



Board of Directors Meeting
Friday, September 10, 2021 – 8:30 AM
LEAP Office
1000 S. Washington Ave. Ste. 201
Lansing, MI 48910

AGENDA

- 1) Call to Order / Roll Call
- 2) Approval of LED C Board Meeting Minutes – Friday, August 6, 2021
- 3) Update on Financials
- 4) Sweet Encounters LED C Micro-Loan Request (ACTION)
- 5) Program Updates
 - a. Lansing CARES
 - b. Sunrise Grant Program – Ingham County
 - c. Presentation by Zach Crawford - LEAP Development Intern
 - d. LED C Site Committee
 - e. One&All
- 6) Project and Tour Updates
- 7) Open Forum for LED C Board Members
- 8) Other Business
- 9) Public Comment
- 10) Adjournment

**Lansing Economic Development Corporation
Board of Directors Meeting Minutes
Friday, August 6, 2021 – 8:30 AM
LEAP Office
1000 S. Washington Ave. Ste. 201
Lansing, MI 48910**

Members Present: Calvin Jones, Tom Muth, Brian McGrain, Michael McKissic (8:41pm), Shelley Davis-Boyd, Tom Donaldson

Members Absent: Kim Coleman, Blake Johnson (excused), Andrea Binoniemi (excused)

Staff Present: Karl Dorshimer, Kris Klein, Hannah Bryant, Zach Crawford

Guests: Julie Durham (Public Sector Consultants)

Call to Order / Rollcall / Meeting Process

Chair Jones called the LEDC Board of Directors meeting to order at 9:34 a.m.

Approval of LEDC Board Meeting Minutes – Friday, July 9, 2021

MOTION: Muth moved to approve the LEDC meeting minutes from the Friday, July 9, 2021, LEDC Board of Director's meeting, as presented. Motion seconded by Davis-Boyd.

YEAS: Unanimous. Motion Carried.

Update on Financials

Klein provided a brief update on the financials. Noting that all loans are current, CDBG loans are counted as of June 30th since the final fiscal year report is not completed, and that checking is positive.

ERRD Quarterly Report #2 (Discussion)

Member McGrain introduced Julie Durham to provide an update on the ERRD position. Julie provided a walkthrough of the memo in the board's packet. Chair Jones asked about the ARPA funds coming to the City and the use of these funds to repay the LEDC reserve funds that were drawn upon to help businesses through the COVID 19 pandemic. McGrain explained that city of Lansing will receive about \$50 – \$60 million. Member Davis-Boyd asked regarding the S.MLK fellow position. Bryant was able to provide a brief overview of this new position that is currently being interviewed for.

Program Update

a) Lansing CARES

Klein shared that the rest of the loans are being worked on for closing and a new press release will out in the next couple of weeks.

b) Sunrise Grant Program – Ingham County

Bryant provided a brief update on the Ingham County Sunrise Program which closed on July 30th. There was a large amount of applications received including a substantial number from the businesses located in the city of Lansing. Bryant stated that applications are being reviewed in categories and grants will go out at the end of August and September.

c) LEDC Site Committee

Dorshimer provided an update on the site committee that have which have met several times, including earlier this week. They are working on an updated list of properties and will look at the challenges and opportunities of each. Member Donaldson stated he really likes being pro-active and planning which the committee is striving to do. Member McGrain shared that it is good to examine the site's challenges and determine which sites the committee should direct their attention to.

d) One&All

Bryant updated the board on the 4th cohort of the LEAP One&All program, where there are 19 new members. Bryant also asked if any board members would like to be mentors, which is a key part of the program for the entrepreneurs. Member Davis-Boyd shared that she has been a mentor and expressed how great of an opportunity it is.

Project and Tour Updates

Dorshimer walked through the LEDC current project updates and tours coming up.

Open Forum for LEDC Board Members

Member Davis-Boyd expressed that she is so excited to see all the improvements in the city and is very proud. Chair Jones is also proud and noted it is great seeing the signage on the projects.

Other Business

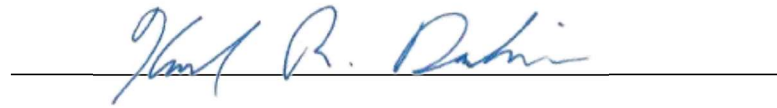
None was provided.

Public Comment

None was provided.

Adjournment

There being no further business, Chair Jones declared the LEDC Board of Director's meeting adjourned at 10:10 a.m.



Karl Dorshimer, Director of Economic Development
Lansing Economic Area Partnership (LEAP)

LANSING ECONOMIC DEVELOPMENT CORPORATION

Financial Statements

For the One Month Ended July 31, 2021 and 2020

Lansing Economic Development Corporation

Statements of Financial Position

	Jul 31, 21	Jul 31, 20
ASSETS		
Current Assets		
Checking/Savings		
10000 · PNC - General Fund - 2612	0.00	75,452.60
10001 · PNC - COVID19 Rescue Fund -2583	107.35	0.00
10002 · PNC - Business Fund - 2575	75,000.00	74,997.00
10004 · PNC - Business Fund Sweep -2647	1,292,531.29	1,511,609.88
10005 · PNC - General Fund Sweep - 2639	94,837.38	221,345.57
10007 · PNC - Energy Eff Rev Sav - 0696	213,291.35	213,096.05
Total Checking/Savings	1,675,767.37	2,096,501.10
Accounts Receivable		
11000 · Accounts Receivable	544,086.03	165,351.46
Total Accounts Receivable	544,086.03	165,351.46
Other Current Assets		
11118 · Receivable from Foster Swift	0.00	4,052.37
11119 · Prepaid Insurance	4,335.01	4,690.03
11135 · Receivable BW&L-Current Portion	4,500.00	4,500.00
11137 · Sleepwalker-Current Portion	6,487.22	6,793.92
11139 · The 517 Coffee Co-Current Port	4,440.74	5,321.93
11205 · Petra Flowers - CDBG-CV Rec	13,000.00	0.00
11206 · Ahptic Productions-CDBG-CV Rec	47,000.00	0.00
11207 · Busy Betty-CDBG-CV Rec	11,427.26	0.00
11208 · Meika's Boutique-CDBG-CV Rec	5,807.94	0.00
11209 · Lynn Osborne PC-CDBG-CV Rec	9,400.00	0.00
11210 · MJ Journeys - CDBG-CV Rec	8,840.49	0.00
11211 · Bella Viita-CDBG-CV Rec	3,333.17	0.00
11212 · Polka Dots Boutique-CDBG-CV Rec	13,650.00	0.00
11213 · Quality Detailing - CDBG-CV Rec	10,000.00	0.00
11215 · FLEXcity Fitness - CDBG-CV Rec	17,000.00	0.00
11220 · Premier Oil Shop - CDBG-CV Rec	24,872.00	0.00
11225 · Peoples Yoga - CDBG-CV Rec	18,200.00	0.00
11230 · Sleepwalker Spirit-CDBG-CV Rec	6,000.00	0.00
11235 · The 517 Coffee Co - CDBG-CV Rec	4,840.00	0.00
11240 · The Power of Water -CDBG-CV Rec	5,166.66	0.00
11245 · Value Engineering - CDBG-CV Rec	16,666.66	0.00
11250 · Odd Nodd Inc. - CDBG-CV Rec	9,500.00	0.00
Total Other Current Assets	244,467.15	25,358.25
Total Current Assets	2,464,320.55	2,287,210.81
Other Assets		
12000 · Loans Receivable		
11130 · Receivable BW&L	4,500.00	9,000.00
11131 · Receivable BW&L-Current Portion	-4,500.00	-4,500.00
12080 · Sleepwalker Spirits & Ale-Loan	8,672.72	15,493.74
12085 · Sleepwalker - Current Portion	-6,487.22	-6,793.92
12094 · The 517 Coffee Co. - Loan Rec.	25,000.00	20,755.78
12095 · The 517 Coffee Co-Current Port	-4,440.74	-5,321.93
Total 12000 · Loans Receivable	22,744.76	28,633.67
Total Other Assets	22,744.76	28,633.67
TOTAL ASSETS	2,487,065.31	2,315,844.48

No assurance is provided on these financial statements. The statements do not include a statement of cash flows. Substantially all disclosures required by accounting principles generally accepted in the United States are not included. Accounting principles generally accepted in the United States of America require recognition of revenue and expense in the period earned. Management has indicated revenues and expenses related to certain contracts have been recognized when received and paid, respectively.

