

# OUR TOWN



Wieland-Davco's new corporate headquarters, located in Oakwood Executive Park, opened this past February

## Wieland-Davco Corp. Comes to Oakwood Executive Park

Wieland-Davco is a professional construction management firm handling major commercial building projects in Michigan and across the United States.

Founded by Don Wieland in Bay City, Michigan, in 1958, the firm moved to Lansing in 1985 to be closer to Dart Development and Dart Container.

"I think we've built everything for Dart over the last 30 years including factories and commercial properties here and across the U.S.," says Kevin Shaw, vice president of marketing for Wieland Davco. "They've been a great client." In addition to their work with Dart, Kevin explains that Wieland-Davco brings in business in a number of ways. They enjoy a good reputation which leads to many referrals, and much of their work is repeat business from satisfied clients. They also have three full-time people dedicated to marketing the firm to prospective clients.

This February, Wieland-Davco and its 65 employees moved to their new corporate headquarters in Oakwood Executive Park. With 24,000 square feet on 4 acres of land, the new facility offers plenty of space—important for a company that has steadily grown and is on course to grow even more. They have also had preliminary conversations with the DDA about taking advantage of the CRRP program.

"We're really excited to be in Delhi," Kevin says. "It's at the center of it all. We're looking forward to being here and growing in this facility over the next couple decades."

**Wieland-Davco is located at 4162 English Oak Drive, Lansing.**

*"We're really excited to be in Delhi," says vice president Kevin Shaw.*



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A publication of the Delhi Charter Township Downtown Development Authority • [www.DelhiDDA.com](http://www.DelhiDDA.com)

# Sammy's Returns!

It's true. Sammy's in Holt is re-opening, to the delight of the many who have missed the comfortable local restaurant. And when the remodeled Sammy's re-opens, it is likely to gain even more loyal fans.

Mike Corey and his twin brother, Mark, own Sammy's Restaurant on Jolly, and owned the Holt Sammy's from 1974 until it closed in 2002. But Holt missed the local Sammy's—and, with the encouragement of the building's former owner, Mike has purchased the building. A total interior renovation is now underway.

While the goal is to open as soon as they can, the brothers want to "get it right" rather than rushing the remodeling. "It will be a wonderful atmosphere," Mike said—with beautiful décor, yet it will retain the homey, family-oriented, come-as-you-are feeling Sammy's patrons enjoyed. And, of course, Mike will emphasize "really good food and service."

Sammy's will seat 128, and future plans include renovating the basement, which will probably serve as a banquet center. Mike plans to purchase the former gas station to the south for expansion of Sammy's parking lot.

Mike credited the DDA with providing him with a lot of help. "Al McFadyen has helped with anything and everything," he said, from answering questions to assisting with the environmental issues involved with the purchase of the former gas station. Mike is also taking advantage of the DDA's Commercial Rehabilitation Rebate Program (CRRP), which will reimburse him in part for new signage and other exterior improvements.

The brothers started out as cooks and over time learned all aspects of the restaurant business. Mike is excited about bringing Sammy's back to Holt, and said that so far the entire project has been a wonderful experience. "I'm hearing good things from people," he said. "I can't wait to open."

***Sammy's in Holt will re-open in their original location, 1957 Cedar, south of the Holt Road intersection.***



*Sammy's will seat 128, and future plans include renovating the basement, which will probably be a banquet center.*

# Anticipation Brews About New Beaner's



**Will Gross, owner of Holt Beaner's**

Holt will soon have a Beaner's right in the heart of town. Will Gross, who owns the Cedar Street store in South Lansing, will be opening his second store in the former Hitchens building.

Will is very excited about bringing a Beaner's to the community, and thinks his new location is ideal. "Being downtown is important," Will says. "I have a lot of customers from Holt who come into our South Lansing store now; the idea is to bring a product they already love a little closer to them." It seems Holt residents share his excitement, as Will says he has already heard a lot of positive feedback.

Just as his customers love his product, Will loves what he does. Maybe that's why his current store is consistently one of the top Beaner's in the area.

"It's a great business," he says. "It's a lot of work, but it's very rewarding."

