

DRAFT

GUY CENTER PROJECT

Project: Guy Center Project - Rehabilitation and Reuse of historic 300 Broadway in Marine City, creating Placemaking.

Stakeholders: City of Marine City, Community & Economic Development Board and Subcommittee which includes representatives from Friends of City Hall, River Rec Teen Zone, Historic Society, Michigan Small Business Development Center (Michigan SBDC), Marine City Chamber of Commerce, St. Clair County, Residents, Business Owners, Community Leaders and others.

Project Description

The City of Marine City would retain ownership of 300 Broadway and create a subcommittee under the direction of the Community and Economic Development Board of Marine City. This subcommittee would include individuals representing various stakeholders in this property, such as a representative from the Historic Society, City Commissioner, Friends of City Hall, the CEDB, the Chamber, River Rec Teen Zone, residents, county representative and more. This would be a collaborative effort amongst partners. The purpose of this subcommittee would be to develop a plan for the repurposing of 300 Broadway through the Guy Center Project thus creating **placemaking** within our community.

The focus would be on how this public space could be used rather than just on how it looks. This subcommittee would collaborate with the County to establish funding opportunities and needs within the county and city. They will develop a business plan for the project, create a Blue Meets Green Presentation and initiative, search for funding opportunities, apply for grants, seek other stakeholders in the community, and develop a plan and timeline for accomplishing tasks.

“With community-based participation at its center, an effective Placemaking process capitalizes on a local community’s assets, inspiration, and potential, and it results in the creation of quality public spaces that contribute to people’s health, happiness, and well-being.” – Project for Public Spaces (attachment 1)

Collaboration & Planning

- Consult with County Commissioners Jeff Bohm and Dave Vandenbossche
- Consult with county and set up community planning session with David Struck, Senior Planner for St. Clair County
- Meet with Dan Casey from the St. Clair County Economic Development Alliance
- Meet with Randy Maiers from the St. Clair County Community Foundation
- Consult with Patronicity regarding crowdfunding
- Work with the Michigan Small Business Development Center
- Develop and deliver presentation for Blue Meets Green initiative.

Rezoning

Rezoning the property to ADAPTIVE REUSE would give the opportunity to use the building for broader based initiatives.

*Adaptive reuse is the **building and construction technique that made it possible for historic neighborhoods to meet the renewed demand for urban living.** Many cities had to make changes to planning and development policies to enable the conversion of buildings from office and industrial uses to residential or retail uses.*

This space would appeal to people of all ages.

GUY CENTER PROJECT OFFERINGS

The Guy Center project is a public/private partnership, which could create a multi-use space expanding regional capacity to serve the public. These items could be tackled in phases. Some of the possible offerings are listed below.

Warming Center

The Guy Center project could offer the potential to act as a warming center. The addition of a generator could make this possible. The building is also equipped with two ADA accessible restrooms, ADA accessible ramp and railing, shower, new HVAC, refrigerator, microwave and washer and dryer.

Community Gathering Space

The area that is finished and being utilized by the teen center can easily be used by the community for various events. This section is ADA accessible with two restrooms, shower, washer and dryer, refrigerator, new HVAC, large screen television, high speed internet,

Technology Center

Offering high speed internet and other services will aid in attracting those people interested in an incubator space outside of their home.

Meeting Space

The main level could offer office space for rent as well as cubicles and open areas for co-working and incubator space. This would help nurture and grow new business by offering rentable space for start-up businesses. This space would also allow for those working at home an alternative space to work. There could be a daily drop in fee or use weekly, monthly or annually.

The main purpose of the incubator is to provide space at an affordable rate for new small business startups and/or for small business owners that wish to grow and expand. The incubator serves as a launching pad for businesses until they are able to graduate to a market-rate location or outgrow the space.

Event Center

Upper level opera house can be used for music, theater, dance, movies, private events, entertainment and more. These events and could be managed by an event company and generate income.

Commercial Kitchen

A commercial kitchen could offer another community kitchen for the Thumbcoast Kitchen project through the St. Clair County Community Foundation.

