

Detroit Small Scale Manufacturing Conference

Overview of March 3rd, 2020 Conference



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Overview of Conference

Agenda



Detroit Small Scale Manufacturing Space and Place Conference

March 3, 2020 8:30 am - 2:00 pm

A. Alfred Taubman Center for Design Education, Knight Gallery 11th Floor

Program

Registration and Breakfast

Welcoming remarks by Tahirih Ziegler, Executive Director of Detroit Local Initiatives Support Corporation

Lee Wellington, Urban Manufacturing Alliance

The Story of Ponyride, Michael Andrews and Amy Kaheri

Defining the local problem

David Jaffee, President and CEO, Detroiters First PLC (Moderator)

Deidre Roberson, EUMELANIN

Wayne Maki, Mutual Adoration

Chinonye Akunne, ILERA Apothecary

Ronnier Golightly, Motor City Popcorn

Joshua York, York Project

Work sessions: Identifying barriers & Opportunities

Lunch

Work session report out

Funding products and opportunities: Lynn McCormack, Director of Creative Placemaking at

Local Initiatives Support Corporation

Detroit Economic Growth Corporation + City of Detroit Mayor's Office

Next steps + call to action



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Objective

To curate a space for thought development and action between sectors in order to advance key actors within Small Scale Manufacturing network in Detroit, Michigan

Link to Presentations

[Ponyride](#)

[Urban Manufacturing Alliance](#)

[Local Initiatives Support Corporation](#)

[Detroit Economic Growth Corporation](#)

Break-out Session

Call to Action + Next Steps



- Groups were divided by the following sectors:
 - public
 - private
 - nonprofit
 - funders
- Groups brainstormed the following topics:
 - Ideas to solve challenges facing SSM's
 - Actions to solve challenges
 - Information needed to solve challenges
 - Items in and out of each sectors control

Non-Profit

Theme: Makers and manufacturers need adequate space that is easy to find, close to move-in ready and affordable.

Ideas to solve challenge

- Dedicate percentage of new developments to small businesses
- Create rent to buy
- Create grants, loans, or crowdfund for prepare funds
- Place businesses in spaces to scale
- Develop liaison for realtor/shopping for space
- List resources to support specialized businesses (i.e. lint free space)

In our control

- Community pot (i.e SOUP)
- Supporting small businesses
- Creating things we wish existed
- Create relationships to backstop risks

Information needed to move forward

- Create awareness
- Education
- Investments
- Opportunities

Out of our control

- Addressing credit worthiness
- Environmental factors/market condition
- Zoning / policy

Funder Table

Theme: Lenders could create loan products for manufacturing and maker space with the right data

Ideas to Solve Challenge	Data collection	Education of landlord
<ul style="list-style-type: none">● Facilitate participation<ul style="list-style-type: none">○ Create financing that absorbs risk on behalf of tenant○ Create reserve (loan loss/ subsidy)	<ul style="list-style-type: none">• Of those parties who are holding properties• Of those who want to get properties	<ul style="list-style-type: none">• Apply to capitalize/ Maximize property<ul style="list-style-type: none">• (many heirs w/o experience industrial)• Create access to Detroit Economic Growth Corporation and Detroit Future City's research reports• Information session in districts• Workshops include those who can bring capital resources• Understand creative ideas / adaptive reuses

Developers

Theme: Supporting manufacturing requires an equity lens, culture change and creative tools.

Ideas for How to Solve Challenges

- Create financing for developers
- Change investment mindset within city of Detroit
- Sell property at a price that creates equity
- Develop spaces that provide stable rents

Public Sector

Theme: Supporting makers and manufacturers requires supportive policy and programs.

Ideas to Solve Challenge

- Flexible Zoning
- Leverage RCC Designations
 - i.e in regard to legal and regulatory issues, technology, professional standards, and the sales process
- Information and Education
- Rehabilitate Spaces

Actions to Solve Challenge

- Connect financiers to small business owners
- Michigan Economic Development Corporation
 - Small business accelerator (Detroit is the New Black)
 - Grant program for small business access to technical assistance

Key Takeaways + Conclusion

Key Takeaways

- To create a visible and well connected ecosystem of resources to support key actors committed to Small Scale Manufacturing
- Educate and advocate to landlords in aim to change narrative of lending to Small Scale Manufacturing key actors
- Address restrictions to Small Scale Manufacturing space caused by zoning regulations



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Partners remain committed identifying solutions for small scale manufacturers and makers in Detroit.