



DOWNTOWN
LANSING INC.

DLI Board Meeting – June 9, 2022 – 11:30 a.m.

DLI Office

112 S. Washington Square

Lansing, MI 48933

Our Mission

Downtown Lansing Inc. is dedicated to making Lansing a place where people want to be, by encouraging its businesses, neighborhoods, and stakeholders to build a dynamic culture known for its vibrancy, sustainable growth, and business friendly environment.

AGENDA

- I. Call to Order:
- II. Citizen's Comments (items not on the agenda) *The public may comment for up to three minutes.*
- III. Guest: - Andy Kilpatrick, City of Lansing
- IV. Correspondence
- V. Consent Agenda Approvals
 -  Agenda for June 9, 2022
 -  Minutes from May 12, 2022
 -  Committee Reports
 -  Monthly Financials- Jim Tischler
- VI. Old Town Updates (Robert Doran-Brockway)
- VII. Lake State Report
- VIII. Reports
 -  Director Report – Cathleen Edgerly
 -  President's Report- Ashlee Willis
- IX. Action/Discussion Items
 - a. Budget Adoption
 - b. Assessment Review & Update
 - c. CMA Steering Committee
 - d. DEI Facilitator Next Steps
 - e. Upcoming Board Seats
- X. Other New Business
- XI. Adjourn DLI Board Meeting (*Motion Required for Adjournment*)

Ashlee Willis, President
Jim Tischler, Treasurer
JV Anderton, Past President
Christine Zarkovich, Member

Jen Estill, Vice President
Summer Schriener, Secretary
Trevor Benoit, Member
Karl Dorshimer, Member

Board Advisors:

Patricia Spitzley, City Council
Robert Doran-Brockway

WELCOME!

Visitors are invited to attend all meetings of the DLI Board.

If you wish to address the Board, you will be recognized by the President during Citizen's Comments

Downtown Lansing Inc.
Board of Directors Meeting Minutes
May 12th, 2022

Members Present: S. Schriener, T. Benoit, A. Willis, C. Zarkovich, J.V. Anderton

Members Absent: C. Zarkovich, K. Dorshimer, J. Tischler, J. Estill

Board Advisors Present: P. Spitzley

Board Advisors Absent: Robert Doran-Brockway

Staff Present: C. Edgerly, Julie Reinhardt, W. Roberts

Guests Present:

I. Call to Order

The meeting was called to order at 11:44 am

II. Citizen's Comments: None

III. Guest: Steve, Chamber Of Commerce:

-The office came in to speak to the Policy Committee with the Chamber on the vision for downtown. A lot of the Policy Committee members want to be helpful in making the vision happen. The vision for downtown is so many different moving pieces and the committee wants to be helpful in keeping all of that together, and potentially help with funding or any other capacity.

IV. Correspondence: None outside of Board packet materials

V. Consent Agenda Approvals

- **Agenda for May 12th, 2022.**
- **Minutes from April 18th, 2022**
- **Committee Reports**
- **Monthly Financials - J. Tischler**

C. Zarkovich moved to approve Consent Agenda items. J.V. Anderton supported. MOTION PASSED.

VI. Old Town Updates (Robert Doran-Brockway): Robert wasn't able to attend. But planting weekend is coming up in Old Town this weekend.

VII. Reports

Director Report – C. Edgerly

C. Edgerly provided a quick update from Lake State: For this season picnic tables, flower baskets, downtown planting day, and all sorts of other clean-ups are happening over the next few weeks. Downtown and Old Town are both doing cleanups and plantings, and it's also Lansing 517 Day!

Other reminders include: Staff will be at the National Main Street Conference next week and will therefore be out of the office. Mark your calendars and plan to attend Block Aid on Thursday, June 2nd. Capital City Sweets will be the newest business in Middle Village, opening later this month. Cathleen will also be representing Downtown at the Mackinac Policy Conference June 1-3.

Today the first in-person community response Cabinet meeting will take place in which DLI will be represented.

President's Report- A. Willis

A. Willis reported that all of the action items within the Board's 90 days plan have been accomplished.

The Chamber's plans for Focus On Downtown panel conversation are on pause at the moment. A reminder that volunteers are needed for this weekend's planting event.

