



MLK CORRIDOR IMPROVEMENT AUTHORITY MEETING AGENDA

DATE: Thursday, March 27, 2025

TIME: 5:30 p.m.

LOCATION: King Recreation Center, 1107 Adrian St., Jackson, MI 49203

- I. Call to Order
- II. Roll Call
- III. Adoption of the Agenda
- IV. Citizen Comments (3-Minute Limit)
- V. Approval of Meeting Minutes from the February 27, 2025 Board Meeting (Exhibit A)
- VI. Financial Report (Exhibit B)
- VII. Old Business
 - a. Marketing and Communications Update- JTV
 - b. Strategic Plan Summary (Exhibit C)
- VIII. New Business
- IX. Staff Report
- X. Director's Comments
- XI. Adjournment

Exhibit A- Meeting Minutes from the February 27, 2025 Board of Directors Meeting



MLK CORRIDOR AUTHORITY MEETING MINUTES

February 27, 2025

CALL TO ORDER:

The Martin Luther King Corridor Improvement Authority (MLK CIA) Board of Directors met in-person at the Jackson King Center Recreation Center, 1107 Adrian St., Jackson, MI 49203. The meeting was called to order at 5:32 pm by Anthony Parker.

ROLL CALL:

PRESENT: John Willis, Anthony Parker, Daniel Mahoney, James Johnson, Philicia Richmond, Diane Washington, Arlene Robinson, Mindy Bradish-Orta

EXCUSED:

ABSENT: Thaddeus Williams

ALSO PRESENT: City Manager Jonathan Greene, Bart Hawley- JTV

ELECTION OF OFFICERS:

Anthony Parker invited and received nominations from Board directors to elect executive officers. John Willis made a motion to elect Anthony Parker as Board Chairman. John Willis made a motion to elect Daniel Mahoney as Vice Chairman. Anthony Parker made a motion to elect Philicia Richmond as Board Secretary. Anthony Parker made a motion to accept the slate of nominated Board members as executive officers. The Motion carried.

ADOPTION OF THE AGENDA:

A motion was made by Daniel Mahoney to adopt the agenda. The Motion carried.

CITIZEN COMMENTS:

There were two citizen comments made.

APPROVAL OF MINUTES:

A motion was made by James Johnson to approve the minutes from the January 23, 2025 Board

of Directors Meeting, with a correction made to identify Director Philicia Richmond as 'Excused'. The Motion carried.

FINANCIAL REPORT

PRESENTATION:

City Manager Jonathan Greene gave a presentation about the current efforts to assemble land at the site at Cooper & Biddle Streets for the purpose of attracting future commercial development.

OLD BUSINESS:

David Barker from JTV provided an update on the status of the media efforts content it manages for the MLK CIA. John Willis provided an MLK CIA Entrepreneurial Fund grant award summary report to the Board.

NEW BUSINESS:

John Willis made a motion to have the MLK CIA Board Chair prepare and submit a recommendation letter to the City Council to enter into a land option agreement with MHT, in support of MHT's proposal to commercially redevelop the city-owned site on East Prospect near S.MLK Drive. The Motion carried. John Willis explained the opportunity and challenges with assembling enough land and attracting a grocer to the Southside of Jackson. John Willis made a motion to have the MLK CIA Board Chair prepare and submit a recommendation letter to the City Council to enter into a land option agreement with the Gillespie Group to assist the MLK CIA with commercially redeveloping a 5+ acre site at Cooper and Biddle Streets. The Motion carries. John Willis made a motion to have the MLK CIA Board Chair prepare a letter of support for inclusion into a future grant proposals/ applications seeking funding to pay for the anticipated environmental cleanup at the proposed commercial development site at Cooper & Biddle Streets. The Motion carried.

STAFF REPORT:

No report was given.

DIRECTOR'S COMMENTS:

The Directors provided parting comments. Board members thanked the public for attending the meeting and thanked the Chief of Police for his attendance. Board members thanked Arlene Robinson for her service to the Ward 1 community and also thanked Consumers Energy for the commitment it's made to participate reinvestment of Ward 1 and the Southside in general.

ADJOURNMENT:

The meeting was adjourned at 6:39 pm.

Exhibit B- Financial Report



Source: City of Jackson

Net of Revenue & Expenses	\$	1,200.00	\$	(424,139.55)	\$	(320,324.65)	\$	425,339.55
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Exhibit C- Strategic Plan Summary

2025 Strategic Plan

Foundation		Strategic Goals and Objectives		Vision	
Mission Statement The MLK Corridor Improvement Authority supports community and business opportunities within its district area that promote economic growth and development by acting in the refinement and revitalization of property.		Further Improve Marketing/ Messaging of the MLK CIA and its Programs and Activities Objective(s): Work with JTV to better inform, educate & celebrate planned and ongoing MLK CIA activities and programs using a variety of media tactics and strategies.		Vision Statement The MLK Corridor Improvement Authority will further enhance Jackson's south side into a thriving, world-class community experiencing economic prosperity, committed, and dedicated to diversity, equity and inclusion, while maintaining high ethical standards.	
Top Strengths 1. City ARPA allocation. 2. Recent business investments has created momentum. 3. MLK CIA communications platform is in place. 4. Abundance of land. 5. MLK CIA Board is more experienced with governance programs. 6. The City and State remain supportive of MLK CIA programs.		Commence work on the Grocery Store project. Objective(s): Work with commercial developer and partners to commence site assessment/ remediation.		Measurable Outcomes Proposed Outcome Launch additional rounds of the MLK Entrepreneurial Fund. Launch a series of success stories MLK CIA tied to its programs. Commence site work for the Grocery Store project. Identify opportunities to acquire blighted/ underutilized land in the development area. Provide support, technical assistance, education tied to housing initiatives by around the development area.	
Top Weaknesses 1. ARPA funding in place is time-sensitive. 2. Additional funding is needed to advance the plan. 3. MLK CIA needs more champions from the community. 4. MLK CIA needs enhanced marketing and messaging.		Acquire & clean up blighted/underutilized land in MLK CIA area. Objective(s): Identify opportunities to purchase land and remove blight in the corridor.		Target Date Q4 2025 Q4 2025 Q4 2025 Q4 2025 Q4 2025	
Top Opportunities 1. Closing on the grocery store project. 2. Build on forged partnerships; create new ones. 3. Share recent successes and investments across the media. 4. Conduct additional business attraction.		Support, educate and help coordinate housing initiatives within and near the MLK CIA development area. Objective(s): Work with the City and area housing development partners, developers and support agencies to better coordinate activities.		Critical Issues 1. Timing of delivering the grocery store project on time (site clean-up, due diligence, construction costs, etc.) 2. Cost of a initiating a broader land acquisition strategy in the MLK CIA development area (i.e., land carrying costs) 3. Long term revenue attraction/ sustainability of MLK CIA. 4. Lack of funding needed to advance corridor plans. 5. Anti-DEI sentiment and the impact on the MLK CIA.	
Top Threats 1. Misinformation. 2. Funding is scarce; ARPA funds will run out by 2026				Key Performance Indicators (KPI's) 1. Secure a agreement with commercial developer for grocery store. 2. Confirm developer budget, schedule, and commence site remediation. 3. Publish a MLK CIA success story per month (over 6 months) 4. Raise additional MLK CIA operating funds in the amount of \$1 million.	