



S. Martin Luther King Jr. Corridor Improvement Authority Board of Directors Meeting

Thursday, February 15th, 2024 – 1:00 PM
Capital City Apartment- Community Room
3200 S Washington Ave.
Lansing, MI 48910

AGENDA

1. Call to Order/ Roll Call
2. Approval of S. MLK CIA Meeting Minutes (September 20, 2023) – **Action**
3. Approval of S. MLK CIA Informational Meeting #2 (September 20, 2023) –
Action
4. Approval of S. MLK CIA Meeting (October 19, 2023) – **Action**
5. Approval of S. MLK CIA Meeting (November 16, 2023) – **Action**
6. Approval of S. MLK CIA Meeting (December 21, 2023) – **Action**
7. Approval of S. MLK CIA Meeting (January 18, 2024)- **Action**
8. New Board Members Update
9. Thriving Communities Update
10. Information and update on CATA Bus Stop Project (Rev Boyer- Kingdom
Life Church of Lansing)
11. Interactive Site Map Presentation (Steve Bezold)
12. Vote on 2024 Meeting Schedule and Board Elections- **Action**
13. Other Business
14. Public Comment
15. Adjournment



**S. Marting Luther King Jr. Blvd. Corridor Improvement Authority
Board of Directors Monthly Meeting**
January 18th 2024, 1 pm

Members Present: Price Dobernack, Amanda Defrees

Members Absent: Theresa Stokes, Don Sober

Facilitator Present: Alex Watkins

Guests Present: Kahleea Washington, Alexandra Bennett,
Kristina Schmidgall

Public: Erin Buitendorp

Recorded by: Alex Watkins

Call to Order/ Roll Call: Dobernack called meeting to order at 1:13 pm

Approval of Meeting Minutes – Action: S. MLKCIA didn't have enough members for quorum, so no vote was taken to approve minutes.

New Board Members update: Both Bennett and Schmidgall were in attendance and gave background information about themselves. They also talked about what qualified them to be on the S. MLKCIA board as well as their passion for the Lansing community. Also, an update was given on the status for being appointed as well as timetable for being appointed.

Thriving Communities Update: Buitendorp gave an overview of the Thriving Communities Grant and was able to answer questions about funding opportunities as well as projects that can be completed using these funds.

Information and update to CATA bus Stops: All stakeholders were unable to attend. Tabled this conversation until next month.

Projects Discussion: Board discussed plans for the CATA bus stop project. Most of the time was spent talking about the Development and Finance Plan for S. MLK to find additional projects for APRA funding. Time was also spent looking at other CIA projects for ideas to use on S. MLK.

Other Business: N/A

Public Comment: N/A

Adjournment: Dobernack adjourned meeting at 2:21 pm

X

Price Dobernack, Chairman
S. Martin Luther King Jr. Blvd. Corridor Improvement Authority



S. Martin Luther King Jr. Corridor Improvement Authority Board of Directors Meeting

Thursday, November 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 (September 20, 2023) – **Action**
3. Approval of S. MLK CIA Informational Meeting #2 (September 20, 2023) – **Action**
4. Approval of S. MLK CIA Meeting (October 19, 2023) – **Action**
5. Representative from Lansing Recycling and Chief Cart
6. Information and update on CATA Bus Stop Project (Rev Boyer/ Kai Christiansen)
7. ARPA Funds and project discussion
8. Annual Ethics Video
9. Other Business
10. Public Comment
11. Adjournment



**S. Martin Luther King Jr. Blvd. Corridor Improvement Authority
Board of Directors Monthly Meeting**
September 21, 2023, at 1 pm.

Members Present: Amanda Defrees, Nikki Soldan, Don Sober

Members Absent: Price Dobernack, Teresa Stokes

Facilitator Present: Alex Watkins (LEDC)

Guests Present: Andrew Kilpatrick

Public:

Recorded by: Alex Watkins

Call to Order/ Roll Call: Vice Chair Defrees called meeting to order 1:29 pm. Roll call was called by Watkins and recorded to public record.

Approval of Meeting Minutes – Action:

Motion: Soldan moved to approve the meeting minutes from August 17th, 2023 as presented. Motion was seconded by Sober.

Projects Discussion: Watkins went over the information provided by Kai Christiansen to review the bus stops that can be converted into cover shelter stops. The Board would like to move forward with approved stops and would like meet with Kingdom Ministry about the bus stop location in front of the church. Would like to invite Christiansen and Rev Boyer to next month's board meeting.

Other Business: Kilpatrick was guest speaker and went over site map as some of ways the city of Lansing Public Service Dept could help with some of the changes coming to S. MLK Jr. Blvd. Kilpatrick discussed the mid-block pedestrian crossing, discussing with business owners curb cuts. The Board discussed Fedewa and Bezold attending next week to go over the site map for the corridor. Planned to meet Tuesday the 26th to walk the corridor and speak to additional businesses. Watkins and Defrees to meet every two weeks to push projects forward.

