

Economic Development Corporation

February 8, 2005

Minutes

Members Present: Richard Diebold, Tom Lane, Sherry Comben, Robert Atkinson, and Peter Garwood, Allyn Wright joined the meeting at 8:45

Members Absent: Bob Peterson, Laura Stanek and Jerome Simowski

Others Present: Terri Crandall-Kimble (Elk Rapids Area Chamber of Commerce)

1. Call to Order

Meeting called to order at 8:30 a.m. by Rick Diebold.

2. Organizational Meeting

✧ Election of Officers

Pete Garwood presided over the election of officers.

Motion to close nominations for Robert Atkinson for president by Rick Diebold, supported by Sherry Comben. Motion carried - unanimous.

Motion by Sherry Comben, supported by Robert Atkinson to close nominations for Rick Diebold as vice president. Motion carried - unanimous.

Treasurer must be a County staff person. Sherry Comben will thus be treasurer-secretary. Minutes will continue to be provided by the Coordinator's office.

President Atkinson presided over the remainder of the meeting.

✧ Meeting Date and Time

Motion by Rick Diebold, seconded by Sherry Comben, to meet on the 3rd Tuesday of each month at 8:30 a.m. Motion carried - unanimous.

3. Minutes of the October 12, 2004 Meeting

Motion by Sherry Comben, seconded by Bob Atkinson, to approve minutes of the October 12, 2004 meeting. Motion carried – unanimous.

4. Old Business

Candidates are being interviewed for Tom Johnson's vacated position as Executive Director of the Northern Lakes Economic Alliance (NLEA).

5. New Business

The timetable for the Antrim County master plan was discussed. Terry Crandall-Kimball thought that pieces may be approved by various committees before the completed Master plan goes to the County Board of Commissioners.

Terry Crandall-Kimball recommended that EDC, planners and others help inventory potential properties in Antrim County that would be suitable for new industry, especially clean manufacturers. She then recommended that a list of sites with vacant buildings (preferred by potential industries) be published along with alerts of existing land not

currently zoned against industrial development. Rick Diebold commented that this is NLEA's function but agreed that their information is out of date (at least 10 years old). Allyn Wright recommended that realtors get involved because the list of such properties changes daily.

Terry Crandall-Kimball also recommended that an economic forum, including the various Antrim County committees and commissions, meet every 6 months to promote business opportunities and jobs in Antrim County. Rick Diebold will discuss this idea with Pete Garwood.

6. Communications

None.

7. Member/Public Comment

None.

Meeting adjourned at 9:22 a.m.

Economic Development Corporation

April 19, 2005

Minutes

Members Present: Richard Diebold, Tom Lane, Sherry Comben, Robert Atkinson, and Peter Garwood, Bob Peterson, Laura Stanek and Jerome Simowski

Members Absent: Allyn Wright

Staff Present: Elizabeth St. Pierre

1. Call to Order

The meeting was called to order at 8:30 a.m. by Robert Atkinson.

2. Closing of Second Chance

At least 100 workers were laid off from Second Chance because of bankruptcy. About 50 other employees will continue working at the Central Lake location because the company representatives have stated they plan to continue to keep Central Lake as their headquarters. This business is in the process of relocating to Alabama where more space is available and the pay scale is lower. Jerry Simowski will talk to the Township supervisor about the possibility of selling equipment (purchased by people who contracted with Second Chance) to the new owners in Alabama.

3. NLEA—New Director

Pete Garwood, Coordinator/Planner announced that Andy Hayes has been hired as the new executive director/president of the Northern Lake Economic Alliance (NLEA). An article about the new Executive Director of the (NLEA) is attached.

4. Minutes of the February 8, 2004 Meeting

Motion by Bob Atkinson second by Jerome Simowski to approve minutes of the February 8, 2004 meeting. Motion carried – unanimous.

5. Future Projects

The Ellsworth Farmer's Exchange has a contaminated site that could be included as Brownfield site if the plan is so amended. Potential business on this land could then benefit Ellsworth's economy. Tim Underwood is the contact person. If Mr. Underwood decides to pursue the Brownfield site designation, the EDC members' other role as the Brownfield redevelopment authority would be activated.