Lansing Economic Development Corporation

Statements of Financial Position

	Jul 31, 21	Jul 31, 20
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
20000 · Accounts Payable	136,247.71	4,179.83
Total Accounts Payable	136,247.71	4,179.83
Other Current Liabilities		
20100 · Payable Art Projects Arts & Cul	0.00	375.00
20300 · Payable LBRA-Current Portion	4,500.00	4,500.00
Total Other Current Liabilities	4,500.00	4,875.00
Total Current Liabilities	140,747.71	9,054.83
Long Term Liabilities		
20200 · Payable to LBRA	4,500.00	9,000.00
20400 · Payable to LBRA-Current Portion	-4,500.00	-4,500.00
Total Long Term Liabilities	0.00	4,500.00
Total Liabilities	140,747.71	13,554.83
Equity		
32000 · Without donor restrictions	2,012,148.77	2,406,322.02
32100 · With donor restrictions	158,566.00	158,566.00
Net Income	175,602.83	-262,598.37
Total Equity	2,346,317.60	2,302,289.65
TOTAL LIABILITIES & EQUITY	2,487,065.31	2,315,844.48

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Lansing Economic Development Corporation

Statements of Activities

	Jul 21	Jul 20
Ordinary Income/Expense		
Income		
40000 · Contract Income		
40020 · City of Lansing Contract	300,000.00	0.00
40090 · EGLE Allen Place Grant Contract	136,247.71	0.00
40091 · EGLE Allen Place Grant Admin.	206.12	0.00
Total 40000 · Contract Income	436,453.83	0.00
41000 · Loan Interest		
41080 · Sleepwalker Spirits Interest	24.59	0.00
41091 · The 517 Coffee Company Interest	93.75	78.33
Total 41000 · Loan Interest	118.34	78.33
42000 · Investments		
42010 · Interest-Savings, Short-term CD	86.93	342.57
Total 42000 · Investments	86.93	342.57
Total Income	436,659.10	420.90
Expense		
63000 · Development		
63030 · Contractual Services	260,000.00	260,000.00
63035 · EGLE Allen Place Grant Contract	0.00	1,803.75
63050 · Insurance & Bonds	1,042.77	1,172.92
63080 · Bank Fees	10.50	39.60
Total 63000 · Development	261,053.27	263,016.27
64000 · EDC Business Incubator		
64005 · Bank Fees	3.00	3.00
Total 64000 · EDC Business Incubator	3.00	3.00
Total Expense	261,056.27	263,019.27
Net Ordinary Income	175,602.83	-262,598.37
Net Income	175,602.83	-262,598.37

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DRAFT

MEMORANDUM

DATE: Friday, September 3, 2021

TO: LEDC Loan Board of Directors

FROM: Kris Klein, Director of Economic Development on behalf of the Lansing Economic Development Corporation Loan Committee

Subject: Request Approval of a \$20,137 LEDC Micro-Loan for Sweet Encounter Bakery Cafe, LLC (Sweet Encounter Kids Culinary Academy)

On Thursday, September 02, 2021, the Lansing Economic Development Corporation (LEDC) Loan Committee met to review and discuss an application for a \$20,137 Micro-Loan to Sweet Encounter Bakery Cafe, LLC through the LEDC's Business Finance Assistance Program. Committee members in attendance included Blake Johnson, Julian Darden, Tom Muth, and Karl Dorshimer.

Sweet Encounter Bakery Cafe, LLC (Borrower) is a Lansing-based culinary academy providing a variety of products and services including baked goods, cooking classes and subscription boxes. The business is licensed and insured out of Allen Neighborhood Center where they produce products out of their commercial kitchen.

The Borrower is relaunching their wholesale products and expanding their subscription boxes. The LEDC Micro-Loan will provide funding to help with their startup cost and to hire additional staff which include kitchen and software equipment, material and supplies, marketing and branding, along with operation fees and expenses. The Borrower's funding request is \$20,176 in total.

The requested loan terms are as follows:

Amount: \$20,176

Term: 60 months (6 months interest only, 54 month amortization)

Interest Rate: 3.00% fixed

Debt Service: Monthly, during repayment period (est. \$400.00/month)

Security: Personal Guaranty from owner Nikki Thompson Frazier

After discussing the project, loan application, and the business's future plans the Loan Committee recommends approval of the loan application by the LEDC Board of Directors at their Friday, September 10, 2021 meeting.

Appended is an executive summary of the project and the loan terms recommended by the Loan Committee.



2400 Tulane Dr. Lansing, MI 48912 240-620-5930

August 24, 2021

Dear Loan Committee:

Thank you for your time and attention to my loan application. I own Sweet Encounter Bakery which I stated in Oct. 2015 and I also own Sweet Encounter Kids which I launched in Dec. 2020. I recently won the Lansing Built to Last Competition and plan to open a storefront in downtown Lansing. Realistic my store will likely not open until Spring 2022. In the interim, I am finding ways to grow my business despite not having a storefront.

I am requesting \$21,000 loan to help with startup costs for growing my business as detailed in my financial documents attached. My business consists of three primary products and services: bakery, cooking classes, and subscription boxes. The latter does not require a storefront as my subscription box company can be successfully ran out of any facility.

My goal is to grow my subscription box business. To this end, I need staff dedicated to helping me create content and the loan will pay for staffing. Additionally, online marketing and social media are critical to the growth and viability of sub box companies. Having access to advertising dollars for social media will help grow the sub box business. Additionally, having access to capital will allow me to employee a social media intern who will assist in growing my social media footprint.

For the bakery, I plan to relaunch my wholesale business this fall and offer my products in at least two local stores. Wholesale requires me to produce my products out of a commercial kitchen. I am currently licensed and insured out of Allen Neighborhood Center and I rent that space for all my bakery production.

Prior to the pandemic, I was in two grocery stores and will return to at least those two stores. In May 2021, I relaunched the bakery as I was not operating at full capacity during the pandemic. Currently, my bakery sales are averaging \$3K a month. With this microloan, I will be able to increase that number specifically by relaunching my wholesale business and participating in more local market events.

In terms of classes, I am currently offering at least five cooking classes a month with average participation of 6 people. The cost per person is \$65. I am averaging about \$1,900/month in sales from my cooking classes. I am limited in the number of classes based on rental availability at Allen Neighborhood Center so some of my classes are also held at Trinity Church which has a Lansing address but located in Delhi Twp and not the City of Lansing. I am open to only hosting classes in the City of Lansing but have been unsuccessful in identifying commercial kitchens available for rentals.



2400 Tulane Dr. Lansing, MI 48912 240-620-5930

I am happy to address any additional questions you have. Thank you for your time and consideration.

