

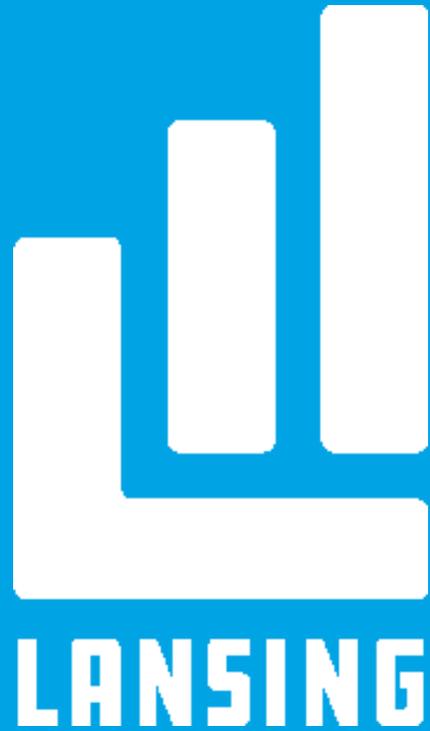
# Lansing Economic Development Corporation 2020 Annual Report

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Andy Schor, Mayor  
City of Lansing, MI



The Lansing Economic Development Corporation's mission is to attract and grow businesses to create and retain jobs, redevelop vacant and contaminated properties into great places to live and work, and use public/private partnerships to benefit the citizens of Lansing.

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## **About the LEDC and Economic Development in Lansing**

### **What is the Lansing Economic Development Corporation?**

The LEDC is a nonprofit organization created in 1976 to attract and grow businesses; create and retain jobs; redevelop vacant, underutilized, or contaminated properties; and create public/private partnerships to make Lansing a great place for everyone.

### **The LEDC Board of Directors**

The Lansing Economic Development Corporation (LEDC) Board of Directors is a diverse and experienced group of professionals who volunteer their time and expertise to oversee, provide guidance, and make decisions that profoundly impact Lansing's economic health and the welfare of its citizens. The LEDC Board of Directors also serves on the Lansing Brownfield Redevelopment Authority (LBRA) and Tax Increment Financing Authority (TIFA) boards. The LEDC coordinates the LBRA and TIFA efforts and contracts with the Lansing Economic Area Partnership (LEAP) to provide, manage, and administer the programs and services offered by these three respective nonprofit entities.



*LEDC Board Meets at Sleepwalker*

### **Memorial to James Butler**

James Butler III was an LEDC Board member for over 20 years. He passed away in August 2020 after a lifetime of leadership and advocacy for economic development in the city of Lansing. As an LEDC board member, Mr. Butler was instrumental in reviewing and approving hundreds of LEDC development projects from the smallest microenterprises to major corporations like GM, AF Group, and Jackson National Life. James was also a board member of the Lansing Brownfield Redevelopment Authority (LBRA), providing critical feedback and asking tough questions to ensure all decisions made were in the best interests of the residents of Lansing. Mr. Butler was a champion for providing economic opportunities for often overlooked and underserved business owners so they could share in the success of Lansing's local economy. Mr. Butler's service to the community extended well beyond the LEDC, and he held positions on many other boards and organizations, including the Lansing Regional Chamber of Commerce, Sparrow Hospital Board of Directors, Cooley Law School, MSU College of Arts and Letters, Lansing Center, and MLK Holiday Commission. The LEDC Board is deeply saddened by his passing and thankful for his lifetime of invaluable service to the City of Lansing.



*Member Butler*

# 2020 LEDC Board



Calvin Jones  
*Chair*



Tom Donaldson  
*Vice Chair*



Kimberly Coleman  
*Secretary*



Blake Johnson  
*Treasurer*



Andrea Binoniemi



James Butler



Shelley Davis Boyd



Brian McGrain



Frederick Schaible

*All photos provided courtesy of each LEDC board member*

**The LEDC is pleased to welcome Tom Muth to the Board!** Tom begins his term as an LEDC Board Member in January 2021. He brings experience from the Ingham County Brownfield Redevelopment Authority.



*Tom Muth, the LEDC's newest Board Member*

### **Why is Economic Development Good for Lansing?**

Attracting and growing businesses strengthens our economy by providing locally produced goods and services. Strong businesses pay taxes supporting vital services such as schools, roads, fire departments, and first responders. Businesses also provide good jobs that put money in people's pockets and elevate quality of life.

The impact of a new business extends beyond the workers they employ; businesses support other local businesses by purchasing goods and services they need to operate, and their workers invest back into the local economy by purchasing the goods and services they need to live. Money changes hands many times as it flows through the local economy and creates overall prosperity enjoyed by all citizens, whether or not they interact directly with the business.

Economic development also fosters the entrepreneurial spirit that resides in our creative and ambitious citizens. By providing access to ideas, investment, and expert advice, new companies can be created to help assure Lansing's economy stays innovative and diverse.

Putting vacant or abandoned buildings and land back into productive use is another major function of economic development. This helps keep businesses located in urban areas where sewer, water, and other services are already present. Urban redevelopment reduces the impact of blight and environmental contamination while also preserving the psychological and physical benefits of green space.

Economic development can also address systemic inequities by expanding economic opportunities for low-income people and communities that are primarily Black, Indigenous and people of color (BIPOC). This includes: Increasing successful entrepreneurship and small-business ownership among historically underrepresented populations and partnering with the public and private sectors to increase job training and educational opportunities for previously disenfranchised city residents.

Communities that provide quality jobs and great places to live and work are a magnet for people of all ages. As a result, these places have a strong future.

## **Executive Summary**

2020 was certainly a remarkable year for the Lansing Economic Development Corporation (LEDC). The year started very promising, with economic development projects and businesses making plans for expanding along with the economy. January was fairly normal, but by the end of February, COVID-related events in the world and US were garnering a lot of attention and descending on Michigan and Lansing with a rapidness and uncertainty that shocked and scared our entire region. In early March, Michigan Governor Gretchen Whitmer declared a state of emergency and later issued a stay-at-home order to slow the virus's spread. Mayor Schor was quick to act locally, declaring a state of emergency in the city. Hundreds of local businesses were closed, and thousands of employees found themselves out of work and ordered to stay home. The LEDC and Mayor Schor recognized that quick action was needed to help businesses hunker down and survive, prepare to restart when the time came, and learn to adapt to the new post-pandemic world. Throughout 2020, the LEDC continually adapted to changing conditions and business needs to provide timely help when and where it was most essential. By the end of February 2021, more than \$3,000,000 of state and local funds will have been distributed to over 260 small businesses in the City of Lansing. Over 100 of these small businesses are owned by BIPOC, women and veterans.

The LEDC created the Lansing Small Business Recovery Program immediately after the pandemic's seriousness became apparent, based on principles from the National Development Council. During **Phase 1 – Survive**, the LEDC helped Lansing small business owners apply for the Michigan Small Business Relief Grant and Loan Programs, funded by the MEDC and administered by LEAP. The LEDC also allocated \$400,000 of its own funds toward the COVID-19 Rescue Fund, which provided \$5,000 and \$10,000 grants to Lansing small businesses that had not yet received any COVID-19 grant assistance. Within the first 60 days of the crisis, 72 City of Lansing businesses received \$820,000 in grants or low-interest loans between the regional and local programs. **In Phase 2 – Restart**, the LEDC helped City of Lansing small businesses prepare strong applications for the statewide Restart Grant Program funded by federal CARES Act dollars provided to LEAP through the MEDC. The program provided \$1,685,000 in grant funds to 140 City of Lansing small businesses and nonprofits. We are currently in **Phase 3 – Adapt**, which includes funding through LEAP and the MEDC's Survival Grants Program, the Lansing CARES Small Business Assistance Program, and support for a new position designed to bring more financial resources to the community to support COVID-19 recovery. The LEDC's swift and comprehensive response to COVID-19 provided critical help to many City of Lansing small businesses during this extremely challenging time.

In addition to the LEDC's COVID-19 response, we remain committed to the redevelopment and revitalization of existing vacant and obsolete buildings, new construction projects, and developments that utilize Brownfield Tax Increment Financing (TIF). During the 2020 calendar year, the LEDC gained approvals for three development projects, working closely with Mayor Andy Schor's office and the Lansing City Council. LEDC projects represent \$21,303,284 in private investment and will create 20 jobs and retain 42 jobs in the City of Lansing. These projects vary in size and will continue to make Lansing a wonderful place with the benefits of a big city and a small town's affordability and convenience. The LEDC also supported placemaking projects in

2020, including a new public art piece in Reutter Park funded through LEAP's Public Art for Communities Grant. From the events of this year, it is evident that cities like Lansing offering great jobs and quality of life for residents will attract the most economic and residential growth. The Lansing area was ranked **#18 best place to live post-COVID** by Business Insider, and the LEDC looks forward to continuing to support the city's growth.

In addition to development projects, the LEDC managed the city's Façade Improvement Program, which provides matching dollars to assist Lansing business owners in making improvements to the exterior of their commercial properties. While most businesses focused solely on staying in business in 2020 rather than making exterior improvements to their locations, the program still impacted 11 businesses in highly visible and critical areas of the city.

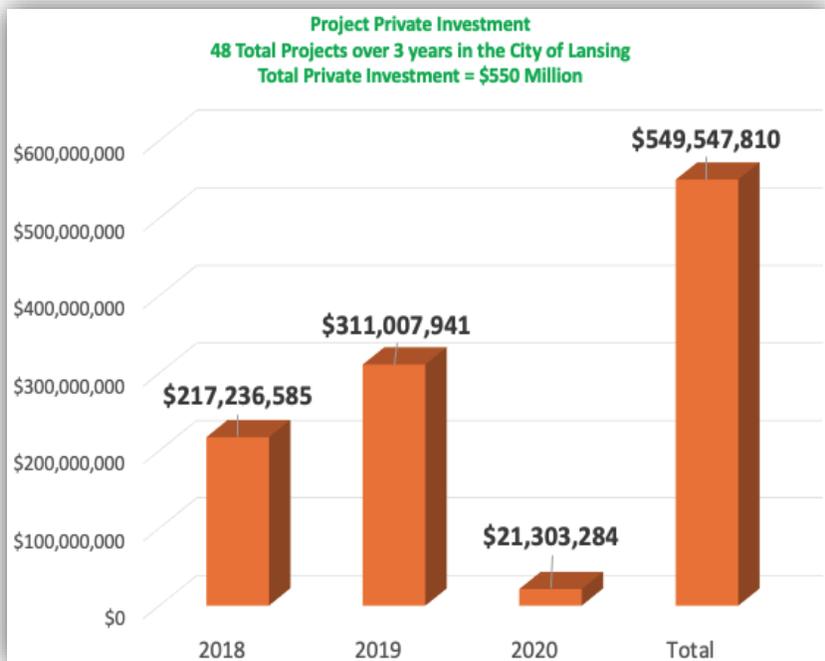
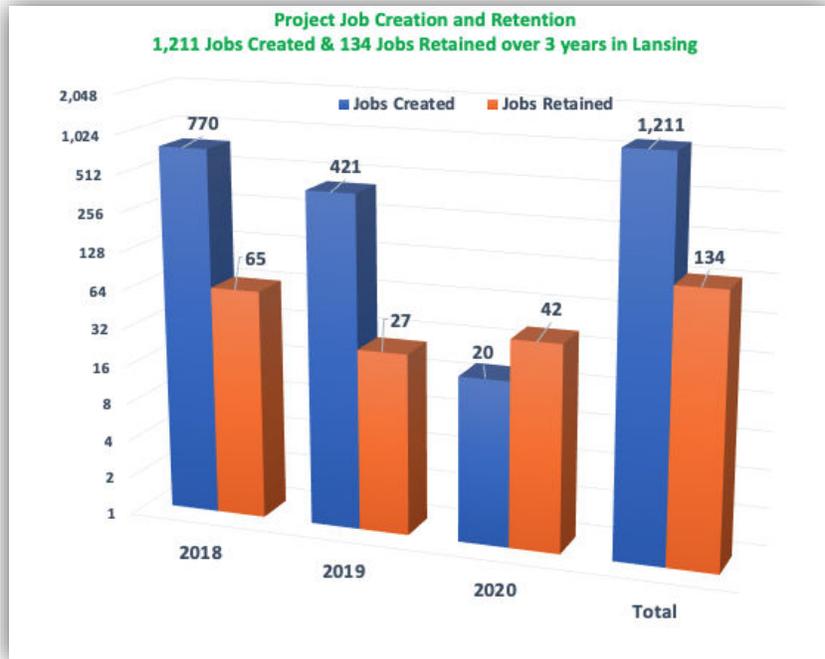
Promoting business attraction, retention, and expansion within the City of Lansing is a top priority of the LEDC. The LEDC supports ongoing business retention efforts as well as expansion and attraction projects. In 2020, the LEDC carried out 30 business retention calls and an array of attraction and expansion activities, including local, regional, and statewide site search responses. The LEDC is also actively involved with Downtown Lansing, Inc. to improve and revitalize the downtown area.

