



Lansing Gateway Corridor Improvement Authority Board of Directors Monthly Meeting

Tuesday, July 16th, 2024 – 3:00 PM

Peckham Inc.

3510 Capitol City Blvd.

Lansing, MI 48906

AGENDA

1. Call to Order/ Roll Call
2. Approval of Lansing Gateway CIA Meeting Minutes (June 18, 2024) –
Action
3. Approval of landscaping estimates- **Action**
4. Update on the Lansing Gateway CIA Development and TIF Plan
5. Update on ARPA fund balance
6. Corridor façade grants
7. Other Business
8. Public Comment
9. Adjournment



Andy Schor, Mayor

**Lansing Gateway Corridor Improvement Authority
Board of Directors Monthly Meeting**

Tuesday, June 25th 3pm

Peckham Inc.

3510 Capital City Blvd, Lansing, MI 48906

Board Room

Members Present: Robert Benstein, Jo Sperry, Steven Bohnet
Bob Vanarkel, Dianne Hartwell

Members Absent:

Facilitator Present: Alex Watkins LEDC, Kahleea Washington LEDC

Guests Present:

Public:

Recorded by: Alex Watkins

Call to Order/ Roll Call Benstein calls meeting to order 3:09pm,

Approval of Meeting Minutes - Action

MOTION: to approve the May minutes Hartwell, seconded by Sperry

YEAS: Unanimous, vote

**Approval of the Final Draft of the Lansing Gateway CIA Development and
Financing Plan - Action**

Washington reviewed the proposed dates for the council presentations. Washington talked about getting out notices to businesses for public comment. Washington also talked about parcels that might be in Clinton County. Benstein offered some changes on pages 26 (#1 and #2). Also, questions came up about

parcels located in Clinton County. Washington is doing research on which parcels can be used for capture and is going to contact all taxing units.

Motion to approve the Lansing Gateway Corridor Improvement Authority Development and Finance Plan. Motion by Benstein, seconded by Hartwell

YEAS: Unanimous, vote

Approval of Corridor signage - Action

Washington went over the welcome signs for the Corridor. Reviewed foresight group estimates. Foresight will coordinate the permit process with the city. 2 signs at Waverly, welcome to Lansing and welcome to the Gateway Corridor. Taxes are not involved with purchase, so it is a different amount. Not to exceed amount \$3,000.00. for corridor signage project.

Motion Hartwell, Seconded by Sperry

YEAS: Unanimous, vote

Corridor Facade Grants

Watkins gave dates for the release of Grant announcement, scheduled for July.

Other Business

Public Comment

N/A

Adjournment

MOTION to adjourn meeting by 3:39 Sperry Motioned and Vanarkel Seconded.

X _____

Robert Benstein
Chair, Lansing Gateway Corridor Improvement Authority



Lansing Grand River Gateway Corridor Beautification Project Proposal

The intent of this proposal is to create an attractive garden in the triangular traffic island framed by Grand River Avenue and West North Streets. This garden will provide an inviting scene to residents, visitors and passersby. Viewers will discover a welcoming array of shapes, colors, textures and movement that bring the space alive and softens the surrounding concrete.

The garden will resemble the shape of a triangle but will have three softly rounded lobes at each extension, rather than points. The center of the garden will be about 16 feet in diameter with each broadly rounded lobe extending out about five feet. We will begin by adding ten yards of topsoil to the area to provide improved growing conditions for the new garden. A border of medium-sized Michigan Boulders will surround the garden and retain the soil. The boulders will also help protect the garden from mower blades. Metal edging will be installed on the outside edge of the boulders to help prevent grass and weeds from creeping in. A mulch of small, 1" to 3" sized Michigan stone will cover the planting area to help retain moisture, inhibit weed germination, and bring a neat, finished look to the garden.

A colorful evergreen juniper grown on a standard will rise from the middle of the garden to create a focal point and add year-round interest. Three similar junipers will anchor each lobe of the triangle at the ground level. Each of the three lobes of the garden will include Orange Butterfly Weed (*Asclepias tuberosa*) which serves as a host plant to the iconic Monarch butterfly and provides pollen and nectar for pollinators. Songbird and pollinator-friendly plants such as Shasta Daisy, Catmint, Yarrow, and Ornamental Allium will provide season-long blooms and color. Ornamental Fountain Grass will complement the blooming plants and bring graceful movement to the garden. In early spring, dwarf 'Show Off Sugar Baby' Forsythia will bloom in a delightful burst of yellow.

Browsing deer can be a concern to landscape plants in this area. While no plant is deer-proof, the plants selected are considered to be less palatable to deer than many other landscape plants. Drought tolerance, pest and disease resistance, and ease of maintenance were all considered when choosing the proposed plants.

The overall effect will be of a colorful garden raised about the ground surface, with a beautiful view from any side, and a look of permanence.

