



Andy Schor, Mayor

# **Saginaw Street Corridor Improvement Authority (SSCIA)**

Development and Tax Increment Financing Plan

Approved and Recommended by the Saginaw Street Corridor Improvement  
Authority August 27, 2019

WEST SAGINAW STREET  
LANSING, MICHIGAN

CORRIDOR IMPROVEMENT AUTHORITY DEVELOPMENT AND TAX  
INCREMENT FINANCING PLAN

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## Executive Summary

In 2009, the Lansing City Council approved the establishment of the Saginaw Street Corridor Improvement Authority (SSCIA) with the goals to correct and prevent deterioration in the business districts, redevelop the city's commercial corridors and promote economic growth. This Authority will allow for the reinvestment of property tax growth back into the corridor, improve public facilities such as streetscape, develop plans, and other activities to accomplish these goals, as enumerated per section 611 of PA 57 2018.

Since its creation, various members of the SSCIA have worked to identify challenges, opportunities, partners, resources, and stakeholders to best create a plan of action to accomplish these goals. This plan has been developed over the years with input from Residents, the Saginaw Oakland Commercial Association, the Lansing Economic Area Partnership, the City and many other concerned stakeholders to best steer the efforts of the Authority to improve the built and social environment of the corridor for all current and future residents and business.

In development of this plan, the Authority followed several key principles, that were used in creation of the plan and are supported by the City's Master Plan, to transform the visually unappealing character of the Corridor, to encourage pedestrians and market the quality of the adjacent neighborhoods to create attractive, livable and sustainable community gateways. These principles are:

- Traditional Neighborhood: Encourage active lifestyles and reduce dependence on the automobile
- Transit-Oriented: Compact, walkable, pedestrian-oriented and mixed-use corridor
- Complete Streets: Safe transit for all users of streets (pedestrians, bicyclists, public transit users, and automobile drivers)

This Development and Tax Increment Financing Plan arranges projects in the four categories used by the National Main Street Model: Design, Economic Restructuring, Organization, and Promotions/Marketing. In the first year, the Authority plans to make strides in each of these categories:

- Pursue design changes in the corridor through the improvement of streetscape (bike racks, receptacles, and benches) to facilitate the use of public transit stations such as bus stops.
- To address economic restructuring, continue to create an inventory of existing businesses.
- Organizationally, pursue grant funding for future development projects.
- To promote the corridor, continue to develop the Authority's webpage and develop a communication strategy.

The approval of the SSCIA Development and TIF plan will allow for the Authority to begin its first steps in executing upon the vision set forth by the corridor's residents, businesses, and other stakeholders.

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## Section I: INTRODUCTION

### GENERAL OVERVIEW

In 2005, the Michigan Legislature enacted Public Act 280 (PA 280), the Corridor Improvement Authority Act, allowing cities, villages, and townships to create an authority to:

“correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans and development areas in the districts; to promote the economic growth of the districts; to create a board; to prescribe the powers and duties of the board; to authorize the levy and collection of taxes; to authorize the issuance of bonds and other evidences of indebtedness; to authorize the use of tax increment financing; to prescribe powers and duties of certain state officials; to provide for rule promulgation; and to provide for enforcement of the act.”

With the adoption of PA 280 in 2005, many local governments have utilized a Corridor Improvement Authority (CIA) to spark economic revitalization of business districts in transition within their community. A CIA is created to establish a development plan for a previously established Corridor Improvement District (CID).

This plan outlines improvements to public or private properties that will prevent further deterioration of the Saginaw Street and Oakland Avenue Corridor and encourage new investment. These specific plans may be funded by tax increment financing, private or corporate donations, and / or other grants.

The CIA is able to make strategic investments to the district by using tax increment financing (TIF). Through tax increment financing, a portion of the increase in the tax base resulting from the economic growth and development within the corridor, can be reinvested and used for infrastructure improvements and facilities enhancement, thereby reinvigorating the corridor and facilitating economic growth and development. The justification for capturing the taxes is that no new investment would have been made within the district without the establishment of the CID; therefore, no taxes are lost by the interested taxing jurisdictions.

### POWERS OF THE AUTHORITY

Detailed powers of the Corridor Improvement Authority board are listed in Appendix D per section 611 of Act 57 of 2018.

Broadly, the Authority will be able to carry out with the execution of the vision created for the Saginaw Corridor as set forth by its Residents, Businesses, the City’s Master Plan, and other Stakeholders to improve the built and social environment of the corridor, to improve public facilities, encourage transit-oriented development, and conduct analysis and research.

## **HISTORY OF THE SAGINAW STREET COMMERCIAL CORRIDOR**

What now comprises the Saginaw Street and Oakland Avenue commercial corridor emerged primarily between 1900 and 1930, coinciding with the rapid development of residential subdivisions in the Westside, Old Oakland, and Englewood Park neighborhoods, and the growth of automobile manufacturing near the City of Lansing's western border.

As nearby residential areas grew more densely populated, small business owners occupied newly built commercial buildings. Most of these business owners lived in the surrounding neighborhoods, and their patrons were neighbors, too. The rapid growth of the Saginaw commercial corridor was mostly driven by nearby residential demand for groceries, meats, baked goods, and personal care services.

The Saginaw commercial corridor served as a nexus between Lansing's bustling downtown and nearby neighborhoods, including the Westside neighborhood's largely upper-middle income residents, and blue-collar laborers residing in Old Oakland and Englewood Park.

The City of Lansing was one of the last areas to be settled in Mid-Michigan, largely due to the lack of roadways in Ingham County. Until 1969, the Saginaw corridor and Northwest Lansing neighborhoods were relatively quiet. Oakland, for example, was not yet a major thoroughfare, and Saginaw was a two-way street that handled downtown Lansing's traffic.

The Saginaw Street corridor remained vibrant through the 1960's and into the 1970s, at which point federal government policies and social turmoil instigated a story that played out in cities across the U.S. Most devastating to Lansing's Westside was the conversion of the street to a major one-way thoroughfare. Now multiple lane, high traffic, one-way roadways, Saginaw and Oakland present unsafe pedestrian conditions and struggle to create an inviting sense of place.

The conversion of Saginaw and Oakland from streets to roadways took place before the construction of Interstate 496. Racial tension and white flight to nearby suburban areas exacerbated neighborhood decline. The combination of white flight, redlining, and an emphasis on automobile-centric planning robbed the commercial district of its strong customer base of residents.

### *Automotive Industry Presence*

The corridor has long been home to automobile manufacturing. The corner of Verlinden Avenue and Saginaw Street was utilized for automotive manufacturing since the early 20<sup>th</sup> century, when auto pioneer R.E. Olds converted farmland into his Olds Motor Works plant. In 1920, Durant Motors built a factory on the site. And in 1935 General Motors purchased the site and added additional production facilities thereafter.

The Verlinden Ave site, later called the Lansing Car Assembly, or GM Plant #6, housed GM's Fisher Body Division and was adjacent to a major General Motors production facility called the Lansing Craft Centre. The Craft Centre facility was originally built by GM as a foundry in 1919, and sat across Saginaw Street from another facility, the Lansing Metal Center, originally built as a jet engine manufacturing plant in 1952.

The Lansing Craft Centre was a specialized GM assembly factory. Located primarily in adjacent Lansing Township, the plant started production (as the Reatta Craft Centre) in 1987 and closed in 2006. At the time of its closure, the plant was 985,000 square feet in size, and employed 400 workers.

The Lansing Craft Centre was the construction site for low-volume vehicles like the General Motors EV1, Buick Reatta, and Cadillac Eldorado. The Craft Centre also produced the Chevrolet Cavalier convertible and the Pontiac Sunfire. Its final product was the Chevy SSR. On November 21, 2005, General Motors announced that it would close the Lansing Craft Centre in mid-2006. The final SSR, a unique black-on-silver model, was built on March 17, 2006. Many of the Craft Centre workers were transferred to the new Delta Township Assembly plant.

The Lansing Metal Center closed in 2006. Upon closing, the plant was 1,590,000 square feet in size, and employed 1,200 people. General Motors began the demolition of the plant in February 2008.

All three sites (Car Assembly, Craft Centre, and Metal Center) are now held by RACER (Revitalizing Auto Communities Environmental Response) Trust, an entity created as part of the GM bankruptcy proceedings, to dispose of the company's abandoned real estate. The trust took possession of 89 properties in 14 states on March 30, 2011; it is charged with cleaning up, positioning for redevelopment and selling them.

#### *Present Conditions*

Today, the Saginaw Street and Oakland Avenue commercial corridor consists of approximately 277 commercial parcels of property. The majority, located between Martin Luther King Boulevard and Sycamore Street, are contiguous buildings that were erected primarily between 1920 and 1940. While slight modifications have been made over time, the majority are still examples of traditional, historic commercial architecture. Although there are needs for façade rehabilitation, restoration, and updates, many of the buildings have retained their integrity.

## BACKGROUND AND PLAN NEED

On July 27, 2009 the Lansing City Council adopted Resolution Number 2009-278 to create and provide for the operation of the Saginaw Corridor Improvement Authority (SSCIA). Following a formal public hearing on August 24, 2009, the Lansing City Council adopted Resolution Number 2009-418 to establish the boundaries of the Improvement Authority (western City Limits along Saginaw Street, east to Pennsylvania Avenue). In the resolution establishing the Authority, it was determined that a CIA was necessary to:

- a) Correct and prevent deterioration in business districts
- b) Redevelop the City's commercial corridors
- c) Promote economic growth

In 2018, Mayor Schor's administration referred and appointed 3 new members and reappointed 1, and 2 were appointed to the board in 2019. 1 member was appointed in 2017.

## PLAN DEVELOPMENT PROCESS

The following Development and Tax Increment Financing Plan is a direct result from over a decade of stakeholder involvement to revitalize the Saginaw and Oakland Corridor. This work began with a 2004-2005 effort called the Saginaw/Oakland Revitalization project. This effort was a community visioning process led by the Northwest Initiative (then known as Northwest Lansing Healthy Communities Initiative) and Michigan State University's Landscape Architecture Program.

More than 400 residents participated in the Saginaw/Oakland Revitalization project, sharing input on their goals and objectives for the area, and a visual inventory and "image-making" process for Saginaw Street

and Oakland Avenue from Rosemary Avenue to Grand Avenue. The information from this effort was used to create the Saginaw/Oakland Revitalization Action Plan, published in 2005.

That same year, the City of Lansing designated Community Development Block Grant (CDBG) Funds to create a half-time manager position to implement the objectives in the Saginaw/Oakland Revitalization Action Plan. This effort became known as the Westside Alliance. Between 2005 and 2012, more than two-thirds of the objectives in the Action Plan were accomplished.

In 2008, the name of the effort was again changed to the Westside Commercial Association (WCA), in order to encourage increased participation by owners, managers and employees of businesses located along the Saginaw Street and Oakland Avenue Corridor. The move to re-brand the WCA was also aimed at creating a stronger sense of cohesion and identity for the program as a business district revitalization effort.

In 2010, those working on the project decided to split ways with the Northwest Initiative and create a stand-alone non-profit organization, creating Lansing's Westside Commercial Association (WCA). The WCA formally gained status as a non-profit organization in early 2011. In 2014, the WCA again secured CDBG funding from the City of Lansing to fund personnel and operating expenses for the organization's work to revitalize the corridor and engage businesses.

Hoping to more directly place an emphasis on the commercial corridor, the WCA changed its name in 2015 to the Saginaw Oakland Commercial Association. Today, SOCA is working closely with the City and regional economic development agencies to find creative ways to revitalize the corridor. This Plan is a critical step forward in SOCA's work to create a safer, healthier, more vibrant Saginaw and Oakland corridor.

As referenced above, in 2009 the Lansing City Council adopted a resolution to establish the Saginaw Street Corridor Improvement Authority (SCIA) and to designate its development area. In 2011 and 2012, the City Council appointed members to the SCIA Board.

Unfortunately, due to an economic downturn that negatively impacted real estate values in the development area and other areas of Greater Lansing, the SCIA board fell dormant between 2011 and 2015.

In 2015, the Saginaw Oakland Commercial Association teamed up with the City of Lansing and the Lansing Economic Area Partnership (LEAP) to get the SCIA back up and running and evolve into a strong partner in revitalizing Saginaw Street.

In 2016, four former General Motors sites went back on the market including the former Plant 6 site at 401 N. Verlinden St. managed by RACER Trust (Revitalizing Auto Communities Environmental Response). RACER Trust was formed by GM in 2011 to sell old properties and plants and oversee environmental cleanup at the sites.

In 2016, resident volunteers and members of the Old Oakland Neighborhood Association, the West Side Neighborhood Association, and the Saginaw Oakland Commercial Organization came together to activate Point West Art and Trail Project, a point of pride for residents and point of entry into the City. The team leveraged a \$5,000 Love Your Block mini-grant and launched a successful crowdfunding campaign to bring



in additional funding. They raised more than \$13,000 from nearly 100 individuals in the community. This crowdfunding was matched by the Michigan Development Cooperation's Public Spaces Community Place Program, bringing the total funding for the project to \$26,000 before the public art ordinance was passed. With the help of Cities of Service Love Your Block AmeriCorps VISTAs, volunteers installed signage, crosswalks, and other street features in preparation for the larger project. The VISTAs also helped the team connect with a wide range of partners to encourage cross-sector buy-in from additional organizations including the Lansing Department of Parks and Recreation, the Michigan Department of Transportation, and the Department of Planning and Neighborhood Development.



In 2017, Prosperity, a 16 ft. tall stainless-steel sculpture, was designed by artist Fritz Olsen with a vision of honoring the history of the auto industry in the area. The City of Lansing in partnership with the Saginaw Oakland Commercial Association were awarded Public Art for Communities grant funds in 2016 as one of three recipients. Prosperity is part of the larger Point West Art and Trail placemaking project spearheaded by SOCA, the Old Oakland Neighborhood Association (OONA), and the West Side Neighborhood Association (WNA). The project calls for a new one-mile multiple use trail within Dunnebacke and West Side Parks. Prosperity is intended to act as a gateway to the park and to calm traffic in the area.

In 2017, El Azteco West added a patio and bar on the east side of the West Saginaw Street building. The patio seats about 125 people and have a full bar and a couple TVs.



In 2018, Biggby Coffee applied for a façade grant for \$20,000 via City of Lansing's Corridor Façade Program to remodel the building. The improvements to the building include raising the height of the current exterior, repairing the front door, repainting the colors and replacing awnings and lights. The improvements were completed in June 2019.



In 2019, 909 and 913 West Saginaw were also rehabilitated through City of Lansing's façade grants.

## Section II: DEVELOPMENT PLAN

### BENEFITS OF THE AUTHORITY

The Saginaw Street Corridor Improvement Authority recognizes the benefits to the district and to the City of Lansing. This Development Plan is a formal document to outline the priorities and goals of the Authority. The Corridor Improvement District Proposal and request to create a Corridor Improvement Authority states that a CID:

- (a) Utilizes TIF to complete improvement projects according to the approved TIF plan while leveraging other dollars such as earned income and private, state, federal and philanthropic monies for district improvements

- (b) Generates a clear plan to improve the district, implemented by an empowered neighborhood stakeholder-government partner framework – a proven national method for success
- (c) Creates access to additional programs and incentives to businesses such as special approval of liquor licenses within city development districts
- (d) Establishes a cohesive district which fosters business investment from existing entrepreneurs and attracts complementary new business growth
- (e) Encourages job creation, which produces more jobs for neighborhood residents and generates additional income tax revenue
- (f) Encourages surrounding property improvements, increasing values of neighboring properties thus generating more property tax revenue
- (g) Promotes greater interest in mixed-use development, broadening business location and residential housing options and increasing the tax base
- (h) Brings more people into the district to shop for goods and services, thus generating more repeat customers for neighborhood businesses and increasing sales tax revenue
- (i) Stimulates new commercial development in a neighborhood where additional private sector investment opportunity exists
- (j) Improves the climate of community and economic development for residents and businesses alike
- (k) Contributes to a healthy neighborhood which has the potential to decrease crime or the perception of crime, and increase public safety
- (l) Creates an improved commercial core and public space that is appealing to neighborhood residents encouraging “pride in place” and visitor attraction
- (m) Retains and empowers residents who can access jobs, goods and services in a walkable or transit-oriented neighborhood
- (n) Creates an outreach and coordination mechanism at the neighborhood level for City financed projects
- (o) Creates a public-private partnership with the City that enhances community neighborhood input to improve the district

#### **LEGAL BASIS OF THE PLAN**

This Development Plan and Tax Increment Financing Plan is prepared pursuant to requirements of Sections 125.4618 and 125.4621 of the Tax Increment Financing Act, Public Act 57 of 2018, as amended.

It addresses the geographic area of the Corridor Improvement District as established by the Lansing City Council. A descriptive map, resolutions establishing the CID and forming the CIA and Ordinance, including the legal description describing the CID are contained in the appendices.