The LEDC also had a very successful year managing Corridor Improvement Authorities (CIA) in Lansing. These authorities can use special financing tools to revitalize older and declining commercial corridors along key major streets in Lansing. The Saginaw Street CIA and Michigan Avenue CIA had their Development and Financing Plans approved in December 2019, making 2020 a year to begin the administration efforts needed to serve the Boards and start implementing the plans. Additionally, both boards were able to apply for their first grants since their plans were approved. The LEDC worked with the Mayor's office to select board members for approval to serve on the South Martin Luther King Jr. Blvd (S.MLK) CIA and North Grand River CIA, Lansing's newest CIAs. These boards and their members are critical to the long-term success of the CIAs.

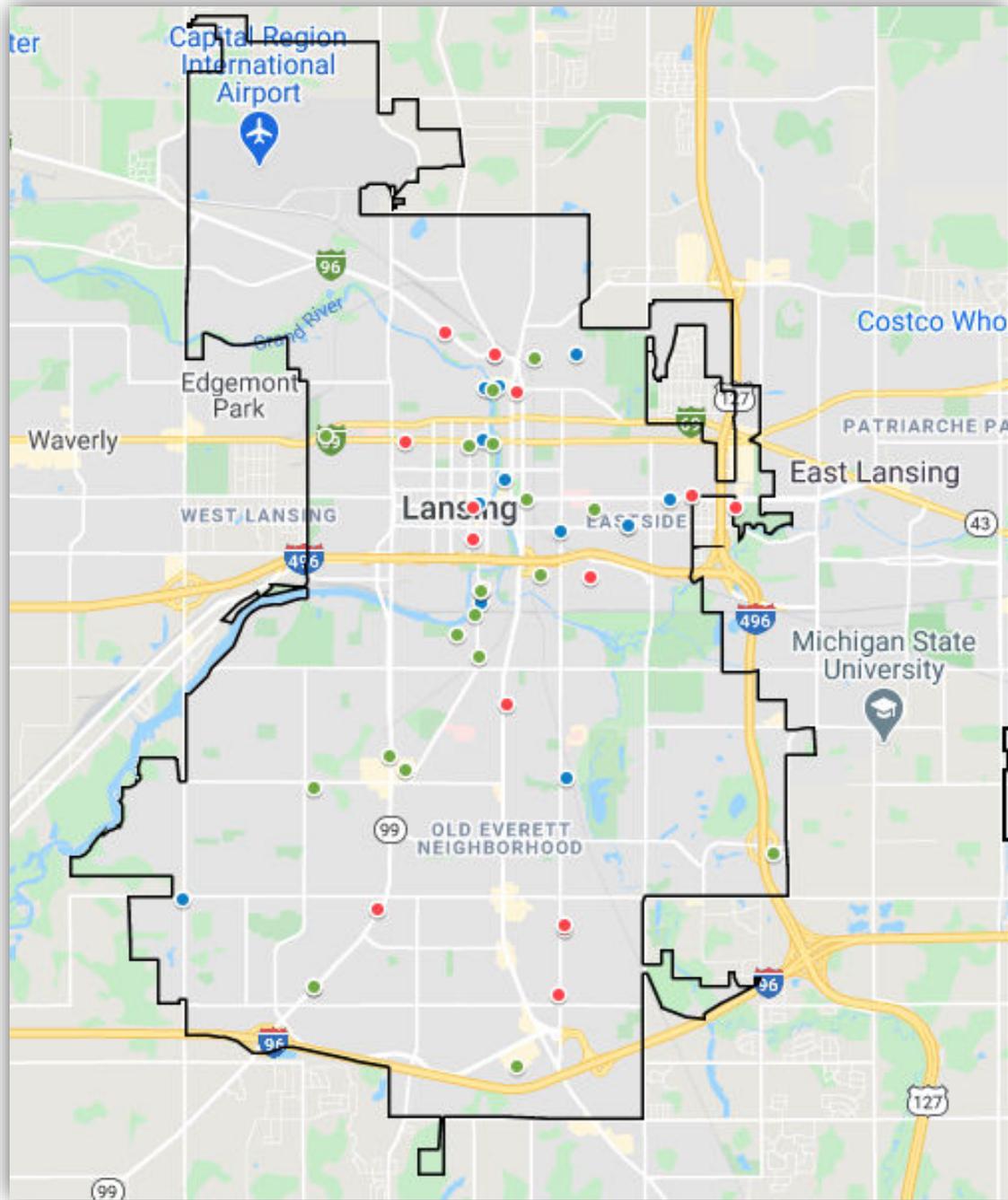
The LEDC continues to work closely with the Mayor's office and the LBRA to use economic incentives and financing tools for mutually beneficial solutions that encourage economic development. In 2019, the Brownfield Plan Policy was adopted by the LBRA. This policy governs developer requests for incentives and ensures development projects positively impact the City and its citizens by sharing new tax revenues, promoting private investment in public infrastructure, encouraging sustainability, building density, historic preservation, shorter incentive durations, job creation, landscaping, and quality building materials. The LEDC also helps implement the new Universal Development Agreement issued by Mayor Schor on October 1, 2019. This agreement promotes local labor use and further ensures that development in the City of Lansing is transparent, accountable, and beneficial.

### **2020 Projects Compared to Previous Years**

2020 will be remembered for many years to come as perhaps the most challenging year in memory. However, the LEDC's strong history of success in economic development in the City of Lansing laid a strong foundation for our continued work, even during an unprecedented global crisis like COVID-19. Since 2018, LEDC projects have infused \$549,547,810 in private investment, created 1,211 jobs, and retained an additional 134 jobs in the City of Lansing. From transformative real estate developments to façade improvement projects along major City of Lansing corridors, projects of every size have improved every area of the city.

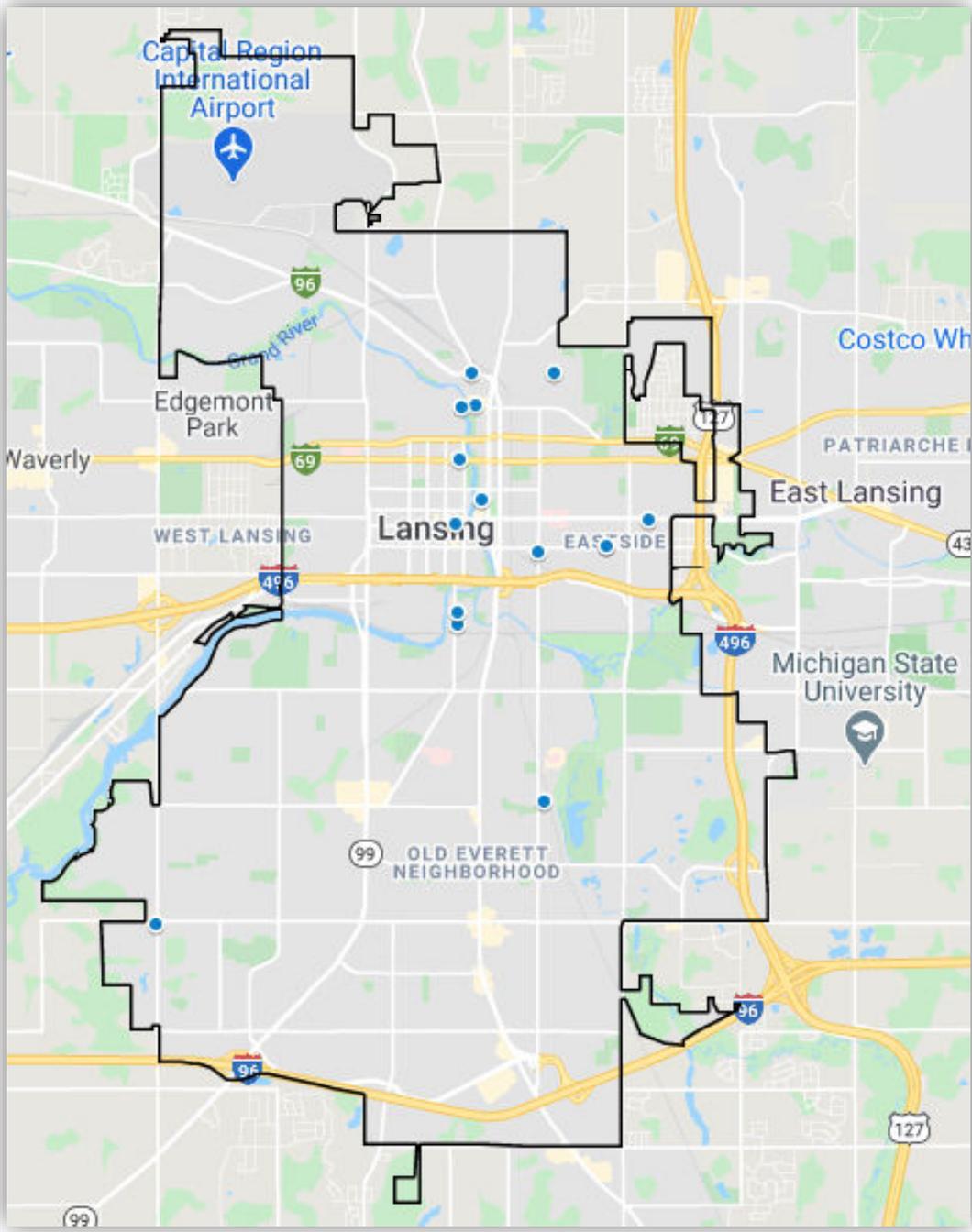


# LEDC Projects Map 2018-2020



- 2018 Projects
- 2019 Projects
- 2020 Projects

# LEDC Projects Map 2020



● 2020 Projects

The COVID-19 Pandemic brought the LEDC's adaptability and resiliency to the forefront of our economic development initiatives. Our project work continued, resulting in three projects' approval, leveraging a total of \$21,303,284 in investment, creating 20 jobs, and retaining 42 jobs. The Pandemic caused economic uncertainty and industry shutdowns resulting in many real estate and business development projects put on hold and smaller project totals compared to past years. However, the projects approved in 2020 will greatly impact the City of Lansing, and all previously approved projects are still on track to be completed. This stability is a testament to Lansing's resiliency, the LEDC's hard work, and the dedication of developers and businesses to their projects and our community.