He added that EDC also could help other areas establish new businesses on other sites as well. For instance, new businesses could be established in Mancelona if a sewer line is installed; the further east it is extended, the better the chance is that the county's industrial park can be served by the system. This would greatly assist the county in our efforts to attract new business/industry.

Pete Garwood suggested that Terry Crandall-Kimball's idea of defining EDC's role in helping business come in to area could include a brainstorming session on new business opportunities for Antrim County. The group agreed to have this session at the next EDC

meeting. Gary Knapp of Community Resource Development and Dave Howelman, County Commissioner, will be invited. It will also be open to the public. Rick Diebold suggested that representatives from each village and township come to the following EDC meetings to discuss way the committee can help each community develop its economic resources.

6. Old business

Profiles of various Antrim County businesses could be discussed at next meeting during the brainstorming session.

7. New Business

Pete Garwood reported that Shanty Creek has hired someone to manage the business. Tom Lane stated that due to lack of bookings during recent years, this business has lost millions of dollars.

8. Communications

None.

9. Member/Public Comment

None.

Meeting adjourned at 9:15 a.m.

Economic Development Corporation

May 17, 2005

Minutes

Members Present: Tom Lane, Sherry Comben, Robert Atkinson, Peter Garwood, Bob Peterson and Jerome Simowski

Members Absent: Allyn Wright, Richard Diebold and Laura Stanek

Staff Present: Peter Garwood

Others: David Howelman, Larry Murton, Gary Knapp and Terri Crandall-Kimball

1. Call to Order

The meeting was called to order at 8:33 a.m. by Robert Atkinson.

2. Minutes of the April 19, 2005 Meeting

Motion by Sherry Comben, supported by Jerry Simowski to approve the minutes of the April 19, 2005 meeting. Motion carried – unanimous.

3. Mancelona Sewer Project Update

Gary Knapp, Director Community Resource Development (CRD), updated the Commission on the TCE Plume and the Tar Lake clean-up.

Gary Knapp and Dave Howelman, Commissioner, updated the Commission on the work of ACUTE (Antrim County United Through Ecology). ACUTE was formed to protect public health, environment and the economy. Since its inception, ACUTE has been actively monitoring and seeking solutions to the TCE.

Additionally, Mr. Knapp is staff to Mancelona Area Water and Sewer Authority (MAWSA). MAWSA has been working on getting sewer and water into Mancelona which would be a big plus to the industrial park.

DEQ is finishing a \$2 million study on the TCE Plume. Officials will be faced with three (3) choices on the TCE Plume:

1. Do nothing
2. Remediate entire plume
3. Remediate hot spots only

For each of the scenarios, it may be necessary to extend public water to homes affected by the plume.

Three (3) potential sources for funds:

1. EPA
2. MDEQ
3. Private Funds

MDEQ is the primary source right now.

4. Brain Storming Proposal

This issue will be delayed until the next meeting.

5. Old Business

Jerry Simowski informed the Commission that he had a discussion with the Second Chance leaders. They indicated that all administrative offices will remain in Central Lake.

Terry Crandall-Kimble shared her thoughts about the EDC function/purpose, indicating that she thinks this EDC Board should be more involved in keeping track of industrial properties in the County. She also thinks the EDC Board should be sending new businesses a welcome letter when they relocate to Antrim County along with an offer of support.

Allied Spring would like to be in Central Lake. They have looked at the Second Chance building. They could possibly bring in 30 more jobs.

Peter Garwood explained the newly extended terms of office for the EDC Board members.

6. New Business

None.

7. Communications

None.

8. Member/Public Comment

None.

Meeting adjourned at 10:20 a.m.

Economic Development Corporation

August 16, 2005

Minutes

Members Present: Richard Diebold, Jerome Simowski, Robert Peterson, and Pete Garwood
Members Absent: Thomas Lane, Allyn Wright, Laura Stanek, and Sherry Comben
Staff Present: Joe Meyers
Others Present: Terri Crandall-Kimball and Joe Omness

1. Call to Order

The meeting was called to order at 8:35 a.m. by Richard Diebold. It was noted by Mr. Diebold that a quorum was not present therefore official action could not be taken.

