



ANNUAL REPORT 2017

Albion Economic Development Corporation

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LETTER FROM THE ALBION EDC BOARD CHAIR

It has been a busy year. When the Albion Economic Development Corporation is busy, it can only mean good things for Albion. We have seen more companies actively interested in Albion than we have in many years. The industrial park is quickly running out of space, entrepreneurs are choosing to start up here, developers are breathing new life into old buildings, and more people want to call Albion home.

Albion has walked a hard road through a long economic downturn, but positive change has already begun and the payoff is in sight. Many scoffed at the thought of a Marriott hotel in downtown Albion. A hotel that seemed impossible has already begun taking reservations for mid-2018. The Peabody Building hasn't had a resident in decades, but an \$800,000 Community Development Block Grant and longtime Albion supporters are changing that. Albion's own Team One Plastics, which got its start in the AEDC Business Incubator, just celebrated its 30th anniversary. Decker Nut Manufacturing celebrated 90 years.

Albion takes *impossible* and turns it into reality.

Just as 2017 came with low points – like the closing of Bay Corrugated – 2018 will certainly come with its share of challenges. I believe those challenges will be balanced by the successes that will come from the hard work and preparation by the AEDC, the City, the Chamber of Commerce, the Albion Reinvestment Corporation, the Albion Community Foundation, and countless others that have been working to bring more opportunity, investment, and growth to Albion.

I have seen a level of collaboration here that is not common in many communities. We owe tremendous thanks to our community partners, philanthropic organizations, residents, entrepreneurs, businesses, and all those that have laid the foundation for the great things to come.



Herman McCall

2017 Board Chair, Albion Economic Development Corporation

YEAR IN REVIEW



ALBION ECONOMIC DEVELOPMENT

The Albion Economic Development Corporation seeks to empower the economy of the Albion area. It does this by assisting and recruiting businesses and their workforces while staying true to the natural, cultural, and economic heritage of our community.

The AEDC strives to achieve its vision and mission through seven goals and their plans of action. It's the AEDC's new [Economic Development Strategic Plan](#). With the help of community partners, many of those plans of action started to be realized in 2017.

Stabilize, enhance, and support Albion's downtown

Attracting mixed-use development and improving facades are crucial to supporting Albion's downtown with housing and business.

In October 2017, local business owner Bill Dobbins broke ground on the Peabody Block Project, a plan to renovate a block of Superior Street for mixed-use space. Meanwhile, the Albion Reinvestment Corporation is fundraising to renovate nearly two dozen of Albion's downtown buildings, making each move-in ready for commercial use and housing.

YEAR IN REVIEW: VISION

Support the growth of Albion's economic corridors

With the help of the city's Corridor Improvement Plan, the AEDC will attract businesses and development to Albion's major business districts. In 2017, six new businesses opened in three corridors, including TNT Beauty Supply on Austin Avenue, Stirling Books & Brew downtown, and Taco Bell on the I-94 business corridor.

Promote transparency and accessibility

The AEDC helps strengthen and stabilize prospective Albion area entrepreneurs, current businesses, and the local workforce. That's why it seeks to reduce barriers to entry with accessible materials, guides, and applications which will streamline business development and workforce training processes. The AEDC will also ensure residents will be informed of new projects and developments.

Attract and retain quality jobs

Connections are key to attracting jobs and developing the workforce to suit them. With partners like Kellogg Community College, Albion College, and the Small Business Development Center, the AEDC organized job prep events, a job fair, and entrepreneurial workshops.

Entrepreneurs can find suitable space and business assistance at the Albion Food Hub, Albion Business Incubator and the Albion Farmer's Market. This summer, 10 new vendors joined the market and one pop-up restaurant set up shop at the Hub.



One of the AEDC's three job prep events.

YEAR IN REVIEW: VISION

Strengthen Albion's housing market

A 2015 Target Marketing Analysis found that an average of 345 households would look to relocate in Albion every year until 2020. Of that potential market, 82 percent will seek multi-family rental units, like apartments. At the 2017 Community Visioning celebration, a majority of Albion resident participants confirmed the need for multi-family rentals.