## DEVELOPMENT PLAN REQUIREMENTS

This section of the Development Plan provides specific information required in Section 125.4621 of the Tax Increment Financing Act. It consists of information requested in subsections 2(a) through 2(r):

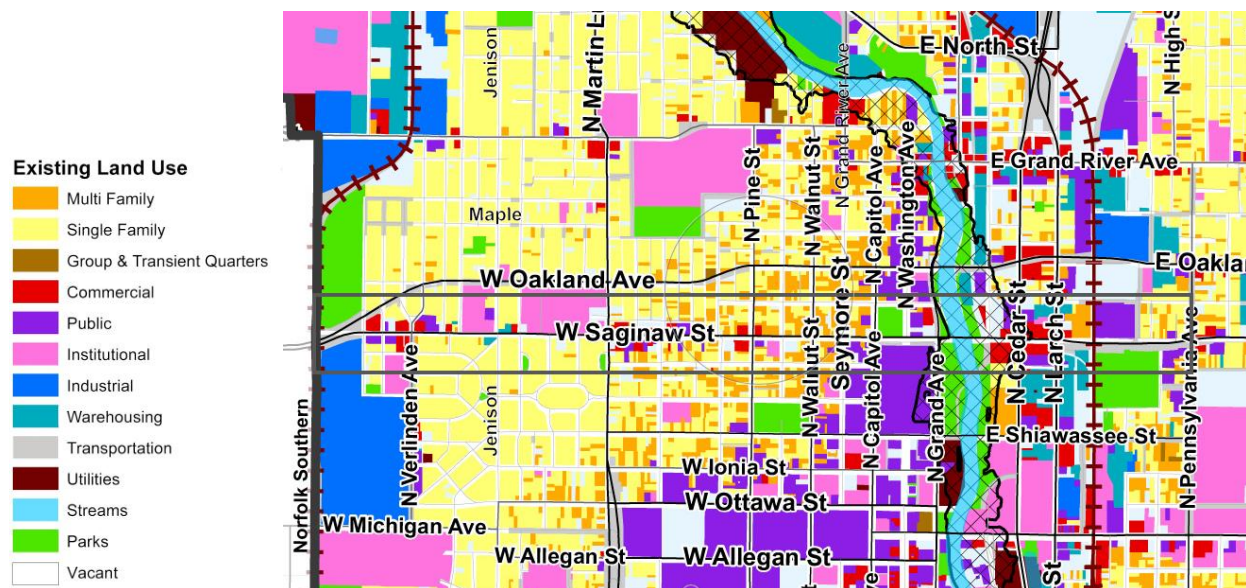
*(a) The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.*

The CIA boundary was established by the Lansing City Council Resolution Number 2009-278 adopted on July 27, 2009, with the proposed area encompassing 500 feet north and 500 feet south of the centerline of Saginaw Avenue, and from the western edge of the City Limits of the City of Lansing to the west to the centerline of Pennsylvania Avenue to the east. A copy of the boundary map is contained in the Appendix H.

*(b) The location and extent of existing streets and other public facilities within the development area, designating the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses, and including a legal description of the development area.*

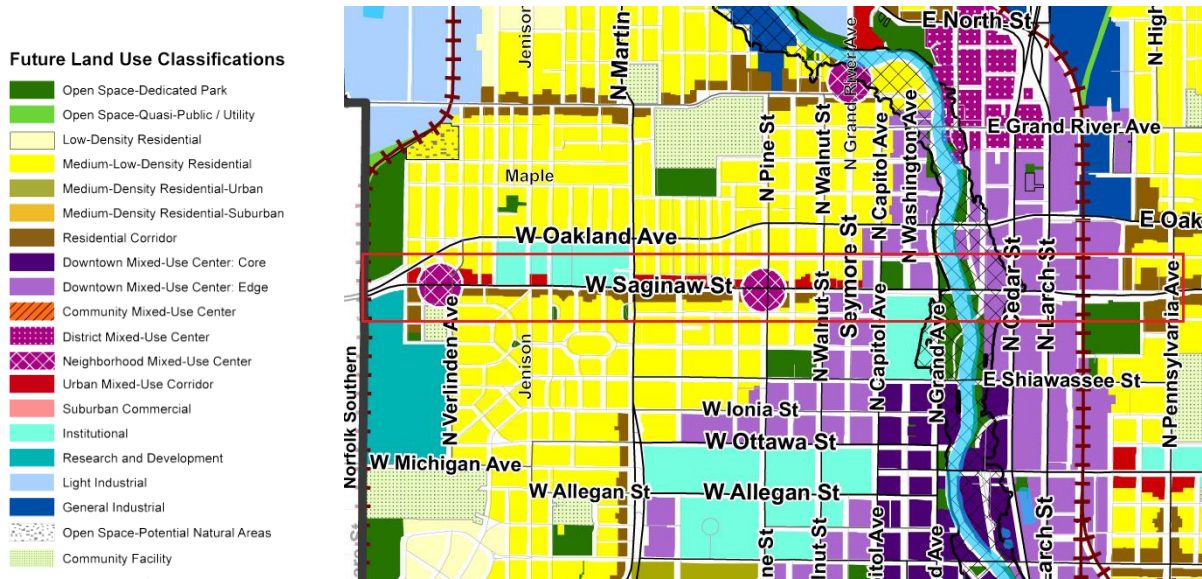
The CIA boundary is the same boundary established by the Lansing City Council Resolution Number 2009-278 adopted on July 27, 2009. Appendix G provides more detailed information about the parcel area, including parcel numbers, classes and property addresses.

### Existing Land Use of the Saginaw Street Corridor



Source: Design Lansing 2012 Comprehensive Plan

**Future Land Use of Saginaw Street Corridor**



Source: Design Lansing 2012 Comprehensive Plan

*(c) A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.*

A description of specific improvement projects that are contemplated within the development area is contained in the project schedule and budget at the end of this section. The cost and time estimates included in the project schedule and budget are estimates only and may be revised by the Authority board without amending this Plan.

*(d) The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.*

A description, including cost estimate and schedule of implementation, for each improvement project that will be completed within the area is contained in the project schedule and budget at the end of this section. The cost and time estimates included in the project schedule and budget are estimates only and may be revised by the Authority board without amending this Plan.

*(e) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.*

A description, including cost estimate and implementation schedule for each specific improvement project that will be completed within the area is contained in the project schedule and budget at the end of this section. The time estimates included in the project schedule are estimates only and may be revised by the Authority board without amending this Plan.

*(f) A description of any parts of the development area to be left as open space and the use contemplated for the space.*

At this time, no specific parts of the development area are planned as open space, though redevelopment projects will be in line with the commercial corridor’s overlay district that defines landscaping and open space requirements. The CIA will conduct community engagement and provide input on open space uses on a project-specific and case-by-case basis. However, as of the adoption of this Development Plan, there are no currently open spaces targeted for development of structures or buildings by the Authority; all open space is currently intended to remain open

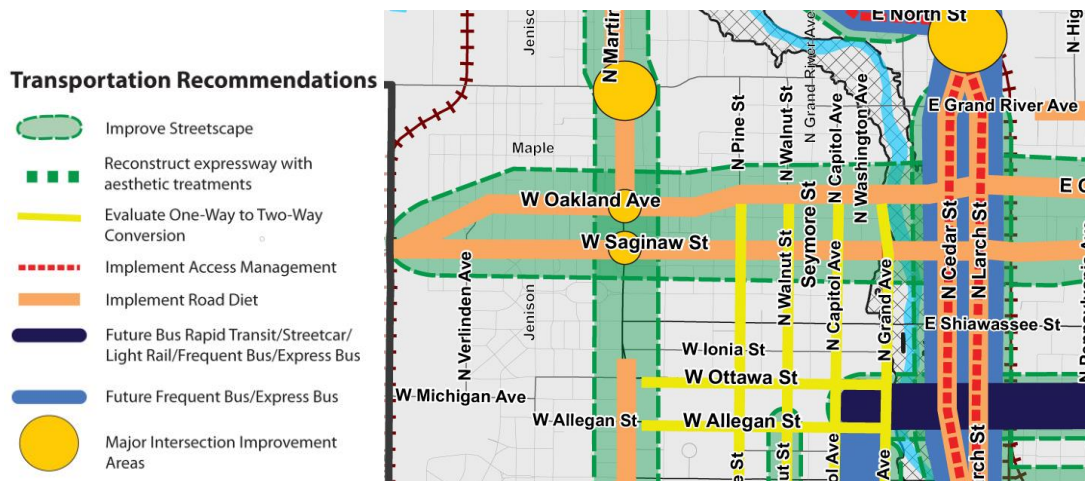
*(g) A description of any portions of the development area that the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.*

There is no known or identified property or real estate as of the adoption of this Plan that is necessary to complete the streetscape improvements set forth in this Plan. However, the CIA may wish to sell, donate, exchange, or lease property in the future. The Authority board reserves the right to sell, donate, exchange or lease property in the future to the extent determined necessary by the Authority board without further amendment to this Plan, but in compliance with the requirements of the Act.

*(h) A description of desired zoning changes and changes in streets, street levels, intersections, traffic flow modifications, or utilities.*

The SSCIA desires to pursue changes to the streets to address the issues outlined in the City’s Master Plan. The plan cites the need for improvements to multi-modal transit and implementation of transit-oriented design, review of the operational efficacy of the intersections along Martin Luther King Jr. Boulevard, and addressing the overcapacity issues of Saginaw and Oakland

**Transportation Concepts for Change**



Source: Design Lansing 2012 Comprehensive Plan

*(i) An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.*

A description, including cost estimate for individual projects and method of financing is contained in the project schedule and budget at the end of this section. The total cost of completing all activities, projects and improvements proposed by the Authority Development Plan and to be undertaken and financed by the Authority is estimated to be \$520,000, which includes administrative expenses and contingencies. A breakdown of the estimated cost and estimated schedule for completion for each of those activities and projects is set forth in the project schedule and budget at the end of this section.

The scope of the items and improvements and the projected schedule for completion for those items and improvements described in this Plan are estimates only and may be revised from time to time by the Authority board without amending this Plan; provided, however, that such items and improvements must be completed within the term of this Plan, unless the term is amended in accordance with Act 57. Further, estimated costs for any items or improvements may be increased or decreased by the Authority board without amending this Plan based upon then-current preconstruction or pre-bid estimates of cost, as well as revised estimates of cost resulting from the receipt of bids. All operating and planning expenditures of the Authority and the City, as well as all advances extended by or indebtedness incurred by the City or other parties for improvements identified above that have been completed, are in progress, or yet to be completed, are expected to be repaid from tax increment revenues. The costs of the Plan are also anticipated to be paid from tax increment revenues as received.

The Authority expects to finance these activities from any one or more of the following sources:

- Future tax increment revenues
- Interest on investments
- Donations received by the Authority
- Proceeds from State and Federal Grants
- Proceeds from any property building or facility that may be owned, leased, licensed, operated or sold by the Authority
- Special assessments as may be approved by the City Council

The proceeds to be received from tax increment revenues in the CIA plus the availability of funds from other authorized sources will be sufficient to finance all 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.

*(j) Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority.*

Information concerning the names of persons for whom benefits may accrue are unknown at this time as final development plans and projects have yet to be prepared. At this time, there is no intention to sell or transact any portion of the Development to any person, therefore, such information is unavailable.

*(k) The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons.*

The CIA Board has no publicly announced commitments for the acquisition or sale of property as it has no property under supervisory responsibility of the CIA at this time. The CIA in conjunction with the City may discuss policies to explore acquisition of tax reverted property should properties within the CIA District become available for acquisition by the City through tax reversion procedures.

It is not a priority of the CIA to acquire private property unless it advances a public improvement project or is necessary for economic development purposes. Any property acquired or held by the CIA, to be sold, leased, or otherwise conveyed to private development interests shall be sold, leased, or otherwise conveyed in accordance with local municipal policy, terms, and conditions to be established by the CIA, and state law, if applicable. At the time of the adoption of this plan, no private parties have been identified to whom land for redevelopment will be sold, leased, or otherwise conveyed; however, the CIA may convey such property to presently undetermined private parties for redevelopment for appropriate uses.

*(l) Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.*

Based on 2010 Census data, the estimated population of the Saginaw Street and Oakland Avenue commercial corridor was 5,880 people. There are no occupied residences targeted for acquisition or development under the Plan, thus no relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

*(m) A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.*

There are no occupied residences targeted for acquisition or development under the Plan, thus no relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

*(n) Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the uniform relocation assistance and real property acquisition policies act of 1970, Public Law 91-646, 84 Stat. 1894.*

There are no occupied residences targeted for acquisition or development under the Plan, thus no occupied residences targeted for acquisition or development under the Plan, thus no relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

*(o) A plan for compliance with 1972 PA 227, MCL 213.321 to 213.332.*

There are no occupied residences targeted for acquisition or development under the Plan, thus no relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

*(p) The requirement that amendments to an approved development plan or tax increment plan must be submitted by the authority to the governing body for approval or rejection.*

The Authority reserves the right to amend this Plan to add new improvement projects, extend the duration of the Plan, or for other lawful purposes. Any amendments to the Plan shall be approved by the Authority and the City Council in accordance with the requirements of Act 57.

*(q) A schedule to periodically evaluate the effectiveness of the development plan.*

An annual report shall be submitted to each entity for which taxes are captured addressing use of CIA funds during the past budget year, status of implementation of the program of work set forth in the Development Plan and proposed CIA activities for the ensuing year. Any changes from this Development Plan will be addressed and changed by action of the City Council as part of this annual review of CIA activities. Amendments to the Development Plan and Tax Increment Financing Plan would be completed in compliance with notification and public hearing procedures of Section 622 of Act 57 prior to action of the City Council.

#### **TIF PLAN SCHEDULE AND BUDGET**

The duration of this plan is a 15-year period. The following pages include tables where specific projects that address CIA goals are described, budgeted, and scheduled. The schedule begins in 2019 and ends in the year 2034 (15 years). Projects have been listed based on estimated time of completion.

#### **INTENT TO UPDATE AND EXTEND DURATION OR TERMINATE PLAN**

On or before the year 2034, the authority will consider action to update and extend the duration of the Development Plan and Tax Increment Financing Plan or make recommendations to terminate the plans and rescind City Ordinance #2009-418 creating the authority. Rescission of the resolution would dissolve the authority and eliminate the accompanying tax increment financing district; provided, however, that in accordance with Act 57, the authority shall not be dissolved if there is outstanding indebtedness of the authority.



## PROJECT DESCRIPTIONS



Rachel Wilke – Intern, Lansing Planning Department

This Development and Tax Increment Financing Plan arranges projects in the four categories used by the National Main Street Model: Design, Economic Restructuring, Organization, and Promotions/Marketing.

**DESIGN:** Design enhances the character of the corridor through physical change. Research has shown the significant (but declining) daily traffic count along the corridor. Stakeholders have identified exploring how to incorporate Transit-Oriented Design, new and innovative features to slow traffic, encourage people to stop and visit, and ultimately invest in the district will further drive property along the corridor. Furthermore, the aesthetic quality of the corridor is important to stakeholders. There is a current lack of greenery, trees, and public spaces along both the Saginaw and Oakland corridors. Stakeholders would like to see an inviting corridor that can support a variety of retail and other businesses.

**ECONOMIC RESTRUCTURING:** Economic restructuring re-establishes the neighborhood business district as the commercial core of the community. Commercial property code enforcement, filling vacant buildings, façade improvement, and infill development on vacant parcels are essential to a healthy district. Strong businesses and a viable business mix are also critical. Stakeholders would like to see business recruitment programs and a revolving micro-loan fund in place to assist with this effort. They believe that offering business incentives and enhancing cooperative marketing and branding are key to attracting new business and development to the district.

**ORGANIZATION:** Organization ensures that the work of commercial corridor revitalization is accomplished through fundraising and volunteer development. Organizational activities are currently carried out by the Westside Commercial Association and can continue to be so.

**PROMOTIONS/MARKETING:** Promotions reinforce the commercial corridor as the social core of the neighborhood and strengthen a positive image. Currently, business along Saginaw and Oakland participate in many of the events that the Westside Commercial Association has planned for promotion purposes. Continued work is needed to market and brand the district to draw in a strong customer base, help businesses thrive, and creating a unique gathering place for residents and visitors. Critical components of this strategy would be the intentional positive promotion of the Saginaw corridor to Lansing residents and the region in general through a variety of opportunities for cooperative marketing.

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: DESIGN PROJECTS ANTICIPATED**

Project	Estimated Cost	Estimated Completion
<b>Short-Term Projects (2020-2024)</b>		
Purchase and install bike racks, especially near transit stations such as bus stops	\$2,000	1-2 years
Purchase and install trash / recycling receptacles and benches to facilitate use of public transit stations such as bus stops	\$2,000	1-2 years
Explore possible traffic calming measures at key intersections / traffic study	\$5,000	2-5 years
Purchase and install flower planters	\$2,000	1-2 years
Create strategy for vacant parcels along Saginaw	\$3,000	1-2 years
Partner with H, Inc to install native landscaping along Oakland Avenue	\$1,500	2-5 years
Partner with MDOT to explore options for a west-bound bicycle lane to pair with the Saginaw Street lane headed east	\$1,500	2-5 years
<b>Medium-Term Projects (2025-2029)</b>		
Install street banners	\$5,000	2-5 years
Install wayfinding signage, with a focus on guiding residents and visitors to transit stations such as bus stops	\$10,000	2-5 years
Plant / replace street trees	\$5,000	2-5 years
Explore alternatives for City Owned Parking Lot	\$15,000	2-5 years
Increase transparency in storefront windows	\$20,000	2-5 years
Administer traffic calming measures	\$25,000	2-5 years
Create additional pocket parks / green space	\$20,000	2-5 years
Work with local artists to install more public art	\$10,000	2-5 years
<b>Long-Term Projects (2026-2030)</b>		
Ornamental street lighting	\$50,000	8-15 years
Incentivize developers to build infill mixed use buildings	\$25,000	8-15 years
Bury above ground utilities	\$500,000	8-15 years
Reduce lanes on Saginaw and Oakland or convert to two-way streets	\$300,000	8-15 years

**TABLE 2: ECONOMIC RESTRUCTURING PROJECTS ANTICIPATED**

Project	Estimated Cost	Estimated Completion
<b>Short-Term Projects (2020-2024)</b>		
Continue strategic business recruitment and retention activities	\$5,000	2-5 years
Create inventory of existing businesses	\$1,000	Ongoing
Plan and implement business open house program	\$1,500	Ongoing

Market corridor’s commercial real estate opportunities	\$2,000	1-2 years
Provide technical support for existing businesses	\$10,000	1-2 years
<b>Medium-Term Projects (2025-2029)</b>		
Secure and build out business incubator space	\$50,000	8-15 years
Recruit grocery store / food market	\$20,000	8-15 years
Develop revolving business micro-loan fund	\$50,000	8-15 years
<b>Long-Term Projects (2026-2030)</b>		
Explore strategic property acquisition and renovation	\$5,000	8-15 years
Partner with Ingham County Land Bank on property redevelopment	\$150,000	8-15 years
Purchase and demolish vacant properties beyond reclamation	\$200,00	8-15 years

**TABLE 3: ORGANIZATION PROJECTS ANTICIPATED**

<b>Project</b>	<b>Estimated Cost</b>	<b>Estimated Completion</b>
<b>Short-Term Projects (2020-2024)</b>		
Enhance fundraising and grant-writing efforts	\$1,500	1-2 years
Invest in volunteer recruitment and retention / recognition	\$2,000	Ongoing
Initiate panhandler support / public outreach campaign	\$1,000	1-2 years
Coordinate efforts with Lansing Community College	\$1,000	Ongoing

**TABLE 4: PROMOTIONS / MARKETING PROJECTS ANTICIPATED**

<b>Project</b>	<b>Estimated Cost</b>	<b>Estimated Completion</b>
<b>Short-Term Projects (2020-2024)</b>		
Redevelop website	\$5,000	1-2 years
Update business directory	\$2,500	Ongoing
Pursue cooperative advertising	\$5,000	2-5 years
Improve external communication tools (e-newsletter)	\$1,500	Ongoing
<b>Medium-Term Projects (2025-2029)</b>		
Develop visitor brochure		
Plan special events and festivals	\$25,000	2-5 years

### 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 issued by a municipality or Corridor Improvement Authority to finance the costs of an approved development plan, to pay the Authority's costs of operation, and to finance portions of an approved development plan which do not involve the issuance of bonds.

