

ECONOMIC DEVELOPMENT ADHOC COMMITTEE
MEETING MINUTES
Wednesday, May 3, 2023 – 9:00 a.m.
Howard Male Conference Room

COMMISSIONERS PRESENT: Bill Peterson
Burt Francisco
Travis Konarzewski
Jesse Osmer (via telephone)

OTHERS PRESENT: Mary Catherine Hannah, County Administrator
Lynn Bunting, Board Assistant

Chair Bill Peterson called the meeting to order at 9:00 a.m.

Pledge of Allegiance to the Flag of the United States of America

Roll Call – All committee members present with Jess Osmer attending via telephone.

INFORMATION ITEM: The committee reviewed the proposed 2023 Meeting Dates (attachment #1) and recommended to keep July 12th as July 5 was available and to have the June meeting on May 31st so that Jim Tischler of the Land Bank Authority will be available to make a presentation to the committee on the Land Bank Authority and Brownfield Authority. The committee concurred with the proposed 2023 meeting dates as presented.

INFORMATION ITEM: The committee discussed the Boys & Girls Club building property. County Administrator Mary Catherine Hannah reported that she spoke with the Executive Director of the Boys & Girls Club Brad Somers and he will present a proposal to the county and did not give a timeline. Administrator Hannah gave a background history of the building property reporting that if this is not used for anything other than serving the youth in the community the property will revert back to the county.

INFORMATION ITEM: Scope of Service Agreements for DDA & Target discussion. Administrator Hannah reported there was one item for DDA and Target to focus on and read off the scope in the agreements to the committee. Chair Peterson reported that previous Commissioner Marty Thomson worked on a plan for an RV Park at the Fairgrounds and for the committee to review when they get a chance in the Administrator's Office. Discussion on relocation of the fairgrounds and for fairground development.

INFORMATION ITEM: Administrator Hannah reported on Pace of Michigan sent information on a nursing home diversion program to care for elder who need care MC reported pace of Michigan, nursing home diversion program, to care for folks who need care, but not a nursing home level care with a pace center someone could visit a couple days of the week for meals, rehab and then go home. Administrator Hannah reported that pace received a letter form the

state and are looking for a location, not in the city but further out of town and towards the west of the state for a larger service area surrounding counties in Northern Michigan. Administrator Hannah asked the committee if anything is available that they are aware of in their district and asked them to reach out to Mike Mahler.

Priorities for Agreements discussion with DDA and Target to move forward, airport lots, fill DHD building is the priority per committee recommendation.

INFORMATION ITEM: Current project updates – Administrator Hannah gave an update reporting MRF is moving along, operationally struggling with a purchase of a used truck that is down again and has written a grant to ask for a couple of trucks. Commissioner Konarzewski reported that he would be willing to assist to get a truck to help them with options available. Administrator Hannah reported that the biggest challenge is a driver that is part time; they need a full time driver and a new truck. NMMMA Board proceed forward, if do not get grant there are two entities willing to doing financing. Administrator Hannah reported that the NMMMA applied for a \$3,000 grant through the Community Foundation to assist with the County Wide Clean Up Day; Chair Peterson authorized to do a poll to approve the grant and now the check has been received and is being held in Treasurer’s Office and need a Poll vote to authorize to reissue to NMMMA or to accept it.

APlex Expansion New Pool Discussion - Park Family Foundation will match up to \$50,000 for the APlex Expansion for a Grant Application for a Youth & Recreation Grant for 2024 that was submitted for a new pool project. Administrator Hannah reported on proposals and to do interviews. Bringing to board for approval next week and a proposal into Besser Foundation for \$20,000, may need \$5,000 to \$10,000 to ask County and will also go ask other partners as well. The Park family are supportive of this pool project.

Runway Rehab – Commissioner Konarzewski reported starting Monday and closing runway and starting construction, tight schedule, significant project, thankful being done at airport, long term gain for community, restraining systems may be an issue, all monies are allocated and waiting on county contract signed and in motion. Administrator Hannah reported received last bill for design and all is going well. Discussion on what has not been used that has been removed, using at a County level, Road Commission, several uses that can be used for and Commissioner Konarzewski will speak with the Airport Manager.

Recreation Master Plan Update – Not much to update. Administrator Hannah reported there will be a virtual meeting with Denise Cline, planner, later this month.

Housing Needs Assessment Report – study in materials, confirms what they knew and the need for housing, population aging, most demand single family for ownership and rental, and multi family. Review study, have to have to be able to speak with developers and the county helped pay for it and a lot of data to review. State did a plan, MSHDA exists and does housing, Economic Development, most of their programs around ownership and downpayment support and homeowner reeducation, not many programs aimed at developers other than the tax credit program. Programs are scored MSHDA difficult for rural communities to get approved due to density, and walkability scores for rural areas. MSHDA is looking to do a rural program to set

some money aside for this program to help build housing. Work plan for state housing plan, created rural partnership districts, groups to pull together for regional partnerships offering \$75,000 for one year. Need a 5-year commitment and \$150,000 and 11 counties for housing partnership coordinator to do and MSHDA is putting Sarah Lucas through MDARD in contact in those meetings.

Marketing Plan for M32/Airport Lots – Not ready yet but gave a discussion, bring Mike Mahler in on, when start putting that these are available. Discussion to solicit it as 40 acres or can divide, just approved splits and divided into 5 lots with application in to Wilson Township. 40 acres split into 5 lots (8 acres in ea lot) market to do with Target or a real estate company and price to put on them and the need to get appraised discussion. Get a market analysis. FAA released it so free to sell the fronts and under the height restrictions. Lease back lots off 32 with UPS/Fedex put terminal on airport property discussion. Discussion to sometime this year set an Airport Work Session and bring Steve and Mick in airfield side and the nonairfield side for discussion and recommendation for the Airport Manager and Assistant Manager review with committee.

INFORMATION ITEM: Work Plan – May 31st Brownfield Authority and Land Bank (State Land Bank) MAC good informative meeting, possibilities Brownfield Authority and Land Bank. There are three properties owned by the state land bank authority. Administrator Hannah will pull information on these properties and get a list and ask Jim Tischler and work with Equalization of a list and map of all parcels owned by the property, random bits to get rid of and put back on tax roll.

July – Airport

August Housing Updates – Lenny Avery – Target

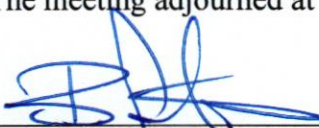
INFORMATION ITEM: 711 building - 1/3 offices down, flooring down, next week and review, final close. Give lessee keys next week if all goes well.

Next Meeting Wednesday, May 31, 2023 at 9:00 a.m. in the Howard Male Conference Room

Chair Peterson reported he will not be available in person for the next meeting in May but will be available via telephone.

ADJOURNMENT

The meeting adjourned at 10:03 a.m.

 5/19/23

Bill Peterson, Chair

llb