Best

Nikki Thompson Frazier

Nikki Thompson Frazier

CEO/Owner

Sweet Encounter Bakery/Sweet Encounter Kids

www.sweetencounterkids.com

Startup Cost Analysis Summary

CATEGORY	AMOUNT
Equipment/Construction	
Minor Kitchen Equipment	\$5,706
Computers/software	\$1,000
Signage for events	\$1,500
Other	\$0
Total Equipment	\$8,206
Materials and Supplies	
Starting inventory	\$500
Production materials/components	\$500
Office supplies	\$250
Total Materials and Supplies	\$1,250
Marketing, Image and Branding	
Advertising	\$500
Uniforms/shirt	\$250
Website/social media	\$2,500
Total Marketing, Image and Branding	\$3,250
Operations Fees and Expenses	
Payroll (cover wages for 1 assistant for 6 months)	\$5,670
Allen Neighborhood Center Rental for 6 months	\$1,800
Total Operations Fees and Expenses	\$7,470
TOTAL STARTUP COSTS	\$20,176

SWEET ENCOUNTER BAKERY/KIDS CULINARY ACADEMY

LEDC Micro Loan Term Sheet

Project: Sweet Encounter Bakery/Sweet Encounter Kids Culinary Academy
Location: Home-Based Address: 2400 Tulane Dr. Lansing, MI 48912
Production/Classes (Primary): Allen Neighborhood Center
1611 E. Kalamazoo St. Lansing, MI 48912
Applicant: Nikki Thompson Frazier, CEO/Owner
Program: Lansing Economic Development Corporation Business Loan Program

Background Information:

Sweet Encounter Bakery, LLC is a Lansing-based culinary academy providing a variety of products and services including baked goods, cooking classes and subscription boxes. The business is licensed and insured out of Allen Neighborhood Center where they produce products out of their commercial kitchen. Sweet Encounter Bakery began in 2015 by Nikki Thompson Frazier (100% ownership) whom in 2020 also launched Sweet Encounter Kids. Sales channels include Direct-to-Customer and will relaunch their wholesale business for local markets. Prior to the pandemic, Sweet Encounters products were in two grocery stores which they will return to.

Project Description:

Sweet Encounter Bakery plans to grow their subscription boxes which will require additional staff to assist with online marketing and media. In addition, the business will relaunch their wholesale products in stores this fall which will require equipment and additional renting of commercial space. Half of the cooking classes are based out of Allen Neighborhood Center and the other half at Trinity Church due to limited commercial kitchens available within the Lansing area. An LEDC microloan will provide funding for kitchen and software equipment, material and supplies, marketing and branding, along with operation fees and expenses.

Level of Investment: The business expansion and start-up costs total \$20,176 which is the LEDC Microloan amount requested by the applicant. The balance of the average monthly expenses of \$5,700 that are not supported by the loan funds will be paid for using business cashflow.

Terms of the Loan:

Term: 5 years (60 months)
Loan Amount: \$20,176
Interest Rate: 3.00%
Payments: Monthly
• First 6 Months Interest Only: \$50.44 (est.)
• 53 Principle & Interest payments: \$400.00 (est.)
• Final Balloon Payment of P&I Balance
Fees (due at closing): \$250.00 Loan Application Fee (paid to Lender- LEDC)
Security: Personal guaranty from Nikki Thompson Frazier, Owner
Collateral: None
Additional Terms: None