Public Comment

Adjournment: Sober motioned to adjourn the meeting and Soldan second the motion.

X _____
Price Dobernack, Chair
S. Martin Luther King Jr. Blvd CIA



**South Martin Luther King Jr. Blvd. Corridor Improvement Authority
Board of Directors Informational Meeting #2
September 20, 2023, at 1pm.**

Members Present: Amanda Defrees, Nikki Soldan, Don Sober,

Members Absent: Price Dobernack, Teresa Stokes

Facilitator Present: Alex Watkins (LEDC)

Guests Present: Andrew Kilpatrick

Public:

Recorded by: Alex Watkins

Call to Order/ Roll Call:

Vice Chair Defrees called meeting to order 1:12 pm. Roll call was called by Watkins and recorded to public record.

Projects Discussion :

Defrees brought up making sub committees from people in the community to assist with projects. The board went over short-term goals and had discussion over projects. Soldan suggested getting in contact with MDOT again. Sober mentioned the condition of Metrobowl. The board mentioned assisting with development of this property and would like to see something done with it as it has become a corridor an eye soar.

Other Business

None

Public Comment

None

Adjournment:

Board member Sober moved to adjourn the S.MLK Board of Directors meeting at 1:27 pm. Defrees seconded.

X

Price Dobernack,
Chair of South Martin Luther King Jr. Blvd Corridor Improvement Authority



**Corridor Improvement Authority
Board of Directors Monthly Meeting**
October 19, 2023

Members Present: Amanda Defrees, Price Dobernick

Members Absent: Teresa Stokes, Nikki Soldan, Don Sober

Facilitator Present: Alex Watkins

Guests Present: Steven Bezold, Ali Bennet

Public:

Recorded by: Alex Watkins 1:09 pm

Call to Order/ Roll Call: Chair Dobernick called meeting to order 1:09 pm. Roll call was called by Watkins and recorded to public record.

Approval of Meeting Minutes – Action: Not enough members for quorum, no vote taken

Approval of Informational Meeting #2 Minutes – Action: Not enough members for quorum, no vote taken

Information and update on CATA Bus Stop Project: Watkins went over the CATA proposed stops with Board. Decided to push back further discussion until we bring in Kai Christiansen from CATA.

Site map Discussion for S. MLK: Bezold shared about a data collection tool where they can report pedestrian issues, building conditions, façade conditions and put it into an interactive dashboard. Bezold also shared about a version that can track the status new developments. Bezold talked about how it would be incorporated into the Arc GIS system and

the CIA website. Bezold will come back to the next board meeting with the complete S. MLK CIA site map.

ARPA Projects Discussion: Watkins talked about the ARPA funds being spent or allocated by June 30, 2024. Watkins also went over a list of possible uses of the ARPA funds. The board decided to look have the list of activities and projects from the Development and Finance Plan set out and discuss at next month's meeting.

Other Business – Watkins informed the board of the Metro Bowl being bought by Lansing Recycling and the Logan Square project study and plans being revealed to the city.

Public Comment: Bennet spoke about her non-for-profit community fund business. The purpose is to link different organizations and to have a plan for individuals needing assistance from local organizations. Bennet also talked about her interest in joining the S. MLK Board.

Adjournment: Dobernack motioned to adjourn and Defrees second the motion.

X_____

Chair Price Dobernack,
S. Martin Luther King Jr, Blvd Corridor Improvement Authority



Andy Schor, Mayor

**S. Martin Luther King Jr. Boulevard
Corridor Improvement Authority (S.MLK CIA)**
Development and Tax Increment Financing Plan

Approved and Recommended by the South Martin Luther King Jr.
Boulevard Corridor Improvement Authority September 22, 2022

PROMOTIONS/MARKETING: Many stakeholders feel there is a negative perception of the south Lansing area. Creating and reinforcing an identity that shines light on the strengths of the south Lansing community is a priority. Building connectivity amongst business owners and neighborhoods has been identified as an area of importance through input from stakeholders. Recurring themes in the feedback from stakeholders were that an increase in community events such as farmers market, festivals, and fairs are desired.

The following tables summarize the various projects and activities proposed, including an estimated cost and completion date for each. As noted previously, the costs and completion dates are estimates only and are subject to change without further amendment to this Plan. These dates and estimates may vary because of private investment decisions, financing opportunities, market shifts or other factors.