<https://www.stclairfoundation.org/thumb-coast-kitchens/>

The Community Foundation is proud to partner with the James C. Acheson Foundation to launch a new "Community Kitchen" program, our latest downtown economic development project, which will provide a boost to new and emerging food entrepreneurs in the region by offering two kitchen spaces for rent – Grace Church and Atrium Kitchen.

These spaces will have various uses available for by the hour/day rental. The licensed, commercial kitchens and their available uses and equipment are listed on [The Kitchen Door](#).

Heritage Park Events

Community Garage Sales, Art Fairs, Antique Shows, Heritage Days, Chamber Community Events, Ice Skating Rink, Music In The Park,

Business Center

The Marine City Chamber of Commerce would be able to expand by offering supplies and items needed for business development (ex. Printers, hole punch, supplies, printer, fax, scanning)

Welcome Center

A Welcome Center is an open space that community members and visitors have access to — it supports community engagement, creates opportunities for workforce development, and ultimately cultivates a sense of community and inclusiveness for all newcomers and residents.

A warm and sincere greeting gives a sense of caring and makes people feel welcomed, as well as making them feel that they have made a good choice in visiting or choosing our area. Nurturing these relationships is a crucial part of growing a successful community.

Funding Sources

Crowdfunding with Patronicity - Empower local placemaking projects through crowdfunding, access to matching grants and hands-on project coaching. With a 96% success rate and 6+ years of experience, we can help you get the funding and support you need to turn your vision into reality and transform your community.

- Matching Grant Opportunities

- State Grants
- DTE Foundation
- St. Clair County Community Foundation
- Countywide Grant Opportunities
- Community Donations
- Corporate Donations
- Federal Grants
 - USDA Rural Development Grant (RISE)

Matching grant monies could be captured from our partners such as;

- Historic Society
- Friends of City Hall
- River Rec Teen Zone
- Other vested groups
- Community & Economic Development Board
- Funds could also be used from the potential sale of 303 Water Street...the Guy Center Funds to be held for 300 Broadway to become the Guy Center.

Past Grant Successes

The city has been awarded over \$500,000 in Grants from 06/18 to 02/22 (see attached spreadsheet). Below are a few examples.

- Bridge to Bay Musical Parklet (\$32,000)
- Beach Fun Raiser (\$11,000.00+)
- River Rec Teen Zone Fundraiser (\$33,000.00+)
- Marina Project (\$300,000.00+)
- Kayak Launch

This building is a City asset and should remain as one. In addition it is a landmark and located in the heart of Marine City. We believe that breathing new life into this building for the community will help create unity amongst all. This is a win/win for all involved....a community working together to bring a community center to its residents with their City driving the way!

Application

Mission Statement

Contact Info

Phone:

(810) 765-8846

Meetings - When: 4th

Wednesday of Every Month

Meetings - Where: Marine City

Guy Community Center - 260 S.
Parker St.

Meetings - Time: 6:00pm

Community & Economic Development Board

In an effort to continue the drive in building a strong community, the City of Marine City has a Community and Economic Development Board. The purpose of this Board is to provide the City Commission with projects, programs or policies that will help to improve infrastructure and services, stimulate growth and create economic opportunity.

You Help Your

Community

We Help You

- Business Support and Resources
- Investment Opportunities
- Funding Resources
- Community Development Fellowship

We encourage all residents and business owners to join us for our monthly meetings held the fourth Wednesday of each month at 6:00 pm at the fire hall to share ideas and brainstorm with Community leaders to help build a better community.



Economic Development Alliance
St. Clair County, Michigan
 100 McMorran Blvd, 4th Floor, Executive Suite B
 Port Huron, MI, 48060
 phone: (810) 982.9511 | fax: (810) 982.9531

BLUE MEETS GREEN COMMUNITY COLLABORATION CONTINUES WITH PHASE VI ROLLOUT

May 18, 2021



Phase VI priorities established to support regional growth & success

Since 2010, a group of passionate community leaders and stakeholders have gathered every two years to pitch and choose projects focused around key areas that will support our region's growth and success. The Blue Meets Green initiative born from a countywide Economic Development Strategic Plan, has since produced many positive results for St. Clair County. The strategic plan laid the foundation to create more opportunity for the region by addressing its three core values: People, Place and Prosperity.