The Corridor Improvement Authority Act requires the CIA to address three legislative requirements in the Tax Increment Financing Plan. These provide information about funds anticipated to be received by the CIA and its impact upon taxing jurisdictions. These requirements are found in Section 618(1) of the Act and states that "if the authority determines that it is necessary for the achievement of the purposes of this act, the authority shall prepare and submit a tax increment financing plan to the governing body of the municipality. The plan shall include a development plan as provided in section 621..."

Specifically, pursuant to Section 618(1) of the Act the Tax Increment Financing Plan must include, in addition to the development Plan set forth above:

1. A detailed explanation of the tax increment procedure,
2. The maximum amount of bonded indebtedness to be incurred,
3. The duration of the program,
4. A statement that all unused funds captured shall revert proportionally to the respective taxing bodies, and
5. A state of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located, and
6. A clear statement of the portion of the captured value intended to be used by the Authority for the Plan, and the intended use.

#### *1. Detailed explanation of the Tax Increment Financing Procedure*

The Corridor Improvement Authority Act, Act 57 of 2018, as amended, authorizes tax increment financing (TIF). TIF makes it possible for a district to essentially capture tax revenues that are derived from the increase in value of property, which has benefitted from development projects within said district. The revenue is used to finance further development within the district. The Saginaw Street CIA has determined that, in order to finance the previous Development Plan, a tax increment financing plan must be adopted.

The theory of utilizing TIF is that tax revenue will increase within a district where development is taking place. That increase in development will generate an increase in the tax revenues within that district. Therefore, it is appropriate to use this increase in tax revenue to reinvest into the district to encourage continued development.

The tax increment financing procedure as outlined in Act 57 of 2018 requires the adoption by the City, by resolution, of a Development Plan and a Tax Increment Financing Plan. Following the adoption of that resolution, the city and county treasurers are required by law to transmit to the CIA that portion of the tax levy of all taxing bodies paid each year on the “Captured Assessed Value of all real and personal property located in the Development Area.” The tax amounts to be transmitted are hereinafter referred to as “Tax Increment Revenue”.

The Authority explicitly subordinates its capture of Tax Increment Revenue to any similar capture by a Brownfield Redevelopment Plan, duly authorized by the Lansing Brownfield Redevelopment Authority and Lansing City Council, for any parcel or property that is currently subject to any such Brownfield Redevelopment Plan or that comes to be during the duration of this Plan. This Plan will still capture any amount of qualifying Tax Increment Revenue that passes through any such Brownfield Redevelopment Plan’s capture.

The “Captured Assessed Value” is defined by the Act as “the amount in any 1 year by which the current assessed value of the project area, including the assessed value of property for which specific local taxes are paid in lieu of property taxes ... exceeds the initial assessed value...” The “initial assessed value” is defined by the Act as the “assessed value, as equalized, of all the taxable property within the boundaries of the Development Area at the time the resolution establishing the tax increment financing plan is approved, as shown by the most recent assessment roll of the municipality for which equalization has been completed at the time the resolution is adopted...”

It is the goal of the CIA to use the captured assessed value in the development district for the number of years necessary to complete the projects outlined in the Development Plan.

The CIA shall submit a report on the tax increment financing account showing the revenue received and the amount and purpose of expenditures from the account. Reports will also be required showing the initial assessed value of the development district and the amount of captured assessed value retained by the CIA. The report shall be submitted to the Lansing City Council and contain such additional information as the City Council deems necessary.

An opportunity will be made available to the County Board of Commissioners and other taxing jurisdictions to meet with the City Council to discuss the fiscal and economic implications of the proposed financing and development plans.

Approval of the tax increment financing plan must be obtained following the notice, hearing and disclosure provisions of Section 622 of the Act. If the development plan is a part of the tax increment financing plan, only one hearing and approval procedure is required for the two plans together. The tax increment financing plan may be modified by the City Council upon notice and after public hearings. The governing body may abolish the tax increment financing plan when it finds that the purpose for which it was established is accomplished.

*2. The maximum amount of bonded indebtedness to be incurred*

The CIA does not anticipate bonding. Below is the current financial position of the Authority.

*Description of Current Financial Position*

**Current Assets:** The Saginaw Street Corridor Improvement Authority fund balance at the time of preparation of this analysis is \$0.00. The Saginaw Oakland Commercial Association and the Lansing Economic Area Partnership have contributed to the organizational costs of the CIA, as well as the preparation of this Development and Tax Increment Financing Plan.

**Anticipated Revenue:** The CIA district contains 84 individual properties. The 2019 taxable value of all properties is \$9,547,690. This is the initial assessed value to which all future assessments will be compared to determine the tax capture for the district. A detailed projection table for the 15-year period is included in appendix I.

*3. Duration of The CIA and Tax Increment Financing District*

This Tax Increment Financing Plan establishes a budget for a 15-year period. This is reflected in the previous Development Plan's projects estimated completion dates, shown in Tables 1 through 4.

*4. Unused Funds Shall Revert Proportionally to the Respective Taxing Bodies*

The Authority shall comply with the requirements of Subsection 619(2) of the Act, and shall revert all unused funds, proportionally, to the respective taxing bodies. This TIF Plan is not intended, nor shall it be used to circumvent existing property tax limitations; the purpose is to enhance and increase public use of the public portions of the corridor as detailed in the Development Plan, especially as it pertains to utilization of public transit.

*5. Estimated Impact of The Tax Increment Financing Plan*

Adoption of this Tax Increment Financing Plan will initially result in the use of all revenues derived from increases in assessed value of the real and personal property of the Development District for purposes of the Development Plan. As soon as adequate increments have been generated to pay for the development projects, excess tax increment will be returned to the taxing jurisdictions.

Appendix I, demonstrates the current millage levied by each jurisdiction, the anticipated growth in assessed value and the resulting tax increment revenues to be generated during the life of the Plan, and the estimated fiscal and economic implications on taxing jurisdictions resulting from the implementation of the Plan and capture of millage by the Authority.

The Authority proposes to strengthen the Development District and arrest the current stagnation and deterioration in property values. This is to be accomplished by using the additional tax revenues generated in the Development District to make public improvements and induce private redevelopment.

Several tax bodies currently receive property tax revenue from the property within the Development District. They will continue to receive tax revenues on the initial assessed value of this property throughout the duration of the Plan. When this plan is terminated, these taxing jurisdictions will receive property tax revenues from all taxable property located within the Development District, including new development and appreciation in value stimulated by the development projects and inflation.

*6. Use of Tax Increment Revenue*

The Authority intends to use all of the captured value in furtherance of the Plan described above. Tax increment revenues transmitted to the Authority shall be deposited in a separate fund of the Authority (the "Project Fund") and used as they accrue annually in the following manner, and with the following order or priority:

1. To pay the administrative, auditing, legal and operating costs of the Authority and the City pertaining to the Plan and the Development District, including planning and promotion to the extent provided in the annual budget of the Authority.
2. To repay amounts advanced by the City for project costs, including costs for preliminary plans, projects, fees, and for other professional services.
3. To pay, or to set aside in a reserve account for the purpose of paying when feasible, the cost of undertaking, completing and reimbursing the City for any public improvements as set forth in the Plan, to the extent those costs are not financed from other sources (the "Project Reserve Fund").
4. To pay the cost of any additional improvements to the Plan that are determined necessary by the Authority and approved by the City Council in accordance with the Act.

In accordance with Act 57, and to the extent that the Authority and City deem it necessary and in the best interest of the Authority, the Development District, and the City and its resident and property owners, the Authority may enter into tax sharing arrangements with affected taxing jurisdictions to share all or a portion of tax increment revenues on such terms as the Authority and the City Council determine to be most equitable for the Authority, the Development District and the City.

# **Appendix A:**

Full Ordinance – Intent to Establish the  
Saginaw Street Corridor Improvement  
Authority



**RESOLUTION #2009-278**

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING  
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the City of Lansing has prepared and forwarded a resolution of intent to create the Saginaw Avenue Corridor Improvement Authority (the Authority) in accordance with the provisions of the Saginaw Corridor Improvement Authority, Public Act 280 of 2005, as amended (the Act);

WHEREAS, the Saginaw Avenue Corridor Improvement Authority Development Area, as defined in the Act (the "Proposed Development Area"), is comprised of eligible property within an area along Saginaw Avenue bounded by an area of all commercial property, as defined by PA 206 of 1893, found within 500 feet north and 500 feet south of the centerline of Saginaw Avenue, and from the western edge of the City Limits of the City of Lansing to the west to the center line of Pennsylvania Ave. to the east, and specifically identified in Exhibit A;

WHEREAS, the District meets all of the requirements of section 5 of Public Act 280 of 2005, including:

1. The Proposed Development Area is adjacent to a road classified as an arterial or collector according to the Federal Highway Administration Manual "Highway Functional Classification - Concepts, Criteria and Procedures;" and
2. The Proposed Development Area contains at least ten (10) contiguous parcels or at least five (5) contiguous acres; and
3. More than half of the existing ground floor square footage in the Proposed Development Area is classified as commercial real property under Section 34c of the General Property Tax Act, Act 206 of 1893, as amended (MCL 211.34c); and
4. Residential use, commercial use, or industrial use has been allowed and conducted under the zoning ordinance or conducted in the entire Proposed Development Area for the immediately preceding thirty (30) years.
5. The Proposed Development Area is presently served by municipal water and sewer; and
6. The Proposed Development Area is zoned to allow for mixed use that includes high density residential use

and;

WHEREAS, in accordance with Act 280 the City would further agree to the following with respect to the Proposed Development Area:

1. ~~To expedite the local permitting and inspection process in the Proposed Development Area; and~~
2. To modify its master plan to provide for walkable non-motorized interconnections, including sidewalks and streetscapes throughout the Proposed Development Area

and;

WHEREAS, at least one member of the Authority must reside within ½ mile of the development district,

WHEREAS, the Act requires that before creation of the Authority the Lansing City Council hold a public hearing in order to provide an opportunity for those living in and around the boundaries of the Authority, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the creation of the Authority;

NOW, THEREFORE, BE IT RESOLVED that Council determines that it is necessary for the best interests of the City and the public to redevelop its commercial corridors and to promote economic growth; and

BE IT FURTHER RESOLVED that the City Council hereby declares to create and provide for the operation, of a corridor improvement authority as enabled by and pursuant to Act 280; and

BE IT FURTHER RESOLVED that Council hereby designates the boundaries of the Development Area as comprising parcels of real property identified in Exhibit A; and

BE IT FURTHER RESOLVED that the authority will be known as the "Saginaw Avenue Corridor Improvement Authority";

BE IT FINALLY RESOLVED that a public hearing shall be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on 24th day of August 2009, for the purpose of receiving comment on the establishment of the Michigan Avenue Corridor Authority as set forth in Public Act 280 of 2005. Notice of the public hearing shall be published twice in a newspaper of general circulation in the municipality, not less than 20 or more than 40 days before the date of the hearing. Not

less than 20 days before the hearing, the City shall also mail notice of the hearing to the property taxpayers of record in the proposed development area, to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established and a tax increment financing plan is approved, and to the state tax commission. Failure of a property taxpayer to receive the notice does not invalidate these proceedings. Notice of the hearing shall be posted in at least 20 conspicuous and public places in the proposed development area not less than 20 days before the hearing. The notice shall state the date, time, and place of the hearing and shall describe the boundaries of the proposed development area. A citizen, taxpayer, or property owner of the municipality or an official from a taxing jurisdiction with millage that would be subject to capture has the right to be heard in regard to the establishment of the authority and the boundaries of the proposed development area.

# **Appendix B:**

Affidavit of Notice of Public Hearing on  
Creation of the SSCIA

# **Appendix C:**

Resolution Establishing the SSCIA and  
Designation of the Development Area

I, CHRIS SWOPE, CITY CLERK of the City of Lansing, Michigan, do hereby certify that I have compared the annexed copy of Resolution #2009-418, which established the Saginaw Street Corridor Improvement Authority and Designation of the Development Area, which was adopted November 2, 2009, with the original now on file in my office, and that it is a correct copy thereof, and of the whole of such original.



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ELECTIONS/GREAT SEAL

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Lansing this 15<sup>th</sup> day of June, 2017.

A handwritten signature in cursive script that reads "Chris Swope".

CHRIS SWOPE, City Clerk

**RESOLUTION #2009-418**  
BY THE COMMITTEE ON DEVELOPMENT AND PLANNING  
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANSING

Resolution Establishing Saginaw Street Corridor Improvement Authority and Designation  
of Development Area

WHEREAS, the City of Lansing (the City), is authorized by the provisions of MCL 125.2871, et seq., Act 280, Public Acts of Michigan, 2005, as amended (Act 280), to create a corridor improvement authority; and

WHEREAS, the City Council held a public hearing on August 24, 2009 pursuant to Act 280 in connection with the establishment of a corridor improvement authority and the designation of the proposed development area; and

WHEREAS, at least 60 days have passed since the public hearing; and

WHEREAS, the City Council intends to proceed with the establishment of a corridor improvement authority.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Determination of Necessity: Purpose. The City Council hereby determines that it is necessary for the best interests of the public to create a public body corporate which shall operate to correct and prevent deterioration in business districts, to redevelop the City's commercial corridors and promote economic growth, pursuant to Act 280 of the Public Acts of Michigan, 2005, MCL 125.2871, et seq., as amended.

2. Definitions. The terms used in this resolution shall have the same meaning as given to them in Act 280 or as hereinafter in this section provided unless the context clearly indicates to the contrary. As used in this resolution:

"Authority" means the Saginaw Street Corridor Improvement Authority (also known as "Sag CIA") created by this resolution.

"Act 280" means Act No. 280 of the Public Acts of Michigan of 2005, as amended. MCL 125.2871, et seq.

"Board" or "Board of Directors" means the Board of Directors of the Authority, the governing body of the Authority.

"Chief Executive Officer" means the Mayor of the City of Lansing.

"City" means the City of Lansing, Ingham and Eaton Counties, Michigan.

"City Council" means the City Council of the City of Lansing.

"Development Area" means the development area designated by this resolution, as now

existing or hereafter amended, and within which the Authority shall exercise its powers.

3. Creation of Authority. There is hereby created pursuant to Act 280 a Corridor Improvement Authority for the City. The Authority shall be a public body corporate and shall be known and exercise its powers under title of the SAGINAW STREET CORRIDOR IMPROVEMENT AUTHORITY. The Authority may adopt a seal, may sue and be sued in any court of this State and shall possess all of the powers necessary to carry out the purposes of its incorporation as provided by this resolution and Act 280. The enumeration of a power in this resolution or in Act 280 shall not be construed as a limitation upon the general powers of the Authority.

4. Termination. Upon completion of its purposes, the Authority may be dissolved by resolution of the City Council. The property and assets of the Authority, after dissolution and satisfaction of its obligations, shall revert to the City.

5. Description of Development Area. The Development Area shall consist of the territory in the City described in Exhibit A to this resolution, attached hereto and made a part hereof, subject to such changes as may hereinafter be made pursuant to this resolution and Act 280.

6. Board of Directors. The Authority shall be under the supervision and control of the Board. The Board shall consist of the Mayor or his or her assignee, and seven additional members. Members shall be appointed by the Mayor, subject to approval by the City Council. Not less than a majority of the members shall be persons having an ownership or business interest in property located in the Development Area. Not less than 1 of the members shall be a resident of the Development Area, or of an area within 1/2 mile of any part of the Development Area. Members shall be appointed to serve for a term of four years, except that of the members first appointed, an equal number, as near as is practicable, shall be appointed for terms of 1 year, 2 years, 3 years, and 4 years. A member shall hold office until the member's successor is appointed. An appointment to fill a vacancy shall be made by the Mayor for the unexpired term only. Members of the Board shall serve without compensation, but shall be reimbursed for actual and necessary expenses. The Chairperson of the Board shall be elected by the Board. The Board shall adopt bylaws governing its procedures subject to the approval of the City Council.

7. Powers of Authority. Except as specifically otherwise provided in this resolution, the Authority shall have all powers provided by law subject to the limitations imposed by law and herein.

8. Fiscal Year: Adoption of Budget. The fiscal year of the Authority shall begin on July 1st of each year and end on June 30th, or such other fiscal year as may hereafter be adopted by the City Council. The Board shall prepare annually a budget and shall submit it to the City Council for approval in the manner and at the time, and which budget shall contain the information, required of municipal departments. The Board shall not finally adopt a budget for any fiscal year until the budget has been approved by the City Council. The Authority shall submit financial reports to the City Council at the same time and on the same basis as departments of the City are required to submit reports. The Authority shall be audited annually by the same independent auditors auditing the City



and copies of the audit report shall be filed with the City Council.

9. Section Headings: Severability. Section headings are provided for convenience only and are not intended to be part of this resolution. If any portion of this resolution shall be held to be unlawful, the remaining portions shall remain in full force and effect.