2020 was a year of resiliency. Besides continuing with regular project work and business attraction efforts, we also greatly expanded our small business support in response to the Pandemic by creating the Lansing Small Business Recovery Program. The LEDC is incredibly proud of the work done to support Lansing's small businesses this year and is dedicated to continuing to seek additional resources to support our city's economic vibrancy into 2021 and beyond.

### **The Lansing Small Business Recovery Program**

When the COVID-19 Pandemic hit, it became very clear that small businesses in Lansing were impacted dramatically by the economic shutdown and shelter-at-home measures. The City of Lansing and the LEDC quickly assessed the situation and used National Development Council guidelines to establish the three-phase Lansing Small Business Recovery Program. A summary of these phases and the LEDC's actions is below:

#### **PHASE I** - Help small businesses to **survive** until conditions improve

- Small businesses needed immediate assistance to stay in business amid mandatory closures.
- The State of Michigan, through the MEDC and LEAP, allocated \$600,000 in Michigan Small Business Relief Grants and \$600,000 in loans to the Lansing region. The LEDC conducted outreach and assisted City of Lansing business applications. LEAP awarded 22 grants and 4 loans to City of Lansing businesses.
- The City of Lansing and the LEDC worked together to provide additional funds to City of Lansing small businesses not awarded in the regional Michigan Small Business Relief program. The LEDC authorized the creation of the COVID-19 Rescue Fund, which allocated \$400,000 of LEDC funds to 46 City of Lansing small businesses.
- Between the regional and local programs, 72 City of Lansing businesses received \$820,000 in grants or low-interest loans within the first 60 days of the crisis. These funds were particularly impactful because they were distributed very quickly before other federal programs, like the Paycheck Protection Program (PPP), became available. Getting grant and loan funds to Lansing's small businesses took great effort and coordination between the City of Lansing, the LEDC, LEAP, and the MEDC.

## **PHASE II** - Assist small businesses to restart their operations as conditions improve

- Small businesses needed assistance to reopen. The Restart Grant Program, another regional grant program available through the MEDC and LEAP, provided over \$5 million in federal funds to 412 businesses and nonprofits throughout the region. The LEDC conducted outreach to build awareness of the grants among City of Lansing businesses and provided application assistance to help City of Lansing applicants submit the strongest applications possible. As a result of the program, \$1,685,000 in grant funds was awarded to 140 City of Lansing small businesses and nonprofits.

## **PHASE III** - Help small businesses adapt to the new normal

- Phase III began as 2020 came to a close. Through a partnership between the City's Department of Economic Development and Planning and the LEDC, \$600,000 of the City's Community Development Block Grant (CDBG) allotment is allocated to the Lansing CARES Small Business Assistance Program. These funds will further support eligible Lansing small businesses in 2021, which continue to struggle due to the Pandemic.
- In late December 2020, the MEDC and LEAP announced the Michigan Small Business Survival Grants for businesses affected by the Michigan Department of Health and Human Services December 7 Gatherings and Mask Order. LEAP received \$3 million to provide 194 \$15,000 grants throughout the region. The LEDC helped Lansing businesses learn about and apply for the program, resulting in 50 awards in the City of Lansing in early 2021.
- The LEDC and the City of Lansing partnered to hire an Economic Recovery Resource Developer (ERRD) using \$100,000 from the LEDC. This new contract position is housed within the city and focuses on seeking resources in response to the negative economic impacts of the COVID-19 Pandemic. The ERRD will be tasked with developing a response plan, collaborating with community partners, and matching organizations with funding opportunities. The ERRD will also address funding equity and support of organizations representing and assisting disadvantaged businesses throughout the City.

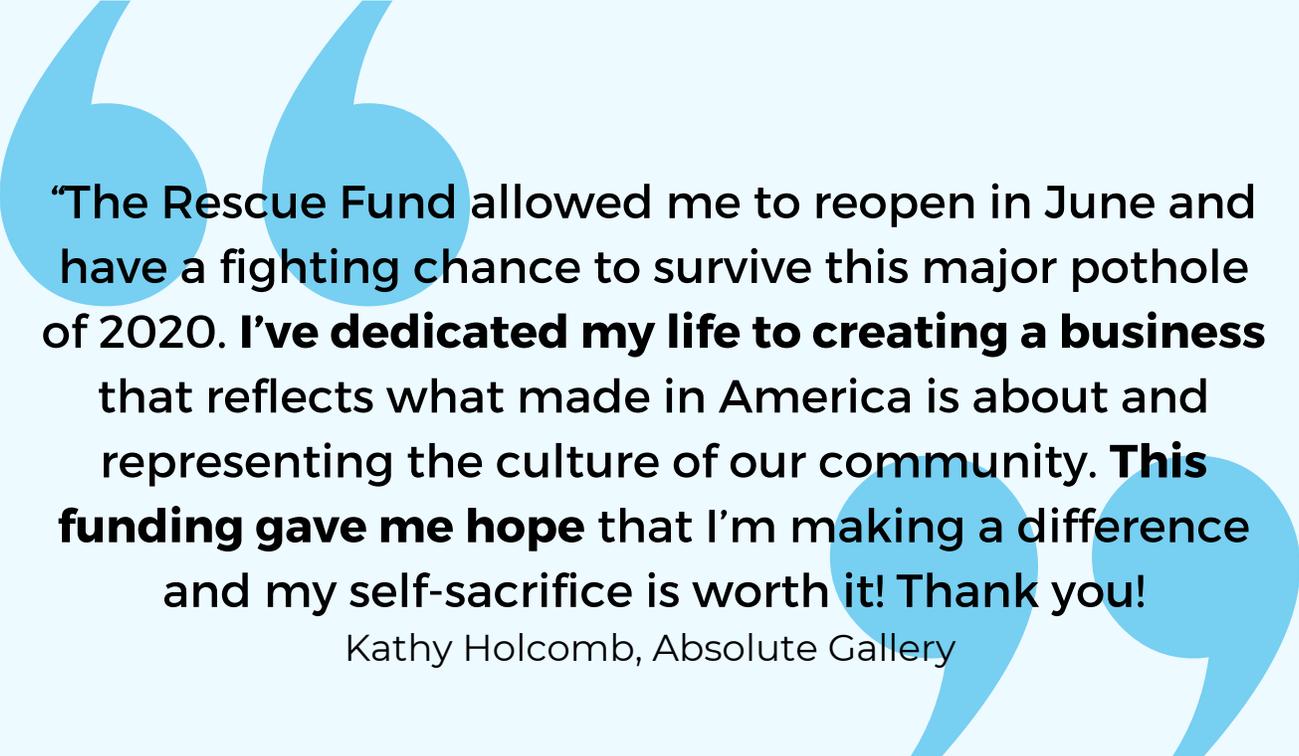
Since the Pandemic began in March 2020, the LEDC has worked very hard to support Lansing small businesses. We've collaborated with Mayor Schor's Office, City of Lansing departments, and LEAP to make several emergency funding programs available to City of Lansing small businesses. In 2020, \$400,000 of LEDC funds and \$2,105,000 in LEAP-administered funds were awarded to City of Lansing small businesses and nonprofits. City of Lansing small businesses received an additional \$750,000 in Survival Grant funds in early 2021. Details about each program can be found in the table on the following page. Additional information can be found on the [City of Lansing's website](#) and [LEAP's website](#).

	<u>LEAP Michigan Small Business Relief Grants</u>	<u>LEAP Michigan Small Business Relief Loans</u>	<u>LEDC/City of Lansing COVID-19 Rescue Fund Grants</u>	<u>LEAP Michigan Small Business Restart Grants</u>	<u>LEAP Michigan Small Business Survival Grants</u>
<b>Announcement</b>	April 7, 2020	June 11, 2020	May 1, June 17	September 21, 2020	February 17, 2021
<b>Total Funds Available</b>	\$600,000 for Clinton, Eaton, and Ingham Counties	\$600,000 for Clinton, Eaton, and Ingham Counties	\$400,000 for the City of Lansing	\$5.27M for Clinton, Eaton, and Ingham Counties	\$3M for Clinton, Eaton, and Ingham Counties
<b>Funding Breakdown</b>	60 \$10,000 grants	12 \$50,000 loans	Phase 1 34 \$10,000 grants; Phase 2 12 \$5,000 grants	77 \$5,000 or \$10,000 grants for nonprofits; 125 \$20,000 grants for small businesses; at least 200 \$10,000 grants for microbusinesses	194 \$15,000 grants
<b>Where did the funds come from?</b>	Governor Whitmer's office and the MEDC. It allocated \$10M of MEDC funds to grants and loans.	Governor Whitmer's office and the MEDC. It allocated \$10M of MEDC funds to grants and loans.	The Lansing Economic Development Corporation (LEDC) approved the use of \$400,000 of LEDC funds for small business grants	Federal CARES Act funds from the state of Michigan through the MEDC	Governor Whitmer's office and the MEDC. \$55M of state funds were allocated to fund grants.
<b>Total # of Awards</b>	60	12	46	412	194
<b># of Awards in City of Lansing</b>	22	4	46	140	50
<b># of Awards in City of Lansing (women, minority, veteran owner)</b>	Not available	Not available	21	86	Not available
<b>\$ to City of Lansing Businesses</b>	\$220,000	\$200,000	\$400,000	\$1,685,000	\$750,000

Putting over \$3.2 million into the hands of the City of Lansing’s small business owners was no small feat, and the LEDC’s work will have a lasting impact allowing small businesses to keep their doors open. The LEDC ensured that underrepresented business owners received equitable consideration for funding in the COVID-19 Rescue Fund application and review process and helped shape subsequent regional programs with an equity focus as well. Testimonials provided by the businesses helped strengthen the LEDC’s commitment to Lansing small businesses and were a reminder of the impact our work has on the community. Mayor Andy Schor and LEDC Board Chair Calvin Jones visited several Rescue Fund grant recipients at their business locations throughout the city. Overwhelmingly, the sentiment from small business owners was gratitude and hopefulness. The LEDC is proud to support small businesses during this time of need.



*Lansing Mayor Andy Schor and LEDC Chair Calvin Jones meet with small business COVID-19 Rescue Fund recipients*



“The Rescue Fund allowed me to reopen in June and have a fighting chance to survive this major pothole of 2020. **I’ve dedicated my life to creating a business** that reflects what made in America is about and representing the culture of our community. **This funding gave me hope** that I’m making a difference and my self-sacrifice is worth it! Thank you!

Kathy Holcomb, Absolute Gallery

Very, very helpful! From March to June, we had almost no revenue. **This money was vital** for utilities and rent. We are **SO grateful** for this opportunity!

Steven R. Bohnet, Bohnet Electric



**Our company feels cared for and valued** as a family-owned business in the City of Lansing. With the grant we received, we are able to continue to pay our employees and ease their financial burden and stress. **It reinforces our commitment to doing business in Lansing** where we’ve enjoyed 30 successful years.

BJ Rycus, Rycus Flooring

This grant was so helpful in meeting salaries and expenses. Prices on supplies doubled in some items especially meats. I was able to keep my staff working during this time. We were closed the month of April due to the COVID-19 crisis. **Thank you for your ongoing efforts and dedication** to help small businesses in the community to stay open. I am grateful we are still open.

Alicia Gonzales, Alicia's Enterprises

My business has faced a lot of hardship in the past few months. Starting from keeping up inventory and amongst other variables, we were in need of some financial boost. **This grant means a lot to my family business** and now we are able to use it as working capital to maintain stock and other essentials required. Thank you to the City of Lansing for helping out! **This is a true testament that all the money I've put into my business has not gone to waste!**

Thankful and blessed!