The committee recently held the 2021 Blue Meets Green Planning retreat virtually due to COVID-19, and through electronic voting, established its new Phase VI priorities listed below:

1. **Marine City Marina** – Marine City, Michigan is a destination place for thousands of tourists every year. However, Marine City is bypassed by boaters due to the lack of boat docking, fuel, shore power and boating amenities. The Marine City Marina project would add another safe harbor for boaters.

2. **Countywide Broadband Strategic Plan** – This effort will support the development of a countywide broadband strategic action plan. The plan would serve as a roadmap to establish the infrastructure needed to push broadband forward in St. Clair County.

3. **Expanded Training / Workforce Training** - The workforce training facilities at St. Clair County Community College and RESA require expansion. This would allow for new or expanded programs, equipment, and the capacity to increase student enrollment. The goal is to increase the number of people with credentials including degrees, advanced degrees, certifications or completed apprenticeships.

4. **COVID-19 Vaccine Planning** – The COVID-19 vaccine distribution process / community vaccination initiatives will not be successful without the robust support and participation by our entire business community and community leadership. COVID-19 vaccines are a pathway to ending this pandemic. There has never been a vaccination project that has required this type of coordination, communications and surveillance. There is no vaccination project that will have the same level of impact on the economy, education, and quality of life.

5. **Increasing Child Care Options** - Prior to the pandemic, many area residents were struggling with finding available child care options. This issue has exploded since the pandemic. Without additional child care options, more St. Clair County residents will be forced to leave the workforce, creating an even tighter labor market for the county.

As in years past, the Blue Meets Green committee will collaborate and rally around the established priority projects to spur economic development in the Blue Water Region. The effort is supported by leadership in the public, private and non-profit sectors.

"We are very proud of the progress that has been made on many of the projects in the previous phases," said Hale Walker, co-chairman of Blue Meets Green's Leadership Council. "We continue to work hard to make our community a place where people want to live, visit and do business."

The mission of Blue Meets Green is to develop the Blue Water Region into a prosperous, sustainable economic environment through the united effort and commitment of the private, nonprofit and public sectors. Focus areas include bolstering downtowns and neighborhoods, expanding entrepreneurial resources, tourism, waterfront development, workforce development, healthy communities, and ensuring that prosperity is distributed equitably.

To learn more about Blue Meets green, please visit www.blumeetsgreen.org.

WPHM Interview with Leadership Council members about Blue Meets Green past and current initiatives ([listen here](#))

#

Creating a Place for People to Prosper



Place

People

Prosperity

- Promote and enhance quality of life
- Grow neighborhoods and downtowns
- Leverage our close proximity to metro Detroit in marketing, awareness and PR campaigns
- Develop an outstanding business workforce aligned with the business development goals of the Blue Water Region
- Support a career and college readiness system and initiatives that bolster talent development and attraction
- Promote equitable growth that provides all residents with the same opportunities to reach their full potential
- Retain, strengthen, and support existing businesses, including small business
- Encourage economic diversity
- Foster entrepreneurship and innovation
- Promote cultural diversity, inclusion, and sustainable populations

Mission: Develop the Blue Water Region into a prosperous, sustainable economic environment through the united effort and commitment of the private, nonprofit and public sectors.

Blue Meets Green was formed in 2010, as part of a countywide Economic Development Strategic Plan. Since that time, the community collaboration and positive results for St. Clair County, Michigan, have become the envy of many communities.





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Published in Placemakers · Follow



Ebrahim Varachia · Follow

Jan 14 · 5 min read



Understanding Placemaking & Going Beyond the Definition

Most of our day-to-day work at Patronicity is centered on supporting projects and project creators that promote placemaking within their communities.

What's placemaking you ask? Great question! Ask two of our staff members and you're likely to get two slightly different answers.



The Corner Spot in Ashland, MA.

