



Lansing Gateway Corridor Improvement Authority Board of Directors Monthly Meeting

Tuesday, April 15th, 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 (March 18, 2025)–
Action
3. Adoption of the Lansing Gateway FY 25/26 Budget- **Action**
4. Approval of the I. Stallings Counterproposal- **Action**
5. Updates on the Community Clean-Up Event
6. Public Comment
7. Other Business
8. Adjournment



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

March 18th, 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 Fine Art and Design),

Public: Kambrianna Crank, Rebecca Epstein (Walnut
Neighborhood Association)

Recorded by: Kahleea Washington (Lansing EDC)

Call to Order/ Roll Call
Roll call at 3:37 pm

Approval of Lansing Gateway CIA Meeting Minutes (Feb 25th, 2024)– Action

Motion: Van Arkel

Support: Hartwell

Passed unanimously

Approval of the Lansing Gateway FY 2025/26 Budget

The board asked for clarification on how the budget differs from the spending plan before voting to approve the budget.

Motion: Hartwell

Support: Bohnet

Passed unanimously

Discussion on the Community Clean-Up Event

Washington informed the board of the quote she received from Granger and potential next steps.

Rebecca Epstein from the Walnut Neighborhood Association provided insight on how their organization approaches a similar effort in their neighborhood. Based on that the board would like to work with the City of Lansing's Neighborhood Department on this effort.

Public Comment

Rebecca from the Walnut Neighborhood introduced herself and explained her organization's landscaping project at the median on the east side of the corridor. They discussed collaborating since the CIA and Walnut Neighborhood have landscaping projects at the median.

The board and the public openly discussed redevelopment initiatives of properties between Willow St. and Grand River Ave.

I. Stallings Proposal Presentation and Discussion

Washington updated the board on the feedback she received on the ISFAD proposal. The board further discussed items 1 and 4 of the proposal.

Mr. Stallings provided more context for executing items 1 and 4 before excusing himself.

The board members continued their discussion on how they would like to proceed with the proposal.

Other Business:

Member Van Arkle proposed a window art initiative for vacant and occupied properties along the corridor.

General discussion continued on street sign toppers, corridor grants, and marketing properties along the corridor.

Adjournment:

Motion: Steve Bohnet

Support: Van Arkle

4:48pm

X

Robert Benstein
Chairperson, Lansing Gateway Corridor Improvement Authority

Lansing Gateway Corridor Improvement Authority					
Fiscal Year July 1, 2025 - June 30, 2026					
Affiliated Agency Budget - LEDC					
	FY 2024 Actuals	FY 2025 Adopted Budget	FY 2025 Projected Budget	FY 2026 Proposed Budget	Percent Change
Beginning Fund Balance	-	-	-	-	
<u>Revenues</u>					
Tax Increment Revenue	-	-	-	17,046	
Interest	-	-	-	-	
Total Revenues	-	-	-	17,046	
<u>Expenditures</u>					
Aesthetic and Design	-	-	-	9,000	
Economic Reconstruction	-	-	-	-	
Marketing/Promotional	-	-	-	8,000	
Organizational	-	-	-	46	
Total Expenditures	-	-	-	17,046	
To/(From) Fund Balance	-	-	-	-	
Ending Fund Balance	-	-	-	-	



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

Prepared by: Ian Stallings

Date: April 5, 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
- Conceptual renderings of key focal points identified by ISFAD Studio and based on existing studies (e.g., bluff overlook, improved intersections)

Deliverables

- Visioning document
- Full preliminary drawing set to gain momentum and attention for the project, including plans, elevations, and renderings of 5 key locations to be identified by ISFAD Studio and based on existing studies.

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 presentation.
Total Duration	9 weeks	

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.

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.
-

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

Email: [ian@ianstallings.com]

Phone: [415.279.0058]

RETAINER AGREEMENT

This Retainer Agreement (“Agreement”) is made and entered into on _____, 2025 between LGCIA (“Client”) and ISFAD STUDIO LLC. This Agreement hereby provides the terms and provisions that govern the relationship between you, Client and ISFAD STUDIO LLC (collectively referred to as the “Parties”) for work performed in connection with LGCIA hereinafter referred to as “Project”).

WHEREAS, Client wishes to engage ISFAD STUDIO LLC to complete all work including but not limited to the design, renovation, consultation and or decorating of LGCIA (“Project”).

WHEREAS, ISFAD STUDIO LLC desires to accept such employment to complete all work including but not limited to the design, renovation, consultation and or decorating of “Project.”

NOW, THEREFORE, in consideration of the covenants and agreement contained herein, Client and ISFAD STUDIO LLC agree as follows:

1. All “Whereas” clauses set forth hereinabove are incorporated by reference herein.
2. Client engages the services of ISFAD STUDIO LLC to design, perform and oversee all work specified herein, whether performed by ISFAD STUDIO LLC or any other contractor, vendor or person and or entity associated with the Project.
3. ISFAD STUDIO LLC agrees to perform and oversee all design work and services herein described for the completion of the Project. ISFAD STUDIO LLC agrees to render the following services in connection therewith:

a) Design Phase:

- i. Client understands that the minimum estimated cost budget for the Project is \$15,000.00, and that the project could exceed this amount due to unforeseen conditions or client choices.