Partnered with the City of Albion, the AEDC will attract housing developers to Albion, especially to vacant, underutilized, and brownfield sites.

Create a unified brand for Albion

A strategic marketing plan and brand for Albion that draws upon the city's natural, cultural, economic, and musical heritage will drive tourism, business growth, and community investment. It will bring in businesses and new residents. In turn, they'll serve current resident, student, and tourist needs.

New businesses like Albion Malleable Brewing Company, Stirling Books & Brew, and the Foundry Bakehouse and Deli are beginning to meet those needs while paying homage to Albion's steel mill history, a branding in and of itself.

Make Albion a destination

Placemaking is a practice that reimagines public spaces, making them the heart of their communities and strengthening the connection between people and place. By creating public spaces that stay true to Albion's physical, historical, social, and cultural makeup, placemaking can make the city a destination for future residents and tourists while providing wants and needs to the current community.

Amenities like the Kalamazoo River, the Albion River Trail, Stoffer Plaza, and the City's 17 parks are prime examples of placemaking opportunities, which the AEDC will support. Opportunities like increasing city foot traffic and helping businesses accommodate potential customers that work an eight-to-five shift will also be supported.

Redevelopment Ready Community

Redevelopment Ready Communities is a certification program by the MEDC to promote strong city development strategies. The RRC program provides guidelines and technical assistance to cities to help focus their resources and identify assets and opportunities to properly invest in their communities. With transparent and efficient development procedures, businesses are attracted and retained.

In 2016, the City of Albion completed their RRC evaluation. The AEDC is now overseeing the steps necessary for the City to become RRC-certified. By the end of 2017, 10 of the 24 best practice projects had been completed. A further 12 were in underway. All best practices are expected to be completed in 2018. Highlights of 2017 completions are provided.

1

[Future Land Use and Zoning Plan](#) adopted by City Council.

2

User-friendly municipal [website](#) updated.

3

[Economic Development Strategic Plan](#) approved by AEDC Board.

4

Expectations for board and commission positions outlined.

5

[Guide to Development](#) approved by Planning Commission.

6

Potential resources and opportunities for development determined.

ONE YEAR IN: PRESIDENT AND CEO AMY DEPREZ

When I first visited Albion, I saw a community full of pride and passion. I saw residents and local organizations working inclusively toward a common goal: helping Albion flourish. When working at the state level, it was difficult to see direct outcomes of the projects I helped create, In Albion, I could see the hard work and its results. I wanted to be a part of that.



I entered 2017 at the AEDC focused on laying solid groundwork while getting to know Albion, its businesses, and both their strengths and shortcomings. The City was finalizing its [Comprehensive Plan](#), and the AEDC had a prime opportunity to support it.

The AEDC had many proud accomplishments in 2017. We implemented a new Economic Development Strategic Plan that supports the City's Comprehensive Plan. We implemented a Memorandum of Cooperative Agreement between the AEDC and the Albion Reinvestment Corporation (ARC), a non-profit charity charged with stopping deterioration of buildings in the downtown business district and providing opportunities for new businesses and jobs. We also saw the Peabody Block Project receive an \$800,000 Community Development Block Grant for the redevelopment of 400 South Superior Street. The \$1.7 million project will rehab the oldest brick building downtown to provide commercial space on its ground level and four apartments on the two floors above.

The year 2018 will be transformational. The AEDC will work to see it through. While we provide support to Albion's downtown redevelopment, we will also assist and attract entrepreneurs and prospective residents. While we help new businesses settle in the Albion Industrial Park, we will also keep workforce development a priority. The year 2018 will be critical to the rebirth of a vibrant, thriving city that creates space for businesses to grow, employees to live comfortably, and a community to maximize opportunity.

Amy graduated magna cum laude from Baker College with a Bachelor of Business Administration, emphasis in marketing. Prior to the AEDC, Amy worked in management positions for Battle Creek Unlimited, the Michigan Economic Development Corporation, and the St. Clair County Economic Development Alliance. Amy is also the executive director of the Albion Reinvestment Corporation.