Placemaking Defined

A great place to start learning about placemaking is at the [Project for Public Spaces](#) (PPS). PPS is considered one of the top experts on placemaking, which they describe in the following way:

"With community-based participation at its center, an effective Placemaking process capitalizes on a local community's assets, inspiration, and potential, and it results in the creation of quality public spaces that contribute to people's health, happiness, and well-being." — Project for Public Spaces





limited to artistic perspectives, green design, gathering space, seating/landscaping, etc.”

“Placemaking is the creation of public places, places publicly owned or of public use, accessible and enjoyable by all for free and without a profit motive. Public spaces are a key element of individual and social well-being, the places of a community’s collective life, expressions of the diversity of their common natural and cultural richness and a foundation of their identity.”

“An act of creating spaces where people want to spend time and connect, developing the identity of the community which they exist within.”

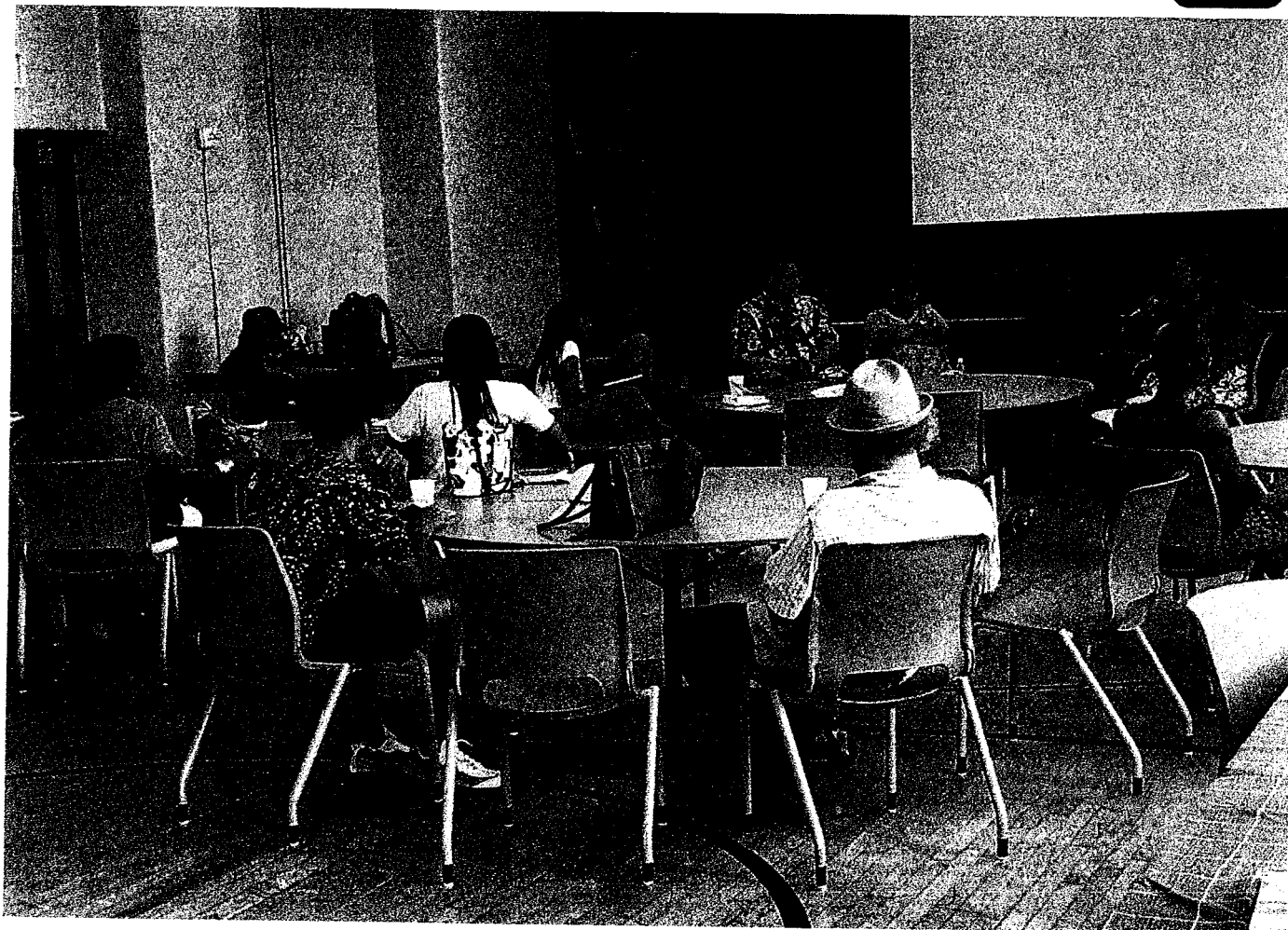
“Placemaking is the process of making places that have meaning to people, enduring patterns of community use, and memorable physical qualities.”