Client understands that it retains the services of ISFAD STUDIO LLC for its expertise and experience. Client understands and acknowledges that ISFAD STUDIO LLC proceeds on major expenses and or construction on the Project with the express consent from Client.

ISFAD STUDIO LLC shall meet with all individuals and or entities at ISFAD STUDIO LLC’s sole discretion, responsible for the Project to discuss the Project in detail, including but not limited to design concepts, desired atmosphere and to survey and measure all areas subject to design work.

ISFAD STUDIO LLC will prepare conceptual studies, including sketches to complete the design and make presentation to Client.

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).

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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

Conceptual renderings of key focal points identified by ISFAD Studio and based on existing studies (e.g., bluff overlook, improved intersections)

Deliverables

Visioning document

Full preliminary drawing set to gain momentum and attention for the project, including plans, elevations, and renderings of 5 key locations to be identified by ISFAD Studio and based on existing studies.

4. It is understood that to the best of ISFAD STUDIO LLC's ability, diligently and faithfully managing this Project, there are no assurances, expressed or implied about the total cost it will take to complete the Project.

5. ISFAD STUDIO LLC has agreed to accept a non-refundable engagement fee of \$15,000. ISFAD STUDIO LLC's responsibility for the Project will not commence until the entire non-refundable engagement fee has been paid and is deemed earned once received. If you are paying by check, ISFAD STUDIO LLC reserves the right not to commence services until the check has cleared the bank. This engagement fee is non-refundable for the following reasons:
 - a) ISFAD STUDIO LLC is hired in the capacity of an advisor/consultant and will be made available at Client's demand thereby precluding him/it from working on other projects, marshal firm resources and or turn down other work in reliance of this agreement.
 - b) Due to the complexity of your Project, I will be pre-empted from taking on other work.
6. ***Client understands that in the event that this Agreement is terminated for any reason and by Client, the engagement fee is non-refundable.***
7. Client understands that once the initial engagement fee is exhausted, Client acknowledges that a Funding Request will be sent to cover costs for work to be performed which shall be determined at that time contingent on the Project's status.
8. Client acknowledges that in order to complete the Project as agreed upon between Client and ISFAD STUDIO LLC, ISFAD STUDIO LLC may, at its sole discretion, consult with or hire third parties in order to effectuate the intent of this Agreement. In doing so, the Client, by execution of this document, hereby agrees to be responsible for all such fees for these services above that paid for the engagement fee described herein.
9. Client understands and agrees that ISFAD STUDIO LLC is not responsible and/or liable for any claim, demand, action, debt, attorney's fees and/or costs arising out of or relating to the loss, claim of loss of or damage to the property, injuries, death and/or otherwise caused or contributed by the Contractor and/or the Contractor's agents or employees while in, on or about the premises of the Client, or while entering in or departing from the same. Should any such action, claim and/or liability arise, Client hereby agrees to indemnify and hold ISFAD STUDIO LLC harmless from any liability arising therefrom.
10. Intellectual Property:
 - a) Client agrees that ISFAD STUDIO LLC has the exclusive rights to photograph at any stage the Project's progress, including upon completion, for publication or promotional purposes. Client agrees that it has no rights to any royalties, fees or compensation that ISFAD STUDIO LLC may receive for publishing images of the Project and that Client will not take any act inconsistent with ISFAD STUDIO LLC's intellectual property rights to the Project. Images must be watermarked with ISFAD Studio LLC and sited when used or published by Client.

- b) Client agrees product produced by ISFAD STUDIO LLC as a consequence of ISFAD STUDIO LLC's expertise, talent, and artistic capabilities, is the sole and exclusive intellectual property of ISFAD STUDIO LLC. Client agrees not to replicate, manufacture or take any act relating to any product designed by ISFAD STUDIO LLC for monetary gain. Client agrees and acknowledges that any and all products produced, created and or designed by ISFAD STUDIO LLC is the sole and exclusive intellectual property of ISFAD STUDIO LLC. Unless otherwise agreed upon between Client and ISFAD STUDIO LLC, Client agrees that ISFAD STUDIO LLC is free to duplicate any product designed, created and produced by ISFAD STUDIO LLC for Client for any other purpose.

11. Period of Service:

- a) 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 presentation. ISFAD STUDIO LLC will deliver the Design Submittals as referenced in the aforementioned scope of work.

12. Client acknowledges that the ISFAD STUDIO LLC has not guaranteed Client any outcome. Client agrees that unless otherwise specified herein, ISFAD STUDIO LLC is not responsible for any delays caused by third parties or any Act of God that may delay completion of the Project.

13. Client agrees that if collection is required for non-payment of any monies due under the terms of this agreement, Client will be responsible for any and all collection costs, including but not limited to, actual attorney fees and costs incurred by ISFAD STUDIO LLC for the collection. Client, by approval of this Agreement, agrees that the County of Ingham, city of Lansing and State of Michigan shall be the appropriate jurisdiction for the filing of any action related to this Agreement.

CLIENT ACKNOWLEDGES THAT THE CLIENT HAS READ THIS AGREEMENT AND UNDERSTANDS ITS CONTENTS AND HAS RECEIVED A COPY OF IT.

I have read, understand and accept the terms and conditions of this design contract upon this date.

DATED: _____

DATED: _____

Client

Ian Stallings and Kate Powers for
ISFAD STUDIO LLC

