

Overview & Update

March 23, 2023





THE SHOPPES AT GATEWAY MARKETPLACE
DETROIT, MI |



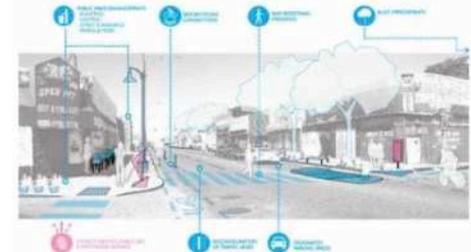
Gateway Marketplace
GATEWAY MARKETPLACE



Early Site Development Work

STRATEGIC NEIGHBORHOOD FUND- THE LIVERNOIS COMMERCIAL CORRIDOR
DETROIT, MI |

SNF Neighborhoods



The Strategic Neighborhood Fund (SNF) is a funding pool created from the contributions of various philanthropic organizations (Kresge, Knight, Ford, Hudson-Webber, Ralph Wilson, etc.). Invest Detroit, a local Community Development Financial Institution (CDFI) manages the fund. The SNF was designed to help improve Detroit neighborhoods. Roughly \$170 million in public and private investments have been announced or made in the seven target areas, including the Livernois/ McNichols area. Investments include improving streetscape and walkability, kickstarting local business and adding or preserving affordable housing. SNF works in partnership with the City of Detroit, its various development agencies, local neighborhood groups, to implement the plans.

