

EXPLORING COMMUNAL AND COOPERATIVE INVESTMENT MODELS

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Overview

- The goal of this project is to implement solutions that will allow local community control for key properties; provide pathways for workers to increase wealth; allow for diversification of ownership in key sectors and business types.
 - All to establish a more equitable and resilient community.
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Community Investment Trust

- The Community Investment Trust (CIT) builds the possibility to strengthen communities and create empowered lives. The CIT offers a long-term path to collective, communal ownership of real-estate for investors starting from \$10-\$100 per month. Ultimately, we are committed to working together to build more just, productive and resilient communities across the country.
 - <https://investcit.com/>
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Community Investment Trust

- Large scale Vision



- Practical Vision



Community Investment Trust

Activity:

- Looking for funding to do feasibility study (\$25,000)
 - Had conversations and interest from City of Lansing/EDC, Ingham County, and PNC, which bold well for some sort of collaboration of funding.
 - CEED may be a great organization to lead this effort as community front.
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Worker-Owner Cooperative

- Employee ownership (Worker-Owner), has the worker and the business' sustainability at its center, not just profit. For the community, worker ownership increases local spending and civic engagement. For the business, it increases productivity and growth. It helps job creators to lower worker turnover and leave a lasting legacy in their community.
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What we know...

"Baby boomers own half of the privately held businesses with employees in Michigan."

53% of
businesses
are owned
by people
aged 55+ in
Ingham
County,
Michigan



Industries

- Accommodation & food service
- Admin & waste management
- Arts & entertainment
- Construction
- Health care & social assistance
- Manufacturing
- Other industries
- Professional services
- Retail trade
- Transportation & warehousing
- Wholesale trade

Worker-Owner Cooperative

Example:



Three-Fold Win:

- Current owners sell their business and get additional funds for retirement
- Employees now own the business, increase their income
- Community wins by having a well-established business

Worker-Owner Cooperative

Activity:

- Received support and approval from Ingham County Board of Commissioners
 - \$400,000 budget with a program timeline that ends in December 2024.
 - LEAP (under my department) is taking the lead in this effort.
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Beneficiary Journey Map

LEAP RELIEF PROGRAM GRANTEES ARE SCREENED, ENGAGED, AND INFORMED.

 1000+ 

BUSINESS OWNERS WHO CHOOSE WORKER OWNERSHIP FOR SUCCESSION ENGAGE WITH C2BE.

 66 

C2BE HELPS DETERMINE PRE-FEASIBILITY

 25 

C2BE GUIDES TRANSITION PLANNING

 7 



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