Ryan Herfy, 1910 Food Market

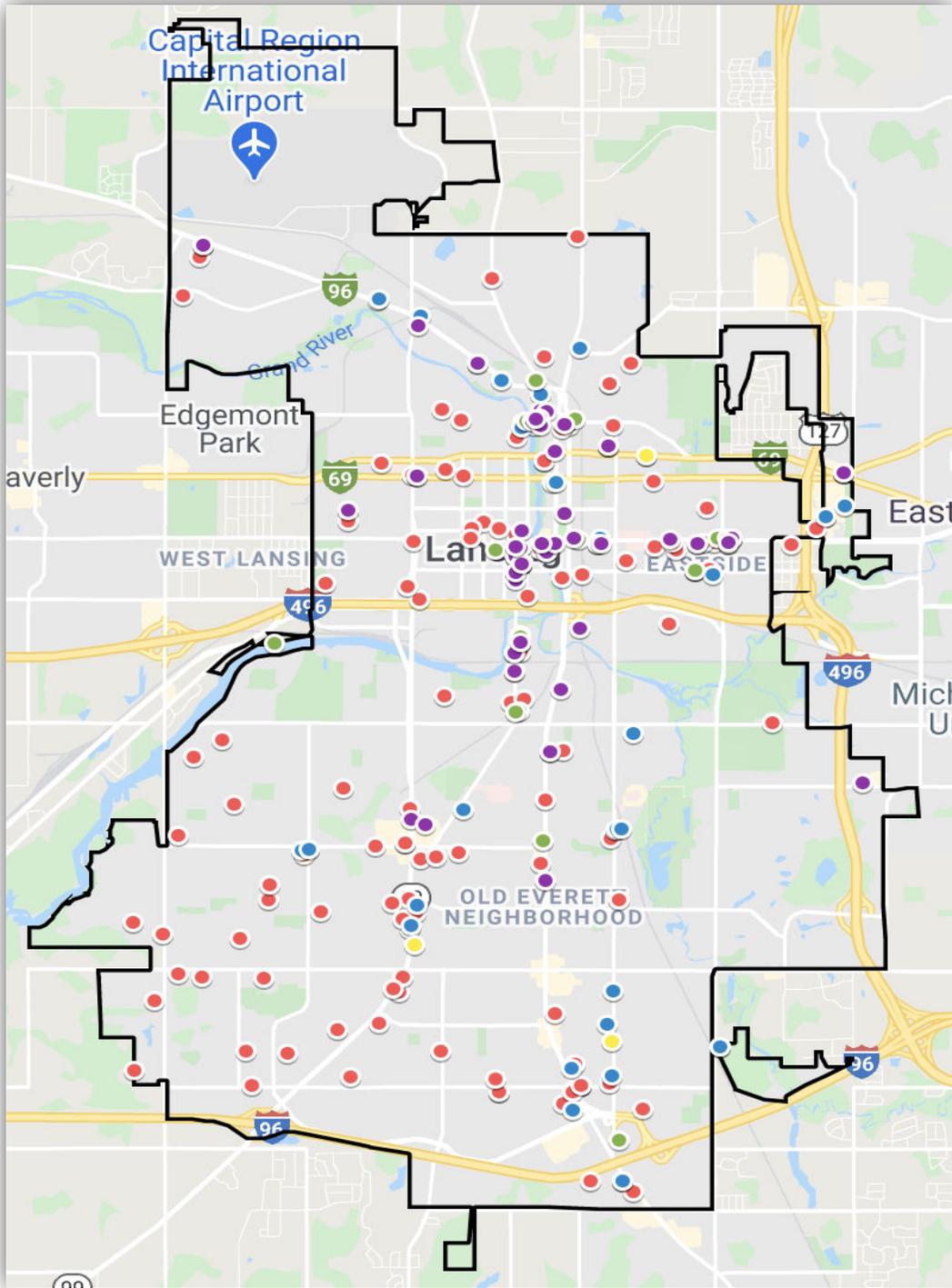
When Quality Awning had to shut down, we became very concerned about what the future would hold. We are a very small business that relies heavily on summer months to get us through the slow winter days. The Rescue Grant **helped to relieve some of the financial burden that was so uncertain.** We were able to retain our employees and have a successful summer season. Thank you so much for your generosity. **We will never forget 2020 and those that lent a helping hand.**

Tom Caviston, Quality Awning

**Small performance venues like ours have been uniquely affected by the Pandemic.** Since our business is specifically designed to bring audiences, artists, and communities together in a physical space, we have faced an industry-wide shutdown. Our last in-person show was March 12. **I can only begin to express how much worry, stress, and hardship the Rescue Grant helped to allay.** This grant allowed us to cover the overhead of maintaining the business over six months and gave us the space we needed to plan for an uncertain future. We fully intend on reopening when we can do so safely.

Dylan Rogers, The Robin Theater

# Small Business Relief Funding Map



- LEAP Michigan Small Business Restart Grants
- LEDC/City of Lansing COVID-19 Rescue Fund
- LEAP Michigan Small Business Relief Loans
- LEAP Michigan Small Business Relief Grants
- LEAP Michigan Small Business Survival Grants

The map on the previous page shows the City of Lansing business locations that have received regional or city COVID-19 funding since March 2020. This map includes businesses that were awarded Survival Grants in early 2021, as the program began in late 2020. [This map](#) can also be viewed online.

The LEDC curated a contact list of over 1,000 City of Lansing small businesses since March 2020, which we communicate with whenever new funding or assistance opportunities arise. We also created a new web page, [www.lansingmi.gov/smallbusiness](http://www.lansingmi.gov/smallbusiness), to serve as a gateway to many local, state, and federal COVID-19 resources for small businesses. This site is regularly updated to include new resources and funding opportunities relevant to City of Lansing small-business owners.

Looking forward, the Small Business Recovery Program will continue to help small businesses adapt to the long-term economic and social conditions resulting from the Pandemic. Small businesses are a vital component of Lansing's community and economy, and the LEDC remains committed to ensuring their success and recovery from COVID-19. Within Phase 3 of the Lansing Small Business Recovery Program, the LEDC worked with the city to develop and is currently implementing the Lansing CARES Small Business Assistance Program. The program was developed in late 2020 and launched in early 2021 to provide forgivable loans to City of Lansing small businesses. The LEDC will provide upfront funds for Lansing CARES loans and will be reimbursed through Lansing's additional CDBG funding allotment through the CARES Act. The LEDC will continue to work through Phase 3 of the Lansing Small Business Recovery Program, seek additional opportunities to assist small businesses, and adapt our response efforts as necessary.

### **Major LEDC Projects Approved in 2020**

Despite the Pandemic, the LEDC's project work continued. Our robust project pipeline resulted in the approval of three major projects in 2020, as well as the continued construction of many significant real estate and business development projects throughout the city. While some projects were delayed due to construction shutdowns related to COVID-19, construction quickly resumed and all LEDC projects continue to move forward. The LEDC remains committed to supporting transformative real estate and business development projects, and attracting new investment to the City of Lansing.

### Lansing Shuffleboard and Social Club

Coming to the Lansing Riverfront at the site of the former Lansing City Market, the nearly \$3 million Lansing Shuffleboard and Social Club project will bring new life and vibrancy to downtown Lansing. Patio operations are set to begin in Spring 2021 and full operation is slated for Spring 2022. The Lansing Shuffleboard and Social Club will include a variety of food and drink options from local food entrepreneurs, full-sized shuffleboard courts, and community event space. This project will serve as a hub for delicious food and unique entertainment and continue the momentum of riverfront activation, adding to the flourishing lifestyle amenities in downtown Lansing. In late 2020, the LEDC approved a secured loan through its Business Financing Assistance Program to support the start of operations. The LBRA



*Current View of Lansing City Market*



*Interior Inspiration of Social Club*

is also considering a request for project financing to assist with the extensive investment needed to make the building economically viable. The project includes a full renovation of the Lansing City Market building and the addition of a mezzanine level and further public amenities. The reactivation of this vacant riverfront space will make Rotary Park and the Lansing Riverfront a regional center for recreation and economic vitality.

### Michigan Realtors Headquarters

The Michigan Realtors Headquarters project was approved by Lansing City Council for a 9-year brownfield in early 2020 and will be completed in spring 2021. This project is estimated at \$9.2 million, which includes the demolition of the existing, functionally obsolete building at 700 N. Washington Avenue and demolition of the building at 724 N. Washington Avenue. The entire 1.46-acre property will be redeveloped to include a three-story, 19,443-square foot commercial office building with a roof deck and 72 paved parking spaces. The development will be constructed to provide space designed for the Michigan Realtors® headquarters with over 30,000 members statewide.



*Previous View of N. Washington Property*



*Current View of N. Washington Property*

The new building will provide space designed for hosting programs, including workplace and conference space for Michigan Realtors® staff and training/meeting space to host dinners, continuing education seminars, committee meetings, and other events for members, stakeholders, and partners from around the State. This new development will bring visitors to downtown Lansing to socialize, network, and work together.

The new building is on a highly visible gateway property, on the newly established Saginaw Street CIA. Improved landscaping, sidewalks, and parking will create a more inviting, clean appearance and allow for easier access to the site and to Durant Park. Enhanced lighting on-site will allow for greater safety. The project includes streetscape improvements with expanded tree lawns and corner bump-outs with decorative paving at the southeast and southwest corners of Washington Avenue and Saginaw Street. Additional landscaping and decorative paving at the southeast corner will provide a transition to the project site. The plan was developed in cooperation with the Public Service Department to extend streetscape improvements on both sides of Washington Avenue north to Madison Street at the time sanitary sewers are replaced. These improvements will enhance the aesthetics and curb appeal for Saginaw Street and Washington Avenue, create a better connection to Durant Park, and a safer intersection for both pedestrians and vehicles.



*Rendering of Future Michigan Realtors Headquarters and public improvements*

### **Allen Place Redevelopment**

Located in Lansing’s Eastside neighborhood at 1611 E. Kalamazoo St, the Allen Place Redevelopment will bring a greater sense of community to a well-deserving neighborhood. With the rehabilitation of an existing two-story building and a three-story addition, the \$9 million project is already underway

ALLEN PLACE  
COMMUNITY DEVELOPMENT



*Rendering of Future Allen Place*

and is expected to be complete by the end of 2021. Allen Place will create

21 units of age-friendly, mixed-income housing and over 24,000 square feet of new or renovated commercial space. Many services and programs will be offered to produce an even stronger sense of community. Through integrated programming with the Allen Neighborhood Center’s food and health services, residents can



*Groundbreaking on Allen Place*

participate in classes on cooking, dancing, gardening, or visit the weekly on-site market. While these are just some of the benefits Allen Place will offer, this redevelopment will continue to drive the surrounding community's growth and prosperity. To assist with the development's considerable redevelopment and environmental remediation costs, the LEDC helped secure an Obsolete Properties Rehabilitation Act (OPRA) tax abatement and an \$850,000 grant through the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

**Major LEDC Projects Under Construction in 2020**

**Red Cedar Redevelopment**

Located at 203 S. Clippert St, the first and second phases of this \$250 million project are well underway, creating a large, vibrant mixed-use village along E. Michigan Ave. When finished, the project will include housing, retail, public parking, a connection to the Lansing River Trail, and an expected 300 new jobs. The housing component consists of student housing, market-rate apartments, and an assisted living facility, providing many patrons for the restaurants and retail spaces within the Red Cedar area and surrounding areas. A 20-acre park with trails and water features will clean millions of gallons of rainwater runoff currently running into the Red Cedar and Grand rivers, resulting in a cleaner riverfront for the public to walk along, wade in, fish, canoe, and kayak for years to come.