“Placemaking, in a nutshell, is about positioning the human experience in everyday life above all else.”

As you can see, while there are lots of different ways to define placemaking, there are common threads throughout most of the definitions:

- Community engagement, participation and/or leadership
- Emphasis on the process of creating places being just as important or more important than the places themselves
- A focus on public, rather than private places; more specifically, a focus on how public spaces are used rather than just on how they look
- Community identity should help shape and be reflected in public spaces
- People first!





Kheprw Institute in Indianapolis, IN

You probably already are a placemaker and didn't even realize it. It's less about the definition, and more about the work that you're leading and inspiring within your neighborhood that is building a vibrant community.

Hopefully, you feel more comfortable with the idea of placemaking, but maybe you're wondering why we focus so much on this particular type of community development and design. Why do we care about placemaking? Why should YOU care about placemaking?

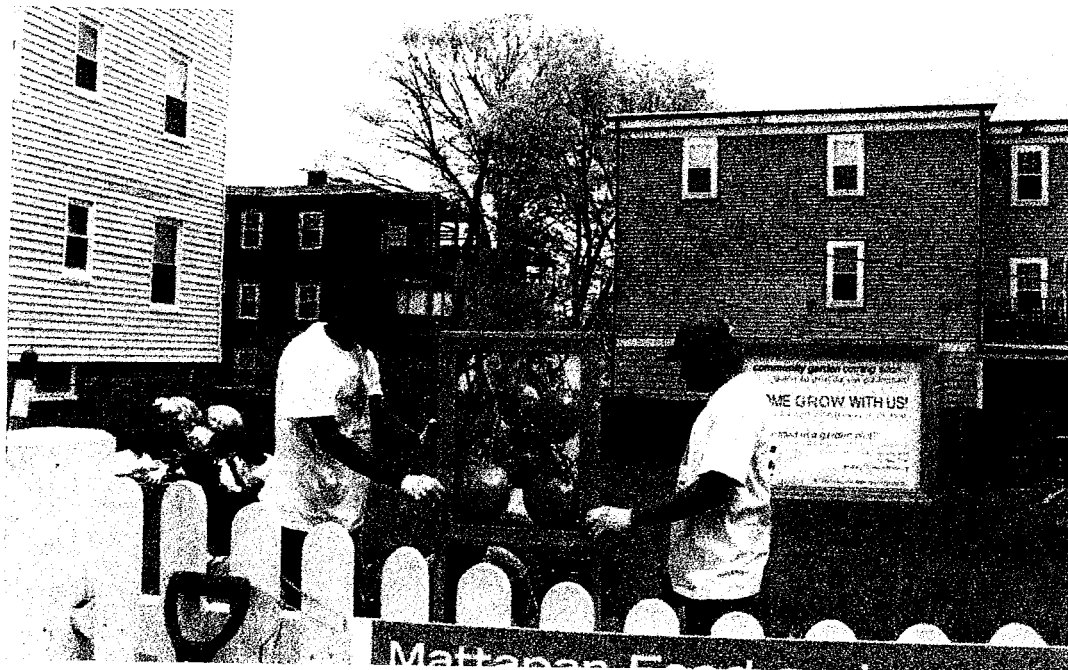


Bauman Park in Indianapolis, IN

Here are some reasons why placemaking is so important:

- Federal and local policies, including planning zoning laws, have created spaces that are better suited for cars than for people.
- Residents are often left out of the decision-making process in regards to community development.
- Bureaucratic processes and costly fees discourage innovative public projects
- At the United Nations Conference on Housing and Sustainable Urban Development in October 2016, the New Urban Agenda was adopted and included the goal for more cities to “provide universal access to safe, inclusive and accessible, green and public spaces.”
- As it relates to public space specifically, public spaces can be powerful tools to reconcile differences and build social cohesion. On the other hand, restricting access to them can exacerbate discrimination and social tension.