VIII. Action/Discussion Items

a. CMA Updated Scope Of Work And Budget (C. Edgerly): DLI has signed the CMA contract and talked with the team about expanded scope of work which includes adding Old Town and REO Town into the study area. The Exec. Team is waiting on updated pricing proposals. We think we can bring the costs closer to what our budget is. Discussions are happening with potential funders to cover the additional costs for the expanded scope of work.

b. DEI Contract And Work (A. Willis): We will hear by the beginning of June whether we will be able to continue with the planned DEI consultant. If not, we will be working on a plan B and request proposals from others. P. Spitzley recommended Judy Kehler who used to work for the city and leads wonderful DEI work.

c. Fundraising And Grant Updates (C. Edgerly) We are continuing to work on the MEDC's Revitalization & Placemaking grant application that the city is submitting with Public Sector Consultants. Everything is due June 3rd, and grant awardees should probably be notified yet this summer. We made it into the top 5 with Elissa Slotkin's grant, but we unfortunately did not move on to the next phase for federal funding. P. Spitzley shared that she will note this for Council.

The new One Click Politics tool is on the home page of DLI. Please hop on to support when you can to ask our State leaders to move swiftly with DLI's \$5 million funding request.

DLI received a 20K vibrancy grant a few months ago to kick off the Reutter Park work and activation, but we need additional funds for this project as well as the previously mentioned 750K in downtown infrastructure money.

d. Budget Update (C. Edgerly) C. Edgerly went before Council to present our budget numbers and talk about funding needs, as well as funding that has come in to provide small business support. Discussion also took place regarding how we need more residents downtown, and how we can recruit more people here. The final Council vote on the budget is Monday.

IX. Other New Business: The Board entered into closed session to discuss a staff financial review at 12:15 p.m. Closed session adjourned at 12:50 p.m. with the Board approving a stipend for Director Edgerly to support the additional work load and leadership she is providing outside of the regular job description.

X. Adjourn: J. V. Anderton moved to adjourn the DLI Board meeting at 12:55 p.m. S. supported. MOTION PASSED. Meeting adjourned at 12:55 p.m.



DOWNTOWN LANSING INC.

Organization Committee Meeting

June 1 at 8:00 a.m.

Courtyard by Marriott Lansing Downtown, 600 E Michigan

Attendees: Cathy Zell, J.V. Anderton, Steve Hinkle, Corri, Renee

MINUTES

1. Called to Order: Meeting called to order at 8:05 a.m. by Cathy Zell
 - Approval of May's meeting minutes JV moves, Steve supports, motion passes
 - Volunteer hours from last month: 19 volunteer hours
 - Communication Team:
 - News stories (Deadline for newsletters articles to Whitney is June 24.)
 - Merchant News: Elderly Instruments (Lillian), Free Parking Fridays, People and Places of Downtown, Summer Social (Whitney) , No Business Huddle July – Save the Date Aug
 - E-News: Lugnuts home 4th of July, Weekly schedule of concert in the parks (July 4 Riverfront, July 13 Dodge Park July 27 Francis Park) – JV to write, Art Path (Whitney), What to do July 4 – (Renee), Elderly Instruments 50th birthday July (Lillian), Capital City Comic Com (Sheamus), Free Parking Friday (Cathleen), Car Show July 30 (Laurie or Danny), People and Places of Downtown, Bacon Festival (Steve/Tyler), Summer Social (Whitney)
 - Business of the month: Courtyard by Marriott Lansing Downtown (Corri)
 - Future: Veg Head & A Novel Concept for new upcoming businesses (Sept), Capital City Home Brew (Aug), L Town.
 - Volunteer of the month: Audrey for her work as staff and oversight of Middle Village, help planting flowers, promoting events, etc (Julie R. to write)

May's Social Media review

- Facebook:
 - Increase in Followers:72
 - Reach:13,287
 - Top 3 post:
 - Veg Head coming soon