*Previous View of Red Cedar*



*Progress on Red Cedar*

The LBRA issued bonds that were sold to finance the eligible public infrastructure improvements needed to accommodate the new development. These bonds are paid back over time from the increase in property taxes that the developer will pay on the new privately-owned development. The bonds were structured so there is no risk to the LBRA or City to make any bond payments if a shortfall in new property taxes occurs in any future year. In the event of a shortfall, the developer or development owners are responsible for making bond payments.



*Renderings of Red Cedar Development*

### Temple Club Redevelopment

The \$10.5 million redevelopment of one of Old Town’s most storied buildings includes the construction of 31 market-rate apartments, 3,000 square feet of first-floor office space, and nearly 1,000 square feet of first-floor commercial space. Through a partnership with the nonprofit organization Michigan Community Capital (MCC), this long-vacant and functionally obsolete property, which has bested several developers in the past, is finally being revitalized. With a two-story parking garage constructed next to the building, this project will shine a light on this iconic building and key gateway between Old Town and the Northtown neighborhood, paving the path for further redevelopment along E. Cesar Chavez Ave. This project was made possible with the support of a Brownfield Plan and Accelerated Reimbursement Loan approved by the LBRA. With the help of this local support, the project received MEDC and Michigan Strategic Fund (MSF) approvals in 2020 for equity investment under the Community Revitalization Program (MCRP). Interior demolition is well underway, and site preparation has started. The project is expected to be completed in mid-2022.



*Progress of Interior Demolition*



*Rendering of Future Temple Club*

### Volaris Lansing Apartments

Units are now leasing at this \$52 million project located at 3600 Dunckel Rd. The development is comprised of four four-story buildings with 286 market-rate multifamily apartments and is set to house students and medical professionals working at the McLaren Hospital underway nearby. All units are expected to be online by March 2021. The project developer has also agreed to fund \$500,000 in public infrastructure improvements adjacent to the site. These funds will support public improvements and placemaking critical to the Collins Corridor, a priority area to support expanding the region’s MedTech industry. This project was made possible through a 20-year Brownfield Plan approved in 2019. The development should be completed by June 2021, soon followed by the public infrastructure to improve this gateway into Lansing.



*Current View of Volaris*

### **New McLaren Hospital and MedTech Corridor**

This \$601 million investment by McLaren of Greater Lansing in the City of Lansing will become a centerpiece of the area’s flourishing medtech research corridor. To support the development of the research corridor, LEAP and the LEDC initiated a collaborative planning effort between the area’s many stakeholders, including the City of Lansing, Michigan State University, MSU Foundation McLaren Health Care, and many others. This exciting effort continued through 2020 with a corridor study in collaboration with an MSU Urban Planning Practicum and the National Charrette Institute. The students’ work laid the foundation for the next step of branding and planning for the corridor, which will continue into 2021 with the support of Landscape Architects and Planners, Inc.



*Progress of McLaren Hospital Construction*



*Rendering of McLaren Hospital*

LEAP and the LEDC also continue to work with McLaren to repurpose the two existing McLaren facilities in Lansing. These two campuses offer great redevelopment opportunities in South Lansing, and the LEDC is ready to help make that happen.

### **The Louie**

After overcoming major barriers, renovation of the former Farnum Building, renamed “The Louie,” is nearly complete for tenants to move in. Located at 123 W. Allegan St, the \$20 million project is set to create 100 new jobs and retain 25 full-time equivalent (FTE) jobs in the city. This former home of the Michigan Senate, which had been vacant for several years, was outdated, functionally obsolete, and in need of extensive asbestos abatement. A portion of the new taxes from this project will go to the Lansing TIFA to finance public infrastructure in downtown Lansing.



*Current View of The Louie*

### **Holmes St. School Building**

After sitting vacant for nearly 20 years, a \$2.8 million private investment will rehabilitate the 31,000 square foot functionally obsolete former school building at 1030 S. Holmes St. The project will provide 40 new studio and one-bedroom apartments and will greatly enhance the beauty in the area no longer detracting from surrounding properties. Interior demolition of the building is underway, and the developer received zoning approval in 2020 to pursue residential development on the several acres of attached property. These properties will be strengthened and attract investments, furthering improvements in the area.



*Rendering of Holmes St. School Building Rehabilitation*

### **Major LEDC Projects Completed in 2020**

#### **Capital City Market**

This \$41.5 million project in downtown Lansing is close to fully operational, with the new Meijer grocery store open to the surrounding community, tenants occupying apartments, and the hotel taking guests. The long-awaited mixed-use development located at 600 E. Michigan Ave will also include a bar and restaurant in the hotel.



*Exterior View of Capital City Market*

Redeveloping a former gas station and former contaminated industrial area into a clean, safe, and gleaming



*Ribbon Cutting Ceremony*

new grocery store was complex! To make this project happen, the LBRA worked closely with the Gillespie Group and the State of Michigan to acquire an extensive assistance package, including a Brownfield Plan to reimburse \$10,432,172 in developer brownfield costs, a \$1,500,000 grant from the MEDC, and a \$1,000,000 grant from EGLE. The project is also located in an Opportunity Zone and utilized OZ investment.

### **Metro Place Apartments**

The LEDC and LBRA have persisted and persevered with development projects, overcoming obstacles and challenges over many years of effort. Few projects have been longer and more challenging than the Metro Place development! After ten years of trying, the LBRA, working with the City, EPA, EGLE, and MEDC, was able to demolish and redevelop the long-vacant and contaminated site into a four-story mixed-use building with 145 apartments and first-floor commercial space, which is now open for tenants. The LBRA loaned the developer \$800,000 to safely demolish the former YMCA building to make room for the new project.



*Previous View of Metro Place*



*Completed View of Metro Place*

The project's completion comes at a time when attracting more residents downtown is critical to mitigating the loss of office workers due to the Pandemic. Additionally, the developer refinanced the building and repaid the LBRA loan ten years ahead of schedule. Residents at Metro Place Apartments will also benefit from the City of Lansing's upgrades to Reutter Park, including a new art sculpture detailed in the "Public Art for Communities Grant" section of this report.

### **Capital View Apartments**

The majority of the 96 apartments at this \$14.7 million project are leased. This 8-story building also includes 1,300 square feet of retail space. Located at 310 N. Seymour Avenue, Capital View, formerly Oliver Towers, had a troubled past. The building stood vacant for many years after a fire in 2000 severely damaged the property. The property's deterioration was so drastic that safe entry to the building required proper hazmat clothing and breathing apparatuses. The apartment units give people with limited budgets the opportunity to live downtown and enjoy all the amenities that go with it. This project is another great example of how the LBRA's Brownfield program brings obsolete, vacant, and contaminated buildings back to life and helps make Lansing a better place for all.



*Previous View of Capital View*



*Completed View of Capital View*

### **Provident Place**

Located at 2216 – 2224 E. Michigan Avenue, this project turned formerly vacant and functionally obsolete buildings into new homes for residents and businesses. Currently, 85% of the residential spaces are leased in this \$7 million mixed-use development. Along with the residential space, the four-story building provides 6,000 to 9,500 square feet of office and retail space as well as underground parking. This LEDC/LBRA project is another big positive step forward to link Lansing to East Lansing and MSU along the E. Michigan Corridor.



*Previous View of Provident Place*



*Completed View of Provident Place*

### **515 Ionia/Belen Building**

The complete mixed-use rehabilitation of two existing, functionally obsolete buildings located in the immediate vicinity of the State Capitol is now open for leasing. The buildings provide 4,500 square feet of office and retail space as well as six market-rate residential units, including the new home of local salon Hair United. This project utilized the Brownfield Program, an LBRF loan, the Michigan Community Revitalization Program, and PACE financing.



*Construction on 515 Ionia*

### **Extra Space Storage**

Located at 930 W. Holmes, this \$4.3 million redevelopment provides 100,000 square feet of self-storage and \$500,000 of public infrastructure improvements, including streetscape improvements along Holmes Road and S. Washington Avenue. The former EDS building is no longer the large and vacant property it once was. With new entranceways, the reduction of several acres of asphalt parking lot, the addition of green space to alleviate drainage issues, and new lighting in the public right-of-way, this location is a wonderful start to the beautification of this key commercial center in South Lansing. The surrounding areas have struggled with vacancy and lack of investment. However, improvements to this property spurred private investment to flow into surrounding properties.

### **517 Coffee Company**

517 Coffee Company is now open and serving customers out of the former Bake n' Cakes South location at 6030 S. Martin Luther King Jr. Boulevard. After struggling to open during the economic uncertainties of 2020 and facing increased contractor costs, 517 Coffee needed a

new home to support roasting operations and retail storefront in one location. The LEDC also helped 517 Coffee Company refinance an existing LEDC loan to outfit retail operations, expand beverage options, and find a location where they now offer everything from freshly roasted beans to a warm brew under one roof. This project is an excellent example of how the LEDC works with small businesses to adapt to changing needs and find suitable locations.

### **Projects In the Pipeline**

Most economic development projects take several years to go from an idea (Lead) to a plan (Prospect) to an approved project, and only then can construction begin. The journey from initial conversation to ribbon-cutting is a long yet exciting one! Building relationships with local companies and developers is vital to economic development projects. The LEDC has cultivated long-term relationships with most of Lansing's mid and larger scale base industries. These relationships continue to pay off as companies like Neogen, Emergent, Tecomet, Pratt & Whitney, Niowave, GM, Jackson, AF Group, and many others continue to invest and grow in Lansing. The City of Lansing is in a constant state of redevelopment, with old properties becoming new places for people to live, work and enjoy life in Lansing. Thus, the LEDC's project pipeline for 2021 remains robust, and we are eager to move these projects forward. These projects have the potential to bring hundreds of millions of dollars of investment to Lansing, as well as thousands of new jobs. We look forward to working with our partners to make these projects happen in 2021.

### **Façade Improvement Program**

The Façade Improvement Program assists business owners in making improvements to the exterior of their commercial properties. Enhancements can include new siding, architectural features, signage, lighting, awnings, and more. Applicants must provide a dollar-for-dollar match to receive the grant, up to a maximum of \$20,000. Additionally, a façade design grant of up to \$2,000 is also available. The Design Grant provides a set of façade designs for the applicant's building. More information can be found [here](#).

A Design Committee comprised of local design, building and safety, LEDC Board Members, neighborhood, and business experts reviews and analyzes façade project applications and recommends projects for the Mayor's final approval. After façade projects are successfully completed, Mayor Schor hosts a ribbon-cutting at the business location, and the businesses' story is featured through LEAP's communication channels and the City's social media channels.

Lansing City Council did not approve another round of façade funding for the 2020/2021 fiscal year, whereas, for the FY 2019/2020, they approved \$162,500, which rolled over to FY2020/2021. However, due to the Pandemic and construction industry disruptions, it was difficult to get funds to small businesses. Amid the turmoil, many businesses could not invest in their façades and were instead focused on keeping operations going. However, the projects listed in the table below were completed, \$140,000 of the façade dollars were allocated, and three previously approved projects were completed; Cedar Auto Sales, the Safety Council, and a design grant for 1603 Turner Street. Approximately \$425,000 of private investment has been committed in façades for the combined fiscal years of this program.

