



Lansing Gateway Corridor Improvement Authority Board of Directors Monthly Meeting

Tuesday, March 18th, 2025 – 3:00 PM

Peckham Inc.

3510 Capitol City Blvd.

Lansing, MI 48906

AGENDA

1. Call to Order/ Roll Call
2. Approval of the Lansing Gateway CIA Meeting Minutes (February 18, 2025)– **Action**
3. Approval of the Lansing Gateway FY 25/26 Budget- **Action**
4. Discussion on the I. Stallings Counterproposal
5. Discussion on the Community Clean-Up Event
6. Public Comment
7. Other Business
8. Adjournment



Andy Schor, Mayor

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

February 25th, 2024 @ 2:30pm

Peckham Inc.

3510 Capital City Blvd, Lansing, MI 48906

Board Room

Members Present: Robert Benstein, Bob Van Arkel, Diane Hartwell,
Steven Bohnet

Members Absent: Jo Sperry

Facilitator Present: Kahleea Washington (Lansing EDC)

Guests Present: Ian Stallings (Ian Stallings Fashion and Design)

Public: Darrmar Lowis

Recorded by: Kahleea Washington (Lansing EDC)

Call to Order/ Roll Call

Roll call at 3:37 pm

Approval of Lansing Gateway CIA Meeting Minutes (Jan. 21st, 2024)– Action

Motion: Van Arkel

Support: Hartwell

Passed unanimously

Adoption of the Lansing Gateway 2025 Spending Plan

The board had no objections to the proposed spending plan and moved forward with approval.

Motion: Hartwell

Support: Bohnet

Passed unanimously

I. Stallings Proposal Presentation and Discussion

Mr. Stallings reintroduced himself to the group and discussed his proposal.

****Ian Stallings left the meeting****

The board had a private discussion about the proposal and potential next steps. Board members plan to provide a counter-proposal to the contractor at the next meeting.

Public Comment

NA

Adjournment:

Motion: Steve Bohnet

Support: Van Arkle

4:27

X

Robert Benstein
Chairperson, Lansing Gateway Corridor Improvement Authority

Lansing Gateway Corridor Improvement Authority

Fiscal Year July 1, 2024 - June 30, 2025

	FY 2024 Actual Budget	FY 2025 Adopted Budget	FY 2025 Amended Budget	FY 2026 Proposed Budget
<u>Revenues</u>				
Tax Increment Revenue				\$ 17,045.71
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ 17,045.71
<u>Expenditures</u>				
Aesthetic and Design	\$ -			\$ 9,000.00
Economic Reconstruction	\$ -			
Marketing and Promotional				\$ 8,000.00
Organizational	\$ -			\$ 45.71
Total Expenditures	\$ -	\$ -	\$ -	\$ 17,045.71
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ 17,045.71
To/(From) Fund Balance	\$ -	\$ -	\$ -	\$ 17,045.71
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -



Proposal for Drawing Set and Design Plan: Grand River Blvd Corridor, Lansing, MI

Prepared by: Ian Stallings

Date: January 22, 2025

Project Overview

The Grand River Blvd Corridor represents a pivotal artery of Lansing, stretching from Waverly Road past the Capital Airport and culminating at the bluff where North Street and Grand River intersect, offering a breathtaking view of the Capitol dome and the cityscape. This area holds immense potential as a cultural, historical, and aesthetic corridor that connects key landmarks and neighborhoods within Lansing. Our proposal aims to deliver a comprehensive drawing set and design plan that aligns with the community's aspirations, enhances connectivity, and elevates the visual identity of the corridor.

Scope of Work

1. Site Analysis and Assessment

Conduct a detailed review of the corridor using existing studies that have already been generated, including:

- Current land use, infrastructure, and traffic flow.
- Environmental factors, such as green spaces, the riverfront, and tree canopies.
- Opportunities for cultural, historical, and community integration.
- Areas of economic development and revitalization potential.

2. Visioning and Concept Design

Develop conceptual designs, focusing on:

- Streetscape enhancements (lighting, signage, landscaping).
- Pedestrian and bicycle pathways to improve walkability and connectivity.
- Integration of public art and landmarks to highlight Lansing's unique character.

- Design of overlooks and scenic points, especially at the bluff with views of the Capitol dome.

3. Detailed Drawing Set

Produce a full set of professional drawings, including:

- Site plans and elevations.
- Streetscape details and cross-sections.
- Conceptual renderings of key focal points (e.g., bluff overlook, improved intersections).
- Infrastructure recommendations, including transportation, utilities, and stormwater management.

4. Phasing and Implementation Plan

- Propose a phased implementation strategy to align with budgetary and logistical considerations.
- Identify funding opportunities and potential partnerships, leveraging public and private investments.

Deliverables

- Visioning document with community input.
- Full preliminary drawing set to gain momentum and attention for the project, including plans, elevations, and renderings.
- Phased implementation strategy with cost estimates and timelines.

Project Timeline

Phase	Duration	Milestones
Site Analysis	2 weeks	Completion of existing conditions report and data collection.
Visioning & Concept Design	7 weeks	Design development and creation, leading to the presentation of conceptual designs and stakeholder review.
Exhibition Installation	4 weeks	Delivery of finalized drawings, installation of exhibition, and marketing of opening and other hosted events in the Gladden Space.
	9 weeks	

Community Programming

Hosting scheduled events in Gladden Space to attract community support, developers, and funding for Phase II. Promoting other cultural events in the area such as Art at the Airport, ScrapFest, Arts Council of Greater Lansing Events, Gloss, Open Jams, etc.

Total Duration 22 weeks Ending with ScrapFest.

Budget

The proposed budget will include costs for professional services, stakeholder engagement, and deliverables to fit within available GR CIA guidelines. A detailed breakdown of costs will be provided upon approval of this proposal. Budget not to exceed \$15,000.00 to ISFAD Studio LLC for the IP, drawings and concepts.

Exhibition: In partnership with Gladden Space LLC the exhibition preparation, materials, installation and exhibition run will be a separate contract with expenses not to exceed \$15,000.00.

Team Qualifications

Our team specializes in urban design, community revitalization, and infrastructure planning, with a proven track record of:

- Revitalizing historic neighborhoods.
 - Designing sustainable and community-centered projects.
 - Partnering with municipalities and cultural institutions to bring transformative visions to life.
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Conclusion

The Grand River Blvd Corridor represents a unique opportunity to create a cohesive, inspiring, and functional design that reflects the essence of Lansing while addressing the needs of its community. We are excited about the opportunity to collaborate and bring this vision to fruition.

We look forward to your feedback and the chance to further discuss how we can contribute to the success of this project.

Contact Information: Ian Stallings for ISFAD Studio
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