2. Member/Public Comment

Joe Omness, Mancelona resident and business owner, expressed concern with the direction of the Economic Development Corporation (EDC) due to the lack of funding in the Mancelona Area. He also expressed great concern with the rumor of the dismantling of the EDC. Mr. Omness also indicated that he would like to see funds directed to Mancelona towards an EDC or be able to join the County's.

3. Review of Articles of Incorporation

Mr. Diebold presented his interpretation of the Articles of Incorporation as compared to the By-laws. The main difference is the By-laws put "job descriptions" on each of the main duties not outlined in the Articles of Incorporation. Mr. Diebold also gave a brief history on the treatment of economic development by Charlevoix and Emmet counties.

4. Future Projects

After reading the Articles of Incorporation, Mr. Diebold thinks that the Corporation should not dismantle but it should be cut back to an as needed basis (like the Brownfield Redevelopment Authority) due to the service the County pays for through the Northern Lake Economic Alliance (NLEA). Jerome Simowski agreed that the EDC should not be disbanded but should not hold meetings every month. Concern was expressed that NLEA only helps with projects when it is asked to do so.

5. Approval of Minutes, Election of Officers, Setting Meeting Date and Time

Due to a lack of a quorum no action was taken by the board on any of these topics.

6. Old business

Mr. Simowski updated the board on the status of Second Chance Body Armor.

7. New Business

None.

8. Communications

None.

9. Member/Public Comment

Once again, Mr. Omness expressed that he feels that if the committee is going to “trim” there meetings down to only three or four meetings a year, then they should just disband, but ultimately, he feels they should be more active in the County. Terry Crandall-Kimble also expressed her concerns about the board disbanding and noted that she could be more of a use to the Corporation.

Meeting adjourned at 10:05 a.m.

Economic Development Corporation

September 20, 2005

Minutes

Members Present: Richard Diebold, Jerome Simowski, Robert Peterson, Pete Garwood, Thomas Lane, Allyn Wright, Laura Stanek, and Sherry Comben

Members Absent: None

Staff Present: Joe Meyers

Others Present: Sherri Rhodes, Andy Hayes, Terri Crandall-Kimble, Joe Omness and Gary Knapp

1. Call to Order

The meeting was called to order at 8:32 a.m. by Richard Diebold. Mr. Diebold used his executive power to move the Public Comment to the beginning of the meeting instead of the end of the meeting due to the extensive material in the meeting.

2. Approval of the May 17th and August 16th Minutes

Motion Made by Sherry Comben, supported by Jerome Simowski, to approve the May 17th 2005 and the August 16th 2005 minutes. Motion carried – unanimous.

3. Public Comment

Terry Crandall-Kimble has been working with Senator Jason Allen on House Bill 4803 to prevent any schools from starting before Labor Day in Michigan. Senator Allen is looking for letters of support from the local units of government.

Mr. Diebold gave his accounts about the bill, explained that it has been tried in the past, and does not feel that it is necessary.

Joe Omness, Mancelona Resident and Business Owner, feels that it is detrimental to the area to try to keep families here longer and this would help.

Tom Lane feels that this could only help Economic Development in Michigan, not hurt it, so there is no reason for the Board not to approve it.

Motion Made by Pete Garwood, supported by Sherry Comben, to write a letter of support to Senator Allen regarding House Bill 4803 from the Economic Development Corporation. Motion carried – unanimous.

4. Brownfield Study – Andy Hayes

Mr. Hayes gave a presentation (attached) on the grant Northern Lakes Economic Alliance (NLEA) has just received, from the EPA for \$200,000, to determine sites in the area that are considered a petroleum based Brownfield site. Mr. Hayes informed the Corporation that two members of the Brownfield Redevelopment Authority will need to be chosen to help with the selection of the environmental consultant. He informed the Corporation that the County did not need to participate in this program if they did not want to. There was question about the difference between the last Brownfield grant and this one. Mr. Garwood explained that the last study did not include petroleum based sites.

