

# EDC/TIFA/BRA BOARD OF DIRECTORS MEETING MINUTES

Held at Ludington Center

February 1, 2018

Members Present: Garrett Brown                      Bernie Konkle  
                         Mauri Ditzler                                      Herm McCall  
                         Scott Evans    Joyce Spicer  
                         Ed Haas    Shaun Wilson  
                         Jerome Harvey

Ex Officio Non Voting: Eric Worley (GACC)

Others:                      Community Members and:  
                         Beau Brockett (AEDC Intern)                      Mike Gurnee (DEQ)  
                         Bill Dobbins (ARC)                                      Chris Herweyer (AFH Vista)  
                         Krista Edwards (CCLB)                                      Sheryl Mitchell (City Manager)  
                         Andrew French (City Council)                      Ryan O'Dell (AEDC Vista)

Staff:                      Caitlyn Berard                                      Neely Kent  
                         Amy Deprez    Danielle Nelson

The AEDC meeting was called to order by Ditzler at 7:30 a.m.

1. Consent agenda items were reviewed as a group, consisting of approval of minutes from December 7, 2017 and Consolidated Statement as of November 30, 2017 and December 31, 2017. There were no absent directors. McCall made a motion to approve the consent agenda and was supported by Spicer. All items under Consent Agenda were accepted as presented.
2. Upon a motion made by Konkle and with Haas' support, the approval for the AEDC President to have authorization to close on the sale of AEDC property lot 27 & 28 in the Industrial Park was approved with 8 approvals and 1 disapproval.
3. Upon a motion made by McCall and with Evan's support, the approval for the Revolving Loan Fund Committee Appointment: McCall, Evans, Ditzler, and Teri Fogel of Chemical Bank was approved unanimously.

4. Upon a motion made by Brown and with Haas' support, the authorization for the AEDC to waive the Albion Food Hub (AFH) Alcohol Policy for the Sister City Event at AFH was approved unanimously.
5. Upon a motion made by McCall and with Haas' support, the approval for the AEDC President to negotiate and execute the lease with Albion Community Foundation was approved unanimously, with Konkle and Spicer abstaining.
6. Brown stated that at the end of February the City Council will be discussing the City Goals.
7. Brown stated that at the February 20<sup>th</sup> meeting there will be an update from MDOT regarding Superior Street. Mitchell answered questions.
8. Mitchell stated that the City of Albion have created a few new positions and will be posting them in the paper.
9. Mitchell stated that the City is updating the Zoning Ordinance.
10. Depez discussed and reviewed the Project/Prospect report with the Board. She then answered all questions.
11. Depez discussed the quarterly update with the Board. She answered all questions.
12. Depez informed the Board of what a great success the Workforce Development/Job Fair was. She stated that the event received wonderful comments from both employers as well as job seekers. She then informed the Board that 105 people participated in the Job Fair.
13. Depez updated the Board on the progress of the Courtyard by Marriott, Peabody Block, and Albion Malleable Brewery. Depez answered all questions.
14. Depez reminded the Board that the next Board meeting will be the Economic Forecast and it will be held at Courtyard by Marriott at 5:00pm.
15. Depez informed the Board that the Advancing Albion Action Plan has been finalized. She also stated that the AEDC has publically presented the Action Plan and the Big Albion Plan (BAP) and will hold more public presentations.
16. Brown inquired about Albion Reinvestment Corporation's (ARC) MOU. Depez answered all questions.
17. Depez reminded the Board that the April 12<sup>th</sup> Board meeting will be held at the AEDC's new location: 1002 N. Eaton Street, Albion.

18. Deprez presented a PowerPoint presentation on ARC and the Big Albion Plan. Deprez, Dobbins, Ditzler, Mitchell, and Evans answered questions.
19. Deprez introduced Krista Edwards of the Calhoun County Land Bank. Edwards presented a PowerPoint presentation on the CCLB new program Transform this Commercial Property.
20. Edwards then presented and announced the EPA Assessment Grant that was awarded to the EPA Assessment Grant Coalition.
21. Public Comment: French asked how many owners there are downtown. Deprez answered his question.
22. Key Talking Points:
  - a. The City is at the tipping point of redevelopment, made possible in part by many early investors and projects.
  - b. There are several entities looking for partnership opportunities if anyone is interested in being part of the transformation that is underway.
23. The AEDC meeting was adjourned by Ditzler at 9:03 a.m.