and satisfies requirements of Act 57 of 2018.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SOUTH MARTIN LUTHER KING JR. BOULEVARD CORRIDOR IMPOVEMENT AUTHORITY AS FOLLOWS:

1. The S.MLK CIA approves the application of $10,000 from its designated ARPA funds to the Lansing Brownfield Redevelopment Authority for its contribution to the redevelopment study for the Logan Square Shopping Center.

2. The S.MLK CIA directs its Chair to submit this funding application to the LEDC on its behalf and to provide any additional information and documentation required under the MOU between the S.MLK CIA and the LEDC.

3. Additionally, the S.MLK CIA agrees that if any section, clause or phrase of this Resolution is declared as invalid by a court of law, that ruling shall not affect the intent and purpose of this Resolution and validity of the remaining provisions of the Resolution.

4. Finally, the S.MLK CIA declares that all resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are repealed.

The foregoing preamble and resolutions are hereby approved by the Board of Directors for the South Martin Luther King Jr. Boulevard Corridor Improvement Authority.

YEAS: ()

NAYS: ()

ABSTENTIONS: ()

ABSENT: ()

PREAMBLE AND RESOLUTIONS DECLARED ADOPTED.

STATE OF MICHIGAN)
) ss.
COUNTY OF INGHAM)

I hereby certify that the foregoing is a true and a complete copy of a preamble and resolutions adopted at a scheduled meeting of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority held on the 16th day of March 2023, and said preamble and resolutions are on file in the office of the Economic Development Corporation of the City of Lansing and are available to the public. Public notice of the meeting was given pursuant to and in compliance with State of Michigan's Corridor Improvement Authority Act 57 of 2018, including in the case of a special or re-scheduled meeting, notice by publication or posting of at least eighteen (18) hours prior to the time set for the meeting. In addition, the meeting was held in full compliance with the Board's By-Laws.

IN WITNESS WHEREOF, I have hereunto affixed my official signature.

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Price Dobernick, Chair
S.MLK CIA Board of Directors