Of course, there's even more work to be done before the Holt store opens—designing the store, making sure it meets corporate standards, and doing the buildout. Nonetheless, Will hopes to be ready to open by the end of May. "There's lots of anticipation already," he says. "It's only going to grow when people see the store being worked on."

# L&L Food Centers —A Family Tradition

*“Give people a good product and listen to their needs and they’ll become loyal customers.”*



It’s hard to imagine that the L & L Food Center chain evolved from a one-room gas station—but that’s exactly where it all began over 75 years ago. In 1931, Walter and Anna Levandowski converted their small gas station at the corner of Jolly and Logan (now Martin Luther King Blvd.) and became L & L Supermarket. “The success of the company goes back to a simple concept held by Walter and Anna,” Holt L&L manager Scott Dobey explains. “Give people a good product and listen to their needs and they’ll become loyal customers.”

But it wasn’t until their son Stanley joined the company that it started to evolve into what it is today. Stanley bought the original store from his parents in 1947, and in 1949, his new bride Patricia started working to promote it.

“She went door-to-door collecting addresses of prospective shoppers and used a manual press to print ‘specials’ for the week,” which she then mailed to the people on her list, Scott says. In time Stanley realized that a larger store would enable him to serve his customers better. He bulldozed the original building, removed the gas pumps, and built a 5,000 square foot “self serve” store, one of the first of its kind in this area.

By the early 1990’s, Stanley II and his sister, Stephanie Birmingham, were fully involved in store operations. Throughout the ‘90s the company enjoyed rapid growth with the acquisition of several stores—and a new name, L & L ShopRite. The first store to carry that name was in the Holt Plaza—with new signage reimbursed in part by the DDA’s CRRP program. In 1998, the family bought five Goff stores and changed the company name to L&L Food Centers.

Still family owned and operated, L & L demonstrates community commitment in many ways, including the sponsorship and support of projects to benefit Potter Park Zoo, the American Red Cross, the Greater Lansing Food Bank, and Haven House. “Being part of the Lansing area community means giving back,” Stan says. “After all, our associates, numbering close to 800, live and work in this community. We’re hoping to be part of this community for many years to come.”

## Students Design Winning Banners

The work of two Holt High School design students will soon grace the light poles in downtown Holt. Pauline Bateman, Jordan Keep and Calvin Bellas, students in Ms. Patty Pazano’s Design II class, were the winners of a recent banner design contest. Design II students who chose to participate vied for the opportunity to have their design produced and displayed on the downtown light poles. Look for the winning banners to go up later this year!

Holt High School students Pauline Bateman, Jordan Keep and Calvin Bellas whose designs were selected for new street banners in downtown Holt.



# NEW LOOK for Cedar Street

by Al McFadyen, DDA Executive Director

Starting in mid-summer, crews will complete the process of installing decorative street lighting and relocating underground most of the overhead utilities along Cedar Street from Aurelius south to Veterans Drive, near Holt Road. This will complete the Holt Triangle portion of the street light project begun by the DDA along Aurelius and Holt Roads several years ago. The new lights will be visually identical to the lights previously installed, but will be constructed of a rust-resistant material to reduce maintenance.



Speaking of Cedar Street, please take some time to enjoy the relatively new Delhi Veterans Memorial Gardens between Cedar Street and the Delhi Township Community Services Center. A new addition since fall of 2006 is a restroom and pavilion building, located at the west end of the Gardens between the amphitheater and the parking lot. The 700 square foot open air pavilion is designed to provide a shady spot during the summer as well as a gathering area out of the weather for the various events held in the Gardens which could be impacted by rain.

The Delhi Township DDA is financing the entire cost of the Cedar street light project and provided substantial funding along with Delhi Township for the Delhi Veterans Memorial Gardens pavilion and restroom. Both projects were designed by the Lansing firm of Landscape Architects and Planners.

# Maxima Supply Moves to Holt

Maxima Supply has joined the growing roster of Holt businesses. Founded eight years ago by Jeff Burgess and Scott Gleason, Maxima Supply is a wholesale distributor to prison commissaries and stores, supplying food, health and beauty aids, and other items to prisons in 41 states. Jeff explained that prison stores are not operated with government monies; prisoners pay for personal items with income they earn or with money from family and friends.