10. Publication. Recording and Filing. This resolution shall be published once after its adoption in full in a newspaper of general circulation in the City of Lansing, and the City Clerk shall file a certified copy of the resolution with the Michigan Secretary of State promptly after its adoption.

# **Appendix D:**

## Powers of Authority

### 125.4611 Board; powers.

Detailed powers of the Corridor Improvement Authority board are listed below, section 611 of Act 57 of 2018:

- (a) Prepare an analysis of economic changes taking place in the development area.
- (b) Study and analyze the impact of metropolitan growth upon the development area.
- (c) Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the economic growth of the development area.
- (d) Plan, propose, and implement an improvement to a public facility within the development area to comply with the barrier free design requirements of the state construction code promulgated under the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.
- (e) Develop long-range plans, in cooperation with the agency that is chiefly responsible for planning in the municipality, designed to halt the deterioration of property values in the development area and to promote the economic growth of the development area, and take steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.
- (f) Implement any plan of development in the development area necessary to achieve the purposes of this act in accordance with the powers of the authority granted by this act.
- (g) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.
- (h) On terms and conditions and in a manner and for consideration the authority considers proper or for no consideration, acquire by purchase or otherwise, or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests in the property, that the authority determines is reasonably necessary to achieve the purposes of this act, and to grant or acquire licenses, easements, and options.
- (i) Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances to those buildings, within the development area for the use, in whole or in part, of any public or private person or corporation, or a combination thereof.

(j) Fix, charge, and collect fees, rents, and charges for the use of any facility, building, or property under its control or any part of the facility, building, or property, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.

(k) Lease, in whole or in part, any facility, building, or property under its control.

(l) Accept grants and donations of property, labor, or other things of value from a public or private source.

(m) Acquire and construct public facilities.

(n) Conduct market research and public relations campaigns, develop, coordinate, and conduct retail and institutional promotions, and sponsor special events and related activities.

(o) Contract for broadband service and wireless technology service in a development area.

(2) Notwithstanding any other provision of this act, in a qualified development area the board may, in addition to the powers enumerated in subsection (1), do 1 or more of the following:

(a) Perform any necessary or desirable site improvements to the land, including, but not limited to, installation of temporary or permanent utilities, temporary or permanent roads and driveways, silt fences, perimeter construction fences, curbs and gutters, sidewalks, pavement markings, water systems, gas distribution lines, concrete, including, but not limited to, building pads, storm drainage systems, sanitary sewer systems, parking lot paving and light fixtures, electrical service, communications systems, including broadband and high-speed internet, site signage, and excavation, backfill, grading of site, landscaping and irrigation, within the development area for the use, in whole or in part, of any public or private person or business entity, or a combination of these.

(b) Incur expenses and expend funds to pay or reimburse a public or private person for costs associated with any of the improvements described in subdivision (a).

(c) Make and enter into financing arrangements with a public or private person for the purposes of implementing the board's powers described in this section, including, but not limited to, lease purchase agreements, land contracts, installment sales agreements, sale leaseback agreements, and loan agreements.

# **Appendix E:**

SSCIA Appointed Members to the SSCIA  
Board

**RESOLUTION #2019-041**

BY THE COMMITTEE ON DEVELOPMENT & PLANNING RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor made the appointment of **James A. Houthoofd, Jr.** 5787 Green Road, Haslett, MI 48840 as a Member of the Saginaw Street Corridor Improvement Authority with a term to expire on June 30, 2121; and

WHEREAS, the nominee has been vetted by the Mayor's Office and meets the qualifications as required by the City Charter; and WHEREAS, the Committee on Development & Planning met on February 18, 2019 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of James A. Houthoofd, Jr as a Member of the Saginaw Street Corridor Improvement Authority with a term to expire on June 30, 2021.

By Council Member Hussain to adopt the resolution By President Wood to recuse Council Member Spitzley from voting on this resolution because her employer has an interest in property on Saginaw St.

Motion Failed, with Council Members Garza, Hussain, Jackson, Washington, Wood voting "Yea"

Motion Carried

**RESOLUTION #2018-308**

BY THE COMMITTEE ON DEVELOPMENT & PLANNING RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor made the appointment of **Jessica Yorko**, 815 Bancroft Ct, Lansing, MI, 48915 as a Member of the Saginaw Street Corridor Improvement Authority with a term to expire on June 30, 2021; and

WHEREAS, the nominee has been vetted by the Mayor's Office and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development & Planning met on December 3, 2018 and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Jessica Yorko, 815 Bancroft Ct, Lansing, MI, 48915 as a Member of the Saginaw Street Corridor Improvement Authority with a term to expire on June 30, 2021.

By Council Member Hussain By Council Member Spitzley to recuse herself from voting on this resolution. Motion Carried The question being adoption of the Resolution.

Motion Carried with Council Member Spitzley not voting.

**RESOLUTION #2018-121**

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor made the appointment of **Jonathon T. Lukco** of 727 N. Capitol Avenue, Apt. 104, Lansing, MI 48906 as a Member of the Saginaw Street Corridor Improvement Authority for a term to expire June 30, 2019; and

WHEREAS, the nominee has been vetted by the Mayor's Office and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development and Planning took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Jonathon T. Lukco of 727 N. Capitol Avenue, Apt. 104, Lansing, MI 48906 as a Member of the Saginaw Street Corridor Improvement Authority for a term to expire June 30, 2019. By Council Member Hussain

Motion Carried City Clerk Swope administered the Oath of Office to Jonathon T. Lukco.

**RESOLUTION #2019-206:**

Reappointment: Saginaw Street Corridor Improvement Authority: Jonathon Lukco as a Member for a term to expire June 30, 2023;

**RESOLUTION #2018-309**

BY THE COMMITTEE ON DEVELOPMENT & PLANNING RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor made the appointment of **Sean N. Hammond**, 820 Verlinden Avenue, Lansing, MI, 48915 as a Member of the Saginaw Street Corridor Improvement Authority for a term to expire June 30, 2020; and

WHEREAS, the nominee has been vetted by the Mayor's Office and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development & Planning met on December 3, 2018 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Sean N. Hammond, 820 Verlinden Avenue, Lansing, MI, 48915 as a Member of the Saginaw Street Corridor Improvement Authority for a term to expire June 30, 2021.

By Council Member Hussain By Council Member Spitzley to recuse herself from voting on this resolution.

Motion Carried The question being adoption of the Resolution. Motion Carried with Council Member Spitzley not voting.

**RESOLUTION #2018-310**

BY THE COMMITTEE ON DEVELOPMENT & PLANNING RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor made the appointment of **Diane Sanborn**, 720 Seymour, Lansing, MI, 48906 as a Member of the Saginaw Street Corridor Improvement Authority with a term to expire on June 30, 2022; and

WHEREAS, the nominee has been vetted by the Mayor's Office and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development & Planning met on December 3, 2018 and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby confirms the appointment of Diane Sanborn, 720 Seymour, and Lansing, MI, 48906 as a Member of the Saginaw Street Corridor Improvement Authority with a term to expire on June 30, 2022.

By Council Member Hussain By Council Member Spitzley to recuse herself from voting on this resolution. Motion Carried The question being adoption of the Resolution.

Motion Carried with Council Member Spitzley not voting.

City Clerk Swope administered the Oath of Office to Diane Sanborn.

#### **RESOLUTION #2015-183**

BY THE COMMITTEE ON DEVELOPMENT & PLANNING RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor made the appointment of **Claire Corr** of 629 Ridgewood Avenue in Lansing, MI, 48910, as a Business Representative of the Saginaw Street Corridor Improvement Authority for a term to expire June 30, 2018; and

WHEREAS, the nominee has been vetted and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development & Planning met on June 17, 2015 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Claire Corr of 629 Ridgewood Avenue in Lansing, MI, 48910, as a Business Representative of the Saginaw Street Corridor Improvement Authority for a term to expire June 30, 2018.

By Council Member Houghton Motion Carried City Clerk Swope swore Claire Corr into office.

#### **RESOLUTION #2018-199**

Reappointment: Saginaw Street Corridor Improvement Authority: Claire Corr, as a Member for a term to expire June30, 2022;

#### **RESOLUTION #2017-211**

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING



WHEREAS, the Mayor made the appointment of **Tiffany Dowling** as a Business Owner Member of the Saginaw Street Corridor Improvement Authority for a term to expire June 30, 2020; and

WHEREAS, the nominee has been vetted and meets the qualifications as required by the City Charter; and WHEREAS, the Committee on Development and Planning took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Tiffany Dowling as a Business Owner Member of the Saginaw Street Corridor Improvement Authority for a term to expire June 30, 2020.

By Council Member Brown Clarke Motion Carried

# **Appendix F:**

SSCIA Bylaws

**BYLAWS OF THE SAGINAW STREET CORRIDOR IMPROVEMENT AUTHORITY  
OF THE CITY OF LANSING**  
Rev: January 16, 2019

**ARTICLE I - NAME**

The name of this Authority is the Saginaw Street Corridor Improvement Authority of the City of Lansing.

**ARTICLE II - PURPOSE**

The purpose of the Authority is to carry out those purposes and exercise those powers as conferred upon it by State of Michigan's Corridor Improvement Authority Act, Act 57 of 2018 (Formerly known as Act 280 of the Michigan Public Acts of 2005) as amended ("the Act"). The Authority shall be a public body corporate and shall have all the powers which now or hereafter may be conferred by law on authorities organized under the Act. These Bylaws are adopted as the Authority's rules governing procedure and holding regular meetings, in accordance with the Act.

**ARTICLE III - AUTHORITY BOARD OF DIRECTORS**

**Section 1. Authority Board.** The Authority shall be under the supervision and control of a board consisting of seven members appointed by the Mayor of the City of Lansing subject to the approval of City Council. The board will also include the Mayor or a Mayoral Assignee. Not less than a majority of the members shall be persons having an ownership or business interest in property located in the Corridor Improvement Authority development area. At least one of the members shall be a resident of the development area or of an area within one-half mile of any part of the development area.

**Section 2. Terms, Replacement, and Vacancies.** Of the initial seven members appointed, one term shall expire on June 30, 2016, two terms shall expire on June 30, 2017, two terms shall expire on June 30, 2018, and two terms shall expire on June 30, 2019. Thereafter, each member appointed shall serve for a term of four years. A member shall hold office until the member's successor is appointed. An appointment to fill a vacancy shall be made by the Mayor for the unexpired term only. Before assuming the duties of office, a member shall qualify by taking and subscribing to the constitutional oath of office.

**Section 3. Removal.** A member of the Board may be removed for cause by the City Council after having been given notice and an opportunity to be heard.

**ARTICLE IV - OFFICERS**

**Section 1. Officers.** The officers of the Authority Board shall be a chairperson, a vice chairperson, a treasurer, and a recording secretary. All officers shall be members of the Authority Board, with the exception of the recording secretary who may, but need not be, a member of the Authority Board.

**Section 2. Removal of Officers.** An officer may be removed by the Authority Board whenever, in its

judgment, the best interest of the Authority Board will be served.

**Section 3. Chairperson.** The chairperson shall preside at all meetings of the Authority Board and shall discharge the duties as a presiding officer.

**Section 4. Vice Chairperson.** In the absence of the chairperson or in the event of inability to serve as chairperson, the vice chairperson shall perform the duties of the chairperson and when so acting, shall have all the powers and be subject to all the restrictions of the chairperson.

**Section 5. Treasurer.** The treasurer shall prepare, with the assistance of appropriate staff, an annual financial report covering the fiscal year of the Authority. The fiscal year of the Authority shall be July 1 to June 30. An annual audit will be made each year. The treasurer shall provide a bond if necessary, in the amount prescribed by the Authority Board.

**Section 6. Recording Secretary.** The recording secretary, if not a member of the Authority Board, shall be a designee of the Authority Board. The recording secretary shall attend all meetings of the Authority Board and with the assistance of appropriate staff record all votes and the minutes of all proceedings, to be maintained for future reference. The recording secretary shall give, or cause to be given, notice of all meetings of the Authority Board, as required by law or these bylaws, and shall perform such other duties as may be prescribed by the Authority Board. The recording secretary shall, when authorized by the Authority Board, attest by signature to actions of the Authority Board, and shall maintain custody of the official seal, and of the records, books and all documents of the Authority.

**Section 7. Delegation of Duties of Officers.** In the absence of any officer of the Authority Board due to resignation or removal, the Authority Board may delegate the powers and duties of any officer to any Authority Board member provided a majority of a quorum of the Authority Board concurs therein.

**Section 8. Election of Officers.** Nominations shall be made from the floor at the annual meeting in January or at the initial meeting of the Authority Board. Officers shall be elected by ballot. The terms of office shall be for one year and begin at the close of the annual meeting at which they are elected, or until his or her successor shall be elected and qualified. No member shall hold more than one office at a time.

## **ARTICLE V - EMPLOYMENT OF DIRECTOR**

The Authority Board may employ and fix compensation of a director subject to approval of the City Council. A member of the Board is not eligible to hold the position of Director. Before beginning his or her duties, the Director shall subscribe to the constitutional oath and furnish a bond as required by section 609 of Act 57 of 2018. The Director shall be the chief executive officer of the Authority. The Director shall serve at the pleasure of the Authority Board.

## **ARTICLE VI - MEETINGS**

**Section 1. Organizational Meeting and Election of Officers.** Officers shall be elected at the first organizational meeting of the Authority Board after the adoption of the Bylaws and shall be appointed thereafter pursuant to Article VI - Section 2.

- Section 2. Annual Meeting.** Starting in the year 2019, an annual meeting shall be held in January at a time and place to be set by the Authority Board. Election of officers shall occur at the annual meeting. If the election of officers does not occur on the day designated or any adjournment thereof, the Authority Board shall cause the election to be held at a regular or special meeting of the Authority Board within 90 days of the annual meeting.
- Section 3. Regular Meetings.** Regular meetings of the Authority Board shall be held at a time and place to be set by the Authority Board at its annual meeting. Notice of regular meetings shall be published in accordance with the Michigan Open Meetings Act, Act 267 of the Public Acts of 1976, as amended. The Authority Board records shall be open to the public.
- Section 4. Special Meetings.** Special meetings of the Authority Board may be called by the chairperson, the vice chairperson in the absence of the chairperson, or by any three Authority members by giving 24 hours' notice of the meeting to other board members, stating the purpose of the meeting, and by posting sufficient public notice in accordance with the Michigan Open Meetings Act.
- Section 5. Notice of Meetings.** All meetings other than regularly scheduled meetings shall be preceded by public notice posted 18 hours prior to the meeting in accordance with the Michigan Open Meetings Act.
- Section 6. Agenda and Minutes.** The recording secretary together with appropriate staff shall prepare the agendas for all regular meetings and send them to the Authority Board members at least 24 hours prior to the meeting. Any member of the Authority Board may request any item to be placed on the agenda. Minutes of all meetings shall be prepared and kept in accordance with the Michigan Open Meetings Act. Proposed Minutes of a meeting shall be made available to the public no more than 8 days after the meeting. The Board shall vote to approve or amend and approve minutes from any prior meeting, at the next regular meeting.
- Section 7. Quorum and Voting.** A quorum shall constitute a majority of the Authority Board members appointed and serving at the time. A majority vote of a quorum of the Authority Board shall constitute the action of the Authority Board unless the vote of a larger number is required by statute, or elsewhere in these rules. In the event that effective membership is reduced because of a conflict of interest, a majority of the remaining members eligible to vote shall constitute the action of the Authority Board.
- Section 8. Rules of Order.** *Robert's Rules of Order* will govern the conduct of all meetings.
- Section 9. Open and Closed Meetings.** All regular and special meetings of the Authority Board shall be open to the public, and each agenda shall include a time for public comment. Closed meetings of the Authority Board may be called for the purposes listed in the Michigan Open Meetings Act, if approved by the Authority.
- Section 10. Conflict of Interest.** An Authority Board member who has a direct conflict of interest of more than a de minimis nature as defined by MCL 15.322 and 15.323 in any matter before the Authority Board shall disclose that interest prior to the Authority Board taking any action with respect to the matter. This disclosure shall become part of the record of the Authority Board's official proceedings. Any member making such disclosure shall, with the approval of the

Authority Board, refrain from participating in the Authority Board's decision-making process, to include all discussions, motions made and votes taken, relative to such matters, unless required by law. In addition, an Authority Board member shall be subject to the conflict of interest provisions of section 5-505 of the Lansing City Charter and the Ethics Ordinance in Part 2, Title 10, Chapter 290 of the Lansing Codified Ordinances.

**Section 11 Mandatory Voting.** Except when a member is excused from participating on a matter by the chair because of a disclosed conflict of interest, all members present shall vote on all matters before the Authority Board.

**Section 12 Physical Presence Required.** Members may not be counted as in attendance and may not vote unless they are physically present at the meeting. Members may not send a proxy to a meeting, and members may not vote by proxy.

## **ARTICLE VII - EXECUTIVE COMMITTEE**

The officers of the Authority Board, including chairperson, vice chairperson, treasurer, and recording secretary, shall constitute the executive committee. The executive committee shall have general supervision of the affairs of the Authority Board between its business meetings, fix the hours and place of meetings, make recommendations to the Authority Board, and shall perform such other duties as specified in these Bylaws or as may be specified by the Authority Board.

## **ARTICLE VIII - AUTHORITY BOARD COMMITTEES AND ADVISORY COMMITTEES**

**Section 1 Authority Board Committees.** The Authority Board, by resolution, may designate and appoint one or more committees to advise the Authority Board. Committee members shall be members of the Authority Board. The chairperson of the Authority Board shall appoint the members and select the chairperson of the Authority Board committees. The committees may be terminated by vote of the Authority Board. At the annual meeting, the committees will be evaluated and reappointed or dissolved. A majority of the committee will constitute a quorum. A majority of the members present at the meeting at which a quorum is present shall be the action of the committee.

**Section 2 Advisory Committees.** The Authority Board may, by resolution, authorize the establishment of advisory committees to the Authority Board. The chairperson shall select, with the advice and consent of the Authority Board members, the members of each advisory committee. The advisory committees shall elect their own officers and establish rules governing their action.

