



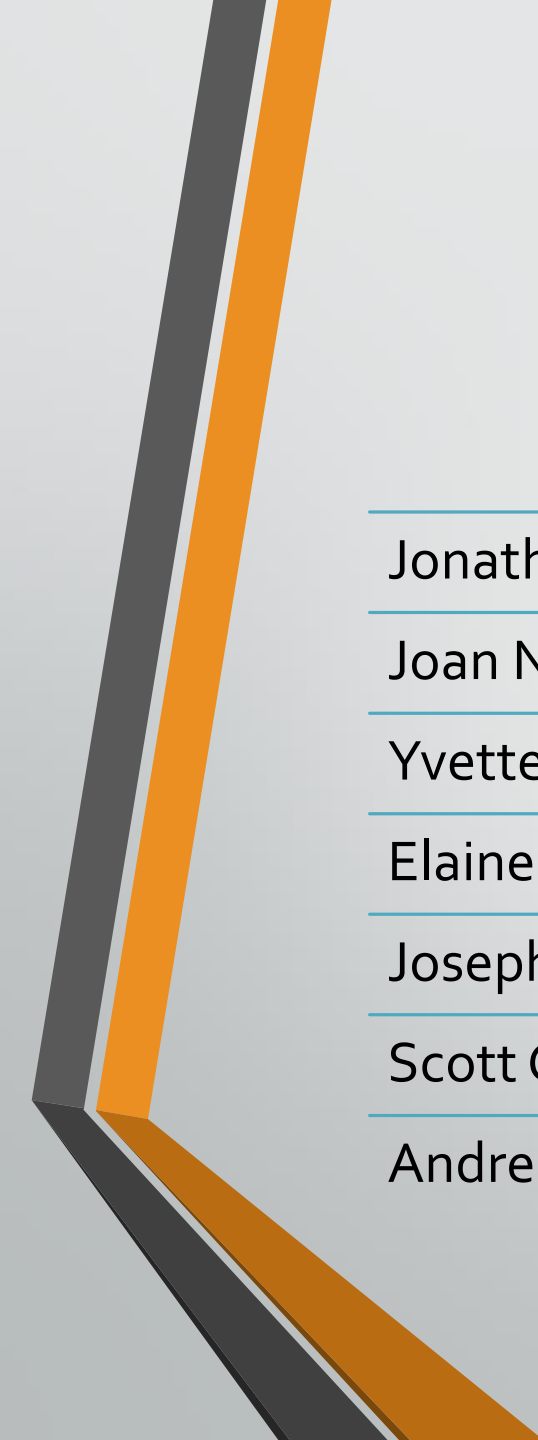
Michigan Avenue Corridor Improvement Authority

Development and Tax Increment Financing Plan

Michigan Avenue CIA Summary

- 2009 – City Council approved the establishment of the Michigan Avenue CIA
- Goal: to correct and prevent deterioration in the business district, redevelop the commercial corridor and promote economic growth.
- Several studies completed with input from residents, property owners, stakeholders, municipal staff and public officials
- Spring 2017 - The Under the Bridge project completed with a crowdfunding campaign