By involving the community and all relevant stakeholders in the design of a public space, humanitarians can promote dialogue between different stakeholders and use the design process as a way of engendering communication and constructive dialogue. **Including the community in the design process encourages them to take more ownership of the space**, to promote safety within it, and to better identify with it and the surrounding neighborhood.



Woolson St. Community Garden in Boston, MA

The beauty of a successful public space is that it allows for local ingenuity. That is, people are able to use it to suit their specific needs, whether it's setting up a farmers market or using public benches as a skate park. A public space that allows for interpretation can reveal the ingenuity of a neighborhood's residents. The best uses often bubble to the top and are important to the majority of residents, thereby promoting socialization and place attachment.

As we move ahead, it is apparent that the immediate surrounding environment influences the well-being of all citizens, including vulnerable groups. Public spaces are a common good, a public asset of high value with a direct impact on the quality of life of citizens. Building on our responsibility, urban policies should be developed at the local government level to address people's needs.

With the winter season upon us, communities are reimagining ways they can continue to bring residents, neighbors and visitors to their streets. In November 2020, our team at [Bench Consulting](#), powered by Patronicity, crowdsourced ideas from around the world to create an inspiring booklet of ideas to inspire the creation of [Winter Places Guide](#). This year, we just released [Winter Places 2.0](#) as a report on the implemented ideas and the successes of Winter Placemaking. If you're looking for ideas on placemaking for all seasons and to fit uniquely inline with the needs of your community, reach out to our team to begin a conversation. We'll share how a community envisioned, community led, and community funded space can go far beyond just creating a beautiful place.

Community Foundation

of St. Clair County

GRANT GUIDELINES

Vision Statement

Our goal is to help transform our communities and the lives of our residents by collaborating to tackle big challenges facing our region – as well as seizing upon new opportunities. We take a big-picture view of tough challenges – education, the economy, the waterfront, our unique downtown assets so we can respond to community priorities, leverage resources, and contribute to the growth and sustainability of a vibrant regional economy.

Strategic Priorities 2019-2021

1. Community & Economic Prosperity	2. College, Career & Life Success	Other Areas of Interest
<ul style="list-style-type: none">▪ Placemaking▪ Our downtowns – their vitality and continued revitalization▪ Waterfront development & utilization▪ Connected Trailways▪ Regional collaboration & planning▪ Entrepreneurism▪ Mission (aka "Impact") Investing: true profit-making investments within our region▪ Nonprofit capacity building▪ Re-engaging seniors and early retirees into the workforce▪ Childcare and Housing as it impacts working class parents/families and employers	<ul style="list-style-type: none">▪ Programs & projects to re-engage students who do not complete a college degree in a traditional timeframe or who leave college to explore other options▪ Exploration & Preparation for career and lifetime success after K-12▪ Emphasis on Skilled trades and apprenticeship programs▪ Pathways to careers in skilled trades▪ Hands-on learning & training programs for youth and adults alike, including under-educated or under-trained adults looking for new career options▪ Robotic programs and related facilities, workshops, labs, competition space, etc.	<p>The hundreds of endowed funds and our 1,000+ annual donors have a wide and diverse range of interest areas. The majority of the Foundation's assets have pre-determined goals, objective and focus areas.</p> <p>We will always strive to help our donors achieve their individual goals and objectives. Therefore, we will continue to support and accept grant request in the areas of;</p> <ul style="list-style-type: none">▪ Early childhood issues and challenges▪ Arts and Culture▪ Food, housing, clothing, medical care and basic necessities for those disadvantaged members of our community▪ Year round access to healthy foods and necessities▪ Coordination of efforts aimed at providing basic necessities to school aged children and a more systematic effort at aiding these support systems year round▪ Programs, projects and initiatives targeting the entire family; their well-being and their success in life and their ability to contribute to our region's growth and prosperity.