Project Name	Address	Investment
1603 Turner Street	1603 Turner Street	\$35,611
MICA	1210 Turner Street	\$21,600
Safety Council	3315 S. Pennsylvania Ave	\$4,306
Render Graphic Design	111 E Cesar E Chavez	\$9,900
1604 Massachusetts Avenue	1604 Massachusetts Avenue	\$30,615
Allen Neighborhood Center	1611 E Kalamazoo St	\$46,250
Quality Dairy	400 S. Pennsylvania Avenue; 5100 S Waverly	\$64,424
Kewpees	118 S Washington Sq	\$0
2208 East Michigan Ave.	2208 East Michigan Ave.	\$14,000
Saddleback & REO Pub	1145-1147 S. Washington Ave	\$73,290
Sleepwalker	1101 S. Washington Ave	\$3,288



*Cedars Auto Sales Before*



*Cedars Auto Sales After*

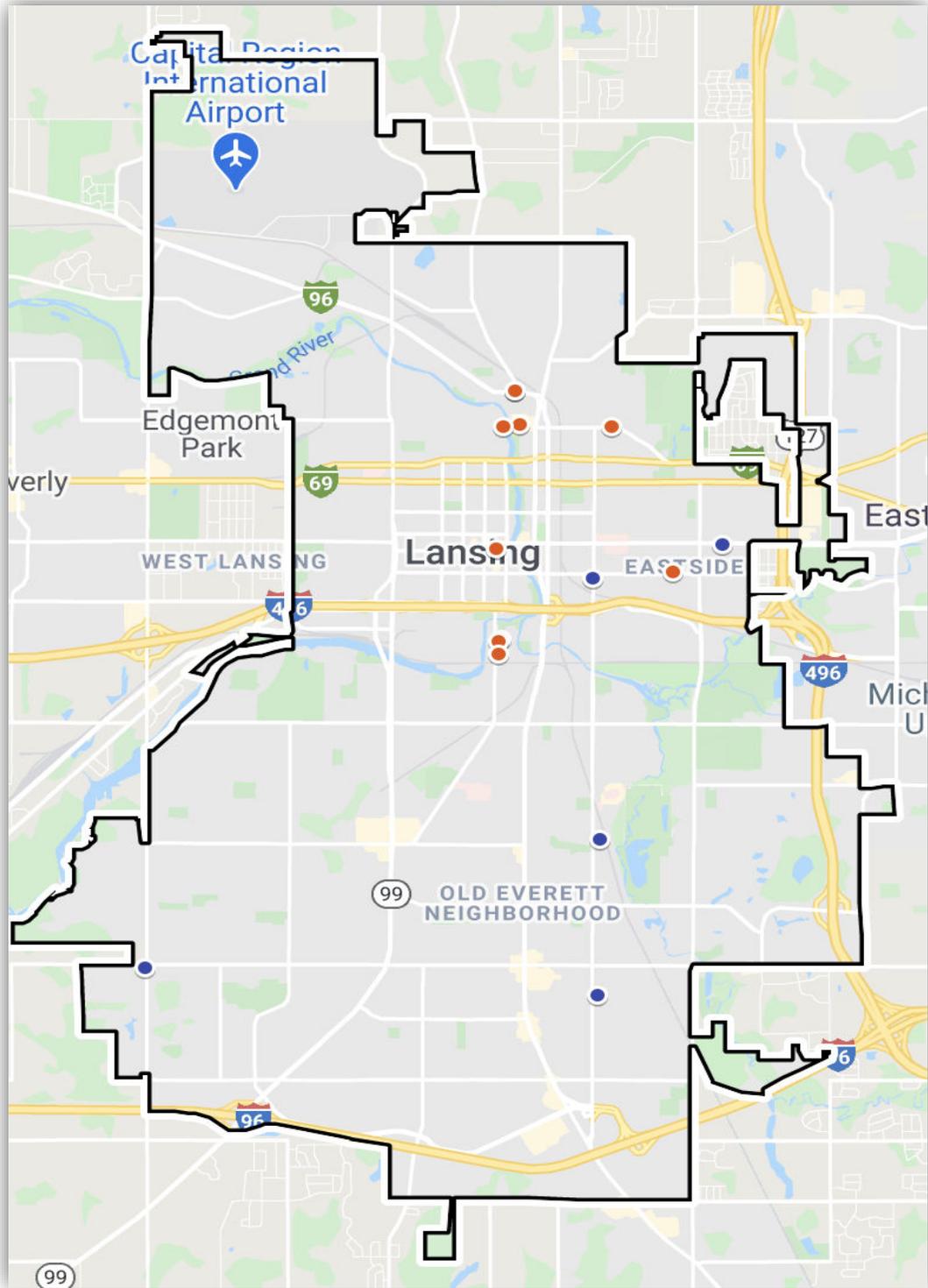


*1603 Turner St. Before*



*Rendering of 1603 Turner St. After*

## 2020 Façade Improvement Projects



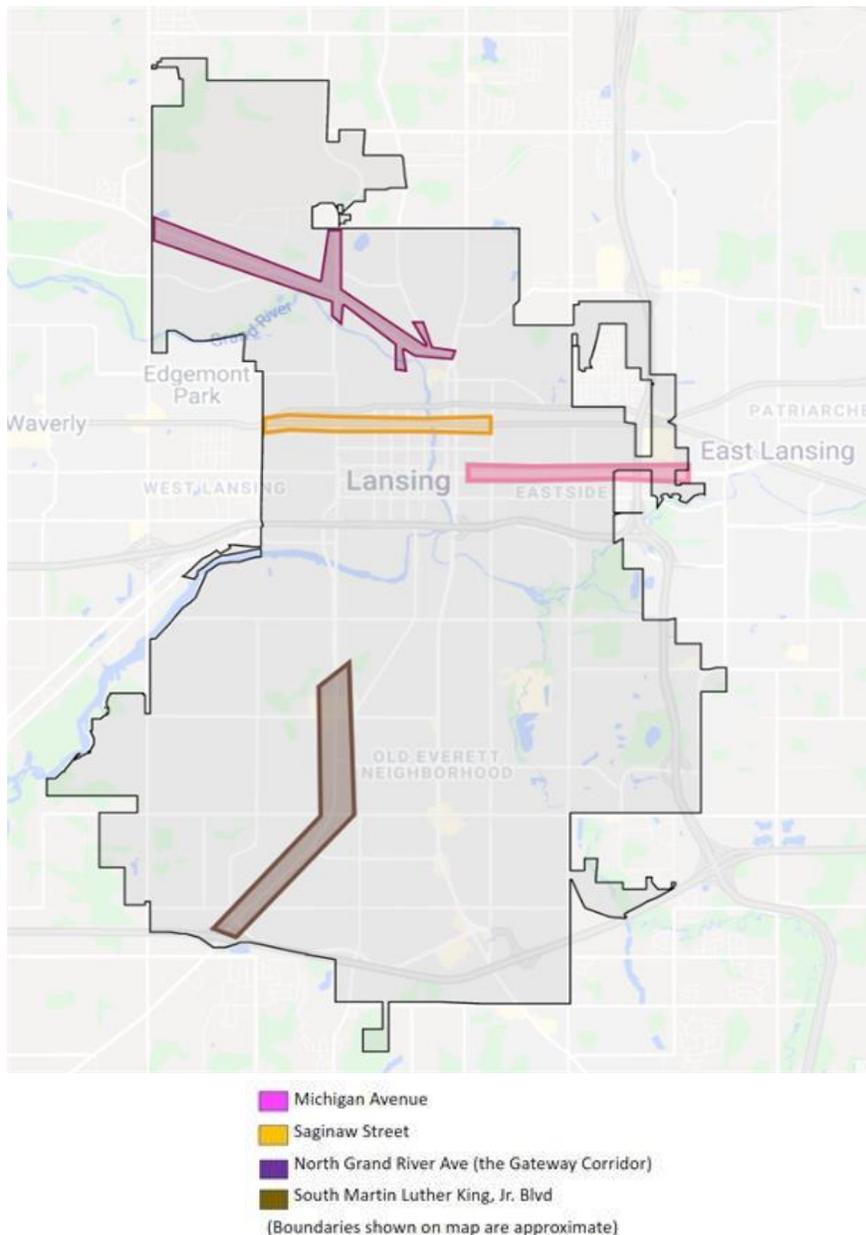
- Underway in 2020
- Completed in 2020

### **Corridor Improvement Authorities**

In 2005, the Michigan Legislature enacted Public Act 280 (which is now called Act 57 of 2018), the Corridor Improvement Authority Act, allowing cities, villages, and townships to create a Corridor Improvement Authority (CIA) to use tax increment financing (TIF) to make capital improvements within an established commercial district.

The City has four Corridor Improvement Authorities. In 2009, Saginaw Street and Michigan Avenue Corridor Improvement Authorities were established, and in 2019 both of their Development and TIF plans were approved. Two new corridor improvement authorities were established in 2019 on S Martin Luther King Jr. Boulevard and N Grand River Avenue.

**Map of Corridor Improvement Authorities**



**Michigan Avenue Corridor Improvement Authority (MACIA)**

*Established in November 2009*

*Development and Finance Plan approved in 2019*

**“Good health is contagious, Catch some on the East Side”**

<b>Members</b>
Yvette Collins, Secretary
Joan Nelson
Joseph Ruth
Scott Gillespie
Jonathan Lum, Chair
Elaine Barr
Andrea McSwain, Vice Chair
Laurie Strauss Baumer, Treasurer

**MACIA Overview:**

Since the MACIA Development and TIF plan was approved by the Lansing City Council, MACIA has continued working towards its goals. The CIA spent 2020 organizing all the necessary administrative needs within the approved Development and Finance Plan. MACIA will prioritize funds to accentuate and enhance new and existing infrastructure in line with the City of Lansing’s Capital Improvement Plan and conceptually focus on enabling multi-modal transit, complete streets, and creating a sense of place. This scope includes the installation of benches, trash cans, landscaping, pedestrian lighting, median treatments, bicycle racks, public art, banners, wayfinding signage, and other placemaking elements. MACIA acknowledges the benefit of cohesive planning, visioning and marketing identified properties and proposes to correct and prevent deterioration by leading proactive activities like evaluating current properties, engaging with current property owners, and assisting with marketing available properties, when appropriate. With LEAP, the authority will identify and pursue city, state, and federal incentives and any other applicable grant programs that align with the goals of MACIA. MACIA proposes to offer incentives like facade grant programs, if funding is available, to assist with building improvements and restoration. To protect existing corridor assets, MACIA proposes to support and strengthen commercial code compliance and coordinate with the City of Lansing and community-based organizations on events to clean and beautify the corridor. MACIA will continue to work closely with community-based organizations and organized neighborhood groups on community engagement and planning for projects on the corridor, including the development of strategies for the transition between commercial and residential.

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

*Established in August 2009*

*Development and Finance Plan approved in 2019*

<b>Members</b>
Tiffany Dowling
Jonathan Lukco, Chair
Diane Sanborn, Treasurer
Jessica Yorko, Vice Chair
Jim Houthoofd, Secretary

**SSCIA Overview:**

The SSCIA Development and TIF Plan was approved by the Lansing City Council at the end of 2019. SSCIA will focus on projects in four categories used by the National Main Street Model: Design, Economic Restructuring, Organization, and Promotions/Marketing. The CIA continues to reach out to business owners to fill two vacant spots within the authority. Like MACIA’s timeline, the SSCIA took 2020 to understand all the administrative efforts required now that their Development plan is approved. SSCIA plans to work with the Saginaw St. stakeholders to incorporate new and innovative features like adding greenery, trees, and public spaces along both the Saginaw and Oakland corridors to support a variety of retail and other businesses along the corridor. SSCIA will work towards building the Saginaw-Oakland corridor into a healthy commercial core by commercial property code enforcement, filling vacant buildings, façade improvement, and infill development on vacant parcels. The authority will establish business recruitment programs and a revolving micro-loan fund to attract and assist new businesses and development to the district. Additionally, to accomplish commercial corridor revitalization, fundraising and volunteer development will be carried out. The authority aims to market and brand the district to draw in a strong customer base, help businesses thrive, create a unique gathering place for residents and visitors, and promote a positive image of the Saginaw corridor through a variety of cooperative marketing. In the upcoming year and with the tax revenue, the CIA plans to outline their goals to understand and create manageable expectations that they will be able to accomplish.