In March, the company moved from downtown Lansing to the former Grand Rapids Sash & Door site in Holt. Jeff and Scott purchased the building and took advantage of the DDA's Commercial Rehabilitation Rebate Program (CRRP) to assist with the cost of exterior renovations, roofing, landscaping, parking improvement, windows and signage. "The DDA has been very easy to work with," said Jeff. "It has been a very good situation for us." Maxima employs 20 people, with Scott managing sales and Jeff managing purchasing and operations. Their new 80,000 square foot space allows them to house their entire operation under one roof, whereas previously the warehouse and offices were in separate facilities.

Jeff and Scott selected Delhi Township for a number of reasons, including the availability of the spacious building—and also because Holt is home to both men. Jeff has lived here his whole life, and Scott and his family, including 6 children, also live here. Jeff sums it up, "We're glad to be in Holt."

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# Meet your DDA Board Members



**Kim Cosgrove**

*You already know some of the things the Delhi Township Downtown Development Authority does—and now you'll learn more about the people who make it all happen.*

Board treasurer Kim Cosgrove is the Chief Financial Officer of Holt Public Schools and has been a DDA board member for about three years. "I think they made me treasurer because I kept asking so many questions," Kim laughingly says. She also serves as the school district's liaison to the board.

Kim enjoys her service very much, and says that as a Delhi homeowner, serving on the DDA board has been an enlightening experience. "I did not know...the programs the DDA works on and the improvements they try to stimulate in this area until I sat on the board."

Kim currently serves on the Non-motorized Transportation Committee and loves it. "Delhi Township is putting together a non-motorized transportation master plan," she explains, "to develop and enhance pathways and sidewalks within Delhi Township so people don't have to drive a car to get around." The entire Township will be included in the plan, which ultimately includes connecting to the Lansing Riverwalk when it reaches Delhi. Kim says that she has been impressed by the committee's efforts. "The work they're doing is really incredible."

"I know some DDAs in Michigan have come under fire," Kim says, "but I believe our DDA has really been working for the infrastructure of the Township, to bring businesses and homeowners to our Township, to grow it and to create a community. I'm very supportive of the DDA."

Kim is a certified public accountant and has worked for the Holt Public Schools for 10 years. She grew up in Grand Ledge, and she and her family live in Holt.



**Nanette Miller**

Nanette had an interest in being involved in Township government and was approached to sit on the DDA Board. As the saying goes, the rest is history. Nanette has now been a DDA board member for two years, and says she has learned a great deal about the DDA and its goals. "I never really understood what the DDA was all about until I was sitting on the Board," Nanette says. And, she adds, "I'm constantly learning." Some of the DDA's projects pre-date her membership on the board, so Nanette frequently asks for background to learn the history and goals of the project. One of the things she is interested in is the goal of upgrading the triangle buildings. She hopes that with the DDA's help, the buildings can become an asset that benefits the whole area.

Nanette also enjoys serving on the CRRP (Commercial Rehabilitation Rebate Program) committee. "CRRP is an excellent program," she says, and wishes that more businesses would take advantage of it. "That extra money helps businesses do much more" to upgrade their properties, she says, by offsetting some of the cost of eligible expenses, which in turn frees up monies to do additional improvements.

Nanette enjoys her home in downtown Holt, and she's definitely loyal to the community. "I graduated from Holt High School, both of my kids graduated from Holt High School, and hopefully my two grandchildren will graduate from Holt High School," she says. Nanette is a property manager for a housing cooperative in Lansing and her husband is retired.



# Molded Plastic Industries, Inc.

## From Holt to the World!

Next time you see a school bus, firetruck, right-hand drive or other specialty vehicle, it might contain components made right here in Holt.

Specialty vehicle and equipment manufacturers around the world—and just down the highway—rely on designed and manufactured components from Molded Plastic Industries, Inc. The company manufactures a diverse line of products including interior, exterior and under-hood components for medium-and heavy-duty trucks and specialty vehicles. Molded Plastic's U.S. customers include General Motors Truck, Ford Motor's joint venture operations with International Truck and Engine, Oshkosh Truck, Pierce Manufacturing, Modine Manufacturing, and Spartan Chassis. They also export product to other countries, including the United Kingdom, South Africa, Brazil, Canada, New Zealand and others.