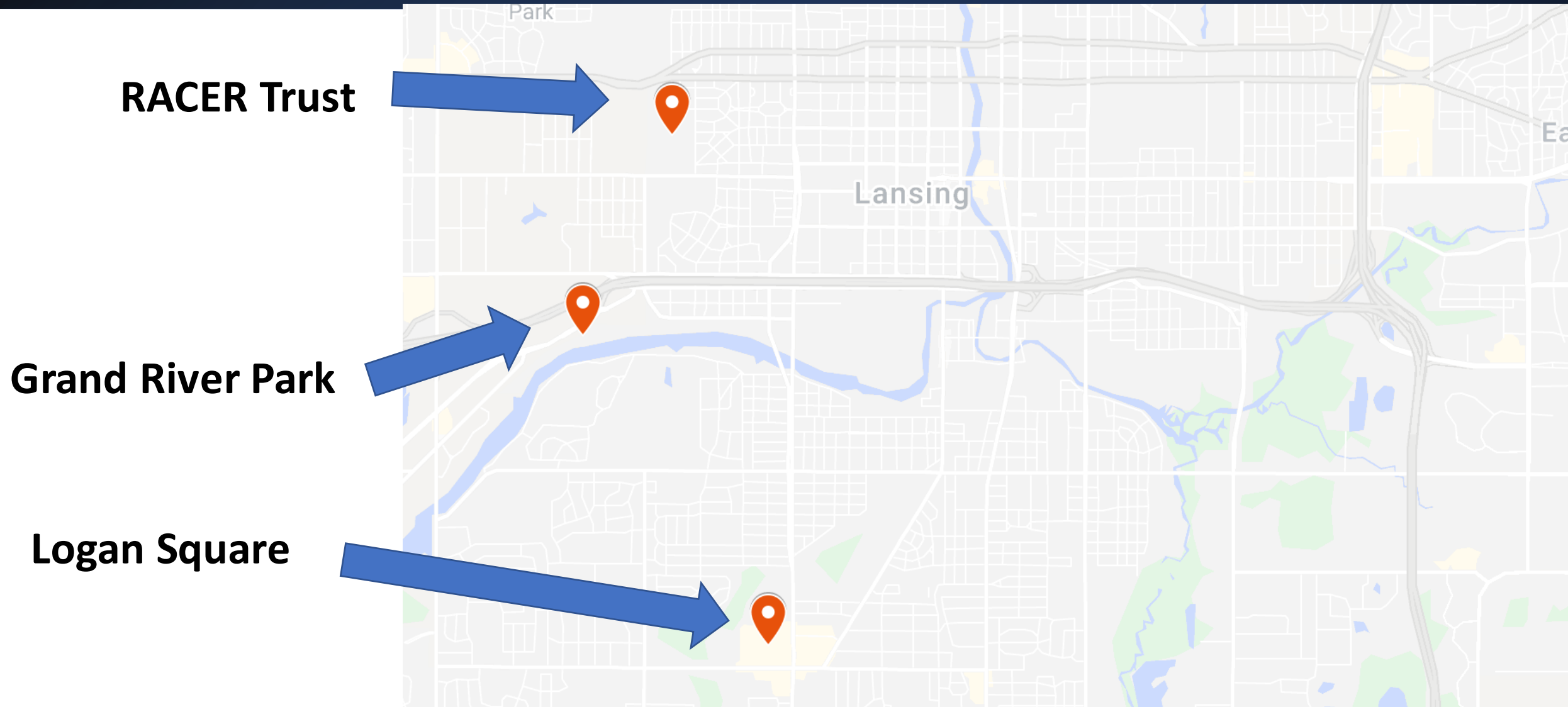
Site Readiness Plan



Zachary Crawford



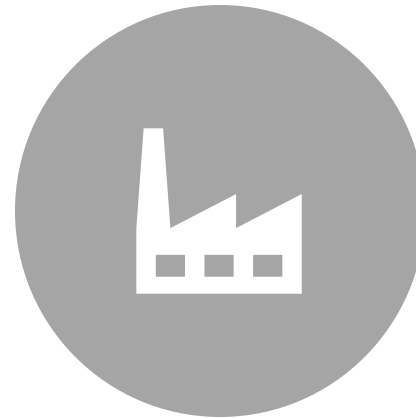
Three Sites of Focus



Three Sectors of Development



MIXED-USE



MANUFACTURING

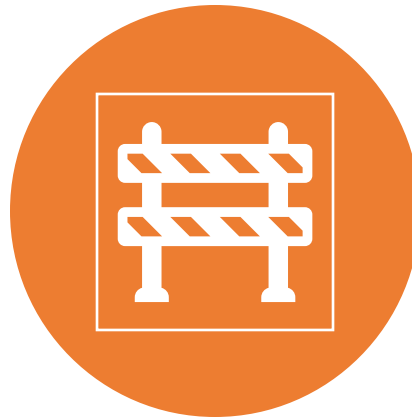


RESIDENTIAL

Areas of Focus



OVERVIEW



CHALLENGES



DEVELOPMENT
POTENTIAL



Frederick's
LOGAN SQUARE

**DOLLAR
TREE**

Logan Square Auto Care
(517) 392-7500
Pam's Plus
Car Care Cent

JACKSON HEWITT
TAX SERVICE

H&R BLOCK

MAX

H.C.B.
800-555-5555

FOR LEASE
408-469-5999

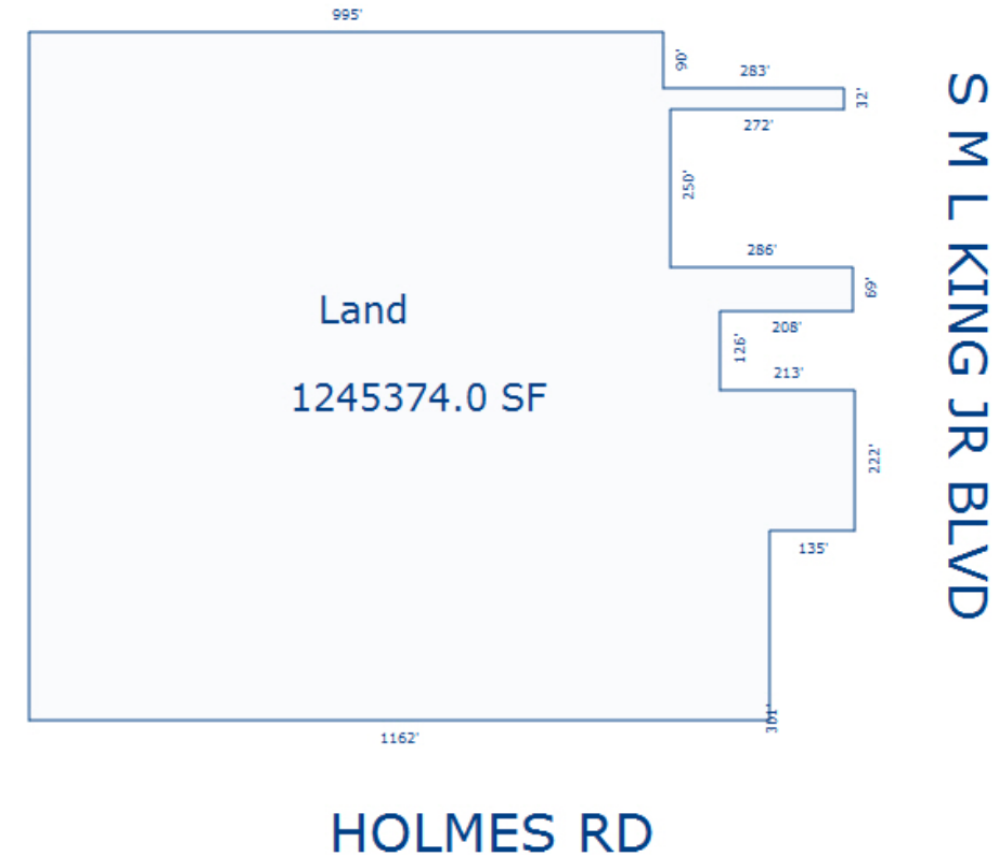
GREAT GIANT
SUPERMARKET
SUPERMERCADO

Logan Square

Logan Square



- Owner: Logan Capitol LLC – Okemos
- Zoning: MX-2: Mixed Use Community Center
- Land Value: \$1.8 Million
- Taxable Value: \$1.4 Million
- Size: 28.426 Acres
- Buildings Owned by Logan Capitol: Seven
- Units: 61
- Unit Occupied: 47%