- Impression 5 CTA meet up event
 - Planting Day
- Instagram:
 - Increase in Followers:119
 - Reach: 10,455
 - Top 3 posts:
 - Planting Day (video reel)
 - Where to eat for lunch (video reel)
 - Springtime in Downtown Lansing (video reel)
- Twitter :
 - Increase in Followers: 47
 - Impressions: 67.1k
 - Top 3 posts:
 - Retweet from Lansing Chamber on a roundtable event
 - Planting Day
 - 517 Day
- DLI staff update and JV (board)
 - CMA continuing to move forward with Advisory meeting kicking off June 8, bylaws are being revised, Olivia Hornack summer intern
- Projects for 2022
 - Communications Team: (Melissa & Steve)
 - i. One Click Politics – Stephanie – still pushing on social media, QR code and Cathleen is taking to Mackinac Policy Conference
 - ii. People & Places of Downtown social media campaign (Stephanie) 2 are done and another scheduled – planning two a month right now.
 - Volunteer Recruitment and Retention Team: (Need volunteers for this team)
 - i. Downtown Planting Day Recap – 20-30 volunteers to help plant with a volunteer lunch – more flowers came the next week and a volunteer planted them. Businesses came and got some planted outside their business
 - ii. Block:Aid June 2 – please continue to share and plan on attending
 - iii. Capital City Food Fight June 10 – Steve 20 companies signed up, update went last week, Brady will send out again
 - iv. Lansing Lugnugs, June 16 DLI takeover – we will have a table on concourse, push volunteer recruitment (same night at Chamber Dinner), opportunity to engage a new audience.
 - v. Evening of Excellence Aug 24 - (Peace, Love and Downtown Lansing – Hippie theme) Morgan Bell and Sara, co-chairs, with Keri Brown helping. If you're interested in joining committee visit<https://doodle.com/meeting/organize/id/bqxO4o3a> Looking at Impression 5 as a venue.
 - vi. Back burner: when should we discuss?
 - Organization Committee to speak at August Business Huddle – need volunteer
 - Volunteer Recruitment Events (New and ongoing volunteer appreciation. We could have a table about volunteering at Block Aid, Lugnugs DLI night, Social District Meet-Up.
- Annual Funding Team –Cathy and J.V.
 - i. Flower pots sponsors – Design and Public Spaces update – Goal 80
 - ii. Block Aid — 100% funded!
 - iii. Forks and Corks 100% funded

- iv. Business Huddle is sold out through the end of 2022
- v. One Click Politics has been helpful for state funding and all committee members are asked to take 2 minutes and use this tool
- vi. Grants & sponsorships
 - Secured \$200,000 from MEDC
 - Grants approved: Vibrancy Grant for \$20,000
- vii. Budget season: Fundraising Goal of \$1M

○ Save the Date –

- June 2, 5 p.m. | Block Aid
- June 7, 8 a.m. | Business Huddle
- June 10 | Food Fight
- June 16 | Lansing Lugnuts
- July 6 or 13, 8 a.m. | Org Committee Meeting | Virtual – to be determined

○ Adjourn 8:56



Promotions Committee Meeting

May 11th at 4:00 p.m.

MINUTES

Attendees: Melik and Sam Benson

1. Call to order/approval of minutes (motion needed): Not enough members present.
2. Board & other Committee Updates: Cathleen/Whitney provided quick updates, along with a review of 517 Day from
3. Volunteer hours from March: To collect in June.
4. Project and Sub-committee Discussion:

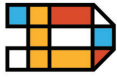
Projects

- Planting Day - **Saturday, May 14th, 10:00 a.m. -12:00 p.m.**
 - Planning of Volunteer Block Party 12:00 -1:00 p.m.
 - Volunteers needed still to help with this. (Roughly about 20)
- Block Aid
 - Volunteers for set-up and tear down are needed. Contact Whitney or view the sign-up link to help June 2!
- Lansing Alive - **July 16th**
 - Event is planned by Capitol Pointe Investments Looking for volunteers to help plan the event
 - Contact Patrick Kayser: patrick.kayser@capitalpointinvestments.com

Signature Events

- Block Aid, September event will include Forks & Corks. Committee members and planners needed.
5. Other business/new ideas (5 minutes): None, reviewed 517 Day and next year's plans earlier.
 6. Upcoming dates to note (5 minutes)
 - Next meeting: **Wednesday, June 8th at 4 p.m.**
 - Planting Day, **May 14th at 10:00a.m.**
 - Block Aid with Lansing 501 - **June 2nd 5p.m.**

7. Adjourn



DOWNTOWN
LANSING INC.