"Currently, we're starting design exercises for a right-hand drive dash that will be shipped to Eastern Europe," owner Frank Phillips, Jr., says. "Our customers want to separate themselves from managing Tier 2 and Tier 3 suppliers, which is common in the low-to-medium production volumes of specialty vehicle markets." Frank sums up Molded Plastic's vast array of services saying, "We represent an ideal source for engineering and program management with a wide range of manufacturing process capabilities." Those capabilities include concept and prototype development, program management, engineering, process control, and production. Molded Plastic also has the ability to develop CAD models from design renderings, assist in revision or reverse engineering of an existing product, and produce mock-up units.

Some of Molded Plastic's capabilities are unique in their market. "We provide fully assembled, final painted components," says Frank. "Our customers appreciate our high level of competence, since these services are not available from other suppliers in the specialty vehicle market." He explains that while other manufacturers may offer some of the services, they do not offer the design or paint and assembly of components.

The company was founded in 1974 and moved to their current location in 1975. Frank Phillips, Jr. is CEO and engineering manager of the company, which he and his partners purchased from Frank Phillips Sr. Partner Scot Parker is production and operations manager, and the third partner, Steve Carlson, is treasurer.

Molded Plastic Industries is opening a third plant in Holt, at 2200 Depot Street, with over 5,500 square feet. As volume has grown, Molded Plastic is working on automating processes to keep up with increased volumes. The company employs approximately 50 people whose average seniority is 8-10 years.

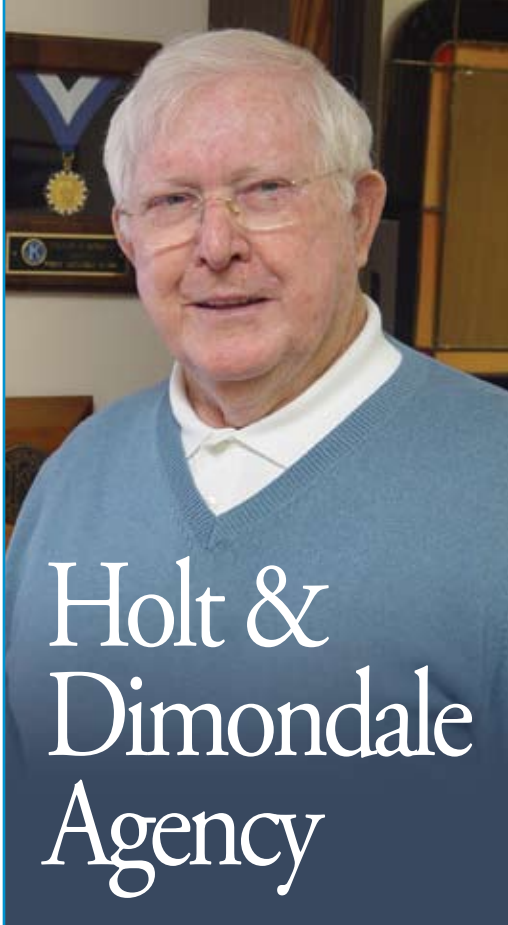
Both Frank and Steve believe Delhi is a good location for their business. Recently the Township was able to help them with tax abatement on new CNC trimming equipment, and in the past the company has taken advantage of the CRRP program to upgrade their parking lot, landscaping, painting and signs.

***Molded Plastic Industries' main offices are at 2382 Jarco Drive.***

*Molded Plastic Industries is opening a third plant in Holt, at 2200 Depot Street, with over 5,500 square feet.*

**Many plastic components used in vehicles such as schools buses and fire trucks are manufactured by Molded Plastic Industries of Holt.**





Frank Brown, owner, Holt & Dimondale Insurance Agency

*Frank is proud of our community and is tireless in his support.*

Like many entrepreneurs, Frank Brown started his business because he wanted to be his own boss. He opened The Holt & Dimondale Agency, an independent insurance agency, in 1960. The agency represents Auto Owners, Hastings Mutual, Fremont Mutual, Grange Mutual, Employers Mutual and Progressive—but emphasizes, “We work for *you*.” The Holt & Dimondale Agency handles all lines of personal and commercial insurance.

Over the years, the successful agency outgrew several locations, and in 1996 they built their current facility. The office has 10 employees who are all licensed, either as insurance agents or customer service representatives. Frank’s nephew, an investment broker, works in a satellite office.