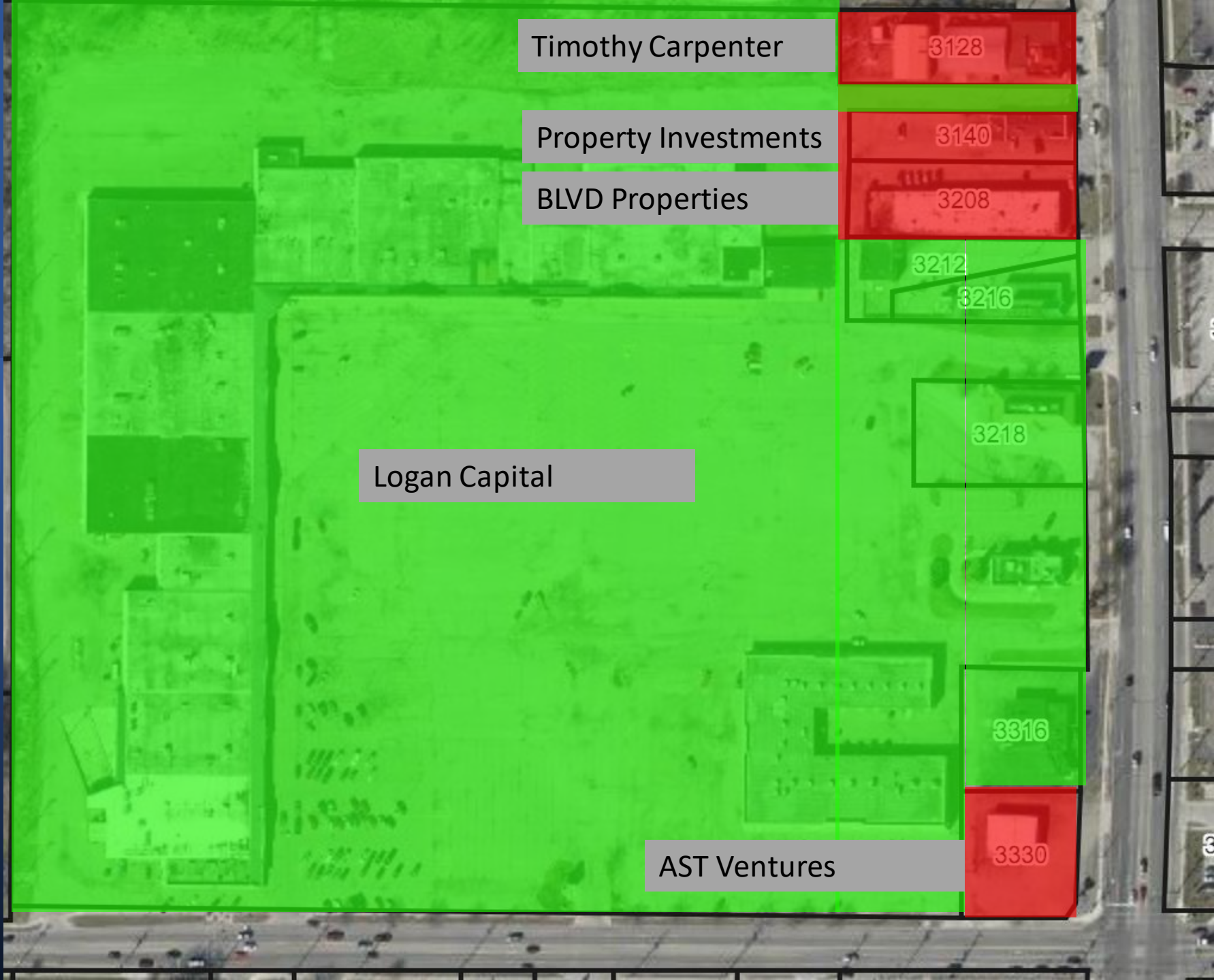




Challenges

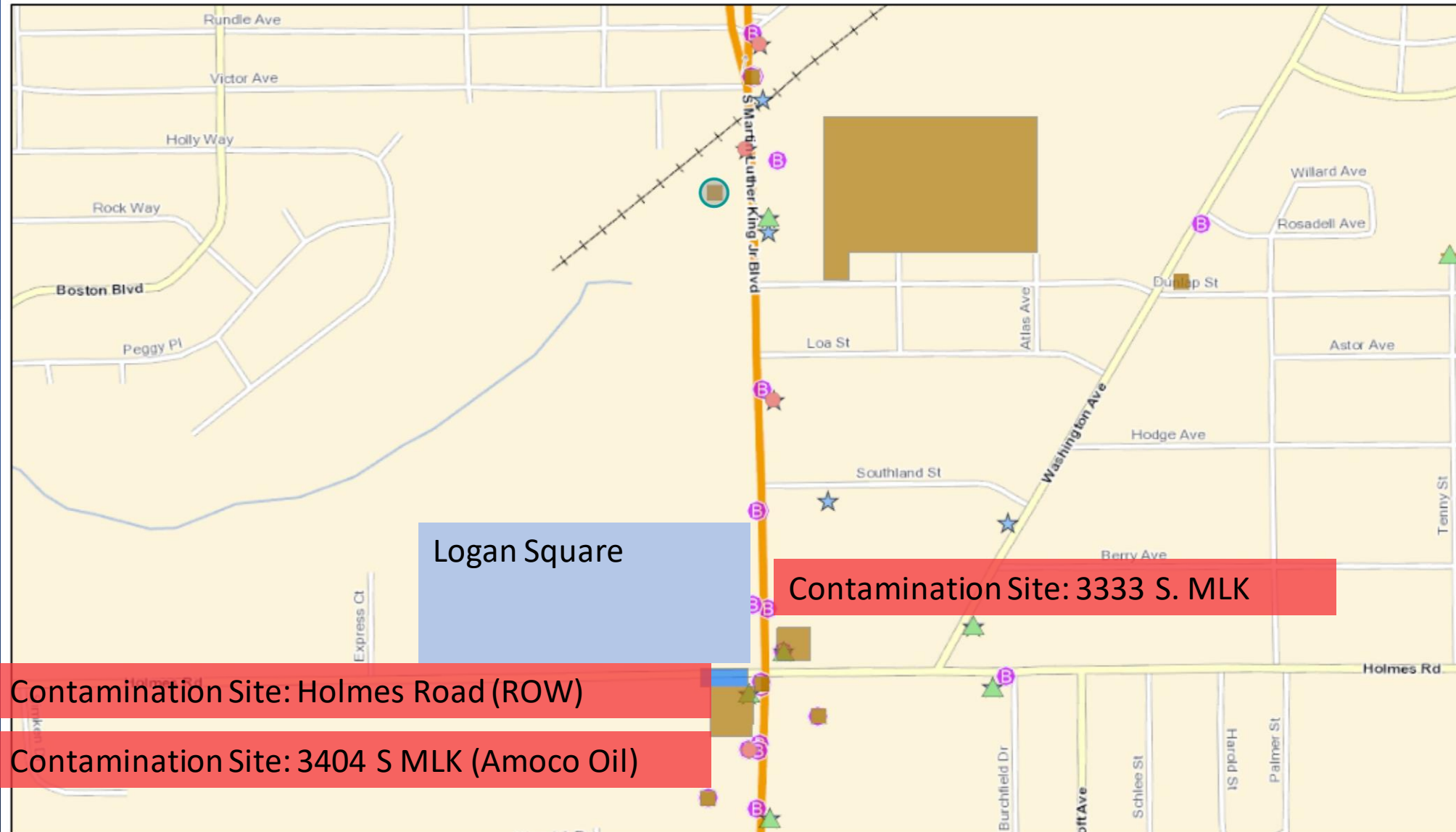
- Acquisition of Full Site
- Redevelopment Expenses
- Potential Utility Improvements
- Potential Contamination – Southeast Side
- Perception of the Property

Current Property Ownership (MLK/ Holmes)



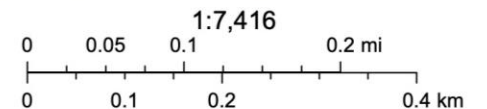
Confirmed Contamination (EGLE)

Environmental Mapper



September 6, 2021

- Michigan Department of Transportation - Point
- Notice of Approved Env. Remediation - Point
- Ordinance - Point



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

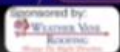
Perception of the Site

NEWS

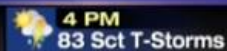
5 Lansing women plead guilty in connection with gambling operation out of vacant store



Public Safety Issues At 2 Lansing Plazas



Owosso



TOP STORIES

BREAKING: Lansing police investigate shooting at Logan Square



by: [Araceli Crescencio](#)

Posted: Jun 5, 2021 / 11:38 PM EDT / Updated: Jun 5, 2021 / 11:39 PM EDT

LANSING, Mich. (WLNS)- The Lansing Police Department is investigating a reported shooting at Logan Square. Officials tell 6 News LPD and Ingham County Police responded to calls of gunshots near S Martin Luther King Jr Blvd.

Solutions



- Work with surrounding owners to acquire sites
 - Relocate businesses once development plans are approved
- Environmental investigations
- Apply for local, state & federal grant programs
 - Environmental remediation
 - Infrastructure improvements
- Assist owner in temporary security improvements



Development Potential



- Reimagined Commercial Shopping Center
- Business Incubator
- Mixed Used Project
 - Retail Space
 - Restaurant Space
 - Upstairs Office Space
 - Apartment Buildings
 - Community Gathering Space
 - Green Space



Key Stake Holders



Owners



Current Businesses



Community Members /
Organizations (S. MLK CIA)

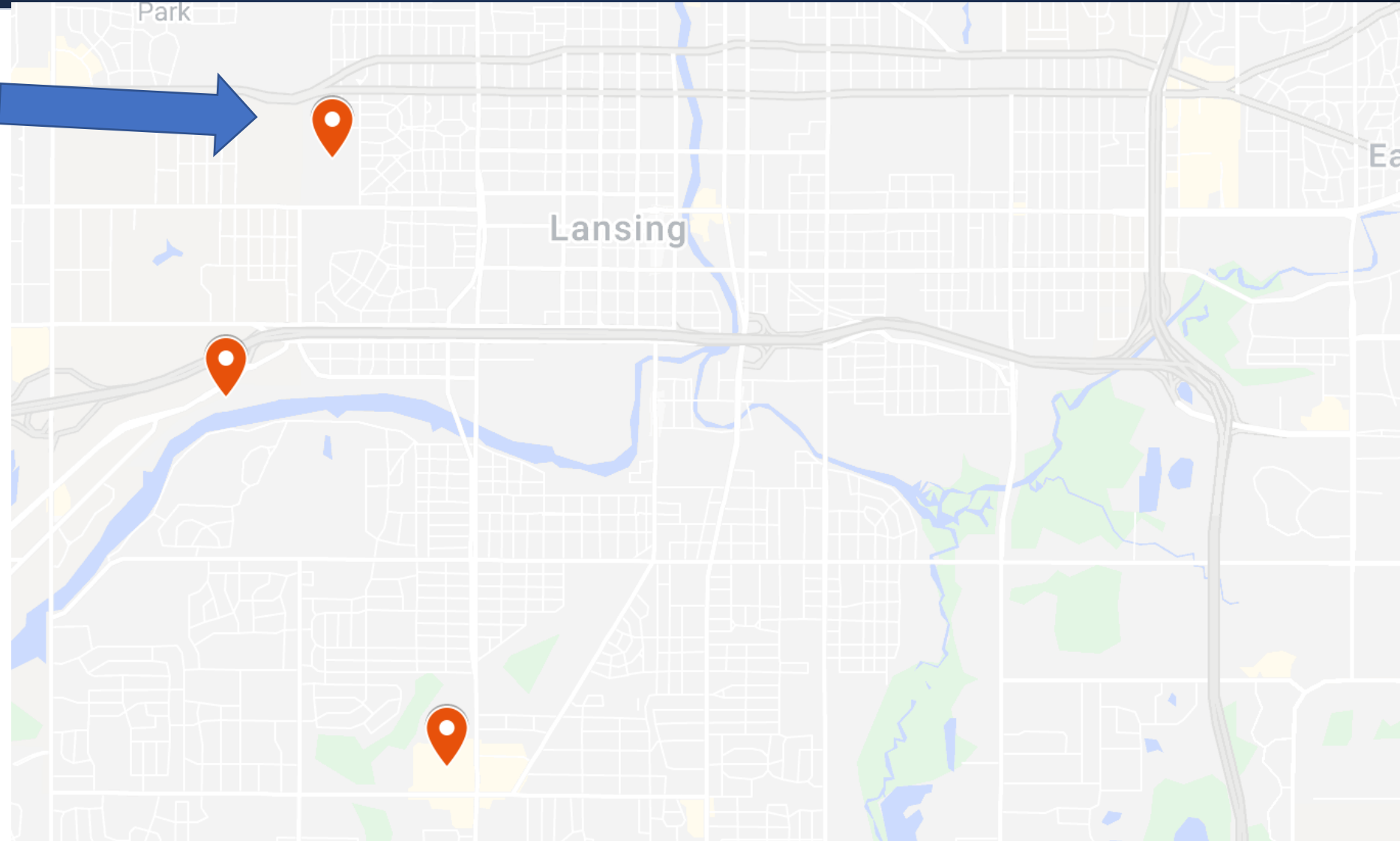
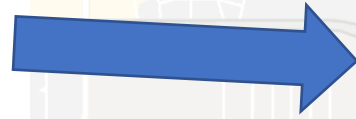