**South MLK Corridor Improvement Authority**

*Established in December 2019*

<b>Members</b>
Aini Abukar, Vice Chair
Alexis Carnegie Dunham, Secretary
Don Sober
Jeffrey Johnson, Treasurer
Mike Skory
Nikki Soldan
Price Dobernack, Chair

## **S. MLK CIA Overview:**

The S. MLK district and authority was established in December 2019 with the approval of City Council. In 2020, the authority was able to fill seven of the eight board positions primarily with residents, business owners, and property owners. The Pandemic shifted CIA goals and timeline slightly, but the goals for the corridor remain in line with the City's Master Plan and Capital Improvement Plan. The exploratory committee discussed several key areas to focus on for the corridor in 2019:

- Improve connectivity to neighborhoods
- Revitalization of vacant spaces
- Multi-modal transportation
- Develop programs for business attraction and development
- Streetscape enhancement

The S.MLK CIA will continue to work on understanding the focus areas and needs for the corridors in 2021 to create their Development and Finance Plan.

## **North Grand River Corridor Improvement Authority (The Gateway Corridor)**

*Established in December 2019*

### **North Grand River Avenue CIA Overview:**

Stakeholders and key players helped set the stage for creating and receiving final approval from City Council in December 2019 to establish the North Grand River CIA. During 2020, the board received several applications and continuously reached out to business owners, residents, and property owners to populate the authority.

The North Grand River CIA (the Gateway Corridor) exploratory committees reviewed the City of Lansing Master Plan and the Capital Improvement Program to help establish and align their goals and priorities for the corridor:

- Create a welcoming and inclusive gateway corridor
- Establish a well-connected and accessible corridor
- Streetscape improvements
- Revitalization of empty buildings
- Form new programs for business development and attraction

In 2021, the board will populate the authority and start furthering the corridor's goals, which will require input from corridor stakeholders, residents, business owners, and property owners.

## Opportunity Zones

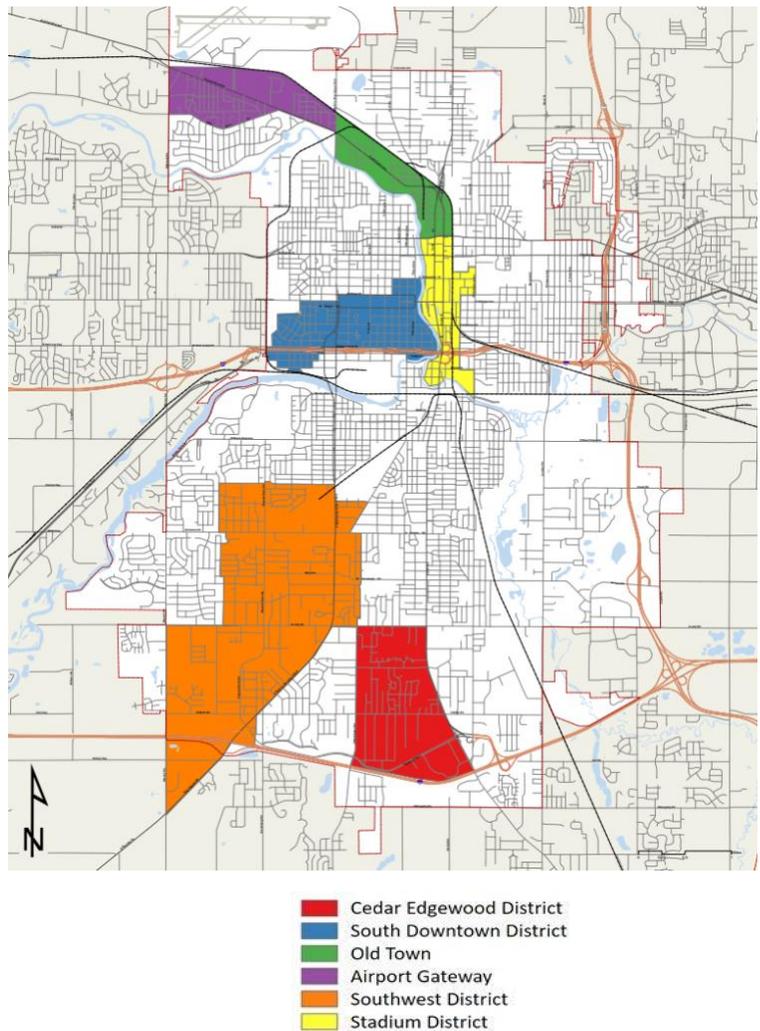
Opportunity Zones (OZs) are a federal community development program established by Congress in the Tax Cuts and Jobs Act of 2017 to encourage long-term private sector investments in targeted urban and rural communities nationwide. The OZs program provides a tax incentive for investors to re-invest unrealized capital gains into Opportunity Funds that are dedicated to investing in designated OZs.

The City of Lansing has designated six OZs, which are located throughout the city and include 26,952 residents. These are priority areas to attract investors and improve vital corridors in the city.

The City of Lansing continues to be an Opportunity Zones leader. In 2020, the LEDC unveiled an updated version of the Lansing Opportunity Zones Prospectus, which showcases all that the City of Lansing and the Lansing region have to offer, and specific development opportunities within OZs. The prospectus is a great tool to pitch Lansing and its OZs to potential investors and has been sent to investors across the nation. The prospectus can be found [here](#).

In 2020, Lansing participated in the Michigan Municipal League’s Opportunity Zone Investor Summit, which featured presentations from each of Michigan’s urban core cities. The LEDC worked with local developers Brent Forsberg and Jeff Deehan of Urban Systems to pitch Lansing and two projects, the 600 Block and 800 Block of Washington Ave redevelopments located in the South Downtown Opportunity Zone.

**Map of Opportunity Zones**



Opportunity Zone	Census Tract
Old Town	66
Stadium District	66
South Downtown	67
Southwest District	37, 36.02, 51
Cedar Edgewood District	53.03
Airport Gateway	33.01

LEAP and the LEDC have created the Opportunity Zones Network with local and national experts to educate and facilitate potential investors and developers interested in businesses/properties in City of Lansing and regional OZs. Local and national financial institutions, law firms, real estate development firms, community development organizations, and municipalities are some of the members of the network.

More information about Opportunity Zones and an interactive map can be found at <https://www.purelansing.com/business/financing-and-incentives/opportunity-zones/>.

### **Southwest Lansing Initiative**

The Southwest Lansing Initiative began in 2016 with the Southwest Lansing Action Plan. The plan process, managed by LEAP and the LEDC, outlined community-driven steps to increase investment, support businesses, and create public amenities in the Pleasant Grove and Holmes area. Following the opening of Beacon SW Soccer Field in December 2018, Mayor Schor issued an Executive Order to establish and officially name Beacon Park in April 2019. In May 2019, a KaBOOM Playground was installed by dozens of community volunteers.



*Site Plan of Beacon Park*

Throughout 2019, planning continued for additional investments in community amenities and in 2020, the long-anticipated creation of a Town Square at Pleasant Grove Plaza was completed, as was a walking path around Beacon Park. Several other efforts continue in 2021, including additional beautification and naturalization at Beacon Park, façade improvements for businesses surrounding Pleasant Grove Plaza commercial center, and furthering development plans for the former Pleasant Grove School site.

In December 2019, Ferguson Development announced plans to work with the City and LEDC to redevelop the former Pleasant Grove School at the intersection of Pleasant Grove and Holmes. Plans include the development of a medical services facility, additional community and commercial space, and potential residential units. The property’s redevelopment has been a primary focus of the Southwest Lansing Initiative and this announcement is a positive step toward achieving significant private investment in Southwest Lansing.

### **Business Financing Assistance Program**

The LEDC’s Business Financing Assistance Program provides low-interest loans to small businesses looking to enhance their current business or location but struggle to access traditional capital. With the variety of grant and forgivable loan programs for small businesses

in the wake of COVID-19, many businesses and entrepreneurs have secured financing from other programs rather than the BFAP, shifting the LEDC's small business funding priorities toward COVID-19 response. However, the program remains available for interested small businesses.

As described in the "Projects Completed in 2020" section, a BFAP loan was first approved for 517 Coffee Company in November 2018. The company's original location fell through, and the LEDC assisted them in relocating to the former Bake N Cakes South facility, which was also a former façade grant recipient. 517 Coffee plans to refinance its loan in early 2021, allowing for additional funds to support renovations and startup at their new location.

### **EPA Brownfield Coalition Assessment Grant**

Brownfields properties include former industrial sites, closed gas stations, dumps, or other sites that are vacant or underutilized due to contamination, perceived contamination, or blight. The cleanup and revitalization of brownfields provide many community benefits, including protection of public health and the environment, opportunities for economic development, opportunities to grow advanced manufacturing and create jobs, neighborhood improvement, opportunities for the creation of parks and community spaces, protect our shared water resources, and other benefits.

The Lansing region, including the LBRA, the City of Lansing, the City of East Lansing, Clinton County, Eaton County, and Ingham County have collaborated to revitalize brownfields and secure more resources to redevelop these sites to improve the environmental health of individual communities and the broader region. These entities formed the Lansing Regional Brownfields Coalition (LRBC) to address the many challenging brownfield sites throughout our region. The LRBC was awarded a \$500,000 EPA Coalition Assessment Grant in FY2015 with the LBRA as the applicant in partnership with the region. The FY2015 grant has been fully expended and funded vital assessment activities at 42 brownfield sites throughout the region; 17 are located in the City of Lansing, including the LorAnn Oils expansion, Capital View Apartments, and the Provident Place Development on Michigan Avenue.

