

Economic Development Corporation

January 16, 2007

Minutes

Members Present: Jerome Simowski, Pete Garwood, Sherry Comben, Robert Peterson, Laura Stanek, Tom Lane (entered at 8:43 am) and Rick Diebold

Members Absent: Allyn Wright

Staff Present: Joe Meyers

Others Present: Andy Hayes

1. Call to Order

The meeting was called to order at 8:38 a.m. by Pete Garwood.

2. Organizational Meeting

Jerome Simowski nominated Rick Diebold as Chair.

Motion by Laura Stanek, supported by Sherry Comben, to close nominations and a unanimous ballot be cast for Rick Diebold for Chair. Motion carried – unanimous.

Jerome Simowski nominated Tom Lane as Vice Chair.

Motion by Jerome Simowski, supported by Sherry Comben, to close nominations and a unanimous ballot be cast for Tom Lane as Vice Chair. Motion carried – unanimous.

Rick Diebold nominated Jerome Simowski as Secretary.

Motion by Laura Stanek, supported by Sherry Comben, to close nominations and a unanimous ballot be cast for Jerome Simowski as Secretary. Motion carried – unanimous.

Motion by Jerome Simowski, supported by Laura Stanek, to continue having meetings on the third Tuesday of January, April, July, and October at 8:30 am. Motion carried – unanimous.

3. Review of the October 17, 2006 Minutes

Motion by Laura Stanek, supported by Pete Garwood to approve the October 17, 2006 minutes as presented. Motion carried – unanimous.

4. Public Comment

None.

5. Industrial Park

Andy Hayes, Director of the Northern Lakes Economic Alliance, spoke to the Committee on what they wanted in an Industrial Park. Andy indicated that the Gaylord Industrial Park has been very successful with a park plan. The Committee discussed the costs of a plan and different funding mechanisms.

Andy asked four questions the EDC needed to ask themselves in regards to an industrial park.

The Committee decided to hold a special meeting on March 13, 2007 at 8:30 to discuss the issues of the Industrial Park.

6. Industrial Park Sign

Joe Meyers indicated the disrepair of the Industrial Park sign at our current site.

Motion by Laura Stanek, supported by Sherry Comben, to request the Board of Commissioners remove the Industrial Park sign until such a time that the EDC has a plan in place for the property. Motion carried – unanimous.

7. Old Business

None.

8. Communications

None.

9. Public/Member Comment

Andy gave an update on activities of the NLEA.

Pete spoke on a Department of Environmental Quality leaking underground storage tank program.

Meeting adjourned at 9:42 a.m.

Economic Development Corporation

March 13, 2007

Minutes

Members Present: Pete Garwood, Sherry Comben, Robert Peterson, Laura Stanek and Tom Lane
Members Absent: Allyn Wright, Rick Diebold, and Jerome Simowski
Staff Present: Joe Meyers
Others Present: None

1. Call to Order

The meeting was called to order at 8:45 a.m. by Tom Lane.

2. Review of the January 16, 2007 Minutes

Motion by Laura Stanek, supported by Pete Garwood, to approve the January 16, 2007 minutes as presented. Motion carried – unanimous.

3. Public Comment

None.

4. Industrial Park

Discussion ensued over the Industrial Park and if that is what we should call it.

The Committee also discussed other sites throughout the County where we could have a park.

Motion by Pete Garwood, supported by Bob Peterson, indicating that we should have a Business Park in Mancelona and to work towards having a plan for the development of the park. Motion carried – unanimous.

Discussion ensued over different granting options for creating a plan.

5. Old Business

None.

6. Communications

None.

7. Public/Member Comment

Meeting adjourned at 9:45 a.m.

Economic Development Corporation

April 17, 2007

Minutes

Members Present: Pete Garwood, Sherry Comben, Robert Peterson, Rick Diebold, and Jerome Simowski
Members Absent: Allyn Wright, Laura Stanek, Tom Lane
Staff Present: Joe Meyers
Others Present: None

1. Call to Order

The meeting was called to order at 8:45 a.m. by Rick Diebold.

2. Review of the March 13, 2007 Minutes

Motion by Pete Garwood, supported by Sherry Comben, to approve the March 13, 2007 minutes as presented. Motion carried – unanimous.

3. Public Comment

None.

4. Business/Commercial Park

Pete Garwood spoke on the discussion that ensued at the last meeting.

Sherry spoke on how we should refer to the park as a business or commercial park.

Discussion ensued over the Mancelona sewer system.

Larry Fox, C2AE, spoke on the volunteer work they do with the Northern Lakes Economic Alliance and how they would be willing to help us with the preliminary work on our park.

Larry handed out materials to help us understand our options with the park. Larry also spoke on the necessary infrastructure needed to attract businesses. Larry also asked the Committee to think about the layout of the park and whether or not to plat the park or to use the land division act.