TABLE 1: AESTHETIC & DESIGN PROJECTS ANTICIPATED

Project	Estimated Cost	Estimated Completion
Short-Term Projects (2023 – 2027)		
Engage public art/ placemaking initiatives	\$15,000	2-5 years
Purchase and install trash / recycling receptacles and benches to facilitate use of public transit stations such as bus stops	\$2,500	1-2 years
Purchase enclosed bus shelters and design with artwork	\$10,000	2-5 years
Develop and install wayfinding signage, with a focus on guiding residents and visitors to transit stations such as bus stops	\$10,000	2-5 years
Purchase & install flower planters	\$2,500	1-2 years
Explore safety measures for pedestrian crossing	\$10,000	1-2 years
Explore possible traffic calming measures at key intersections / traffic study	\$5,000	1-2 years
Medium-Term Projects (2028 – 2032)		
Create a corridor-specific façade improvement program	\$75,000	5-10 years
Implement streetscape landscaping improvements	\$30,000	5-10 years
Create additional pocket parks/ green spaces	\$25,000	5-10 years
Administer traffic calming measures	\$50,000	5-10 years
Work with local artists to install public art	\$15,000	5-10 years
Plant/replace street trees	\$7,500	5-10 years
Long-Term Projects (2033 – 2037)		
Increase street lighting	\$75,000	8-15 years
Parking lot improvements (increase the number of public facilities, permeable paving, rain garden features)	\$250,000	8-15 years

TABLE 2: ECONOMIC RESTRUCTURING PROJECTS ANTICIPATED

Project	Estimated Cost	Estimated Completion
Short-Term Projects (2023 – 2027)		
Explore redevelopment options for Logan Square Shopping Center	\$10,000	1-2 years
Conduct strategic business attraction and retention activities	\$10,000	2-5 years
Plan and implement business open house program	\$5,000	2-5 years
Market corridor's commercial real estate opportunities	\$5,000	1-2 years
Medium-Term Projects (2028 – 2032)		
Develop revolving business micro-loan fund	\$50,000	5-10 years
Secure and build out business incubator space	\$75,000	5-10 years
Recruit grocery store	\$25,000	5-10 years
Long-Term Projects (2033 – 2037)		
Incentivize developers to redevelop vacant or blighted buildings	\$75,000	8-15 years
Explore strategic property acquisition and renovation	\$5,000	8-15 years
Purchase and demolition of vacant properties beyond reclamation	\$250,000	8-15 years

TABLE 3: MARKETING & PROMOTIONS PROJECTS ANTICIPATED

Project	Estimated Cost	Estimated Completion
Short-Term Projects (2023 – 2027)		
Develop a branding & marketing strategy for the corridor	\$10,000	1-2 years
Develop marketing materials (brochures, flyers, banners etc.)	\$5,000	1-2 years
Update business directory	\$2,500	1-2 years
Create email newsletter	\$1,500	1-2 years
Medium-Term Projects (2028 – 2032)		
Plan community events and festivals	\$30,000	2-5 years
Neighborhood resource fairs (for-profit, non-profit)	\$50,000	ongoing

TABLE 4: ORGANIZATIONAL PROJECTS ANTICIPATED

Project	Estimated Cost	Estimated Completion
Short-Term Projects (2023 – 2027)		
Organize efforts to clean and beautify the corridor	\$20,000	Ongoing
Coordinate business owner networking sessions	\$5,000	Ongoing
Invest in volunteer recruitment and retention /recognition	\$2,500	Ongoing
Coordinate efforts with existing neighborhood associations	\$10,000	Ongoing
Enhance fundraising and grant-writing efforts	\$2,500	Ongoing

OTHER SOURCES OF FINANCING

As noted in Section 621.2 (i), the CIA expects to finance these activities from one or more of the following sources:

1. Future tax increment revenues
2. State or Federal grants
3. Special assessments as may be approved by the City of Lansing
4. Interest on investments
5. Donations received by the CIA
6. Proceeds from any property, building or facility owned, leased or sold by the CIA
7. Moneys obtained through development agreements with property owners benefiting from adjacent open space and other public improvements
8. Moneys obtained from other sources approved by the City of Lansing

The revenue to be received from tax increment financing in this Development Area plus the availability of funds from other authorized sources will be sufficient to finance the activities and improvements to be carried out under this plan. At this time, there is no intention by the Authority to issue bonds or to request that City Council issue bonds for qualifying activities; should that change, the Authority will comply with all requirements under the Act, including amendment to this Plan if necessary.

Section III: TAX INCREMENT FINANCING PLAN FOR DEVELOPMENT DISTRICT

This tax increment financing plan is established to make possible the financing of all or a portion of the costs associated with the activities and projects contained in the previous Development Plan for the Saginaw Street Corridor Improvement District.

Tax Increment Financing Plan

Tax increment financing is a funding technique that utilizes increases in taxes on real and personal property within a specific development area to secure and pay the cost of public improvements or bonds