

Antrim County

Economic Development Corporation

Mission Statement: Retain, expand, and promote County-wide economic growth and stability.

November 27, 2018
Minutes

Members present: John Meeske, Dave Heeres, Bonnie Robbins, Mike Allison, Rachel Krino, Kathy Peterson, Sherry Comben
Members Absent: Pete Garwood, Veronica Welter
Others Present: Mathew Cooke

1. Call to Order

The meeting was called to order at 9:03 a.m. by Mike Allison, Chair

2. Public Comment

None.

3. Approval of Minutes

Motion by Dave Heeres, seconded by Kathy Peterson, to approve the minutes of October 16, 2018 as presented.

Motion Carries- Unanimous

4. Review of 2019 Road Map Draft

Rachel Krino said she updated the text. She also indicated some of the photos shown on the current draft of the map did not have a high enough resolution and would not translate well to larger print copies. She is working to change or update the pictures on the map. Mathew Cooke, Deputy Administrator, said the EDC portion of the map will be finished by the end of the year. He said the Road Commission is working on the road map portion and, once that is finished, he will be able to send out a request for proposal on the printing of a new map.

5. Facilities Master Plan

Mr. Cooke provided the Corporation with some background on the facilities master plan process. The Board of Commissioners thought there could be value in discussion with the EDC, but there was not a specific direction from the Board.

Mike Allison said that there were a lot of factors to consider but was appreciative of the Board of Commissioners doing the background work in the plan's development. He added that any direction for new facilities would be an immense cost. Ms. Krino said the EDC should look at the economic impact the new facilities could have on the County. John Meeske asked if there were a way to show the impact of new buildings on the local economy. Ms. Krino said the Bellaire Downtown Development Authority was working on something.

The Corporation discussed the need for a new jail, the costs, future land use, and location of the County campus. Mr. Allison said this is a complicated process with many pieces that need to be examined. He said that a 20-year vision plan would be useful to determine what the county should do over the next 20 years. The Corporation noted that the projected costs are today's dollars and those costs are bound to increase with inflation rising. Ms. Comben indicated the report from Byce and Associates will include 20-year projections, including population changes and individual department needs.

Mr. Cooke mentioned that the Administration Office is looking into the feasibility of building out by the animal shelter. Ms. Krino said all buildings in downtown Bellaire are occupied, and Option W-W was meant to allow for expansion of businesses, which would contribute to increased economic development and the County would get new facilities.

Bonnie Robbins asked how long the County should continue putting money into existing facilities. Kathy Peterson asked where funding for this project would come from. Ms. Comben said money would probably need to be borrowed and that there is not much grant money for the County to build.

Ms. Peterson thought that a committee that represented all municipalities (villages and townships) within the county would be helpful in coming to a decision. Discussion ensued. The Corporation discussed the proposed ad hoc committee, including the composition of the committee and what would the goal of the committee would be. The Corporation discussed how the village of Bellaire should be represented on an ad hoc committee; the majority believed that the Village itself would represent the Village and DDA interests.

Mr. Allison asked the EDC members to think about what the goals and composition of the ad-hoc committee should be for the facilities master plan by the January meeting.

Motion by Rachel Krino, seconded by Bonnie Robbins, to recommend the Board of Commissioners create a Facilities Master Plan, composing at minimum of one appointed official from each village and township.

Motion Carries- Unanimous

6. Opportunity Zones

Mr. Cooke said opportunity zones are a way to encourage development by allowing for lower tax on capital gains rather than municipalities reducing property taxes. Opportunity zones in Antrim County have already been identified, with one located in Mancelona Township and another in the Village of Mancelona. The Committee discussed passing the information along to the appropriate people who live within the Mancelona opportunity zone such as Commissioner Christian Marcus, the Village of Mancelona, Mancelona Township, Lakes of the North Board, etc.

7. Various Matters

The next EDC meeting will be on Tuesday, January 15, 2019 at 9:00 a.m. This will be an organizational meeting.

Motion by Kathy Peterson, seconded by Bonnie Robbins, to direct the Administration Office to draft a letter of recommendation that Dave Heeres be reappointed as the Board of Commissioners representative to the Antrim County Economic Development Corporation.

Yes - Meeske, Robbins, Allison, Krino, Peterson, Comben

Abstained – Heeres

8. Public Comment

Dave Hill, co-owner of Antrim Dells Golf Course, said that he believed there is incredible value to an ad hoc committee. He said it would increase community buy in and utilization of other resources such as Northern Lakes Economic Alliance (NLEA).

Ms. Krino said Small Business Saturday events took place in Bellaire, Elk Rapids, and Central Lake and hopes that they were all successful.

Mr. Allison said that the Mancelona Township/Village of Mancelona Joint Master Plan is in the process of being approved by both entities. The Mancelona Community Resource Development has met with stakeholders regarding affordable housing, and the Village of Mancelona hopes to apply for a Michigan Department of Natural Resources (DNR) grant to install a skate park and update basketball courts at Palmer Park.

The meeting adjourned at 11:04 a.m.