Economic Vitality Committee Meeting

Date: April 12, 2022

Location: DLI office conference room

Resources:

[EV Committee Google Folder](#)
[Committee Member List](#)

DLI Organizational Goals:

Sense of place
Residential and business development
Collaboration

Economic Vitality Committee Goals:

Support existing economic base
Promote strategic use of space and development
Assemble resources

Attended: Dan, Emily, Trevor B., Andy, Jesse, Cathleen, Marcus, Julie, Erin, Paul, Justin, Jen, Tamara

Not in attendance: Christine (leave), Melissa, Matt, Darren (new member)

Meeting Called to Order Call to order at 2:59

April minutes for approval: Motion by Marcus MArtin. Second by Paul Schmidt. Motion Passed.

New member introduction

- Darren Bardell was not able to make it, works with Rathbun Insurance
- Emily Thompson intro: shared her background in hospitality with 10 years at Radisson Hotel and familiarity with GLCVB, MSAE, and SGMP. Shared thoughts about making downtown more walkable and dog friendly.
- Completed roundtable introductions of all members at Marcus's suggestion.

Board Updates: Cathleen provided the following updates

- Kicked off the comprehensive market analysis contract review and selected the firm Land Use USA in coordination with SmithGroup and CIB Planning. The comprehensive market analysis (CMA) will do is look at our existing residential and commercial makeup that exists here in the district A portion of downtown and then also analyze research and come up with suggestions for what will work here, especially as we're going through this transition of less reliance on a day to day worker and more of a reliance on our residents who are here 24/7 Meaning not just downtown but in the area 24/7. And probably come up with some designs for development in fill development that may not have been done in Lansing and show how those could work here. Looking at the development, the business mix and the residential, and then it will also help us determine through input from all of you and other community stakeholders two priority redevelopment sites for downtown and put together all the plans and performance for them.

This will be a 6 month process, give or take, as we tweak out additional elements to the scope of work that we want included in the contract but really excited to kick it off. Was a major thing with the board.

- It's also budget season. DLI staff is working with all Board members, elected leaders, major stakeholders and all of you continue to advocate for state funding supports based on our largest employer not being fully back yet.
- Clarifying question on where District A is located, which was discussed with the committee.

- Jen provided details on “expanding polygons” to include looking at Old Town and Reo town, expanding what DLI typically considers their scope, to spread to shoulder areas for impact and work with CMA. Keep them distinct and unique, but connected to a larger vision of what downtown could be. Looking at corridors and movement of people between areas.
- Questions about previous master plan from 10 years ago, what happened with it, what will the work on this current CMA do to contribute to a new or updated master plan and any policy changes.
- Clarifying question about steering committees and involvement in that. First meeting with the CMA contractor will be on Thursday (4/14) will have subcommittees and work out of that going forward.
- Julie announced \$20,000 Vibrancy Grant for work in Reuter Park. Activating to make it safer, improved lighting. Program goal for this year is to start a Krinkle Market from November - December, Silver Bells and beyond into the holiday season. 10 market sheds with retailers, new tables, chairs, repair the fountain there. This is the oldest park in Lansing. The sheds could be used for farmers market or year round activation. Making more permanent structures.

Committee updates -

Recruiting and Retention: Dan

- Explained software demo of Costar and functionality. Can provide market data analysis about buildings, vacancy rates. Ability to narrow down to very specific blocks and neighborhoods and look at vacancy rate, the average cost per square foot, the owners of the building, leases that are coming up that are going to be up for renewal, etc..
- Expensive for license \$400 per month, per user.
- Great from a retention standpoint that we could look at all the upcoming businesses that may potentially leave and see how we can maybe get the owners or whatever more engaged in DLI and just the downtown vibe in general, to keep that going.
- Also looking at who owns all the other vacant buildings and being able to do an outreach ask what type of space is in this? Give us a better idea of what might need to happen to get somebody in those spots.
- Focus on recruitment of large Adobe or Microsoft type company, pulling from an expensive area for rents to here. Biotech, Fintech, etc.
- What do we have as far as a marketing and recruiting package? What are our grants? What is offered by the state, the city, or other agencies that we can share with those that we are reaching out to?
- Final note was asking for help to strengthen and build local partnerships, with connecting LEAP and the city and MEDC so we know who is who and what each is responsible for as we continue the recruiting work