Additional details on the Community Foundation's Priorities can found on our website: www.stclairfoundation.org

Completed grant applications can be submitted via email to audrey@stclairfoundation.org or can be mailed or dropped off to our offices at 500 Water Street Port Huron, MI 48060

We accept grant applications year-round, but if you want the application reviewed at the next scheduled meeting it MUST be submitted at least two weeks prior. Grant requests seeking \$50+ will only be reviewed in the 4th quarter of the calendar year.

Community Foundation

of St. Clair County

Projects that will not be considered for funding are those which involve:

- Sponsorships of sports teams and/or academic teams for contests, competitions and events
- Activities influencing legislative elections
- Activity/purpose that would violate the Foundation's tax exempt status under the IRS code
- Debt reduction, deficit operations or venture capital funds.
- Individuals (except for scholarships)
- Private Foundations
- Request for funds which will be redirected to individuals, other activities or organizations.

The Foundation's review process pays special attention to the following:

- For an ongoing activity, what will be its future source of funding?
- Is the applying organization well run, with an active and well-qualified board and a competent staff capable of implementing the proposed activity?
- What is the organization's financial condition and fiscal history?
- Are there more logical sources of funding than the Community Foundation?
- Are there a variety of funding opportunities?
- Is the proposed activity well-conceived and is its budget realistic?

Accountability:

- After receipt of a grant, the Community Foundation may require any of the following types of evaluation: written reports, site visits, and oral reports.
- Any funds not spent for the specific purpose of the grant must be returned to the Foundation.

Recognition:

- The Community Foundation asks that where appropriate, proper signage be placed recognizing the support of the Community Foundation of St. Clair County and/or the committee that approved the grant.
- It is important to note in the application how you will promote the Community Foundation's involvement in making the project happen.

Non-Discrimination in Grantmaking:

The Community Foundation of St. Clair County is committed to promoting broad diversity and inclusion within our organization and the community. No one will be excluded from consideration for employment or volunteer participation, or from organization services regardless of but not limited to the following basis: age, disability, family or economic circumstance, race, ethnicity, gender, gender identity or expression, sexual orientation, world view, spiritual beliefs, marital status, national origin or veteran status.

In our grant-making, we strive to partner with organizations that also embrace these beliefs and demonstrate them through their policies, practices, actions and impact. We seek grantees and partners that incorporate diversity and inclusion into their mission, governance board, staff, volunteers, vendors and constituents served.

Organizations that serve a specifically defined population in an effort to help populations overcome historic discrimination are not considered non-inclusive or discriminatory. Also, organizations serving target populations per their mission, such as girls, babies or older adults, would not be considered discriminatory. This inclusion statement applies to how an organization serves its specific target population as well as how it handles hiring and volunteer participation.



Tiffany's Post

**City of Marine City,
Michigan**

Tiffany Gilsbach · 24m ·

Where are the best places in the blue water area to set up a remote work station for the day?

I would love to get out of this house. Needs to have food, coffee/tea, table space, and possible access to electric outlets.

10 Answers



Like



Answer



Share



1

Top comments

Rules



Write an answer...



Search results for "marine city"

Projects

City Name



MARINE CITY, MI

River Rec Teen Zone

A Teen Driven Space in a Historic Place

\$34,010
of \$30,000

Project Closed

Matching Grant: Michigan Economic Development Corporation



MARINE CITY, MI

Marine City Beach FUN Raiser

Improve the Beach for All to Enjoy!

\$11,120
of \$10,000

Project Closed

Matching Grant: Michigan Economic Development Corporation

Rural Innovation Stronger Economy (RISE) Grant Program

The Rural Innovation Stronger Economy (RISE) Grant Program offers grant assistance to create and augment high-wage jobs, accelerate the formation of new businesses, support industry clusters and maximize the use of local productive assets in eligible low-income rural areas.