Frank is proud of our community and is tireless in his support. He has worked with the schools and is a long-time member of Holt-Dimondale School Business Alliance. He also served as secretary for Holt Kiwanis Club for 43 years.

Although Frank jokes that they “retired him” as secretary a couple of years ago, he is still active with the Kiwanis. He and his family are firmly rooted in Holt.

***The Holt-Dimondale Agency is at 2129 N. Aurelius Rd., Holt, 517-694-0149.***

## Florheat—Warm floors are just the beginning

Florheat manufactures radiant floor heating systems and sells them nationwide. Charles Krupka, president, and his partners founded Florheat in 2003, and relocated to Delhi’s Oakwood Executive Park in December, 2006.

Each Florheat system is custom designed for the specific home to keep it at a comfortable 70 degrees on a cold day. Charlie says that radiant heat systems offer the best comfort level, greatest health benefits, and highest level of energy efficiency to be found in a heating system. “The rule of thumb is that it’s 30-40% more efficient than forced air,” he says. Heat is maintained near the floor, furnishings and people, not wasted at ceiling level. And since there are no ducts and blowers, there are no drafts or blower noise, nor are pollutants such as radon, molds, pet dander, pollen, etc., circulated through the home as they are with forced-air heating.

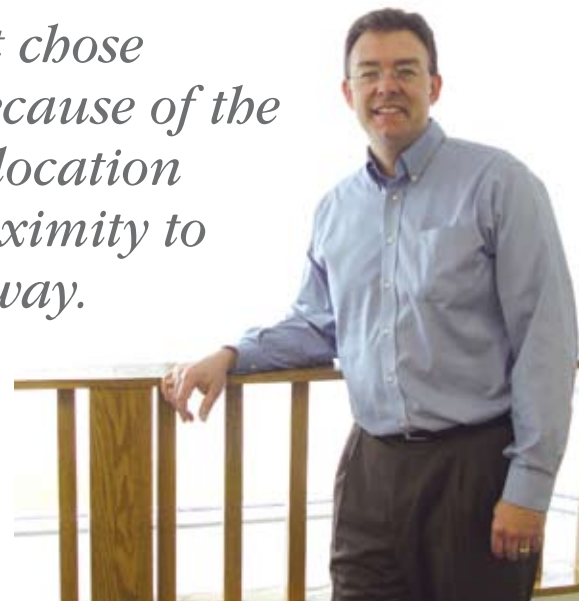
Implementing a Florheat system begins with a heat load analysis of the home. With larger buildings, high ceilings, or a lot of windows, “radiant heat can be 40-50% more efficient because we’re heating people and objects as opposed to heating air.” Many times the boiler that powers the radiant system can handle the home’s hot water needs as well, increasing energy efficiency (and, conversely, some homes can power a radiant system with their existing water heater). The boilers are smaller than a furnace, can be hung on a wall, and can be powered by gas, propane or electricity. The newest boilers are 92% to 97% efficient and can be vented with PVC pipe.

While much of their business comes from new builds, the company also does a lot of renovations, using their own patented retrofit system. Florheat is used in both residential and commercial buildings.

Florheat chose Delhi because of the central location and proximity to the freeway.

***Florheat is at 3120 Spanish Oak Drive in the Oakwood Executive Park, Lansing, 888-265-5455.***

*Florheat chose Delhi because of the central location and proximity to the freeway.*



Charles Krupka,  
president of Florheat



## THE D.D.A – WHO WE ARE AND WHAT WE DO

The Downtown Development Authority (DDA) promotes economic development through business attraction/retention programs and works to foster investment within the DDA district. It strives to increase the Township's tax base and strengthen the local economy while maintaining those qualities which make Delhi Township a desirable place to live and work. For more information, visit us at [www.DelhiDDA.com](http://www.DelhiDDA.com).

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## THE D.D.A. BOARD MEMBERS:

- Howard Brighton
- Kim Cosgrove,  
*Holt Schools Representative, Treasurer*
- Ted Darbor, *Secretary*
- Stuart Goodrich, *Township Supervisor*
- C. Howard Haas, *Chairman*
- Nanette Miller
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