Streamline Communications: Paul Schmidt

- Paul met with Whitney about what she is using for communication and getting info out to various groups. She is using all the social channels but is reluctant to push people to the website because it lacks the functionality
- Cathleen: are there next steps or recommendations to the committee or board from that, other than a website overhaul?
- Paul: follow up meeting is scheduled for next week and will discuss next steps more in depth then.
- Discussion of importance of setting brand identity for DLI before going into redo the website. Need to be done professionally, both the website and the branding ID.
- Question about if Whitney has the capacity to produce all the content that is needed. Feeling that she probably does not, and could use assistance from EV and Promotions team to produce more.

Website: Jesse

- Jen and Jesse met a few weeks ago and they updated a few easy fixes with the site. Still ongoing, need to have the budget and the board approval to move forward.

Final comments: Julie mentioned there is an increase in requests for office spaces lately. Marcus comment on hybrid work models increasing and how the companies we might be targeting would not need a large building or physical work space, how do we address that.

Meeting adjourned by Jesse Flores at 4:00 p.m.



DOWNTOWN
LANSING INC.

DLI DESIGN & PUBLIC SPACES COMMITTEE MEETING
April 28, 2022

MINUTES

Present: Julie Reinhardt, Brandon Navin, Bob Rose, Kole Nicholoff

Guest: Rachel Kuntzsch (Public Sector Consultants)

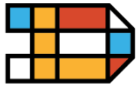
1. **Meeting Called to Order:** The meeting was called to order at 4:02 p.m.
2. **Board Update** – Julie provided an update regarding Planting Day which will be held next Saturday May 14. Currently we have 15 people signed up and lunch being provided. Capital Hippy had their grand opening and it was well attended and brought traffic to downtown. Hanging Basket sponsorship emails are out if anyone would like to sponsor a basket or help reach out to additional donors. Updated Rachel on picnic table purchases for the sidewalks of downtown. Julie will follow-up with Rachel.
3. **Community Spaces Team Updates:** (Bob, Brent, Elizabeth)
 - ARTery Alley Lighting: Meeting May 2 with BWL
 - Reutter Park Kringle Market: Julie updated the committee on the status and grant applications submitted for this project. Brent and Julie met to measure space and solidify planning process. Julie will reach out to apartment complexes and Homeless Angels to get engagement. Brent will work with us to get drawings and low cost shed builds.
 - Summer walking tours (Val): No update
4. **Design Team (Bob, Brandon)**
 - Funds for Uplighting Trees and Traffic Circle: DLI applied for a \$750K Slotkin Grant to revitalize downtown. Awaiting approval to see if this will be moved on to the next step.
 - Sweet Encounter Sign Grant Review & Approval: Committee reviewed designs and Approved \$450 in funding support.
 - A Novel Concept Sign Grant Review & Approval: Committee reviewed designs and costs. Approved \$1400 in funding support
Both Sweet Encounter & A Novel Concept will receive letters of approval stating next steps, that receipts must be turned in and a reimbursement check in the approved amounts will be cut.
5. **Other Business:** Julie will check budget for Patio Grants available for the rest of this fiscal year and next fiscal year. Will approach board officially to approve next fiscal year's sign grant dollar amount as \$2500 matching dollars (up from \$1500 matching dollars)
6. **Next Meeting Date:** June 30, 2022
7. **Adjournment:** The meeting adjourned at 5:02 p.m.