Potential Tenants
(Business or Residential)

Three Sites of Focus



RACER Trust



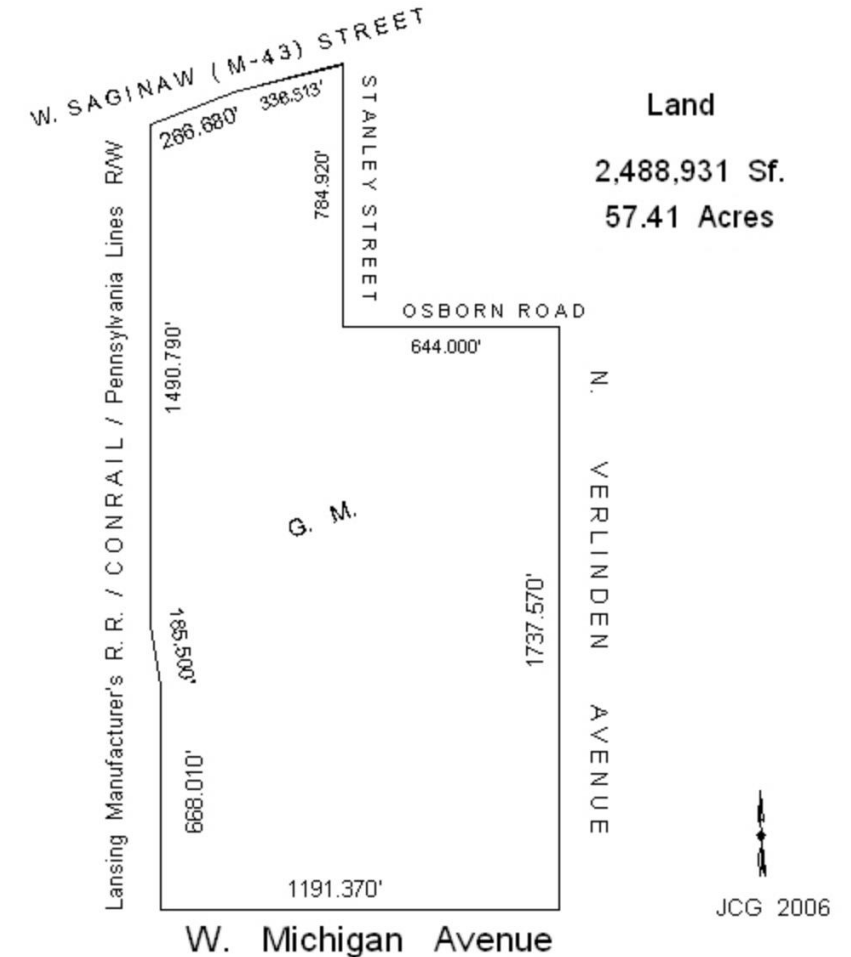
RACER Trust



Property Overview



- Owner: RACER Trust – Detroit
- Zoning: Suburban Industrial
- Land Value: \$472,000
- Taxable Value: \$236,000
- Size: 57.138 Acres
- # of Buildings on Site: Two
- # of Units: None
- % Occupied: 0%



Past Development Attempts



- Eco-Tech-Park (2012)
- Submitted in Large Acreage Site Proposals
- Project Vulcan Potential Expansion
- Board of Water and Light (ROI)
- North Point Site Readiness Grant





Challenges

- Ongoing environmental cleanup efforts
 - Soil and ground water contamination
 - 1, 4-dioxane plume has been documented
 - PFAS detected
- Split Jurisdiction City of Lansing - Lansing Charter Township
- Infrastructure Improvements



Utilities

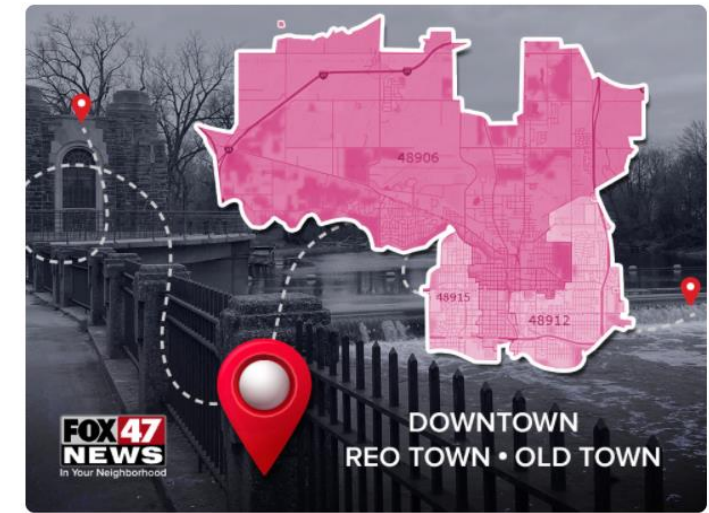


- Electricity: LBWL
- Sewer: City of Lansing
- Water: LBWL
- Natural Gas: Consumers Energy
- Stormwater: City of Lansing
- Rail Service: Norfolk Southern (Leased to Lansing & Jackson RR)





Unsafe levels of PFAS found at Fisher Body site in Lansing



<https://www.fox47news.com/neighborhoods/downtown-old-town-reo-town/unsafe-levels-of-pfas-found-at-fisher-body-site-in-lansing>