Who may apply?

Eligible applicants are rural jobs accelerator partnerships with expertise in delivering economic and job training programs, consisting of the following:

- Non-profit entities
- State entities
- Tribal entities
- Institutions of higher education
- Public bodies

How may funds be used?

RISE grant funds can be used to:

- Build or support a business incubator facility
- Provide worker training to assist in the creation of new jobs
- Train the existing workforce with skills for higher-paying jobs
- Develop a base of skilled workers and improve their opportunities to obtain high-wage jobs in new or existing local industries

What is an eligible area?

The RISE project must serve a rural region small enough to allow close collaboration among partners. It also must include important elements of the region's prioritized industry cluster (concentrations of related industries).

What is the maximum amount of a grant?

Grant amounts are awarded competitively with a minimum of \$500,000 and a maximum grant amount of \$2,000,000.

What are the terms of the grant?

The grant term is 4 years.

How do I apply?

Interested applicants are encouraged to review the materials, including application deadlines, found in the Notice of Funding Availability. Applications are submitted through [grants.gov](https://www.grants.gov).

What governs this program?

The Rural Innovation Stronger Economy (RISE) Grant Program is enacted as part of the Agricultural Improvement Act of 2018 (Public Law 115-34) (2018 Farm Bill). Regulation 4280. The program is governed by Regulation 7 CFR Part 4284, Subpart L.

Why does USDA Rural Development do this?

The RISE Grant Program meets a recognized need for federal support of jobs accelerator partnerships for the promotion of private investment in regional economies. The flexible use of funds by RISE grant recipients allows a region to leverage their community assets by assisting new and existing industry, establish and operate innovation centers for job development and training, including through the use of new or improved broadband service by jobs accelerators. The RISE program will improve the ability of rural communities to create high-wage jobs, accelerate the formation of rural businesses, and strengthen regional economies.

NOTE: As the leading federal agency for rural development prosperity, we work to help rural communities grow and prosper. For additional resources and information about our business, community or housing programs, contact our program specialists at 1-800-670-6553 or visit us online at rd.usda.gov.

USDA is an equal opportunity provider, employer, and lender.

Last Updated May 2021



Helping your Michigan business start, grow and thrive

The Michigan Small Business Development Center (MI-SBDC) helps small businesses launch, grow, transition and innovate. We provide counseling, training and research for new ventures, existing small businesses and advanced technology companies.

Wherever you are in your business journey, we're here to help!

Our services

BUSINESS PLAN DEVELOPMENT

MARKET RESEARCH

RAISING CAPITAL

BUSINESS WORKSHOPS

TECHNOLOGY COMMERCIALIZATION

FINANCIAL MANAGEMENT

EXPORT STRATEGY

STRATEGIC PLANNING

Let's get started!

Request a meeting to learn more about the full range of services we offer Michigan businesses!

VISIT US ONLINE: SBDCMICHIGAN.ORG



"My MI-SBDC consultant is emotionally invested in Bon Bon Bon's success, and that means a lot to me."

**—Alexandra Clark
Bon Bon Bon**

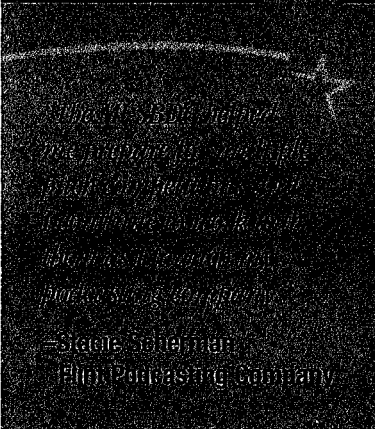
"Allowing and encouraging us to look at business differently and more aggressively has been a factor in our growth."

**—Carla Walker-Miller
Walker-Miller Energy Services**



"Without the MI-SBDC, we never would have gotten funded, and Witch's Hat Brewing Company would still be a dream."

**—Ryan & Erin Cottongim
Witch's Hat Brewing Co.**



**—Scott Solomon
Print Packaging Company**