## **ARTICLE IX - INDEMNIFICATION**

**Section 1 Indemnification and Defense.** Matters involving a claim or civil action against any officer or employee of the Authority, while acting within the scope of their authority, are subject to the Government Liability for Negligence Act, Act 170 of the Public Acts of 1964, as amended.

**Section 2. Reimbursement.** Any action by the Authority Board on behalf of an officer or employee under Section 1 shall be made by the Authority Board only as authorized in the specific case

upon a determination that such action is appropriate. Such determination shall be made in either of the following ways:

1. By a majority vote of the members of the Authority Board who were not parties to such claim, action, suit or proceedings, or
2. If such quorum is not obtainable, or even if obtainable, a quorum of disinterested members so directs, supported by the recommendation of legal counsel in a written opinion.

**Section 3. Insurance.** The Authority Board may purchase and maintain insurance on behalf of any person who is or was an officer or employee of the Authority against any liability asserted against the officer or employee and incurred by them in any such capacity or arising out of their status as such.

## **ARTICLE X - AMENDMENTS OF BYLAWS**

These Bylaws may be amended at any regular meeting of the Authority Board by a majority vote of a quorum, provided that the amendment has been submitted in writing at the previous regular meeting; provided, however, that no such amendment shall take effect until approved by resolution of the City Council.

Adopted: February 14<sup>th</sup>, 2019



Chairperson Secretary

The foregoing bylaws of the Saginaw Street Corridor Improvement Authority of the City of Lansing were approved by resolution of the Lansing City Council duly adopted at a regular meeting of the Council held pursuant to statutory notice on the \_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_, City Clerk



# **Appendix G:**

List of Affected Properties by Parcel  
Identification Number

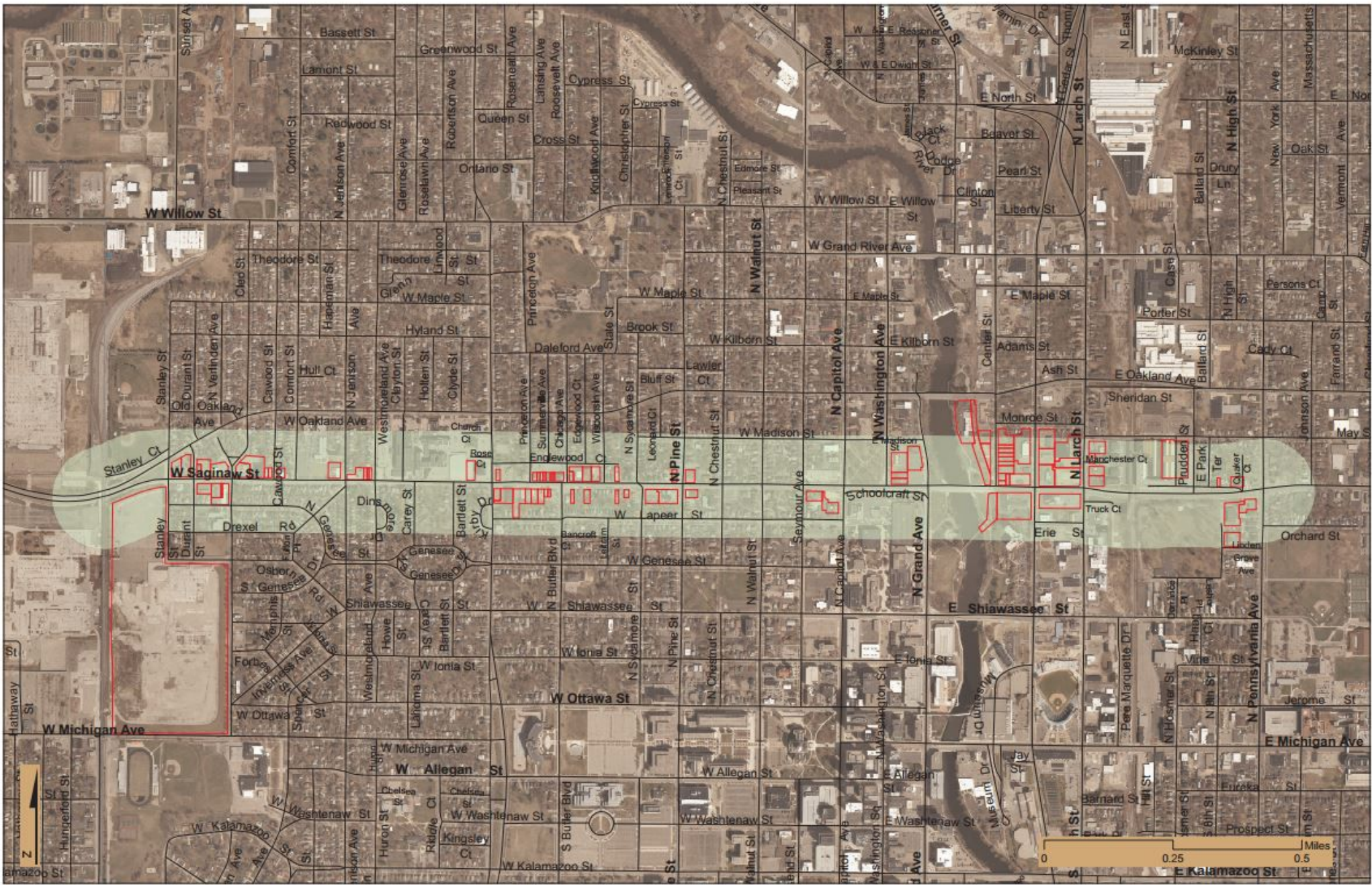
<b>Parcel #</b>	<b>Property Address</b>	<b>Class</b>
33-01-01-17-226-281	1001 W SAGINAW ST	201
33-01-01-17-226-291	1019 W SAGINAW ST	201
33-01-01-08-481-121	1026 W SAGINAW ST	201
33-01-01-08-458-370	1100 W SAGINAW ST	201
33-01-01-08-456-201	1400 W SAGINAW ST	201
33-01-01-08-456-191	1402 W SAGINAW ST	201
33-01-01-08-456-181	1404 W SAGINAW ST	201
33-01-01-08-456-162	1410 W SAGINAW ST	201
33-01-01-08-381-052	1500 W SAGINAW ST	201
33-01-01-08-380-131	1712 W SAGINAW ST	201
33-01-01-08-379-141	1804 W SAGINAW ST	201
33-01-01-08-379-133	1808 W SAGINAW ST	201
33-01-01-08-379-112	1828 W SAGINAW ST	201
33-01-01-17-103-041	1901 W SAGINAW ST	201
33-01-01-17-103-044	1909 W SAGINAW ST	201
33-01-01-08-360-052	1910 W SAGINAW ST	201
33-01-01-17-103-001	1917 W SAGINAW ST	201
33-01-01-08-360-031	1926 W SAGINAW ST	201
33-01-01-08-359-052	2002 W SAGINAW ST	201
33-01-01-08-359-023	2010 W SAGINAW ST	201
33-01-01-16-127-001	221 W SAGINAW ST	201
33-01-01-09-452-052	300 E OAKLAND AVE	201
33-01-01-16-203-013	400 E SAGINAW ST	201
33-01-01-09-479-141	415 E SAGINAW ST	201
33-01-01-16-226-002	500 E SAGINAW ST	201
33-01-01-09-480-132	505 E SAGINAW ST	201
33-01-01-16-103-002	529 W SAGINAW ST	201
33-01-01-15-102-031	600 LESHEN PLACE	201
33-01-01-09-362-131	600 W SAGINAW ST	201
33-01-01-16-102-124	601 W SAGINAW ST	201
33-01-01-09-481-142	611 E SAGINAW ST	201
33-01-01-16-127-101	615 N CAPITOL AVE	201
33-01-01-15-102-013	620 LESHEN PLACE	201
33-01-01-15-102-152	631 N PENNSYLVANIA AVE	201
33-01-01-09-363-062	700 N PINE ST	201
33-01-01-09-453-061	700 N WASHINGTON AVE	201
33-01-01-09-480-172	709 N LARCH ST	201
33-01-01-16-101-011	709 W SAGINAW ST	201
33-01-01-09-452-031	711 CENTER ST	201
33-01-01-08-484-121	718 W SAGINAW ST	201

33-01-01-09-480-252	719 N LARCH ST	201
33-01-01-17-227-221	719 W SAGINAW ST	201
33-01-01-09-481-031	720 N LARCH ST	201
33-01-01-09-453-023	724 N WASHINGTON AVE	201
33-01-01-10-353-007	725 PRUDDEN ST	201
33-01-01-09-480-283	733 N LARCH ST	201
33-01-01-09-481-002	736 N LARCH ST	201
33-01-01-09-453-104	737 N GRAND AVE	201
33-01-01-09-479-243	741 N CEDAR ST	201
33-01-01-09-480-002	750 N CEDAR ST	201
33-01-01-08-486-062	806 W SAGINAW ST	201
33-01-01-08-486-042	810 W SAGINAW ST	201
33-01-01-17-227-291	813 W SAGINAW ST	201
33-01-01-08-486-002	820 W SAGINAW ST	201
33-01-01-17-227-321	827 W SAGINAW ST	201
33-01-01-08-485-071	900 W SAGINAW ST	201
33-01-01-17-226-221	907 W SAGINAW ST	201
33-01-01-08-485-065	908 W SAGINAW ST	201
33-01-01-10-354-162	909 E SAGINAW ST	201
33-01-01-17-226-231	909 W SAGINAW ST	201
33-01-01-08-485-062	910 W SAGINAW ST	201
33-01-01-17-226-241	913 W SAGINAW ST	201
33-01-01-08-485-051	914 W SAGINAW ST	201
33-01-01-08-485-041	916 W SAGINAW ST	201
33-01-01-08-485-031	918 W SAGINAW ST	201
33-01-01-08-485-021	920 W SAGINAW ST	201
33-01-01-08-485-011	926 W SAGINAW ST	201
33-01-01-17-226-271	927 W SAGINAW ST	201
33-01-01-09-480-062	N CEDAR ST	201
33-01-01-08-458-065	W SAGINAW ST	201
33-01-01-08-360-041	1920 W SAGINAW ST	202
33-01-01-17-226-262	923 W SAGINAW ST	202
33-01-01-09-452-035	CENTER ST	202
33-01-01-09-479-002	CENTER ST	202
33-01-01-09-479-051	CENTER ST	202
33-01-01-09-479-061	CENTER ST	202
33-01-01-09-479-071	CENTER ST	202
33-01-01-09-479-081	CENTER ST	202
33-01-01-09-479-091	CENTER ST	202
33-01-01-09-479-101	CENTER ST	202
33-01-01-09-479-111	CENTER ST	202

33-01-01-09-479-121	E SAGINAW ST	202
33-01-01-09-479-131	E SAGINAW ST	202
33-01-01-09-481-092	N LARCH ST	202
33-01-01-09-453-051	N WASHINGTON AVE	202
33-01-01-16-203-092	RAILROAD ROW-ABAND	202
33-01-01-08-379-151	W SAGINAW ST	202
33-01-01-16-102-003	W SAGINAW ST	202
33-01-01-17-103-042	W SAGINAW ST	202
33-01-01-17-103-043	W SAGINAW ST	202
33-01-01-17-226-001	W SAGINAW ST	202
94-33-01-16-127-001	221 W SAGINAW ST	203
94-33-02-16-127-001	221 W SAGINAW ST	203

# **Appendix H:**

SSCIA District Map – Parcels included within  
Saginaw Corridor



- Freeway
- Freeway Onramp
- Main Arterial
- Collector Road
- Saginaw Street Corridor Improvement Parcels
- Parcels
- Saginaw Street Corridor Improvement Buffer
- City Boundary

## Saginaw Street Corridor Improvement Authority

# **Appendix I:**

## Projections and Taxing Jurisdiction Impact Tables

City of Lansing - Saginaw Street Corridor Improvement Authority

Commercial Property Taxable Value= \$ 9,205,758.00

Updated 8/16/2019

0.50%

Local Capture Detail - Breakdown by Taxing Entity

Date	Baseline Value	Value with Inflation - 0.5% growth rate	Increment	City of Lansing 19.4400 Mills	Capital Area District Library 1.56000	City capture only
2019	9,205,758	9,205,758	0	0	0	0
2020	9,205,758	9,251,787	46,029	895	72	967
2021	9,205,758	9,298,046	92,288	1,794	144	1,938
2022	9,205,758	9,344,536	138,778	2,698	216	2,914
2023	9,205,758	9,391,259	185,501	3,606	289	3,896
2024	9,205,758	9,438,215	232,457	4,519	363	4,882
2025	9,205,758	9,485,406	279,648	5,436	436	5,873
2026	9,205,758	9,532,833	327,075	6,358	510	6,869
2027	9,205,758	9,580,497	374,739	7,285	585	7,870
2028	9,205,758	9,628,400	422,642	8,216	659	8,875
2029	9,205,758	9,676,542	470,784	9,152	734	9,886
2030	9,205,758	9,724,924	519,166	10,093	810	10,902
2031	9,205,758	9,773,549	567,791	11,038	886	11,924
2032	9,205,758	9,822,417	616,659	11,988	962	12,950
2033	9,205,758	9,871,529	665,771	12,943	1,039	13,981
2034	9,205,758	9,920,886	715,128	13,902	1,116	15,018
				<b>109,923</b>	<b>8,821</b>	<b>118,744</b>
					Discount rate	0.04
					NPV =	79,899

Local Capture Detail - Breakdown by Taxing Entity

All in: Non-School Tax Capture Millage	All IN Annual Non-School Tax Capture Available	City of Lansing 19.4400 Mills	City of Lansing Library 1.5600 Mills	Lansing Community College 3.8072 Mills	CATA 3.0070 Mills	Ingham County 9.6573 Mills	CCRA .699000 Mills	Zoo 0.41 Mills	TOTAL POTENTIAL City + County
38.5805	0	0	0	0	0	0	0	0	0
38.5805	1,776	895	72	175	138	445	32	19	1,339
38.5805	3,561	1,794	144	351	278	891	65	38	2,685
38.5805	5,354	2,698	216	528	417	1,340	97	57	4,038
38.5805	7,157	3,606	289	706	558	1,791	130	76	5,398
38.5805	8,968	4,519	363	885	699	2,245	162	95	6,764
38.5805	10,789	5,436	436	1,065	841	2,701	195	115	8,137
38.5805	12,619	6,358	510	1,245	984	3,159	229	134	9,517
38.5805	14,458	7,285	585	1,427	1,127	3,619	262	154	10,904
38.5805	16,306	8,216	659	1,609	1,271	4,082	295	173	12,298
38.5805	18,163	9,152	734	1,792	1,416	4,546	329	193	13,699
38.5805	20,030	10,093	810	1,977	1,561	5,014	363	213	15,106
38.5805	21,906	11,038	886	2,162	1,707	5,483	397	233	16,521
38.5805	23,791	11,988	962	2,348	1,854	5,955	431	253	17,943
38.5805	25,686	12,943	1,039	2,535	2,002	6,430	465	273	19,372
38.5805	27,590	13,902	1,116	2,723	2,150	6,906	500	293	20,808
	<b>218,152</b>	<b>109,923</b>	<b>8,821</b>	<b>21,528</b>	<b>17,003</b>	<b>54,607</b>	<b>3,952</b>	<b>2,318</b>	<b>164,529</b>
	Discount rate	0.04							
	NPV =	146,789							

1.00%

Local Capture Detail - Breakdown by Taxing Entity

Date	Baseline Value	Value with Inflation - 1.0% growth rate	Increment	City of Lansing 19.4400 Mills	Capital Area District Library 1.56000	City capture only
2019	9,205,758	9,205,758	0	0	0	0
2020	9,205,758	9,297,816	92,058	1,790	144	1,933
2021	9,205,758	9,390,794	185,036	3,597	289	3,886
2022	9,205,758	9,484,702	278,944	5,423	435	5,858
2023	9,205,758	9,579,549	373,791	7,266	583	7,850
2024	9,205,758	9,675,344	469,586	9,129	733	9,861
2025	9,205,758	9,772,098	566,340	11,010	883	11,893
2026	9,205,758	9,869,819	664,061	12,909	1,036	13,945
2027	9,205,758	9,968,517	762,759	14,828	1,190	16,018
2028	9,205,758	10,068,202	862,444	16,766	1,345	18,111
2029	9,205,758	10,168,884	963,126	18,723	1,502	20,226
2030	9,205,758	10,270,573	1,064,815	20,700	1,661	22,361
2031	9,205,758	10,373,279	1,167,521	22,697	1,821	24,518
2032	9,205,758	10,477,011	1,271,253	24,713	1,983	26,696
2033	9,205,758	10,581,781	1,376,023	26,750	2,147	28,896
2034	9,205,758	10,687,599	1,481,841	28,807	2,312	31,119
				<b>225,107</b>	<b>18,064</b>	<b>243,172</b>
					Discount rate	0.04
					NPV =	163,402

Local Capture Detail - Breakdown by Taxing Entity

All in: Non-School Tax Capture Millage	All IN Annual Non-School Tax Capture Available	City of Lansing 19.4400 Mills	City of Lansing Library 1.5600 Mills	Lansing Community College 3.8072 Mills	CATA 3.0070 Mills	Ingham County 9.6573 Mills	CCRA .699000 Mills	Zoo 0.41 Mills	TOTAL POTENTIAL City + County
38.5805	0	0	0	0	0	0	0	0	0
38.5805	3,552	1,790	144	350	277	889	64	38	2,679
38.5805	7,139	3,597	289	704	556	1,787	129	76	5,384
38.5805	10,762	5,423	435	1,062	839	2,694	195	114	8,117
38.5805	14,421	7,266	583	1,423	1,124	3,610	261	153	10,876
38.5805	18,117	9,129	733	1,788	1,412	4,535	328	193	13,664
38.5805	21,850	11,010	883	2,156	1,703	5,469	396	232	16,479
38.5805	25,620	12,909	1,036	2,528	1,997	6,413	464	272	19,322
38.5805	29,428	14,828	1,190	2,904	2,294	7,366	533	313	22,194
38.5805	33,274	16,766	1,345	3,283	2,593	8,329	603	354	25,095
38.5805	37,158	18,723	1,502	3,667	2,896	9,301	673	395	28,024
38.5805	41,081	20,700	1,661	4,054	3,202	10,283	744	437	30,983
38.5805	45,044	22,697	1,821	4,445	3,511	11,275	816	479	33,972
38.5805	49,046	24,713	1,983	4,840	3,823	12,277	889	521	36,990
38.5805	53,088	26,750	2,147	5,239	4,138	13,289	962	564	40,039
38.5805	57,170	28,807	2,312	5,642	4,456	14,311	1,036	608	43,118
	<b>446,747</b>	<b>225,107</b>	<b>18,064</b>	<b>44,086</b>	<b>34,820</b>	<b>111,828</b>	<b>8,094</b>	<b>4,748</b>	<b>336,935</b>
	Discount rate	0.04							
	NPV =	300,196							