Board Members

Jonathan Lum, Chair

Joan Nelson, Vice Chair

Yvette Collins, Recording Secretary

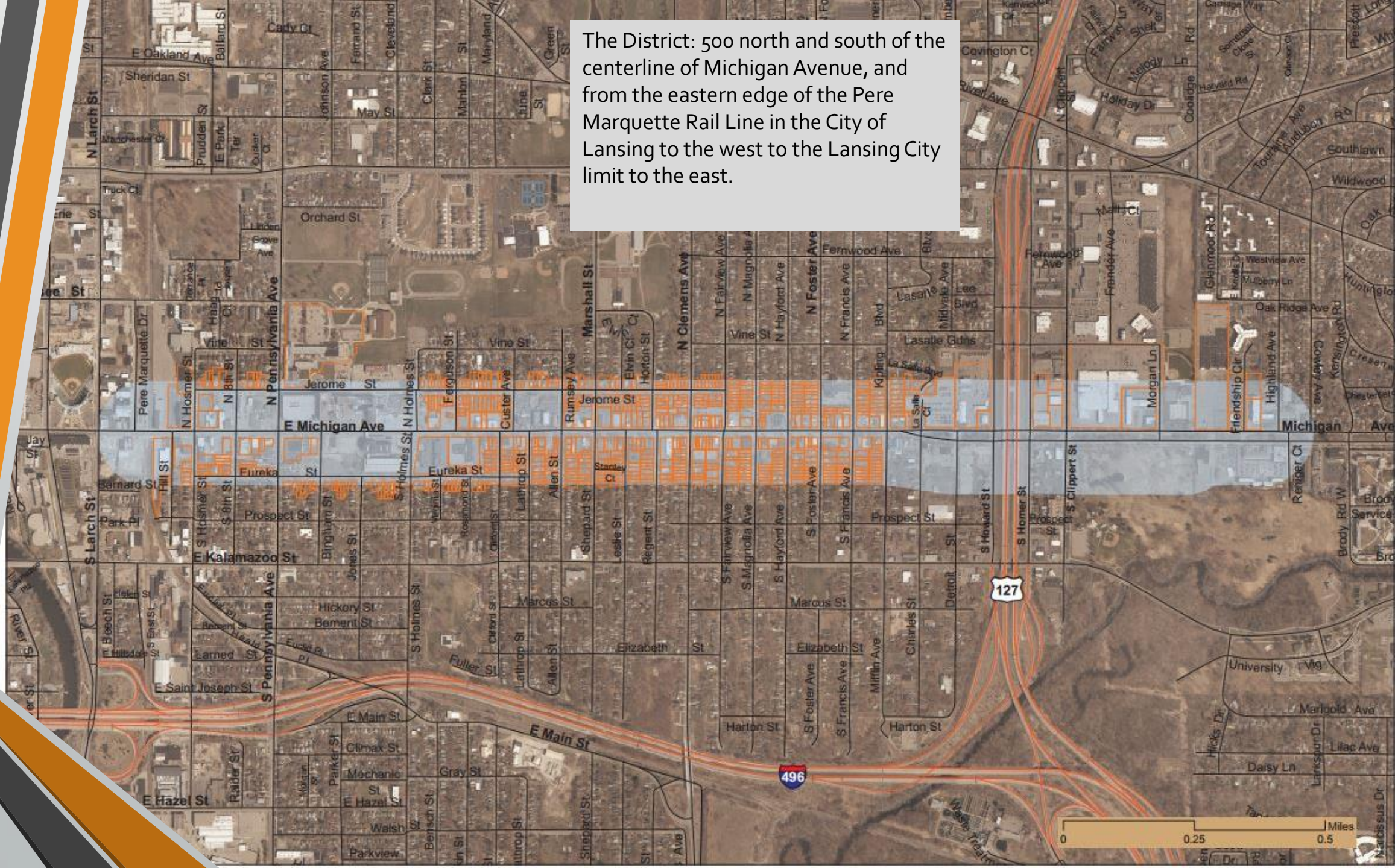
Elaine Barr, Treasurer

Joseph Ruth, Board Member

Scott Gillespie, Board Member

Andrea McSwain, Mayoral Designee

The District: 500 north and south of the centerline of Michigan Avenue, and from the eastern edge of the Pere Marquette Rail Line in the City of Lansing to the west to the Lansing City limit to the east.



MACIA Priorities

1. Improve and maintain public infrastructure
2. Correct and prevent deterioration
3. Promote neighborhood aligned economic growth



Public Infrastructure Projects

Action	Timeframe
Develop and install wayfinding signage, with a focus on guiding residents and visitors to transit stations such as bus stops	Short
Install bicycle racks and related equipment, especially near transit stations such as bus stops	Short
Plan, develop and install banners	Short
Install pedestrian infrastructure (benches, trash cans, etc.) to increase and facilitate use of public transit stations such as bus stops	Medium
Install and increase pedestrian oriented lighting especially near transit stations such as bus stops	Medium - Long
Install public art (sculptures, murals, etc.)	Medium - Long
Install and maintain public flowerbeds and landscaping	Medium - Long
Placemaking projects (e.g. community-initiated initiatives, events and improvements)	Short, Medium or Long

Correction & Prevention of Deterioration Projects

Action	Timeframe
Organize efforts to clean and beautify corridor	Short
Create property inventory, prioritize redevelopment and marketing properties	Short
Organize community events that highlight positive corridor news	Short - Medium
Award program to encourage good business behavior	Short - Medium
Façade grant program (Matching Grant)	Medium - Long

Promotion of Neighborhood-Aligned Economic Growth Projects

Action	Timeframe
Host community input sessions around development projects	Medium
Create a marketing and branding plan for corridor	Short - Medium
Sponsorship of corridor-focused projects and non-profit activities	Long