1 'Daub's Frosted' Juniper on Standard #10gal	\$350.00	\$350.00
3 'Daub's Frosted' Juniper #7gal	\$90.00	\$270.00
9 <i>Asclepias tuberosa</i> Orange Butterfly Weed #1gal	\$30.00	\$270.00
9 'Becky' <i>Leuranthemum</i> Shasta Daisy #1gal	\$21.00	\$189.00
9 'Junior Walker' Catmint #2gal	\$36.00	\$324.00
9 Allium 'Millenium' Ornamental Chive #2gal	\$36.00	\$324.00
3 'Red Head' Fountain Grass #3gal	\$93.00	\$279.00
9 'Moonshine' Yarrow #1gal	\$19.50	\$175.50
9 'Dark Magic' Sedum #1gal	\$21.00	\$189.00
3 'Show Off Sugar Baby' Forsythia #3gal	\$93.00	\$279.00
2 Yards Michigan Boulders 8"-16"	\$180.00	\$360.00
4 Yards Michigan Stone 1"-3"	\$66.00	\$264.00
10 Yards Topsoil	\$21.60	\$216.00
6 Pieces Aluminum Edging	\$41.80	\$250.80
10 Bags Rich Compost	\$20.00	\$200.00
Subtotal		\$3,940.30
6% Michigan sales tax		\$236.42
Equipment Use Fee: Tractor		\$150.00
Delivery Charge		\$60.00
Fuel and Lubricants		\$20.00
Estimated Labor		\$4,690.00
Estimated Total		\$9,096.72

Donation of of Rich Compost
Revised Estimated Total

\$ (200.00)
\$8,896.72

A 50% deposit requested.



Labor is estimated at \$70.00 per hour, per crew member and will be charged as actual time spent.

Soil or mulch additions and/or amendments may be necessary and will be billed accordingly.

Beds that are not mulched to a proper depth allow germination of weed seeds and require far more time for weeding during the season.

Landscape projects which require digging require advance marking of utilities for your protection. This is a free service to the homeowner. When we approach the start of your project, we will call 811 and let you know we've submitted a locate request. As soon as you see the flags in your yard, please notify us so that we may schedule and begin your project.

Maintenance includes weeding, removal of dead blooms and foliage, pruning of shrubs and bushes, and removal of trash or debris from planting beds. Maintenance does not include watering or covering plants before a frost.

The irrigation should be set to run about 30 - 35 minutes at a time 1 - 2 times per week. The goal is 1" of water per week for the lawn and garden. Watering deeply only once a week or twice a week during drought ensures that the plants will have a strong, deep, root system and healthier, bigger plants.

If your beds are not irrigated, you will need to set up a hose and sprinkler to water deeply all newly planted trees, shrubs and perennials once weekly. Too much watering can weaken or rot roots or crowns, killing plants and voiding the warranty.

To check the soil moisture, insert a trowel or shovel 6" into the soil in several locations, both center of the area and at the edges. You want to see visible moisture down 5" at least. If the visible moisture has not reached that depth, run the irrigation longer or keep watering with the sprinkler. If the soil is soggy or muddy, reduce the time the irrigation runs or wait longer between waterings.

Should any plant die within one (1) year of planting, we will replace the plant at no charge to the owner. Exception is made if the plant is damaged or killed for reasons beyond the contractor's control; such as improper or insufficient care, vandalism, act of nature, pest or infestation, transplanted plant material, damage caused by animals, or any other reason beyond the control of the contractor. Plants experiencing "seasonal die-back" will not be replaced if pruning and proper care will restore the plant to health. Annuals and bulbs are not warranted. Owner will inform the contractor as soon as any decline in the condition of the plant is noted in order to give contractor the opportunity to correct any problems.

Plant Materials

Please note that the photos show mature plants when they have reached full size.

'Daub's Frosted'
Juniper on Standard



'Daub's Frosted' Juniper



Asclepia tuberosa Butterfly
Weed



Shasta Daisy 'Becky'



Catmint
'Junior Walker'



Allium 'Millenium'
Ornamental Chive



'Red Head' Fountain Grass



'Moonshine' Yarrow



Kahleea Washington
Lansing Economic Development Corporation
401 S. Washington Square, Ste 101
Lansing, MI 48933
[517-208-5270](tel:517-208-5270)
kahleea@lansingedc.com

6/25/2024



**Grand River / North Street Garden
Year-Round Maintenance Proposal**

The intent of this proposal is to provide seasonal maintenance for this garden including trimming, dead heading, fertilizing, and watering as needed. We will work to help the plants in the garden become established and develop strong root systems. We will ensure that those host plants for butterflies, bees, and hummingbirds are carefully managed by our professional team.

Maintenance is to commence a few days after installation, continue to the end of the active growing season, and begin again when new growth begins in spring, for a total of 15 visits. We are glad to train volunteers during the spring visits to care for the garden going forward if the budget isn't available for continued professional care.

1 Application of Preemergent	\$35.00	\$35.00
Subtotal		<hr/> \$35.00
6% Michigan sales tax		\$2.10
Estimated Labor		<hr/> \$1,050.00
Estimated Total		<hr/> <hr/> \$1,087.10

A 50% deposit requested.

Labor is estimated at \$70.00 per hour, per crew member and will be charged as actual time spent.

We will do an estimate of 15 visits at \$70.00 per hour to accomplish the maintenance needed.