1.50%

Local Capture Detail - Breakdown by Taxing Entity

Date	***Baseline Value	Value with Inflation - 1.5% growth rate	Increment	City of Lansing 19.4400 Mills	Capital Area District Library 1.56000	City capture only
2019	9,205,758	9,205,758	0	0	0	0
2020	9,205,758	9,343,844	138,086	2,684	215	2,900
2021	9,205,758	9,484,002	278,244	5,409	434	5,843
2022	9,205,758	9,626,262	420,504	8,175	656	8,831
2023	9,205,758	9,770,656	564,898	10,982	881	11,863
2024	9,205,758	9,917,216	711,458	13,831	1,110	14,941
2025	9,205,758	10,065,974	860,216	16,723	1,342	18,065
2026	9,205,758	10,216,964	1,011,206	19,658	1,577	21,235
2027	9,205,758	10,370,218	1,164,460	22,637	1,817	24,454
2028	9,205,758	10,525,771	1,320,013	25,661	2,059	27,720
2029	9,205,758	10,683,658	1,477,900	28,730	2,306	31,036
2030	9,205,758	10,843,913	1,638,155	31,846	2,556	34,401
2031	9,205,758	11,006,572	1,800,814	35,008	2,809	37,817
2032	9,205,758	11,171,670	1,965,912	38,217	3,067	41,284
2033	9,205,758	11,339,245	2,133,487	41,475	3,328	44,803
2034	9,205,758	11,509,334	2,303,576	44,782	3,594	48,375
				<b>345,817</b>	<b>27,751</b>	<b>373,568</b>
					Discount rate	0.04
					NPV =	250,681

Local Capture Detail - Breakdown by Taxing Entity

All in: Non-School Tax Capture Millage	All IN Annual Non-School Tax Capture Available	City of Lansing 19.4400 Mills	City of Lansing Library 1.5600	Lansing Community College 3.8072 Mills	CATA 3.0070 Mills	Ingham County 9.6573 Mills	CCRA 6.99000 Mills	Zoo 0.41 Mills	TOTAL POTENTIAL City + County
38.5805	0	0	0	0	0	0	0	0	0
38.5805	5,327	2,684	215	526	415	1,334	97	57	4,018
38.5805	10,735	5,409	434	1,059	837	2,687	194	114	8,096
38.5805	16,223	8,175	656	1,601	1,264	4,061	294	172	12,236
38.5805	21,794	10,982	881	2,151	1,699	5,455	395	232	16,437
38.5805	27,448	13,831	1,110	2,709	2,139	6,871	497	292	20,702
38.5805	33,188	16,723	1,342	3,275	2,587	8,307	601	353	25,030
38.5805	39,013	19,658	1,577	3,850	3,041	9,766	707	415	29,423
38.5805	44,925	22,637	1,817	4,433	3,502	11,246	814	477	33,883
38.5805	50,927	25,661	2,059	5,026	3,969	12,748	923	541	38,409
38.5805	57,018	28,730	2,306	5,627	4,444	14,273	1,033	606	43,003
38.5805	63,201	31,846	2,556	6,237	4,926	15,820	1,145	672	47,666
38.5805	69,476	35,008	2,809	6,856	5,415	17,391	1,259	738	52,399
38.5805	75,846	38,217	3,067	7,485	5,911	18,985	1,374	806	57,203
38.5805	82,311	41,475	3,328	8,123	6,415	20,604	1,491	875	62,079
38.5805	88,873	44,782	3,594	8,770	6,927	22,246	1,610	944	67,028
	<b>686,306</b>	<b>345,817</b>	<b>27,751</b>	<b>67,726</b>	<b>53,491</b>	<b>171,793</b>	<b>12,434</b>	<b>7,293</b>	<b>517,610</b>
					Discount rate	0.04			
					NPV =	460,542			

2.25%

Local Capture Detail - Breakdown by Taxing Entity

Date	***Baseline Value	Value with Inflation - 2.25% growth rate	Increment	City of Lansing 19.4400 Mills	Capital Area District Library 1.56000	City capture only
2019	9,205,758	9,205,758	0	0	0	0
2020	9,205,758	9,412,888	207,130	4,027	323	4,350
2021	9,205,758	9,624,678	418,920	8,144	654	8,797
2022	9,205,758	9,841,233	635,475	12,354	991	13,345
2023	9,205,758	10,062,661	856,903	16,658	1,337	17,995
2024	9,205,758	10,289,070	1,083,312	21,060	1,690	22,750
2025	9,205,758	10,520,574	1,314,816	25,560	2,051	27,611
2026	9,205,758	10,757,287	1,551,529	30,162	2,420	32,582
2027	9,205,758	10,999,326	1,793,568	34,867	2,798	37,665
2028	9,205,758	11,246,811	2,041,053	39,678	3,184	42,862
2029	9,205,758	11,499,864	2,294,106	44,597	3,579	48,176
2030	9,205,758	11,758,611	2,552,853	49,627	3,982	53,610
2031	9,205,758	12,023,180	2,817,422	54,771	4,395	59,166
2032	9,205,758	12,293,702	3,087,944	60,030	4,817	64,847
2033	9,205,758	12,570,310	3,364,552	65,407	5,249	70,656
2034	9,205,758	12,853,142	3,647,384	70,905	5,690	76,595
				<b>537,846</b>	<b>43,160</b>	<b>581,006</b>
					Discount rate	0.04
					NPV =	389,080

Local Capture Detail - Breakdown by Taxing Entity

All in: Non-School Tax Capture Millage	All IN Annual Non-School Tax Capture Available	City of Lansing 19.4400 Mills	City of Lansing Library 1.5600	Lansing Community College 3.8072 Mills	CATA 3.0070 Mills	Ingham County 9.6573 Mills	CCRA 6.99000 Mills	Zoo 0.41 Mills	TOTAL POTENTIAL City + County
38.5805	0	0	0	0	0	0	0	0	0
38.5805	7,991	4,027	323	789	623	2,000	145	85	6,027
38.5805	16,162	8,144	654	1,595	1,260	4,046	293	172	12,189
38.5805	24,517	12,354	991	2,419	1,911	6,137	444	261	18,491
38.5805	33,060	16,658	1,337	3,262	2,577	8,275	599	351	24,934
38.5805	41,795	21,060	1,690	4,124	3,258	10,462	757	444	31,521
38.5805	50,726	25,560	2,051	5,006	3,954	12,698	919	539	38,258
38.5805	59,859	30,162	2,420	5,907	4,665	14,984	1,085	636	45,145
38.5805	69,197	34,867	2,798	6,828	5,393	17,321	1,254	735	52,188
38.5805	78,745	39,678	3,184	7,771	6,137	19,711	1,427	837	59,389
38.5805	88,508	44,597	3,579	8,734	6,898	22,155	1,604	941	66,752
38.5805	98,490	49,627	3,982	9,719	7,676	24,654	1,784	1,047	74,281
38.5805	108,698	54,771	4,395	10,726	8,472	27,209	1,969	1,155	81,979
38.5805	119,134	60,030	4,817	11,756	9,285	29,821	2,158	1,266	89,851
38.5805	129,806	65,407	5,249	12,810	10,117	32,492	2,352	1,379	97,899
38.5805	140,718	70,905	5,690	13,886	10,968	35,224	2,550	1,495	106,129
	<b>1,067,405</b>	<b>537,846</b>	<b>43,160</b>	<b>105,334</b>	<b>83,195</b>	<b>267,188</b>	<b>19,339</b>	<b>11,343</b>	<b>805,034</b>
					Discount rate	0.04			
					NPV =	714,805			

All-in Non-School Tax Capture Millage

Taxing Authority	Millage Rate
Lansing Oper	19.4400
Ingham Cnty Sum	6.8000
Ingham County	3.2800
LCC	3.8072
CATA	3.0070
CADL	1.5600
Airport Auth/CRAA	0.6990
Zoo Millage	0.4100
	<b>39.0032</b>

Not included in TIF Capture

Taxing Authority	Millage Rate
Lansing Debt	0.2600
Lansing School Debt	4.6000
Lansing School Oper	18.0000
Lansing School Sink	
Ingham Intermediate	4.7062
State Education	6.0000
	<b>33.5662</b>

2019 Winter  
8.9560

2019 Summer  
63.6134

2019 Total  
72.5694

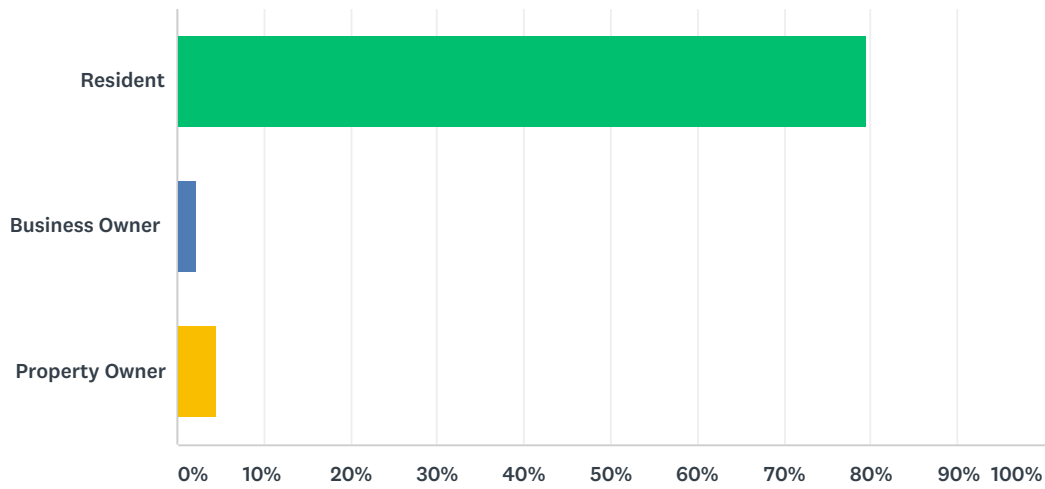
County Total  
10.0800

# **Appendix J:**

SSCIA Community Survey Results 2019

# Q1 What is your connection to the area of focus of the SSCIA? (check all that apply)

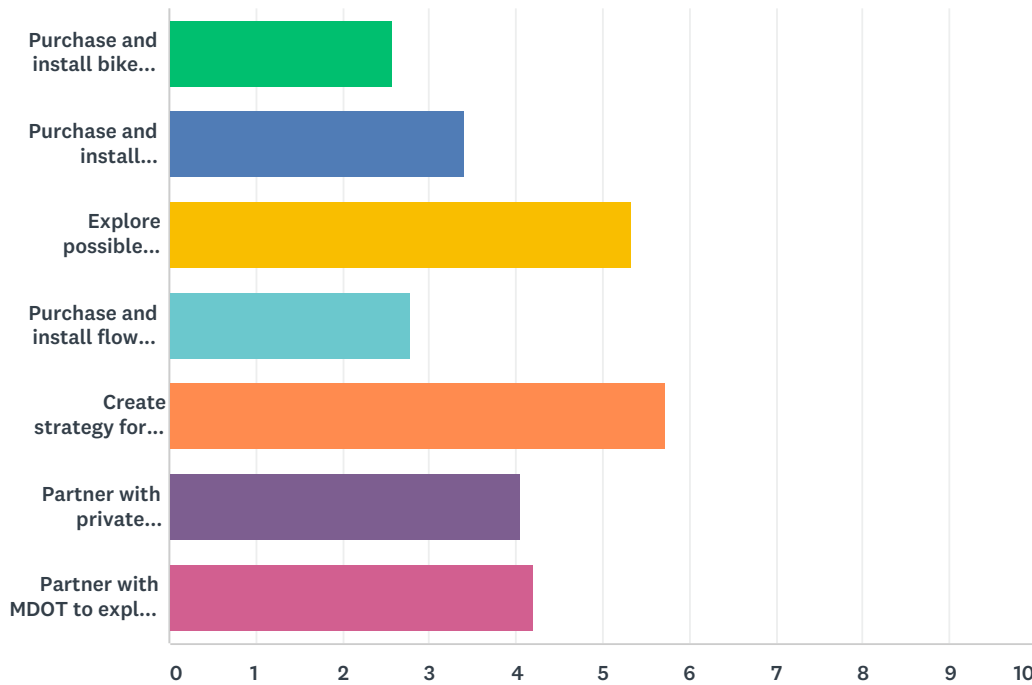
Answered: 44 Skipped: 0



ANSWER CHOICES	RESPONSES	
Resident	79.55%	35
Business Owner	2.27%	1
Property Owner	4.55%	2
<b>TOTAL</b>		<b>44</b>

## Q2 Please rank the short-term project options below in order from your TOP PRIORITY (#1) to your LOWEST PRIORITY (#7) for the Saginaw Corridor Improvement Authority Tax Increment Financing and Development Plan for projects that could occur between 2019 and 2020.

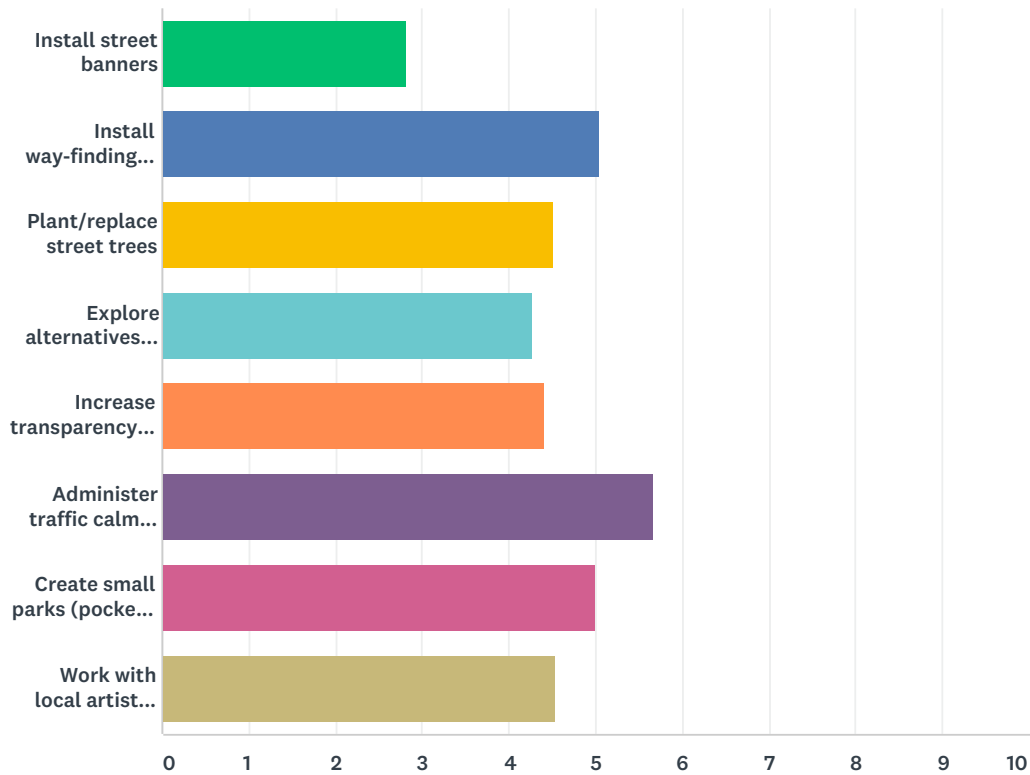
Answered: 43 Skipped: 1



	1	2	3	4	5	6	7	TOTAL	SCORE
Purchase and install bike racks	2.33% 1	2.33% 1	4.65% 2	13.95% 6	20.93% 9	30.23% 13	25.58% 11	43	2.58
Purchase and install trash/recycling receptacles and benches	0.00% 0	10.00% 4	15.00% 6	27.50% 11	17.50% 7	12.50% 5	17.50% 7	40	3.40
Explore possible traffic calming measures (meant to reduce traffic speeds on Saginaw Street) at key intersections (traffic study)	39.53% 17	20.93% 9	16.28% 7	4.65% 2	4.65% 2	2.33% 1	11.63% 5	43	5.33
Purchase and install flower planters	2.44% 1	4.88% 2	2.44% 1	14.63% 6	31.71% 13	21.95% 9	21.95% 9	41	2.78
Create strategy for vacant parcels along Saginaw Street	48.84% 21	20.93% 9	11.63% 5	4.65% 2	6.98% 3	2.33% 1	4.65% 2	43	5.74
Partner with private property owners to install native landscaping along Oakland Avenue	4.76% 2	9.52% 4	30.95% 13	21.43% 9	11.90% 5	16.67% 7	4.76% 2	42	4.05
Partner with MDOT to explore options for a west-bound bicycle lane to pair with the existing east-bound bicycle lane	2.33% 1	32.56% 14	20.93% 9	11.63% 5	6.98% 3	11.63% 5	13.95% 6	43	4.21

**Q3 Please rank the medium-term project options below in order from your TOP PRIORITY (#1) to your LOWEST PRIORITY (#8) for the Saginaw Corridor Improvement Authority Tax Increment Financing and Development Plan for projects that could occur between 2021 and 2025.**