Source: City of Detroit



Area Streetscape Improvements



Kuzzo's Chicken & Waffles



7.Liv Mixed Use- Retail & Residential



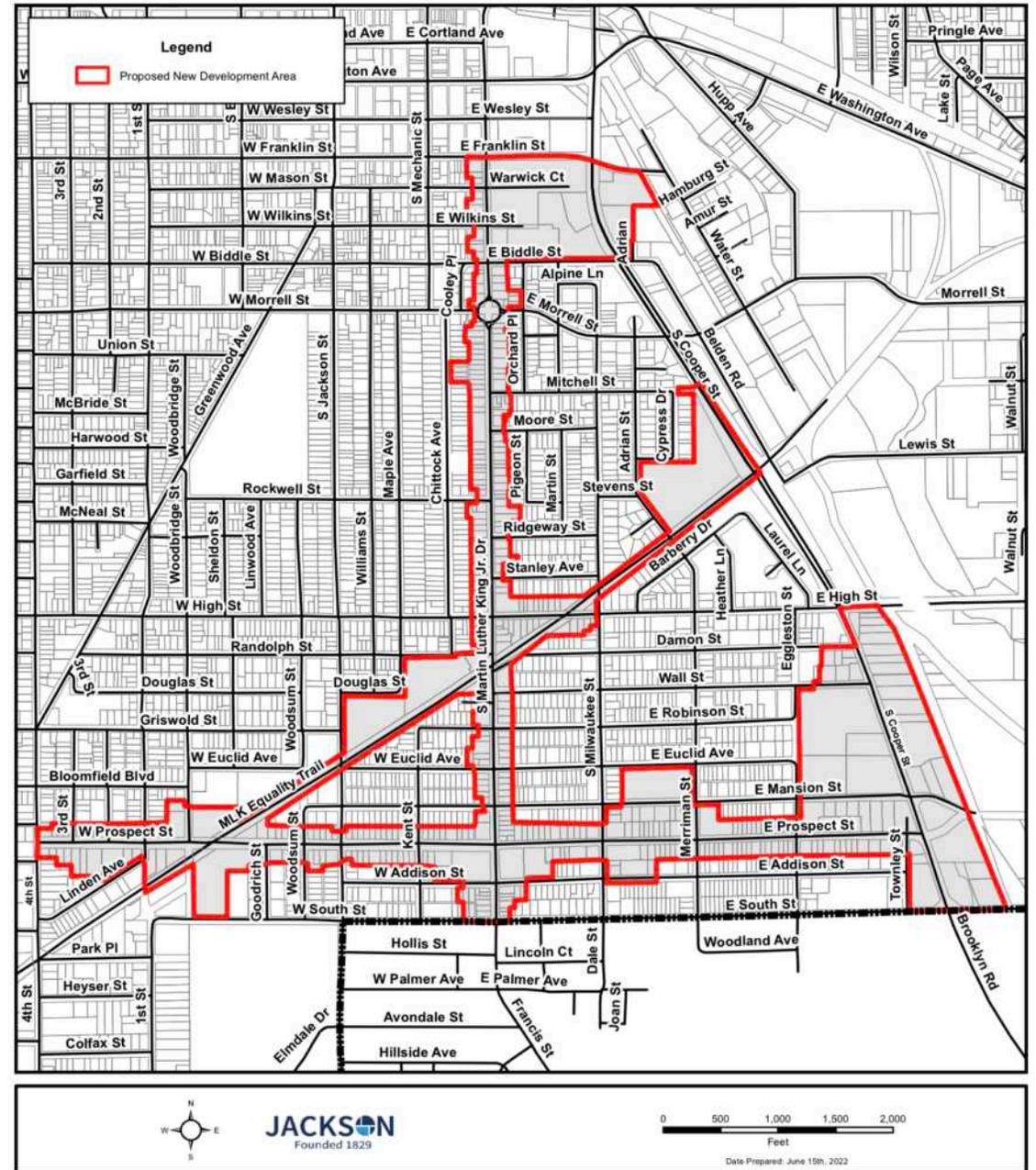
Background

The MLK Corridor Improvement Authority was established in 2020 by the City of Jackson under state law; The Corridor Improvement Authority Act, **Public Act 57**.

A board of directors oversees the Authority activities. They include:

- *Daniel Mahoney, Mayor & Vice Chair*
- *Anthony Parker, Board Chair*
- *John Willis, Chief Equity Officer*
- *Arlene Robinson, City Councilperson- Ward 1*
- *Diane Washington, YPOP Explorers & Board Secretary*
- *James Johnson, IBEW*
- *Philicia Richmond, Henry Ford- Jackson*
- *Mindy Bradish-Orta, Consumers Energy*
- *Thaddeus Williams, Business Owner*
- *George Brown, Business Owner*

The main goal of the MLK Corridor Improvement Authority is to promote the redevelopment of the South Martin Luther King Jr. Drive (Franklin to South Streets) and Prospect Street (Cooper to 4th Streets) commercial corridors.



Current MLK CIA Development Area Boundary (in RED)

Mission Statement

The Martin Luther King Jr. Corridor Improvement Authority promotes economic growth and development by aiding in the reinvestment and revitalization of property, and supporting community and business opportunities within its district area.

Vision Statement

The MLK CIA will further enhance Jackson's south side into a thriving, world-class community experiencing economic prosperity, committed and dedicated to diversity and inclusion, while maintaining high ethical standards.

Corridor Improvement Authorities [126.4611]

The board may do any of the following (not limited to):

Purpose & Powers

Eligible Financing Sources

The Development & TIF Plan

PLANNING & STRATEGY

Preparation of economic analysis of the development area, impact studies of metropolitan growth upon the development area; long-range plans in cooperation with the City of Jackson or its designee, market research and public relations campaigns, retail and institutional promotions, etc., development plan implementation.

DESIGN, ENGINEERING, & CONSTRUCTION

Plan and propose the construction, renovation, repair, remodeling, rehabilitation, etc. of a public facility, existing building, or a multiple-family dwelling unit in accordance with the development plan; make barrier-free improvements to public facilities.

LAND ACQUISITION & IMPROVEMENT

Acquire by purchase, own, covey, or otherwise dispose of, lease land and other property, real or personal, accept grants and donations of property, labor, etc. from a public or private source, perform any necessary or desirable site improvements to land.

REVENUE RECEIPTS

Fix, charge and collect rents, levy a Special Assessment.

Corridor Improvement Authorities

[126.4614]

Purpose & Powers

The activities of the Authority can be financed from one or more of the following sources:

Eligible Financing Sources

The Development & TIF Plan

Donations

Revenue Bonds or Notes

Revenues from any property, building, or facility owned, leased, licensed or operated by the authority or under its control

Tax increment financing plan proceeds, as per PA 57

Special Assessment District proceeds, as provided by law

Monies obtained from other sources approved by the governing body (City Council) or otherwise authorized by law in order to finance a development program.