DLI General Fund
Statement of Activity
May 2022

	<u>May 22</u>
Ordinary Income/Expense	
Income	
Assessment Transfer Income	0.00
Business Development.	1,100.00
Business Match on Main	0.00
Design & Public Spaces.	6,650.00
Grant Income	0.00
Misc Income	0.00
Operations Transfer	85,000.00
Promotions.	10,000.00
Total Income	102,750.00
Expense	
Business - Match on Main	0.00
Business Development	3,866.42
Design & Public Spaces	2,205.82
Information Technology	1,736.00
Misc. Operating	4,952.82
Organization	0.00
Personnel	24,981.86
Promotions	2,093.25
Total Expense	39,836.17
Net Ordinary Income	62,913.83
Net Balance	62,913.83

DLI
General Fund Budget vs. Actual
July 2021 through May 2022

	Jul '21 - Jun 22	Budget	% of Budget
Ordinary Income/Expense			
Income			
Assessment Transfer Income	366,656.33	424,000.00	86.48%
Business Development.	154,329.57	130,000.00	118.72%
Business Match on Main	37,250.00	50,000.00	74.5%
Design & Public Spaces.	31,433.48	35,000.00	89.81%
Grant Income	200,000.00	270,000.00	74.07%
Misc Income			
Rental Income	0.00	8,106.40	0.0%
Misc Income - Other	20,000.00	11,893.60	168.16%
Total Misc Income	20,000.00	20,000.00	100.0%
Operations Transfer	85,000.00	85,000.00	100.0%
Organization.	0.00	2,000.00	0.0%
Promotions.	41,961.00	30,000.00	139.87%
Total Income	936,630.38	1,046,000.00	89.54%
Expense			
Business - Match on Main	37,250.00	70,000.00	53.21%
Business Development	43,592.03	21,659.25	201.26%
Design & Public Spaces	35,733.19	48,000.00	74.44%
Information Technology	13,888.00	20,836.00	66.65%
Misc. Operating	251,922.21	319,406.82	78.87%
Organization	6,725.18	6,848.00	98.21%
Personnel	162,320.74	198,500.00	81.77%
Promotions	39,678.34	30,000.00	132.26%
Transfers Out - Downtown Plan	0.00	100,000.00	0.0%
Total Expense	591,109.69	815,250.07	72.51%
Net Ordinary Income	345,520.69	230,749.93	149.74%
Other Income/Expense			
Other Income			
Fund Balance	0.00	47,488.02	0.0%
Total Other Income	0.00	47,488.02	0.0%
Net Other Income	0.00	47,488.02	0.0%
Net Balance	345,520.69	278,237.95	124.18%



DOWNTOWN
LANSING INC.

JUNE DIRECTOR'S REPORT

Grants:

- **MEDC Revitalization & Placemaking Grant:** We are proud to have 2 projects included in the City of Lansing's RAP grant application to secure funding support for a food-based business incubator in the Knapps Building, as well as activation and improvements planned for Reutter Park. Steff worked diligently with Public Sector Consultants (PSC), as well as other grant applicants, to ensure that all materials, proformas, etc. were turned in accurately. Special thanks to Julie on our team for helping with the last-minute updates and materials that needed to be sent to PSC while I was attending the Mackinac Policy Conference at the end of last week. The City's full grant application included \$20 million in real estate development and placemaking projects.
- **Optimize Main Street Grants:** Thanks to some assistance from our friends and neighbors in Old Town, we were able to secure an additional 3 Optimize Main Street grant opportunities from the MEDC. 3 grant applications were turned in by staff last Friday, June 3 to secure 3 \$2,500 grants to support small business online services for Nature's 92, Neva Lee's, and Just Mind & Body Spa. These are in addition to the 5 grants we had already secured earlier this Winter.

State Funding Support Update: Cathleen met with Senator Hertel Wednesday, June 8 to discuss the status of our \$5 million funding request. The funding being approved looks promising, but we are still waiting for final confirmation. Meanwhile, Ron Boji is also advocating on our behalf.

If you have not done so yet, please call your State elected leaders, or use the 'One Click Politic' tool that was created to help Downtown Lansing's recovery efforts and make it simple to reach out to various committees/elected officials. <https://www.downtownlansing.org/supportdowntownlansing/> to ask for their support in our funding request!

