



Andy Schor, Mayor

Michigan Avenue Corridor Improvement Authority

Board of Directors Monthly Meeting

Friday, January 17th, 2025 – 8:30 AM

Foster Community Center
200 N. Foster Ave., Room 211
Lansing, MI 48912

AGENDA

1. Call to Order / Roll call
2. Approval of the MACIA November Board Meeting Minutes
(11.15.24)-**Action**
3. Approval of the Michigan Ave. CIA 2025 Meeting Schedule- **Action**
4. Vote on the 2025 Board Member Officer Positions- **Action**
5. Approval of Development Services Expenditure- **Action**
6. Discussion on the 2025 Annual Budget/ Spending Plan
7. Other Business
8. Public Comment
9. Adjournment



**Michigan Avenue Corridor Improvement Authority
Board of Director's Meeting
Friday, November 15, 2024 – 8:30 AM
Foster Community Center
200 N. Foster Ave., Room 211
Lansing, MI 48910**

Members Present: Yvette Collins, Scott Gillespie, Laurie Baumer, Jon Lum, Tim Daman

Mayoral Designee:

Members Absent: Elaine Barr (excused)

Facilitator Present: Kahleea Washington (LEDC)

Public Present: Eric Helzer, Advanced Redevelopment Solutions

Recorded by: Yvette Collins

Call to Order/Roll call

Chair Lum welcomed everyone and called the MACIA Board of Directors meeting to order at 8:31 a.m.

Public Comment

None

Approval of October 18, 2024, MACIA Meeting Minutes - Action

MOTION: Baumer moved to approve the October Meeting Minutes. Motion seconded by Collins.

YEAS: Unanimous. Motion carried.

Update on Supporting Michigan Ave. Businesses

Lum shared that he has the QR code that would direct visitors to the dotheavenue website, and that Jennifer will transfer over information on the website. There was discussion about looking for changes to the signs that direct drivers to Michigan Avenue businesses. Washington will get back to Capitol Imaging on that topic. Gillespie and Washington will connect by transferring the signs from Washington's office to Gillespie. Gillespie can place signs in vacant spots he owns. Baumer asked Lum if he spoke to former board member, Joan Nelson, about her outreach to Andy Kilpatrick. Lum says he will talk to Joan.

Updates on Corridor Projects

Eric Helzer gave a presentation on strategies to address corridor projects. He shared his proposed Scope of Work that involves looking at the Michigan Avenue corridor, identifying parcels and selecting a focus and possible development scenarios.

Lum: Next step is to take a vote on moving forward with engaging Helzer and to make an amendment to the meeting agenda to add a Motion to approve the proposal at the November 15th meeting.

Amended Agenda to Add a Motion to November 15, 2024, MACIA meeting to approve the Advanced Redevelopment Solutions Scope of Work Proposal. – Action

MOTION: Baumer moved to approve the motion to add the Motion to the agenda. The motion seconded by Daman.

YEAS: Unanimous. Motion carried.

Motion to accept the Advanced Redevelopment Solutions Scope of Work Proposal with an amended budget in 2025. – Action

MOTION: Baumer moved to approve the Motion. Daman seconded the motion.

YEAS: Unanimous. Motion carried.

Motion to table MACIA's 2025 Projects Review until the January 2025 meeting. - Action

MOTION: Collins moved to approve the Motion. Daman seconded the motion.

YEAS: Unanimous. Motion carried.

Other Business

There was some discussion about the effectiveness of the calendar invite.

Adjournment

Chair Lum adjourned the Michigan Avenue Board of Directors at 9:56 a.m.

Jonathan Lum, Chair
Michigan Avenue Corridor Improvement Authority



Michigan Avenue Corridor Improvement Authority

2025 Board Meeting Schedule

**Foster Community Center
200 N. Foster Ave. Room 211
Lansing, MI 48912
8:30 AM**

January 17th

February 21st

March 21st

April 18th

May 16th

June 20th

July 18th

August 15th

September 19th

October 17th

November 21st

December 19th

****Location and dates may change****



Michigan Ave. Corridor Improvement Authority

Board Member 2025 Position Election

Position: Chairperson

☐ Candidate:

☐ Candidate:

Position: Vice Chairperson

☐ Candidate:

☐ Candidate:

Position: Treasurer

☐ Candidate:

☐ Candidate:

Position: Recording Secretary

☐ Candidate:

☐ Candidate:

**MICHIGAN AVENUE CORRIDOR IMPROVEMENT AUTHORITY
OF THE CITY OF LANSING
Certificate of Resolution by Board of Directors**

At a scheduled meeting of the Board of Directors of the Michigan Avenue Corridor Improvement Authority of the City of Lansing held on Friday, November 15, 2024, at 8:30 a.m., pursuant to notice duly given:

PRESENT: Yvette Collins, Scott Gillespie, Laurie Baumer, Jon Lum, Tim Daman

ABSENT: Elaine Barr

The following preamble and resolution was offered by;

Member: Baumer moved to approve the motion.

Member: Daman seconded the motion.

WHEREAS, in 2009 the Lansing City Council approved the establishment of the Michigan Avenue Corridor Improvement Authority (MACIA) with the goals to correct and prevent deterioration in the business districts, redevelop the city's commercial corridors and promote economic growth; and

WHEREAS, Board Members of the MACIA have made contact on behalf of the board with a prospective consultant for real estate development services; and

WHEREAS, the MACIA has received a Proposal of Services ("Proposal") from Eric Helzer, Advanced Redevelopment Solutions ("Vendor") and has determined that the Vendor has the ability, capacity, and skills to perform the services required; and

WHEREAS, the MACIA wishes to accept the Proposal offered by the Vendor and enter into a Contract for Services ("Contract").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MICHIGAN AVENUE CORRIDOR IMPROVEMENT AUTHORITY OF THE CITY OF LANSING AS FOLLOWS:

1. The Michigan Avenue Corridor Improvement Authority Board of Directors approves spending up to \$14,000 for real estate development services.
2. Additionally, the MACIA 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.

3. Finally, the MACIA 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 Michigan Avenue Corridor Improvement Authority of the City of Lansing.

YEAS: 5

NAYS: 0

ABSTENTIONS: 0

ABSENT: 1

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 Michigan Avenue Corridor Improvement Authority held on the 15th day of November 2024, 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 Act No. 267, Public Acts of Michigan 1976, 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.

Jonathan Lum, Chair
Michigan Avenue CIA Board of Directors

Total Budget: \$358,275.32

Spending Goals 75%: \$268,706.49

Spending Categories

Aesthetic and Design	\$ 80,611.95	30%
Economic Reconstruction/ Vitality	\$ 107,482.60	40%
Marketing and Promotional	\$ 53,741.30	20%
Organizational	\$ 26,870.65	10%

Aesthetic and Design:

- Block 2000: \$50,000
- Placemaking Initiatives: \$30,000

Economic Reconstruction/ Vitality:

- E. Helzer Agreement: \$14,000
- Development Initiatives: \$60,000
- Business Support: \$25,000

Marketing and Promotional:

- Michigan Ave. Event: \$35,000
- Print needs: \$1,000
- Graphic design needs: \$3,000
- Marketing and communications needs: \$10,000
- Street Sign Toppers: \$3,000

Organizational:

- Americorps Vista: \$25,000