Corridor Improvement Authorities

Purpose & Powers

Eligible Financing Sources

The Development & TIF Plan

To finance projects, the MLK CIA established a Development and Tax Increment Financing Plan as required by PA 57, which received City Council approval in the fall of 2022.

The Jackson City Council also approved an allocation of \$4.5 million in American Rescue Plan Act funding to be used to support future development projects and activities, as identified in the Development Plan.

Economic Development

Economic/ Market Studies

Community Planning & Visioning
Highest & Best Use Study
Market Study

Site Readiness Projects

Site Cleanup/ Blight Removal

Development Service/ Coordination

Implement Infrastructure, Utility, Safety Projects
Implement Streetscape & Public Space Improvements
Market/Attract/Coordinate Commercial Projects (Housing,
Mixed Use, Industrial, Office)

Housing

Commercial Projects

Industrial Projects

Business Attraction & Retention

Strategic Business Recruitment and Retention Initiatives
Inventory of Existing Businesses
Technical Support Assistance for Businesses
Micro-Loan Fund
Real Estate Gap Fund/ Façade Improvement Program
Community Development- Financial Literacy Support

Organization

Strategic Planning Refinement & Execution

Communication

Community Outreach

Neighborhood Communication of Planning Activities
Community Roundtables

Marketing & Branding

General Marketing, Promotion Strategy
Webpage/ Website Refinement

Fundraising

Fundraising Strategy

Other

Timeline



PAST ACTIONS

- Martin Luther King Corridor Improvement Authority established.
- Initial Board of Directors Seated
- GWJ hired in May 2021 to staff MLK CIA.
- Undertook Strategic Planning Process
- Community Outreach/ Introductions

PAST ACTIONS

- **Establishing Development and Tax Increment Financing Plan.**
- **Identifying Funding**
- **Board Members Added**
- **Community Outreach/ Introductions**
- **Development Coordination**