Assessment Update: Director Edgerly continues to work with assessment director regarding PSD assessments. A public hearing was held in May regarding the assessment renewal. As part of this assessment renewal, the assessors office added assessments for 2nd story and above residential units. Council received and heard from multiple members of District A and District B about these additional assessments. Cathleen will join Assessor Sharon Frischman at Tuesday's Committee on City Operations meeting to provide feedback and answer council members' questions.

CMA Advisory Committee Kick-Off Meeting : Wednesday, June 8th at 1:00 p.m., we will kick-off the first CMA Steering Committee meeting with local leaders who expressed interest in helping with the Downtown CMA work. LandUse USA and partners will lead this meeting, and we plan on holding at least 4 Advisory Committee meetings with partners throughout this process. Due to the expanded scope of work with Old Town & REO Town, we have representatives from those communities also involved in the advisory committee.

Downtown Food Fight: The Downtown Food Fight is back this month! Special thanks to Steve Hinkle for all of his hard work putting together this event together and raising both funds, and food donations to support the Greater Lansing Food Bank. You can still support yet this week by making a monetary donation at:

[https://urldefense.com/v3/http://weblink.donorperfect.com/foodfightdli_!!OkAVRn9czl6eiHw!ZLOYGNY6SvwkUzOVbV2RHHD22jAcUHx4JSYi1wRvthrgZR_ykXxePgU8kQfqIC-ikmr-VTYXQpUIRm0HGBCrCHQiuw\\$](https://urldefense.com/v3/http://weblink.donorperfect.com/foodfightdli_!!OkAVRn9czl6eiHw!ZLOYGNY6SvwkUzOVbV2RHHD22jAcUHx4JSYi1wRvthrgZR_ykXxePgU8kQfqIC-ikmr-VTYXQpUIRm0HGBCrCHQiuw$)

Block Aid Re-Cap: Thank you to all those involved in the planning of this Summer's BlockAid kick-off!

We were pleased to once again partner with Lansing 5:01 along with the City of Lansing, YouShine Events, our downtown businesses and 40 vendors to hold a community block party to #LiftUpLocal businesses! Whitney, Julie, and our intern Olivia did an amazing job of pulling this event off and representing DLI the day of, from set-up to tear down. We estimate 2,500 attendees were at the event this year. Stay tuned for the Fall Block Aid!

Sponsorship covered the full costs of this event and sponsorship is also covered for the Fall event, allowing this community block party to be free and open to the public.

Upcoming Events & New Businesses:

- Fridays June 3-August 26- Free Parking Fridays
- June 7th, 8-9am Downtown Business Huddle- Sweet Encounters Bakery & Cafe
- June 8th, 4-6p.m. Summertime Social MichiGrain Distillery
- June 9, 4:30-6:30pm: Live Music Thursdays kick off. This weekly series outside Nelson Gallery continues all summer long through September 1!
- June 9th, 7pm The Revolutionist- Riverwalk Theatre
- June 11th, 9:30am-5pm Grand Opening of 'How People Make Things'- Impression 5
- June 16th, 7pm Downtown Lansing Inc. Takeover- Lansing Lugnuts
- June 16th-19th Juneteenth Celebration- REO Town
- June 21st, 5:30pm LBC Brew Run/Walk- Lansing Brewing Company

Businesses Coming Soon:

- Behold Beauty (Brow Bar): June
- A Novel Concept book store: June
- Veg Head: Late June
- Grand Traverse Pie Re-Open: Late June
- Concert Venue (former Hookah Lounge): Fall
- JUST Salon & Spa: Fall
- Olive Oil Company: Fall

Save the Date: Evening of Excellence Wednesday, August 31 at 5:30-7:00 p.m.