Solutions



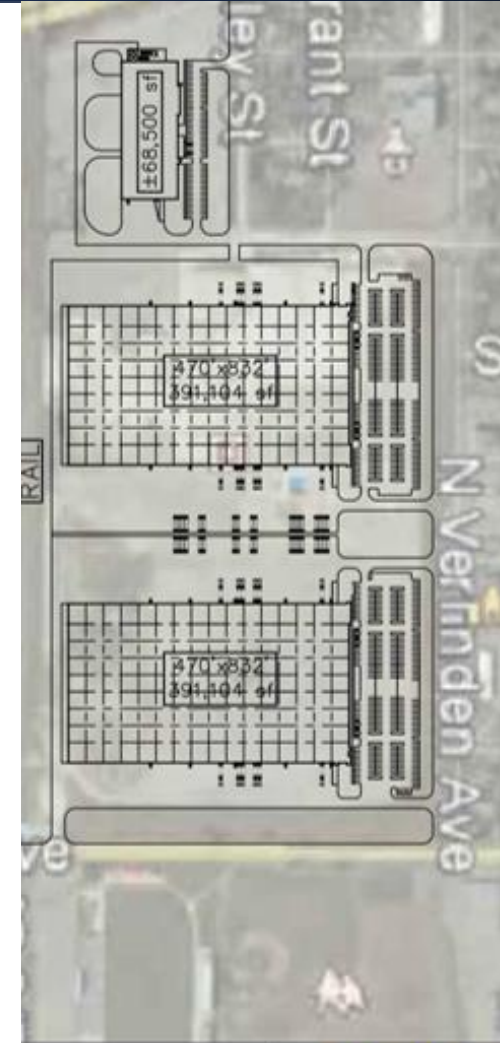
- Municipal Agreements and Cooperation
- Grants from Local, State, and Federal Agencies
 - Infrastructure Improvements
 - Environmental Clean Up and Studies
- Ensure Future Development is Sustainable and Flexible
- Working with North Point to determine the best use of the site moving forward



Future Development Components



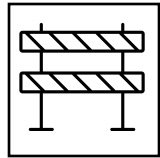
- Majority of Property
 - Auto Supply Chain Business Park
 - EV Development Center
 - Green Energy Research Center
- Additional Components
 - Community Gathering Center
 - Entrepreneurship Lab connected with Sexton High School
 - Restaurant / Retail Space



Key Stakeholders



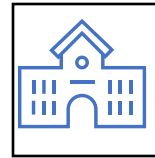
RACER Trust



North Point
Development



Surrounding Businesses



Sexton High School



Community Members /
Organizations (Saginaw
St CIA)

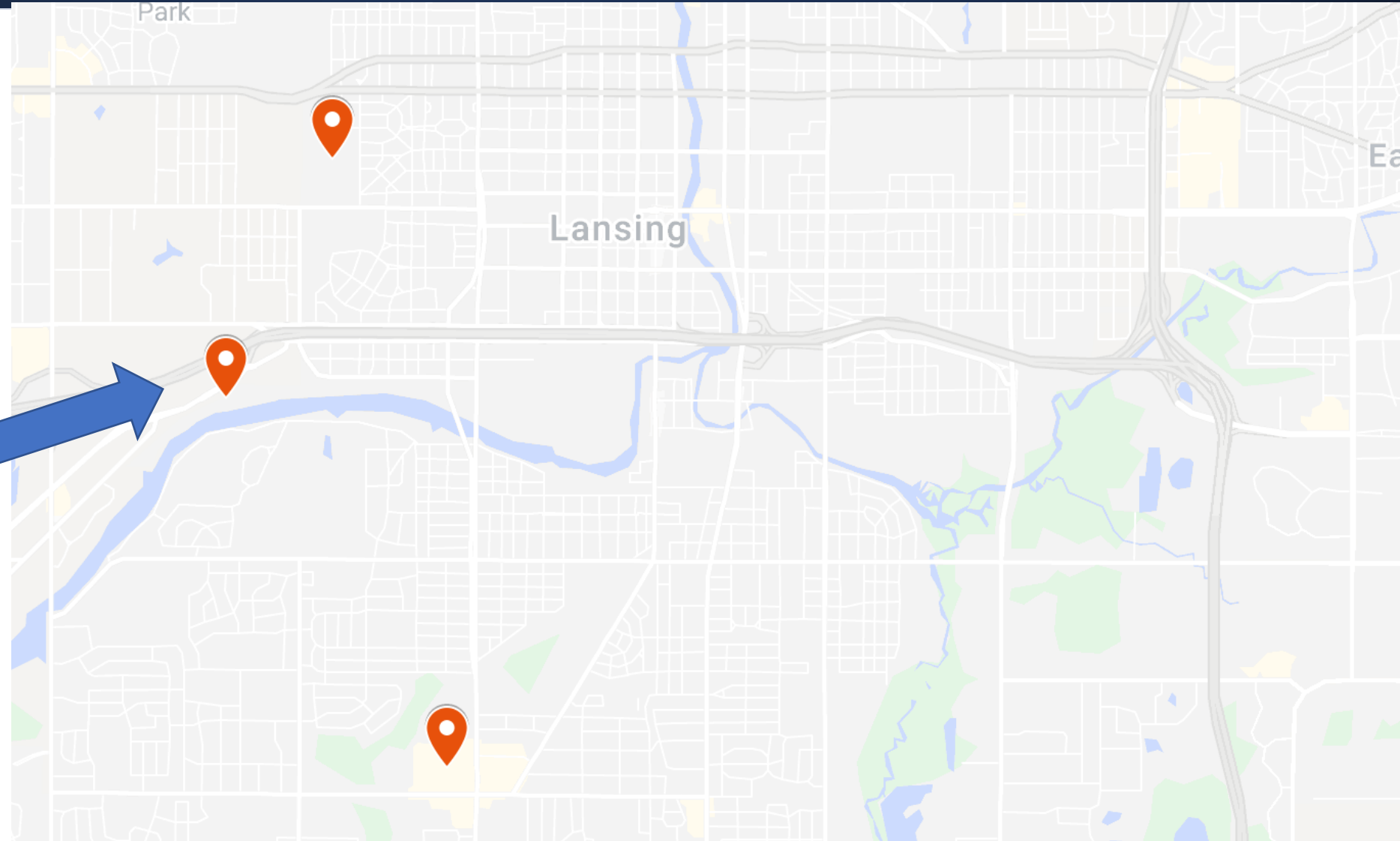


Future Tenants

Three Sites of Focus



Grand River Park





Grand River Park

Site Overview



- Owner: City of Lansing
- Zoning: Multi-Family Residential
- Accessed Value: \$62,900
- Taxable Value: \$9,667
- Size: ~ 45 Acres
- Number of Buildings: Seven
 - MSU Rowing Team
 - Lansing Boat Club
 - Lansing Rowing Club
 - Michigan Princess
 - Restrooms
- Land is leased by the City of Lansing