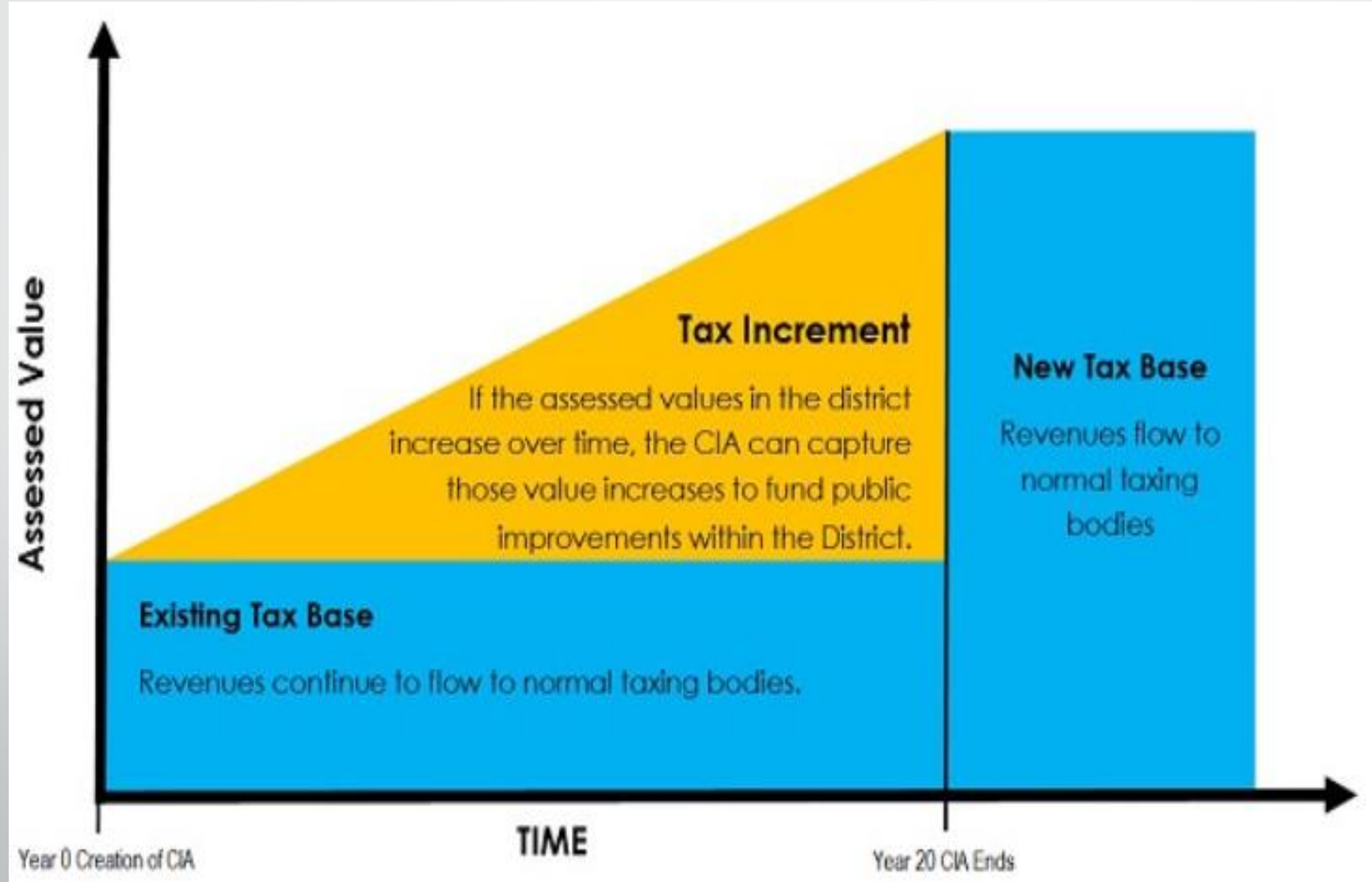
Sources of Financing

- Future tax increment revenues
- State, Federal or Other grants
- Donations received by the CIA
- Fees, sponsorships and memberships
- Public and private foundation grants
- Proceeds from any property, building or facility owned, leased or sold by the CIA
- Moneys obtained from other sources approved by the City of Lansing

Tax Increment Financing (TIF)

- *The Authority does not create a new tax or increase taxes*
- The TIF district is an area where future tax growth from commercial properties will be captured by the TIF district for implementation of improvements within the district
- Reinvest back into the corridor for public improvements
- Leverage other taxes and funding sources to maximize result