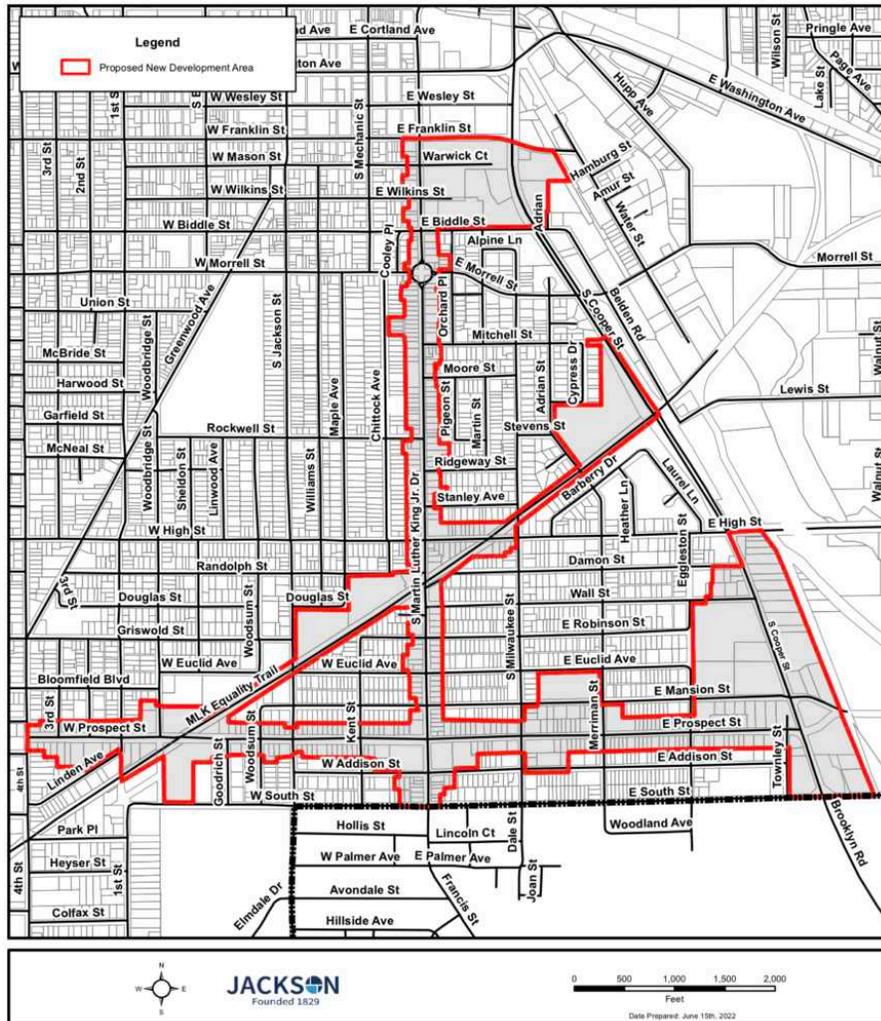
CURRENT ACTIONS

- City Approval of Development & TIF Plan
- Development Coordination
- Community Visioning/ Planning
- Identifying/ Securing Funding
- Project/ Program Design & Implementation

PROPOSED FUTURE ACTIONS

- Development Coordination
- Identifying/ Securing Funding
- Project/ Program Design & Implementation

UPCOMING PROJECT: The MLK CIA Entrepreneurial Program



Goals

- Encourage reinvestment on underutilized sites.
- Increase beautification efforts.
- Reverse neighborhood disinvestment and deterioration.

Objectives

- Make tools and resources available to help business owners and property owners to provide needed working capital and make real estate ready to take advantage of economic opportunity.
- Develop and execute an effective communications and outreach strategy and intake process.

Program Boundaries

Properties fronting S. MLK Drive- East Franklin to East South Street, Prospect Street- 4th St. To S. Cooper St., and Cooper St.- South to High St.

Proposed MLK CIA Entrepreneurial Program Summary



Property/ Building Improvements



Retail/ Storefront Improvements



Site/ Yard Landscaping Enhancements

Desired Outcomes

- An overall improved businesses environment.
- An increased connection between property owners and businesses to resources that help lead to long-term investment.
- An overall physical improvement in corridor-facing property along S. MLK Drive, Prospect and Cooper Streets.
- A decrease in vacant and blighted commercial property.

MLK CIA Entrepreneurial Program; the two components include:

Working Capital Grant Program

Real Estate Development Financing/ Grant Program

Duties- Undergo and complete Program Design & Budget, Raise Funding, Build/ Confirm implementation team, Launch and Operate Program

GOAL— Announce and/ or Launch by end of May 2023. Administer Program through 2026.



General Description of Need

Capacity

Looking for additional partnerships and/or staffing capacity to help design, staff and manage the ongoing operations of a number of initiatives being developed by the Martin Luther King Corridor Improvement Authority (MLK CIA) and the City of Jackson to support economic development and workforce development within its Development Area.

Program Funding

Additional direct funding of proposed programs and projects is anticipated as program design finalizes.

Workforce Development Hub

Duties- Confirm Program Budget, Raise Funding (if necessary), Build/ Confirm implementation team. Evaluate Possible Locations, Lease Space, Occupy and Manage Use of Leased Premises and Workforce Partner Relations. Identify additional partners to make additional resources available to end users.

GOAL— Announce and/ or Launch by end of May 2023.
Administer Program through 2026.



Commercial Development at City-Owned Site & With Other Sites

Duties- Solicit, Receive, Evaluate Development Proposals. Select Developer and negotiate terms. Enter into Development Agreement. Monitor and manage agreement terms.

GOAL- Coordinate to have significant developments under construction and in operation by 2026.



LOOKING SOUTHEAST



RENDERING LOOKING NORTHWEST



Communications and Marketing

Duties- Monitor and manage agreement terms.

GOAL- Oversee process to see a completed marketing strategy in place and underway; an engaging standalone website in place and underway; and communications feedback loop in place.



Homeowners



Potential
Business Owners



Media



Potential
Investors

Thank You!

Comments, Questions

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Economic Development
Consulting & Implementation