Gary Knapp informed the Corporation about the progress with the TCE plume in Mancelona. He also feels that if and when sewer comes into the Village of Mancelona that the three groups of interest in the Industrial Park should work together for a common goal. Sherri Rhodes gave an update on another grant that NLEA is working on regarding the Mancelona School District being connected to the possible sewer if it should come in. NLEA will hear in October about a grant for \$773,000 for the school project. Mr. Omness asked the Board to write a letter of support for the sewer project. Mr. Diebold informed Mr. Omness that we do support sewer systems for economic development but, we do not try and sway any voters by making an opinion on how they should vote.

Motion by Pete Garwood, supported by Jerome Simowski, to recommend the Board of Commissioners to support the Northern Lakes Economic Alliance on the Brownfield Study in Antrim, Charlevoix, and Emmet Counties. Motion carried – unanimous.

5. Direction of the Economic Development Corporation and Meeting Dates and Times

Mr. Diebold explained to the Corporation about what the Economic Development Corporation's powers are, as outlined in the Articles of Incorporation as well as the By-laws. He feels that regularly scheduled monthly meetings are unnecessary so we should meet quarterly with other meetings as necessary. Due to the ordinance, requiring one meeting in July, the meetings should be in July, October, January and April on the third Tuesday of the month at 8:30 a.m.

Motion Robert Peterson, supported by Thomas Lane, to support a quarterly meeting on July, October, January and April on the third Tuesday of the month at 8:30 a.m. Motion carried – unanimous.

6. Election of Officers

Mr. Diebold announced that for the election of officers Peter Garwood, Coordinator/Planner, will run the meeting during the process for electing a President.

- Chairperson

Mr. Garwood opened the floor for nominations for President.

Jerome Simowski nominated Rick Diebold for chairperson of the Economic Development Corporation.

Motion by Laura Stanek, supported by Sherry Comben, to close nominations and cast a unanimous ballot for Rick Diebold for President of the Economic Development Corporation. Motion carried – unanimous.

- Vice Chairperson

Pete Garwood nominated Tom Lane for Vice President.

Motion by Pete Garwood, supported by Rick Diebold, to close nominations and cast a unanimous ballot for Tom Lane for Vice President of the Economic Development Corporation. Motion carried – unanimous.

- Treasurer

Jerome Simowski nominated Sherry Comben as Treasurer.

Motion by Pete Garwood, supported by Rick Diebold, to close nominations and cast a unanimous ballot for Sherry Comben for Treasurer of the Economic Development Corporation. Motion carried – unanimous.

- Secretary
Tom Lane nominated Jerome Simowski as Secretary.

Motion by Laura Stanek, supported by Pete Garwood, to close nominations and cast a unanimous ballot for Jerome Simowski for Secretary of the Economic Development Corporation. Motion carried – unanimous.

7. New Business

Mr. Diebold presented a resolution (attached) to rename County Road 48, through Banks Township and the Village of Ellsworth, to M-32 to create a cross-peninsular highway.

Motion made by Sherry Comben, supported by Pete Garwood, to recommend to the Board of Commissioners to support the resolution in support of extending Michigan Route 32, commonly known as M-32, as a cross-peninsular state highway between US-23 and US-31. Motion carried – unanimous.

8. Communications

None.

Meeting adjourned at 10:05 a.m.

Economic Development Corporation

October 18, 2005

Minutes

Members Present: Richard Diebold, Jerome Simowski, Robert Peterson, Pete Garwood, Laura Stanek, and Sherry Comben
Members Absent: Thomas Lane, Rae Ann Thompson and Allyn Wright
Staff Present: Joe Meyers
Others Present: None

1. Call to Order

The meeting was called to order at 8:30 a.m. by Richard Diebold.

2. Approval of the September 20th Minutes

Motion by Sherry Comben, supported by Jerome Simowski, to approve the September 20th 2005 minutes. Motion carried – unanimous.

3. Public Comment

None.

4. New Business

None.

5. Old Business

Pete Garwood informed the Committee that the Board of Commissioners approved the M-32 resolution and the resolution to support the Northern Lakes Economic Alliance Brownfield Study.

6. Communications

None.

Meeting adjourned at 8:35 a.m.