Answered: 43 Skipped: 1

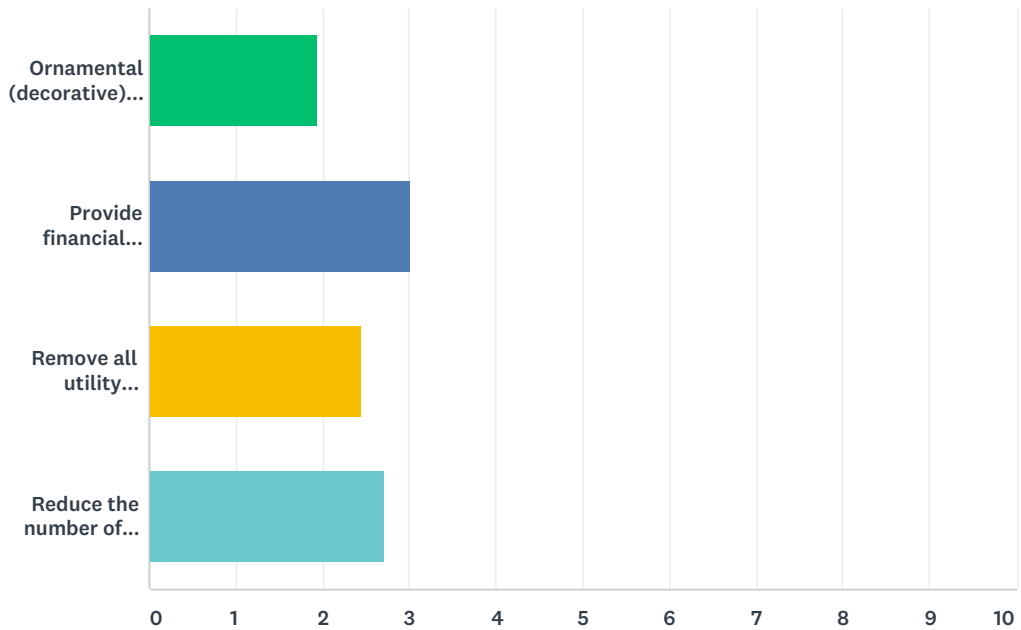


	1	2	3	4	5	6	7	8	TOTAL	SCORE
Install street banners	2.38% 1	7.14% 3	4.76% 2	4.76% 2	9.52% 4	14.29% 6	23.81% 10	33.33% 14	42	2.83
Install way-finding signs (signs that direct you to parks, business districts and other points of interest)	19.05% 8	14.29% 6	11.90% 5	9.52% 4	14.29% 6	19.05% 8	7.14% 3	4.76% 2	42	5.05
Plant/replace street trees	7.14% 3	14.29% 6	14.29% 6	7.14% 3	23.81% 10	19.05% 8	7.14% 3	7.14% 3	42	4.52
Explore alternatives for city-owned parking lot(s)	2.38% 1	14.29% 6	14.29% 6	21.43% 9	9.52% 4	11.90% 5	14.29% 6	11.90% 5	42	4.26
Increase transparency in storefront windows (make them easier to see into and out of)	6.98% 3	18.60% 8	11.63% 5	9.30% 4	16.28% 7	11.63% 5	13.95% 6	11.63% 5	43	4.42
Administer traffic calming measures (changes to the roads, traffic lights and signs, etc that decrease traffic speeds on Saginaw Street)	48.78% 20	2.44% 1	7.32% 3	9.76% 4	4.88% 2	7.32% 3	4.88% 2	14.63% 6	41	5.66

Create small parks (pocket parks) and green public spaces along Saginaw Street	4.65% 2	18.60% 8	20.93% 9	25.58% 11	11.63% 5	2.33% 1	9.30% 4	6.98% 3	43	5.00
Work with local artists to install more public art	11.63% 5	11.63% 5	16.28% 7	11.63% 5	9.30% 4	13.95% 6	18.60% 8	6.98% 3	43	4.53

**Q4 Please rank the long-term project options below in order from your TOP PRIORITY (#1) to your LOWEST PRIORITY (#4) for the Saginaw Corridor Improvement Authority Tax Increment Financing and Development Plan for projects that could occur between 2026 and 2030.**

Answered: 43 Skipped: 1



	1	2	3	4	TOTAL	SCORE
Ornamental (decorative) street lights	5.00% 2	27.50% 11	25.00% 10	42.50% 17	40	1.95
Provide financial incentives to developers to build new buildings on Saginaw Street that feature a mix of uses (residential, office, commercial and/or other uses)	41.46% 17	26.83% 11	24.39% 10	7.32% 3	41	3.02
Remove all utility (electrical, phone, etc) wires, cables and poles that are above ground and put them underground	17.07% 7	26.83% 11	39.02% 16	17.07% 7	41	2.44
Reduce the number of traffic lanes on Saginaw and Oakland and/or make these one-way roads into two-way streets	42.50% 17	17.50% 7	10.00% 4	30.00% 12	40	2.73

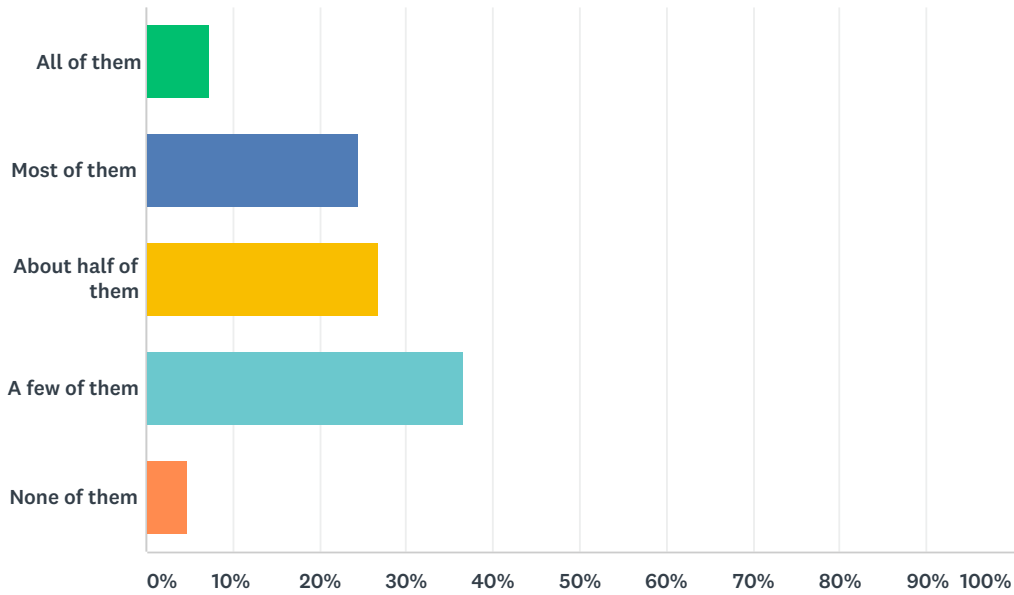
## Q5 What are some other physical improvements you would like to see made in the focus area of the SSCIA?

Answered: 36 Skipped: 8



## Q6 How many of your neighbors do you know?

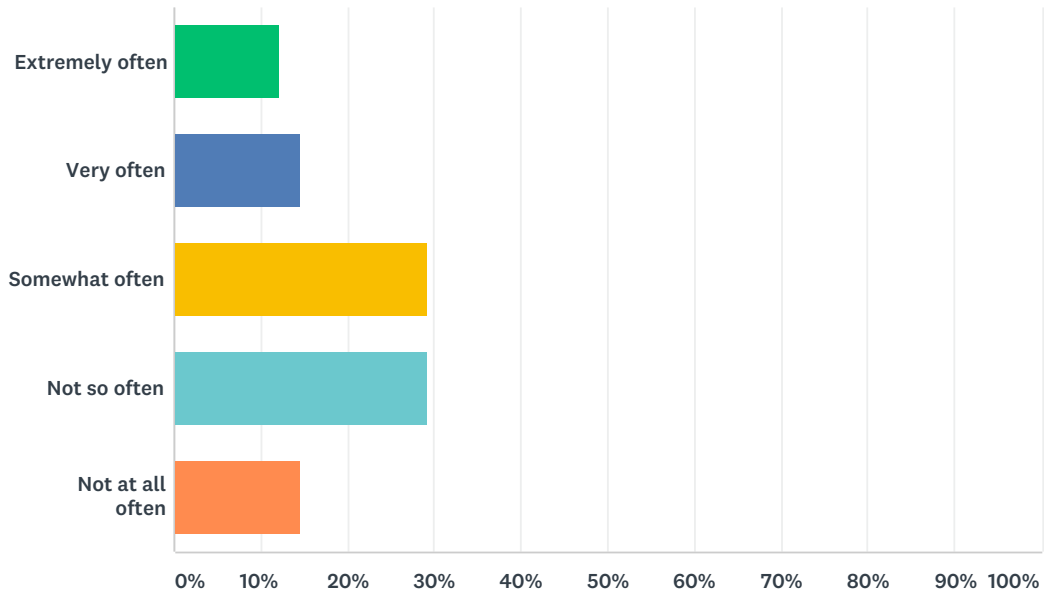
Answered: 41 Skipped: 3



ANSWER CHOICES	RESPONSES	
All of them	7.32%	3
Most of them	24.39%	10
About half of them	26.83%	11
A few of them	36.59%	15
None of them	4.88%	2
<b>TOTAL</b>		<b>41</b>

## Q7 How often do you participate in activities in this neighborhood?

Answered: 41 Skipped: 3



ANSWER CHOICES	RESPONSES	
Extremely often	12.20%	5
Very often	14.63%	6
Somewhat often	29.27%	12
Not so often	29.27%	12
Not at all often	14.63%	6
<b>TOTAL</b>		<b>41</b>

## Q8 If you do not participate in activities in this neighborhood, why not?

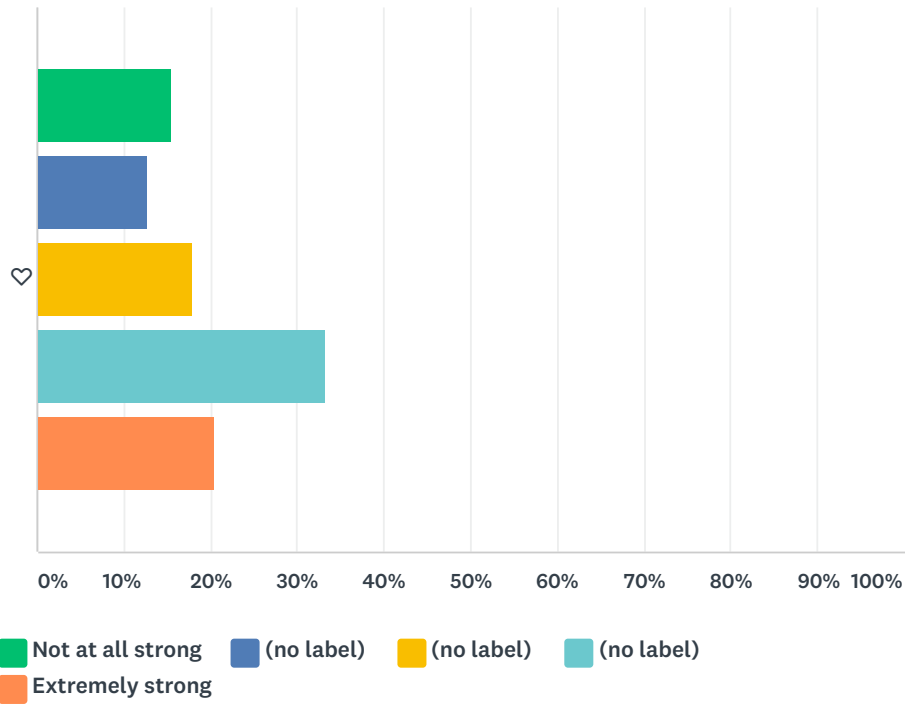
Answered: 22 Skipped: 22

## Q9 What types of activities would you participate in if they were available in this neighborhood?

Answered: 27 Skipped: 17

### Q10 How strong is the sense of community in this neighborhood?

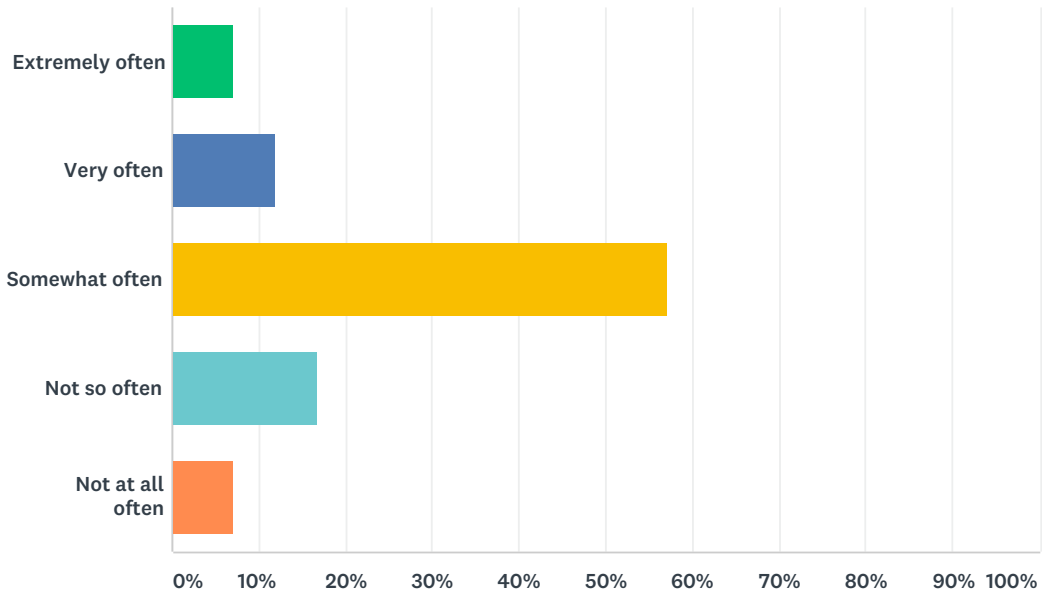
Answered: 39 Skipped: 5



	NOT AT ALL STRONG	(NO LABEL)	(NO LABEL)	(NO LABEL)	EXTREMELY STRONG	TOTAL	WEIGHTED AVERAGE
♡	15.38% 6	12.82% 5	17.95% 7	33.33% 13	20.51% 8	39	3.31

## Q11 How often do you visit the businesses in this neighborhood?

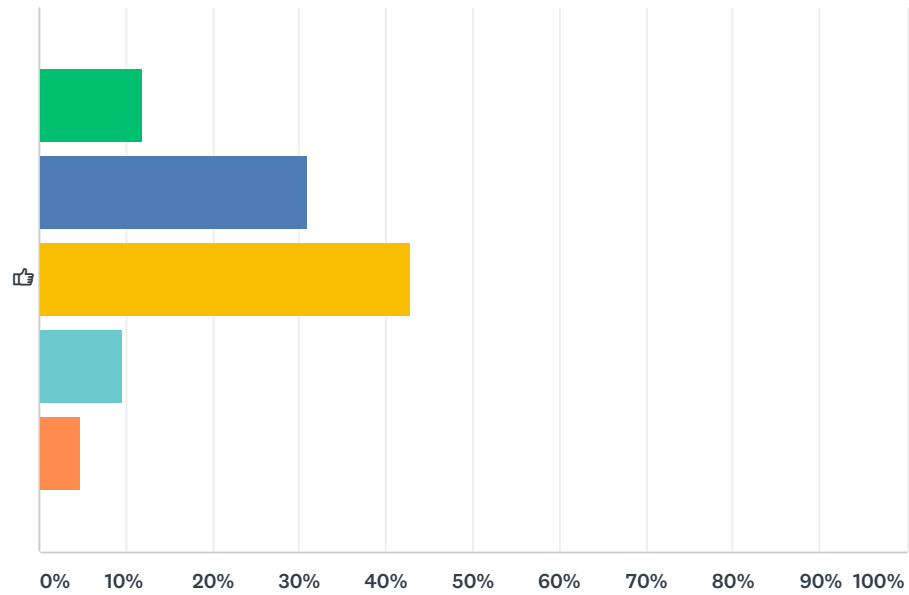
Answered: 42 Skipped: 2



ANSWER CHOICES	RESPONSES	
Extremely often	7.14%	3
Very often	11.90%	5
Somewhat often	57.14%	24
Not so often	16.67%	7
Not at all often	7.14%	3
<b>TOTAL</b>		<b>42</b>

## Q12 How satisfied are you with the businesses in this neighborhood?

Answered: 42 Skipped: 2

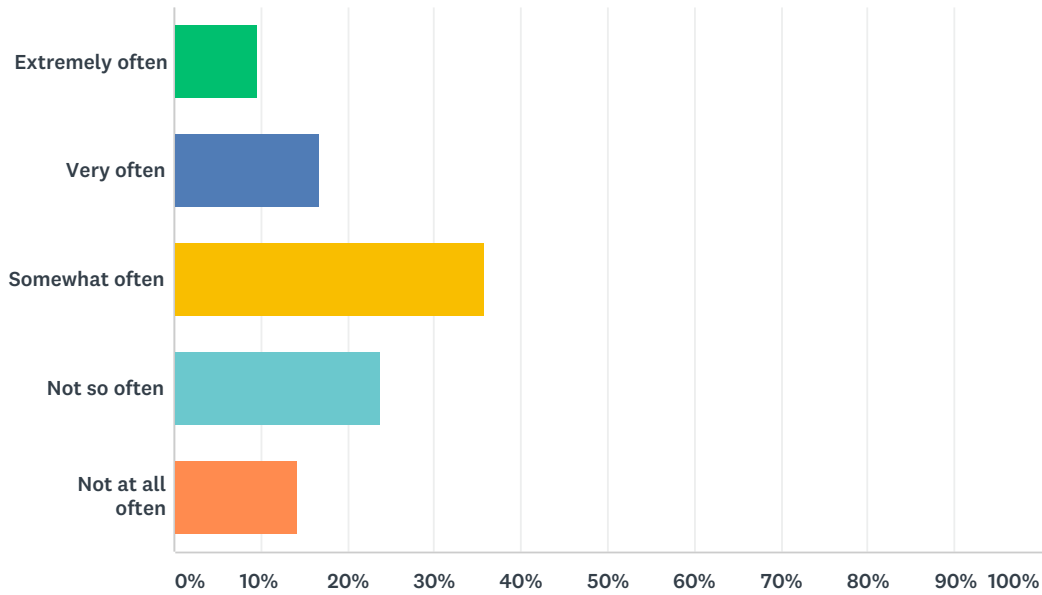


■ Not at all satisfied 
 ■ (no label) 
 ■ (no label) 
 ■ (no label) 
 ■ Extremely satisfied