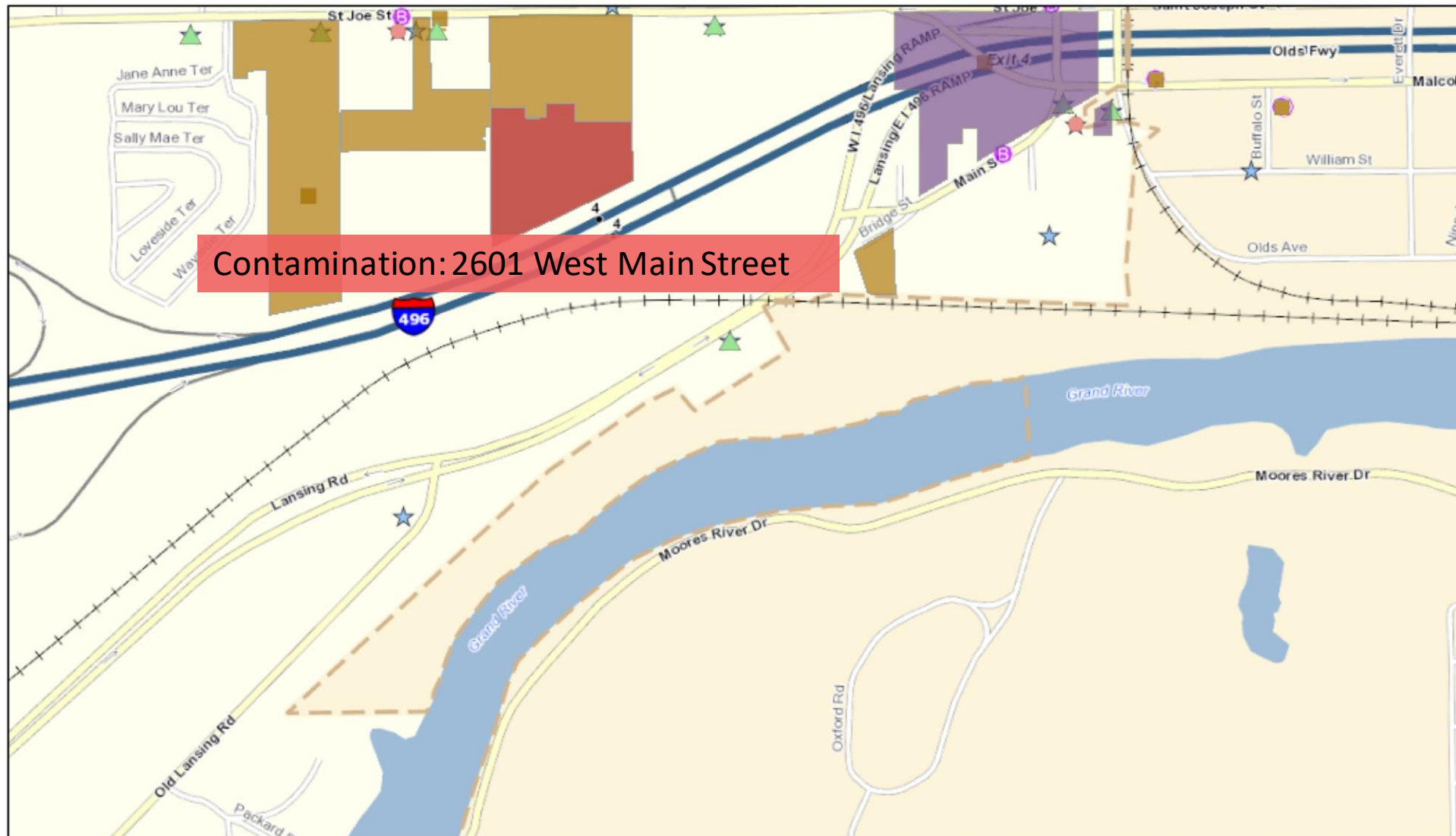


Challenges

- Vote by Residents
- Opposition from Current Users
- Utility Upgrades
- Potential Environmental Contamination
- Land surrounding property in Lansing Township
- Erosion Potential
- Flood Zones

Environmental Map (EGLE)

Environmental Mapper

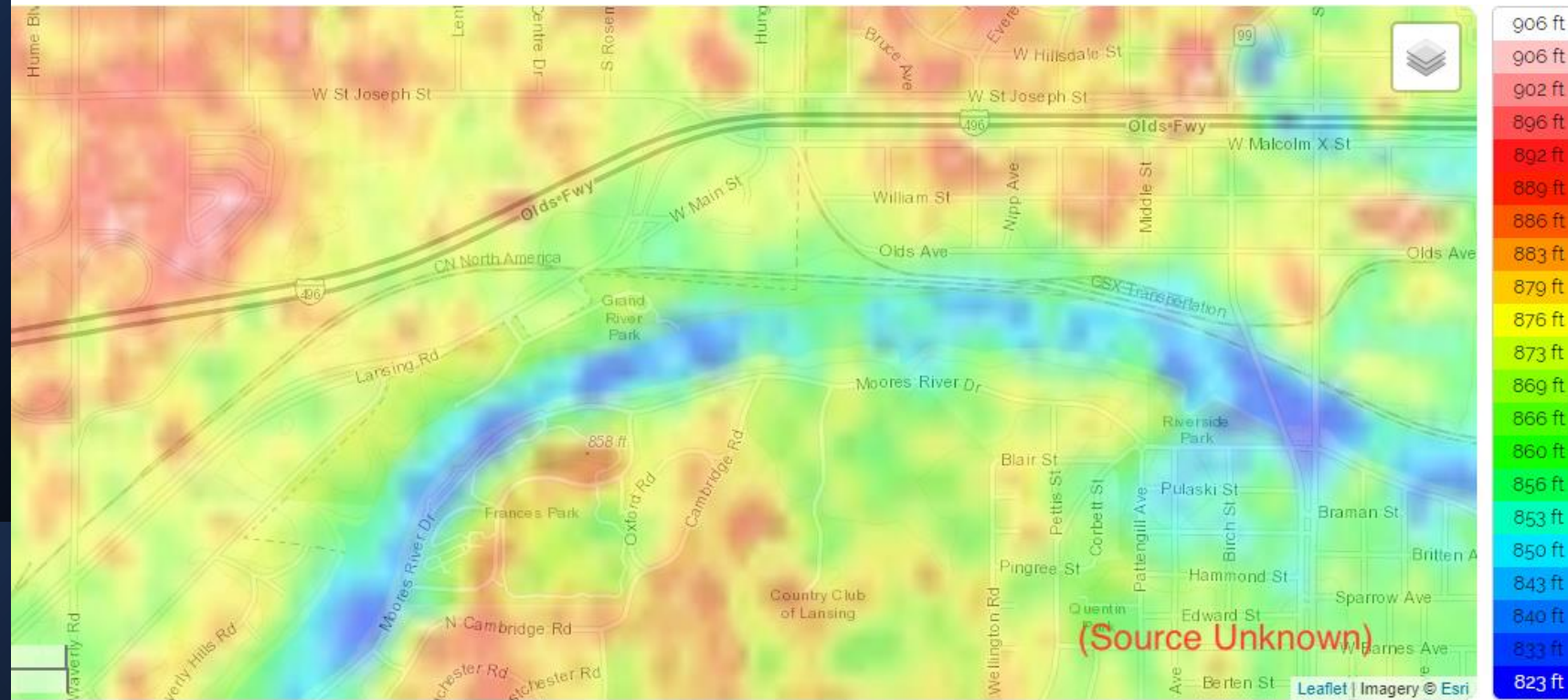


September 7, 2021

- Michigan Department of Transportation - Point
- Notice of Approved Env. Remediation - Point
- Ordinance - Point

1:7,413
0 0.05 0.1 0.2 mi
0 0.1 0.2 0.4 km
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Topographic Map



Utility Information



- Sewer: City of Lansing
- Gas Provider: Consumers Energy
- Electric Provider: BWL



Source: Consumers Energy

Solutions



- Meet with Stakeholders in Advance
 - Understand their needs/ quell any concerns
- Communication between Municipalities
- Local, State and Federal Grant Programs
- Environmental Surveys
 - Contamination
 - Erosion
 - Future Flood Plain



Development Potential



- Riverside Restaurant
- Low-Rise Apartments
- Extension of the River Trail
- High End Retail Space
- Office Space
- Redeveloped Community Park Space
- Hiking Trails
- Marina



Source Riverfront Village, KS



Key Stakeholders

- MSU Rowing Team
- Lansing Boat Club
- Michigan Princess
- Community Members (Local Fisherman)
- Local Governments

Site Committee Recommendations



Logan Square	RACER Trust	Grand River Park
• Meet with Logan Capital • Research Public safety Grants • Meet with Community Members • Conduct further analysis into Southeast Contamination • Determine potential tenants	• Meet with RACER Trust • Review previous Environmental Reports released by RACER • Review North Point Development Plan • Meet with Community Members • Review Previous Development Proposals	• Meet with Stakeholders • Meet with Community Members • Review Previous Development Attempts • Review Utilities' • Review Environmental Studies • Learn more about potential contamination
Overall Recommendations		
• Set Up a Standing Meeting • Review list of 20 Sites/ Select One to Focus on • Determine a way to report community members area of concern		