Larry indicated that C2AE would help us with preliminary sketches but would have to charge us for additional work.

The Committee asked Pete to contact Mancelona Township and CRD to see if they wanted to partner with us on this.

5. Old Business

None.

6. Communications

None.

7. Public/Member Comment

None

Meeting adjourned at 9:30 a.m.

Economic Development Corporation

May 15, 2007

Minutes

Members Present: Pete Garwood, Sherry Comben, Robert Peterson, Laura Stanek, and Jerome Simowski
Members Absent: Allyn Wright, Tom Lane, and Rick Diebold
Staff Present: Joe Meyers
Others Present: None

1. Call to Order

The meeting was called to order at 8:37 a.m. by Sherry Comben.

2. Review of the April 17, 2007 Minutes

Motion by Pete Garwood, supported by Jerome Simowski, to approve the April 17, 2007 minutes as presented. Motion carried – unanimous.

3. Public Comment

None.

4. Business Park

Pete Garwood indicated that he had spoke with Tut Patrick and he indicated that Mancelona Township was not interested in combining the properties.

Larry Fox, C2AE, presented three options for developing the business park and the estimated costs associated with developing it. Discussion ensued over the land division act and the site condominium act. .

Bob Peterson left the meeting at 9:15, because there was no quorum present, no official action could be taken.

The committee indicated that they would like to meet before the next Board of Commissioners meeting so they can work out a budget request for the 2008 year. The Committee decided that Jun 5, 2007 at 8:30.

5. Old Business

None.

6. Communications

None.

7. Public/Member Comment

None

Meeting adjourned at 9:29 a.m.

Economic Development Corporation

June 5, 2007

Minutes

Members Present: Pete Garwood, Sherry Comben, Robert Peterson, Laura Stanek, and Jerome Simowski, Tom Lane, and Rick Diebold

Members Absent: Allyn Wright

Staff Present: Joe Meyers

Others Present: Jan Kellogg, Sheri Rhoads, and Larry Fox

1. Call to Order

The meeting was called to order at 8:35 a.m. by Rick Diebold.

2. Review of the May 15, 2007 Minutes

Motion by Pete Garwood, supported by Jerome Simowski, to approve the May 15, 2007 minutes as presented. Motion carried – unanimous.

3. Public Comment

None.

4. Business Park

Larry Fox, C2AE, presented the 2 options for development of the business park. Discussion ensued over bringing sewer and water to the site.

Jan Kellogg, Northern Lakes Economic Alliance (NLEA), spoke on different funding options to help us with the preliminary steps to start the business park. Jan recommended that we do a market study because any grants that the County would like to apply for will require a market study to show a need for a business park.

Discussion ensued over hiring a student vs. a professional to do the market study.

Jan recommended that we apply for a USDA Rural Business Enterprise Grant (RBEG), which is a 50/50 grant. The Committee decided that we should ask the Board of Commissioners for \$15,000 in the 2008 budget for grant match.

Discussion ensued over the 2008 budget and the market study.

Motion by Jerome Simowski, supported by Tom Lane, to approve the 2008 budget and recommend Public Works Committee approve it. Motion carried – unanimous.

5. Old Business

None.

6. Communications

Pete indicated that the Northern Lake Economic Alliance is inviting all of the Counties' BRA's to a meeting with AKT Peerless on July 16, 2007 at 1:00 p.m. at Boyne City, to discuss the Brownfield program.

7. Public/Member Comment

Discussion ensued over business parks.

Meeting adjourned at 9:50 a.m.

Economic Development Corporation

October 16, 2007

Minutes

Members Present: Pete Garwood, Sherry Comben, Laura Stanek, Jerome Simowski, and Rick Diebold

Members Absent: Robert Peterson, Tom Lane, and Allyn Wright

Staff Present: Joe Meyers

Others Present: Jan Kellogg and Sheri Rhoads

1. Call to Order

The meeting was called to order at 8:40 a.m. by Rick Diebold.

2. Review of the May 15, 2007 Minutes

Motion by Jerry Simowski, supported by Laura Stanek, to approve the June 5, 2007 minutes as presented. Motion carried – unanimous.

3. Public Comment

None.

4. RBEG Grant

Jan Kellogg and Sheri Rhoads discussed how we needed to do a market study if we wanted to receive grants for our business park.

Discussion ensued over the study and how the NLEA was planning a 4 county market study. Further discussion ensued over the businesses we are looking to attract.

Jan and Sheri indicated that they would begin working on the grant application.

5. Old Business

None.

6. Communications

None.

7. Public/Member Comment

Sheri informed the committee of the “ironman” group working to address the needs of the Mancelona area.

Discussion ensued over issues with DURA.

Discussion ensued over the Ellsworth Farmers Exchange in Downtown Ellsworth.

Meeting adjourned at 9:15 a.m.