	NOT AT ALL SATISFIED	(NO LABEL)	(NO LABEL)	(NO LABEL)	EXTREMELY SATISFIED	TOTAL	WEIGHTED AVERAGE
👍	11.90%	30.95%	42.86%	9.52%	4.76%	42	2.64
	5	13	18	4	2		

### Q13 How often do you visit the public parks in this neighborhood?

Answered: 42 Skipped: 2

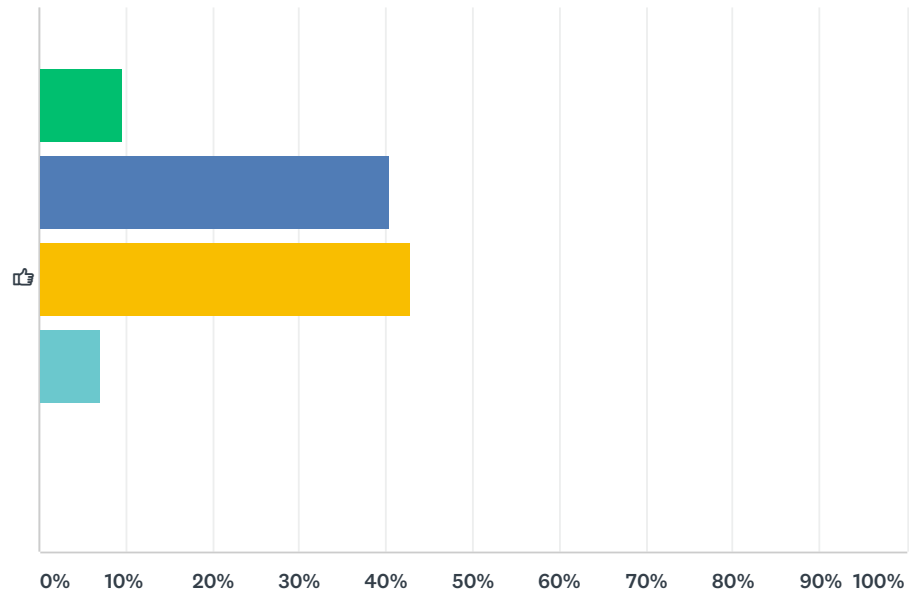


ANSWER CHOICES	RESPONSES	
Extremely often	9.52%	4
Very often	16.67%	7
Somewhat often	35.71%	15
Not so often	23.81%	10
Not at all often	14.29%	6
<b>TOTAL</b>		<b>42</b>



### Q14 How satisfied are you with the public parks in this neighborhood?

Answered: 42 Skipped: 2

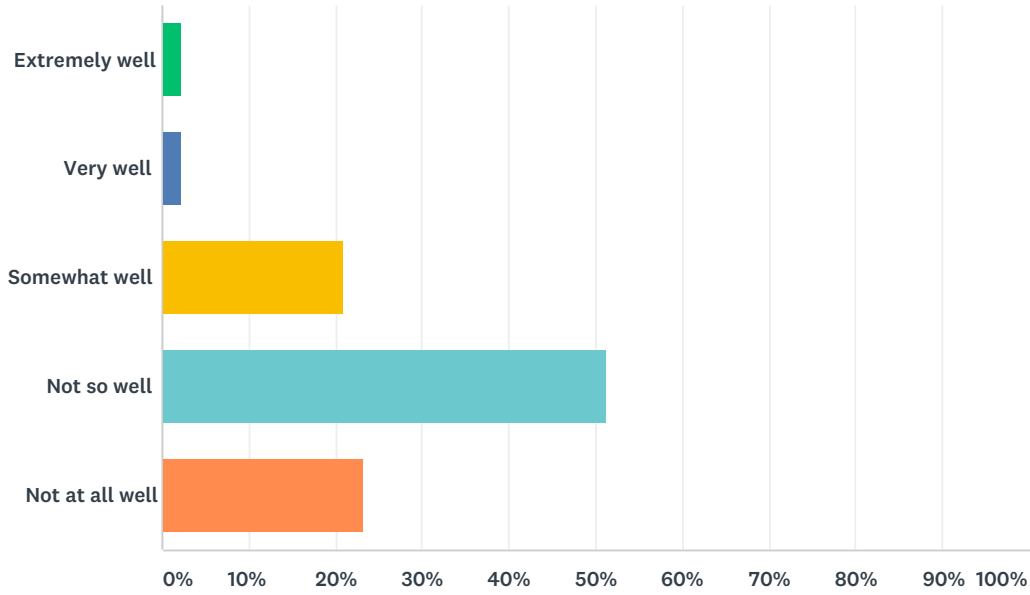


■ Not at all satisfied 
 ■ (no label) 
 ■ (no label) 
 ■ (no label) 
 ■ Extremely satisfied

	NOT AT ALL SATISFIED	(NO LABEL)	(NO LABEL)	(NO LABEL)	EXTREMELY SATISFIED	TOTAL	WEIGHTED AVERAGE
👍	9.52%	40.48%	42.86%	7.14%	0.00%	42	2.48
	4	17	18	3	0		

### Q15 How well are the streets in this neighborhood maintained?

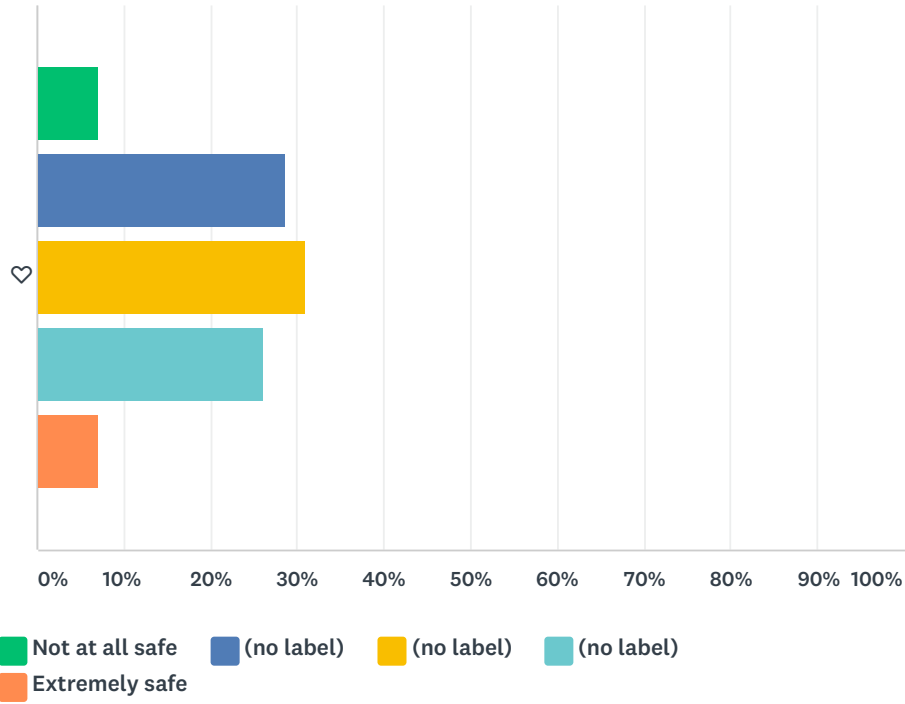
Answered: 43 Skipped: 1



ANSWER CHOICES	RESPONSES	
Extremely well	2.33%	1
Very well	2.33%	1
Somewhat well	20.93%	9
Not so well	51.16%	22
Not at all well	23.26%	10
<b>TOTAL</b>		<b>43</b>

## Q16 Overall, how safe do you feel in this neighborhood?

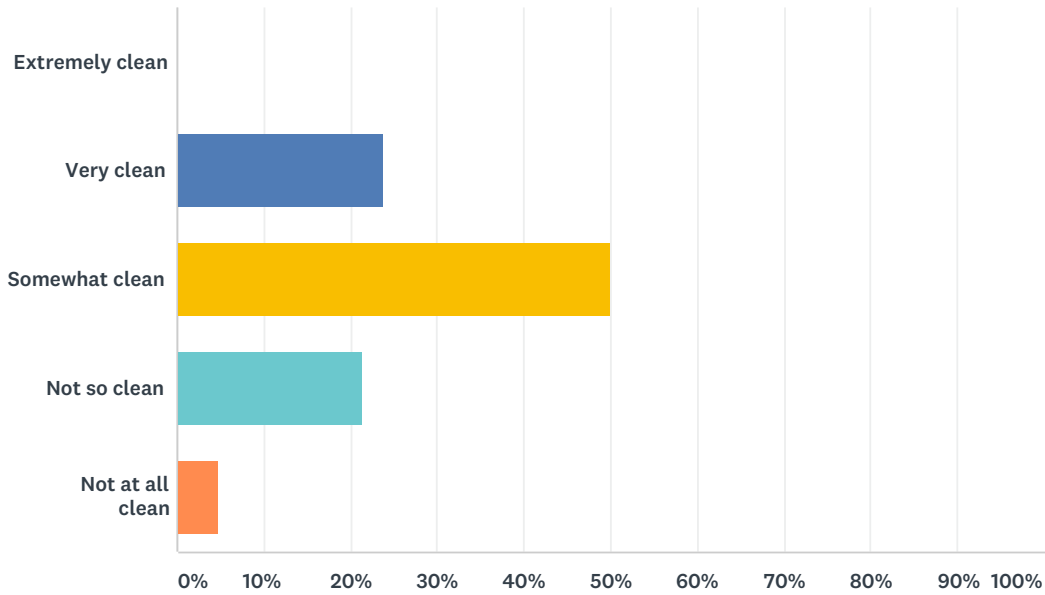
Answered: 42 Skipped: 2



	NOT AT ALL SAFE	(NO LABEL)	(NO LABEL)	(NO LABEL)	EXTREMELY SAFE	TOTAL	WEIGHTED AVERAGE
♡	7.14% 3	28.57% 12	30.95% 13	26.19% 11	7.14% 3	42	2.98

## Q17 Overall, how clean is this neighborhood?

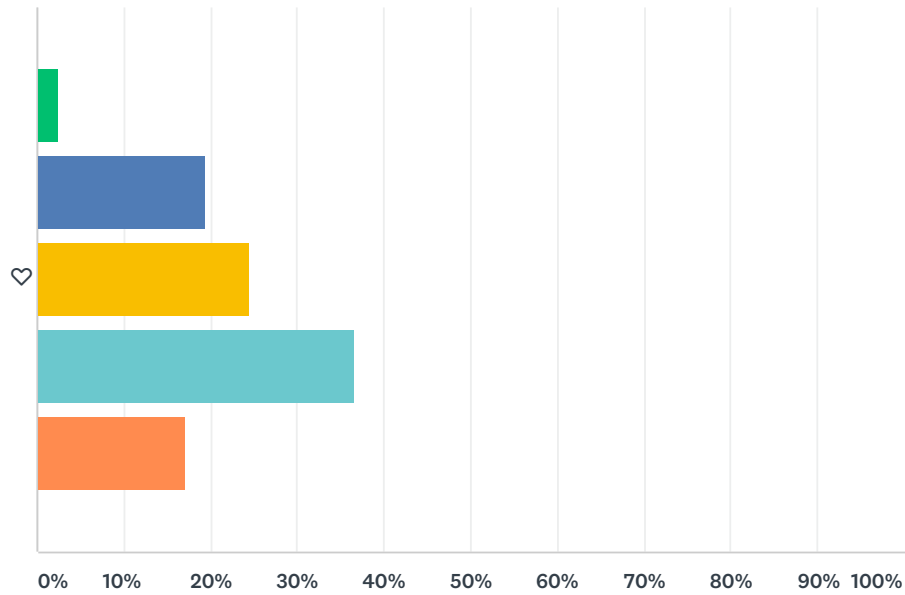
Answered: 42 Skipped: 2



ANSWER CHOICES	RESPONSES
Extremely clean	0.00% 0
Very clean	23.81% 10
Somewhat clean	50.00% 21
Not so clean	21.43% 9
Not at all clean	4.76% 2
<b>TOTAL</b>	<b>42</b>

### Q18 How promising is the future of this neighborhood?

Answered: 41 Skipped: 3

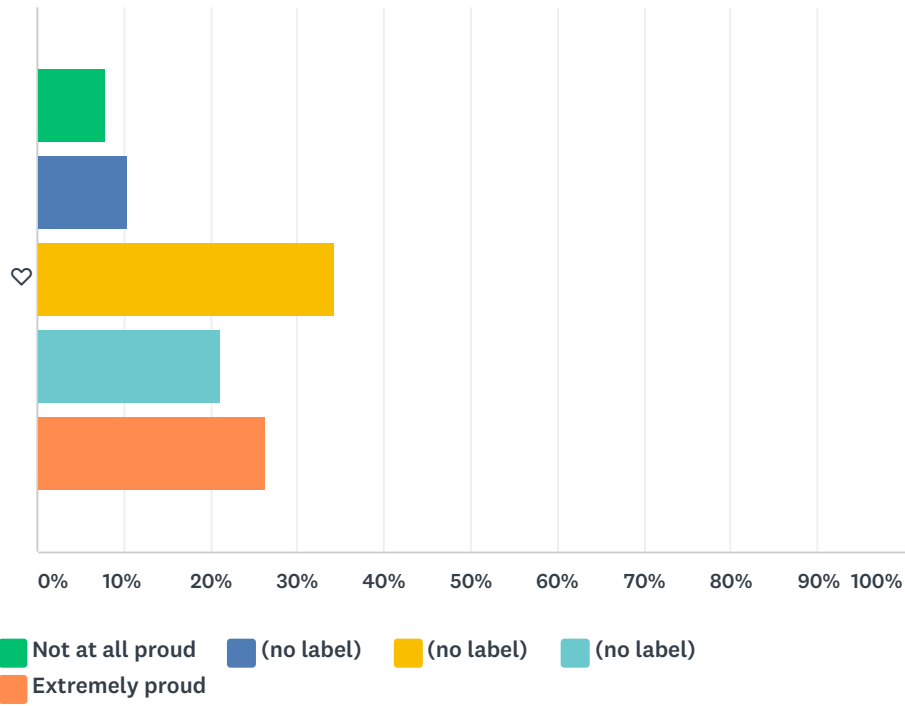


■ Not at all promising  
 ■ (no label)  
 ■ (no label)  
 ■ (no label)  
 ■ Extremely promising

	NOT AT ALL PROMISING	(NO LABEL)	(NO LABEL)	(NO LABEL)	EXTREMELY PROMISING	TOTAL	WEIGHTED AVERAGE
♡	2.44%	19.51%	24.39%	36.59%	17.07%	41	3.46
	1	8	10	15	7		

## Q19 How proud are you to live in this neighborhood?

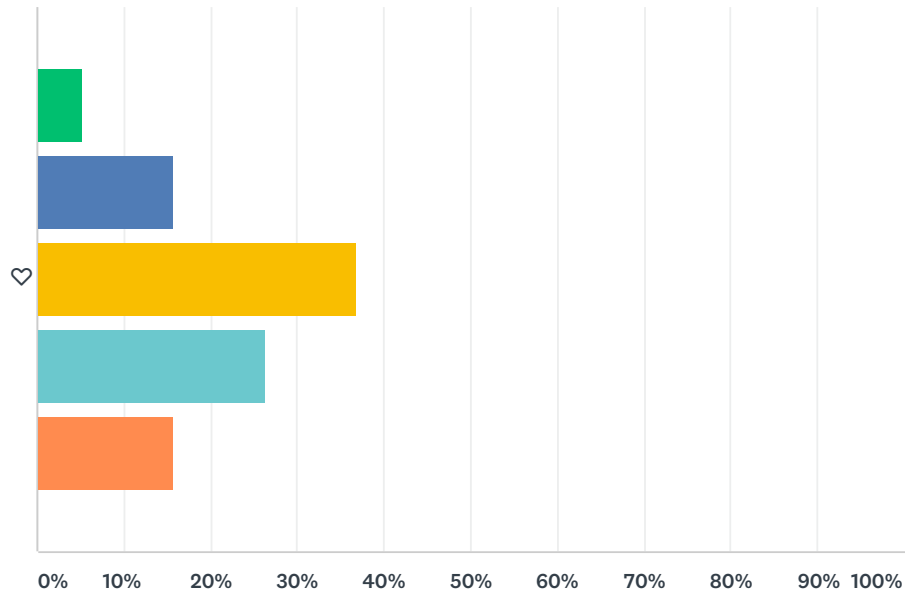
Answered: 38 Skipped: 6



	NOT AT ALL PROUD	(NO LABEL)	(NO LABEL)	(NO LABEL)	EXTREMELY PROUD	TOTAL	WEIGHTED AVERAGE
♡	7.89% 3	10.53% 4	34.21% 13	21.05% 8	26.32% 10	38	3.47

## Q20 How satisfied are you with your experience living in this neighborhood?

Answered: 38 Skipped: 6



■ Not at all satisfied  
 ■ (no label)  
 ■ (no label)  
 ■ (no label)  
 ■ Extremely satisfied

	NOT AT ALL SATISFIED	(NO LABEL)	(NO LABEL)	(NO LABEL)	EXTREMELY SATISFIED	TOTAL	WEIGHTED AVERAGE
♡	5.26% 2	15.79% 6	36.84% 14	26.32% 10	15.79% 6	38	3.32

## Q21 What do you like most about this neighborhood?

Answered: 27 Skipped: 17



## Q22 What do you like least about this neighborhood?

Answered: 28 Skipped: 16

## Q23 What changes would most improve this neighborhood?

Answered: 27 Skipped: 17

## Q24 Do you have any other comments, questions, or concerns?

Answered: 15 Skipped: 29