FY 2023 Proposed Budget

		Proposed FY 2022-2023 Budget
Income		
	Assessment Income	\$ 420,000.00
	Operations Transfer	\$ 85,000.00
	Transfers In	\$ 100,000.00
	Grants (State/Other)	\$50,000
	Misc. Operations	\$ 1,000.00
	Middle Village	\$80,000
	Business Development	\$ 22,000.00
	Organization	\$ 3,500.00
	Promotions	\$ 60,000.00
	Design/Public Spaces	\$ 15,000.00
	TOTAL	\$ 836,500.00
Expenses		
	Downtown Misc. Operations Total	\$ 346,020.00
	Middle Village	\$ 37,800.00
	Personnel (Salaries & Fringes)	\$ 257,360.00
	IT	\$ 20,836.00
	Business Development	\$ 74,500.00
	Organization	\$ 33,500.00
	Promotions	55,000
	Design & Public Spaces	45,000
	Grants	50,000
	TOTAL	\$ 920,016.00
	Fund Balance from Previous Year	147,000.00
	Net Balance	\$ 63,484.00

Edgerly, Cathleen

From: Dan O'Leary <dol@silverleadco.com>
Sent: Monday, May 23, 2022 2:42 PM
To: Clerk, City
Subject: [EXTERNAL] Office of City Clerk #PSD22
Attachments: IMG_7377.jpg; DOC.PDF

City Clerk office:

Please consider this email an official appeal to the new special assessment Roll #PSD22.

My family has been a property owner in Old Town since 1981. My business Silver Lead Co. operates out of this facility. Silver Lead is a wholesale importer/distributor. Our customer base is brick/mortar stores and online retailers. There is no direct to consumer business conducted here and therefore little or no benefit to the Principal Shopping District efforts. We have protested this assessment since its origins to no avail. Our special assessment has remained about \$500 annually (see attached). This new roll results in a 76% tax increase to us.

The ZONE B calculations would indicate we are being charged the top rate (9.2 cents 1st floor, 3.45 2nd floor). This location should be charged the Industrial rates, we have no direct to consumer business, open 8-5pm Monday thru Friday closed on the weekends. Hence no benefit from a Shopping District tax. I would invite a City Clerk accessor to visit the property to confirm.

Daniel & Amee O'Leary
Parcel: 33-01-09-404-013

OMA McPat LLC

PO Box 4067 | East Lansing, MI 48826

Office : 517-374-2870 Email: controller@egco.us

May 20, 2022

To Whom It May Concern:

Please enter this special assessment appeal into the public record for the property located at 111 E. Michigan Ave, Lansing, MI 48933.

We have long been supporters of Downtown Lansing and the Principal Shopping District (now Downtown Lansing, Inc.) across multiple businesses/properties since early 1992; this is the first appeal that we have ever made in 30 years. Our business owner, Kris Elliott, even sat on the DLI Board of Directors for a term or two.

That being said, and in a world where small businesses are attempting to rebuild after a global pandemic, and especially our very hard hit local downtown market, this special assessment needs to be revisited and revamped. We suggest a forum for both business owners and building owners in each district. This fee structure is antiquated and obsolete and is essentially just another tax on small business that isn't necessary; especially during these times.

Unfortunately, compared to its cost investment, The DLI has not had a successful "bottom line" impact on its stakeholders for almost a decade and has become essentially an overinflated downtown maintenance company responsible for managing things that the Department of Public Service should be responsible for and that stakeholders are essentially paying double for when considering the Real Property Tax.

We need to update the DLI mission statement and sources of funding immediately for the new downtown economy that both small business and office building owners are experiencing.

Best Regards,



Ashley R. Wohlscheid

OMA McPat, LLC

Edgerly, Cathleen

From: Jeff Nunham <Jeff@precisionroofingmi.com>
Sent: Friday, May 13, 2022 3:30 PM
To: Clerk, City
Subject: [EXTERNAL] PROTEST to #PSD22

I'm writing this email in protest to the principle shopping district assessment for parcel 33-01-01-09-255-032.

1. We are not a retail shopping store and I have always been apposed to being included in the retail shopping district. Not a single business on Clinton st has a retail store for merchandise purchasing.
2. The road is not maintained what soever.
3. There is no listing of what the assessment is being used for.
4. We do not need more tax's.
5. This will only drive up our cost of operation with zero RETURN on that money.
6. The tax payers should be VOTING on this.

Jeffrey Nunham II

Precision
Roofing Services

319 Clinton St

Lansing, MI 48906

Office: 517-393-9386

Cell: 517-749-9797

www.precisionroofingmi.com