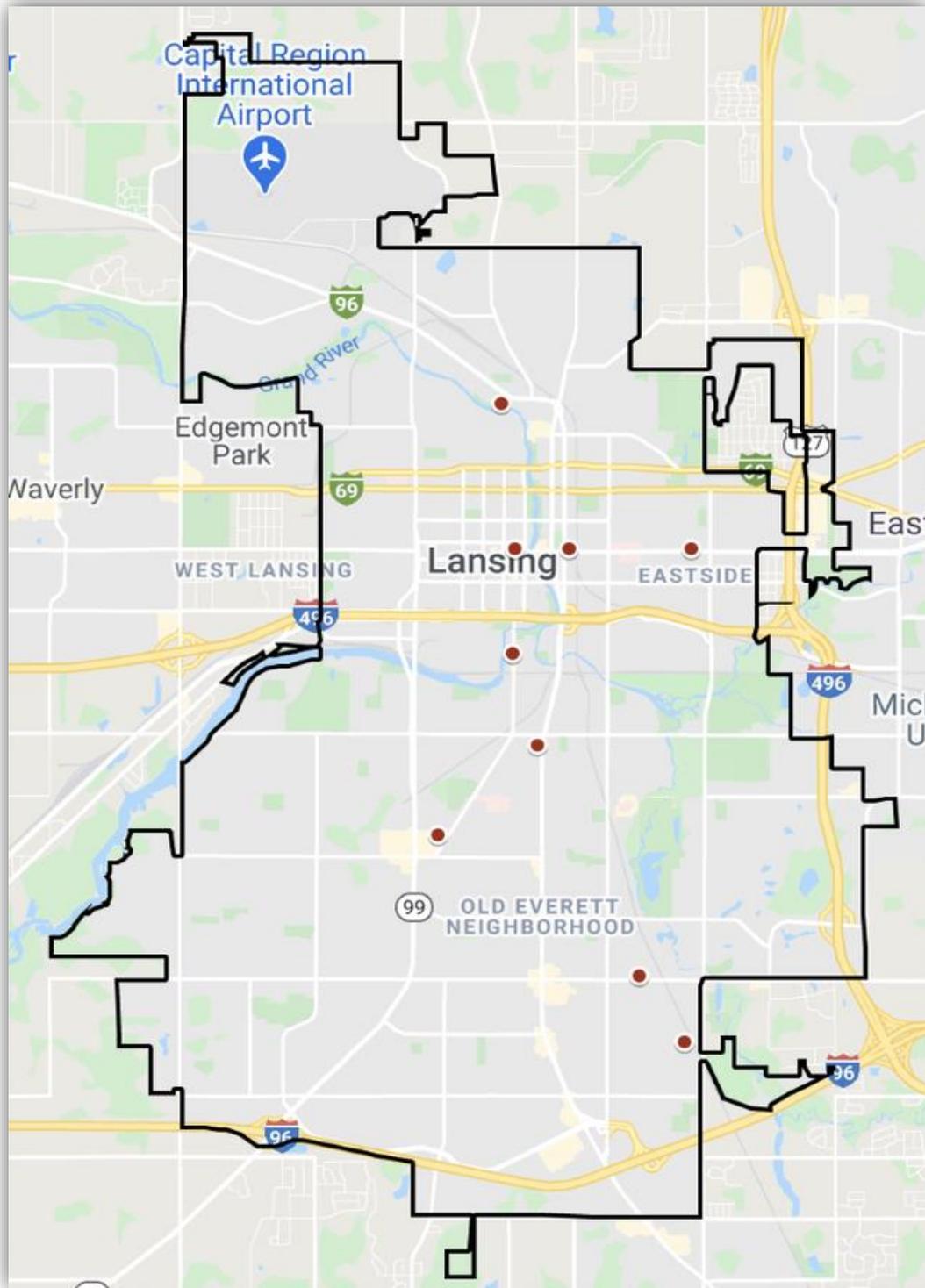
In June 2019, the LRBC was awarded another grant from the EPA totaling \$600,000 for brownfield revitalization. Property owners and developers can apply through a project intake form for hazardous substance and/or petroleum-based Phase I and Phase II environmental assessments, Due Care Plans, Baseline Environmental Assessments, and more. The grant window is open from October 1, 2019, to September 30, 2022, and project intake requests are reviewed on a first-come, first-served basis for potential approval. More information, as well as the Project Intake Form, can be found at <http://www.purelansing.com/epa>.

In 2020, nine grants were awarded to projects in the City of Lansing, totaling \$154,690 of grant funds. The projects supported amount to \$82,887,059 in private investment. These projects can be seen in the table on the following page.

EPA Brownfields Assessment Coalition Grant  
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 City of Lansing Only

Project Name	Address	City	Grant Type	Planned Redevelopment	Projected Job Creation	Projected Job Retention	Projected Investment	Contracted Activities	Consultant	Total Assessment Cost
TGC - Michigan Ave Commercial Office	1703-1717 E. Michigan Ave.	Lansing	HazSub	Demolition and 2020 construction of 2-story, 25k SF commercial office building	0	30	\$ 6,000,000	Phase I, Phase II, ACM/HazMat	Triterra	\$ 18,000.00
Walter French Redevelopment	1900 S. Cedar St.	Lansing	HazSub	Mixed-use: 74 apartments, retail, community space, 2021 pending LIHTCs	5		\$ 21,889,385	Phase I, ACM, LBP	PM	\$ 50,000.00
Comerica Building	101 N. Washington Sq.	Lansing	HazSub	Rehab of floors, new tenant(s)	20		\$ 10,000,000	Phase I, HazMat	Triterra	\$ 10,700.00
Pablo's ReoTown Building	1102 S. Washington Ave.	Lansing	Petro	Restaurant/Bar	12		\$ 600,000	Phase I, BEA, DCP, SSD	PM	\$ 15,050.00
Enterprise Drive	5643 Enterprise Dr.	Lansing	HazSub	Upgrade to Class A industrial site through public-facing improvements, i.e. landscaping, lighting, surface lot, etc.	0	50	\$ 150,000	Phase I, II, BEA, DCP ; BEA, DCP	PM	\$ 27,210.00
Lofts at Dodge Park	1506 N. Grand River	Lansing	HazSub	Mixed-use, ~160 units, restaurants/entertainment hub	0		\$ 37,647,674	Phase I, HazMat	SME	\$ 17,000.00
808 Southland	808 Southland Ave.	Lansing	HazSub	Reactivate vacant industrial building	5	24	\$ 600,000	Phase II, Soil/Gas Sampling	PM	\$ 16,730.00
1325 E. Jolly Rd.	1325 E. Jolly Rd.	Lansing	HazSub	New façade / interior renovation for cannabis processing	45		\$ 3,000,000		Triterra	\$ -
603 E. Michigan Ave.	603 E. Michigan Ave.	Lansing	HazSub	Building expansion	2	2	\$ 3,000,000		Triterra	\$ -
	<b>9</b>				<b>89</b>	<b>106</b>	<b>\$ 82,887,059</b>			<b>\$ 154,690</b>

## 2020 EPA Assessment Grant Projects



● Site of Project

### **MEDC Site Readiness Grant**

The MEDC Site Readiness grant program provides funds for Michigan communities to prepare key industrial sites for development. In 2019, the LBRA was awarded a \$75,000 match from the MEDC for site preparation activities at a key South Lansing site. Work on the property began in late 2019 and continued through August 2020. The environmental and site preparation work this grant supported was necessary before development on the property. The findings will inform any future projects on that site.

### **Public Art for Communities Grant**

LEAP's Public Art for Communities Grant Program provides funding for strategically placed, permanent public art pieces throughout the Lansing region. The program is a proven economic development tool as LEAP works to attract businesses and residents to the region. Funded art pieces are located in high-visibility locations that have the potential to impact business attraction, retention, and economic development. In previous years, this grant has funded additional Lansing pieces including the "Let Me In" mural in downtown Lansing as well as the impressive "Gateway to Inclusion" sculpture at the Capital Region International Airport. In 2020, the LEDC applied for LEAP's Public Art for Communities Grant on behalf of the City of Lansing. Out of a record number of applicants, Lansing was chosen to receive a \$10,000 grant. The LBRA also approved a match of up to \$5,000 to support eligible activities related to the project.

The Public Art for Communities grant was used to fund a new public art piece in the northeast corner of Reutter Park, at the corner of South Capitol Avenue and West Kalamazoo Street. The area directly adjacent to the park is undergoing a rapid transformation: two new mixed-use housing developments supported by the LBRA will add over 300 new housing units to the neighborhood by 2022, half of which came online in 2020. The Metro Place development and the 500 Block redevelopment will both add apartments adjacent to the park, and ample commercial and office space will be included as well. Interest in renovating Reutter Park has surged in anticipation of the new residents, visitors, and businesses coming into the area. The park's location means it will serve as the gateway to downtown Lansing. Revitalization of Reutter Park is critical to continue the area's forward momentum and to create a welcoming environment for all who use the park.



*Map of New Art Piece Location*

Following 2019's public listening sessions and this year's public RFP process, local sculpture artist Doug DeLind was selected to create the art piece for Reutter Park. DeLind has 45 years of experience, is a graduate of Michigan State University, and is currently associated with the Residential College of Arts and Humanities, where he has worked with organizations such as the Refugee Development Center and Peckham.

“As a child, I can remember our father loading us all in the car on hot summer nights for a trip to watch the multicolored fountain at Reutter Park,” said DeLind. “Looking back on it, the park at that time was very much like a public square, on open space free of traffic where children could run, and parents could relax and chat. Today, I am happy to be part of a project that will return Reutter Park to the energizing and safe place I enjoyed 70 years ago.”

DeLind’s proposal will create a 5-foot-tall, bronze totemic figure holding an artistic representation of the words “The People’s Park” above its head. The design of these words will be created from a collaboration with the fourth-grade students from the Mt. Hope STEAM School. DeLind explained, “[The students] will draw pictures of themselves in their favorite activity (children at play) and I will use their drawings to create an alphabet for the welcome to the park sign, “The People’s Park.” It is important to me that STEAM (Science, Technology, Engineering, Art, Math) be recognized as an educational path that children be given an important role in the future of the park. I would like to thank Principal Ray Freeze II, Kayla Carnaghi, and her fourth-grade class for their willingness to support and work with me on this project.” The art piece is currently being fabricated and is slated for installation in Spring 2021.

### **Marketing and Promotion**

In 2019, the LEDC began marketing efforts to inform the public of the LEDC’s involvement in Lansing’s development projects. Throughout 2020, the LEDC continued these efforts, pivoting to promote the LEDC’s involvement in small business COVID-19 recovery by creating new promotional signs for Rescue Fund awardees to display, collaborating with the Mayor’s Office to launch a social media campaign illustrating the impacts of these grants, and creating a new web page at [www.lansingmi.gov/smallbusiness](http://www.lansingmi.gov/smallbusiness) to inform businesses of LEDC, regional, and state programs the LEDC can assist them with.



The LEDC also continues to work on upgrading its presence on the City of Lansing website, including success pages for previous projects. The LEDC also continued to work with the City’s Economic Development and Planning office to promote Mayor Schor’s Build Lansing Initiative. The Build Lansing Initiative aims to spur development in several key city-owned properties and

catalog and make available publicly owned sites throughout Lansing. The development of these publicly owned properties will put them back on city tax rolls, attract new residents and businesses to Lansing, and catalyze increased economic activity. The LEDC worked with LEAP and the City to create a landing page at [www.lansingmi.gov/buildlansing](http://www.lansingmi.gov/buildlansing) and to add Zoom Prospector property profiles for the City's priority sites. These profiles can be found through the City of Lansing's Build Lansing webpage or LEAP's regional site selection tool: <https://www.purelansing.com/sites>. The LEDC will work with the City to issue RFIs for three of these sites in early 2021.

### **Looking Forward to Helping Small Businesses 2021**

As the COVID-19 Pandemic continues, the LEDC remains focused on supporting Lansing's small businesses in navigating these challenging times. Through the Lansing Small Business Recovery Program, the LEDC will adapt its response to the Pandemic as necessary and provide as much assistance as possible to support our local economy. In 2021, the Lansing Small Business Recovery Program will fund small businesses through the Lansing CARES Small Business Assistance Program, the Economic Recovery Resource Developer contract will hopefully gain new resources for LEDC and city programming, and the LEDC will continue to inform and support business owners with applications for regional and statewide opportunities, such as the MEDC's Survival Grants. The Survival Grant Program was developed in December 2020 and ultimately awarded 50 City of Lansing businesses with grants in 2021, amounting to an additional \$750,000 for our city's small business owners.

The LEDC's long history of economic development in Lansing laid a strong foundation of resiliency, which is shown in our work this year. Despite the Pandemic, project work and existing programming continue, and Lansing remains a great place for real estate and business investment. The LEDC fully expects economic activity will increase throughout 2021 as recovery from the Pandemic continues. This increase is already evident in our pipeline full of new projects located throughout the City of Lansing, which the LEDC stands ready to support through public-private partnerships. We will continue to attract investment to benefit the Lansing community. 2021 will be a year of resiliency, hope, inclusion, and creativity in Lansing's economic development.