TIF Projection Example



Tax Increment Financing – Michigan Avenue

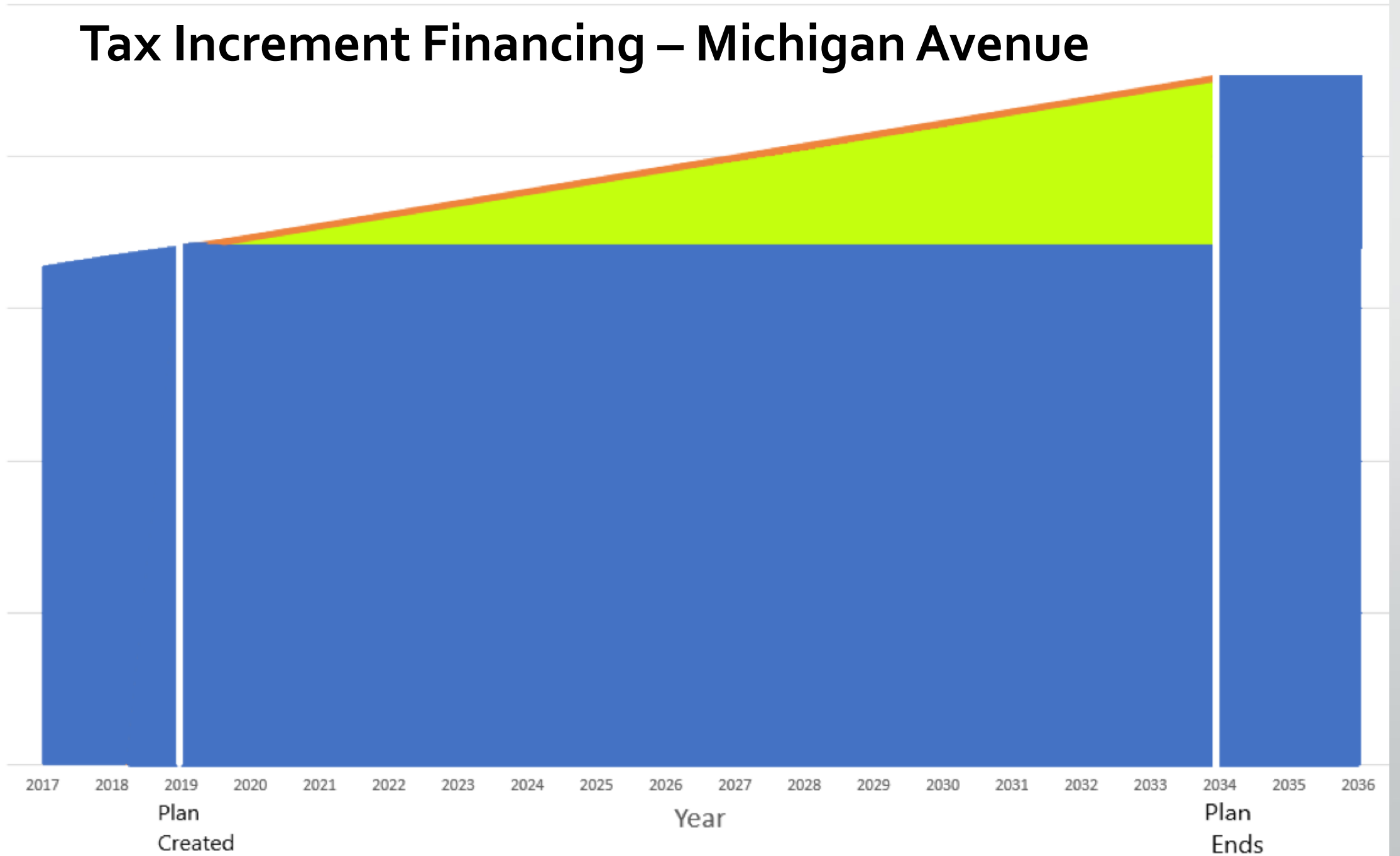
Assessed Value

2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036

Plan
Created

Year

Plan
Ends



Projected TIF Values (end 2034)

Years	City of Lansing Tax Capture	All Tax Capture
2019	-	-
2020	\$6,429	\$12,759
2021	\$12,954	\$25,709
2022	\$19,577	\$38,853
Total after 3 years:	\$38,960	\$77,321
Total after 15 years:	\$828,203	\$1,643,646

Hannah Bryant

Lansing Economic Area Partnership (LEAP)

hannah@purelansing.com

(517) 702-3387 x 207