STAFF

Neely Kent, Office Manager

In March of 2018, Neely will celebrate her fourth year with the AEDC. As office manager, Neely writes grants for the EDC and all of its divisions, manages each AEDC department, manages the industrial park's business incubator, handles leases, and assists with budgets.



Danielle Nelson, Project Manager

As project manager, Danielle works to bring new businesses to Albion and assists them with site selection; oversees Albion's RRC certification; and leads community stakeholder meetings to draft city planning strategies. Prior to joining the AEDC staff in July of 2017, Danielle worked for the city of Albion as an AmeriCorps VISTA and an intern, working to create comprehensive plans, implement a community-wide needs assessment, and head the Albion River Trail expansion project. Danielle received degrees in public policy and economics & management from Albion College.

Ryan O'Dell, Community & Employment Outreach Assistant

After graduating from Notre Dame College with a degree in sports management, Ryan joined the AmeriCorps VISTA program. As a VISTA representative for the AEDC, Ryan specializes in workforce development. His proudest projects in 2017 were the AEDC's three job prep events and job fair, which drew in over 110 prospective employees.



Beau Brockett Jr., Marketing and PR Intern



Beau is a third-year Albion College English major. He is the creator of the 2017 Annual Report. Beau is also helping implement two marketing strategies, one to brand the city of Albion with community leaders; the other, to market the Albion Reinvestment Corporation. On campus, Beau is the managing editor for the Albion *Pleiad* and a cross country and track athlete.

STAFF

Albion Food Hub and Albion Farmer's Market



Caitlyn Berard, Food Hub Manager

Internships with the Detroit Land Bank Authority and a relator sparked this Albion College graduate's interest in community development. When not working at the Albion Food Hub, Caitlyn is volunteering with Albion's code enforcement and working towards a Masters of Urban Planning & Development from Wayne State University.



Laura Overholt, Farmer's Market Director

Laura joined the AEDC team in June of 2017 but has been with the farmer's market since the summer of 2015, selling her baked goods as Green Eggs and Jam. Laura loves to market and promote the Farmer's Market and its vendors.



FINANCIALS

December 2017 Consolidated Statements

Tax Increment Finance Authority (TIFA) & Economic Development Corporation (EDC)

Revenues	TIFA		EDC	
	<u>Budget</u>	<u>Year-to-Date</u>	<u>Budget</u>	<u>Year-to-Date</u>
Property Taxes	\$ 215,000.00	\$ 163,232.76		
Rental of Property			\$ 77,400.00	\$ 83,850.00
Grants: Federal, State, Local			35,000.00	21,547.83
Rents & AFM Stall Fees				
Reimbursements: Utilities, etc.				
Interest	200.00	837.28	60,000.00	71,230.89
Trans to Bus. Inc. from TIFA			-	375.47
Trans to AFH from TIFA (Loan)				
Total Revenues	\$ 215,200.00	\$ 164,070.04	\$ 172,400.00	\$ 177,004.19
Expenses				
Salaries & Benefits	\$ 163,728.00	\$ 147,119.03	\$ 110,895.00	\$ 82,425.59
Maintenance & Utilities	11,140.00	7,960.98	43,375.00	31,825.36
Admin Fees to City of Albion	5,996.00	5,996.04	2,500.00	2,499.96
Loan Payments to MDEQ	3,108.00	3,040.68		
ABA Land Contract			4,274.00	4,274.00
ABA Land Contract Interest			1,207.00	1,207.00
Roof Loan Interest				
Trans to Bus. Inc. & AFH Loan	6,000.00	35,000.00		
Rent to ABA	9,380.00	9,380.04	1,000.00	1,999.96
Total Expenses	\$ 199,352.00	\$ 208,496.77	\$ 163,251.00	\$ 124,231.87
To Fund Balance	\$ 15,848.00	\$ (44,426.73)	\$ 9,149.00	\$ 52,772.32

December 2017 Consolidated Statements Continued

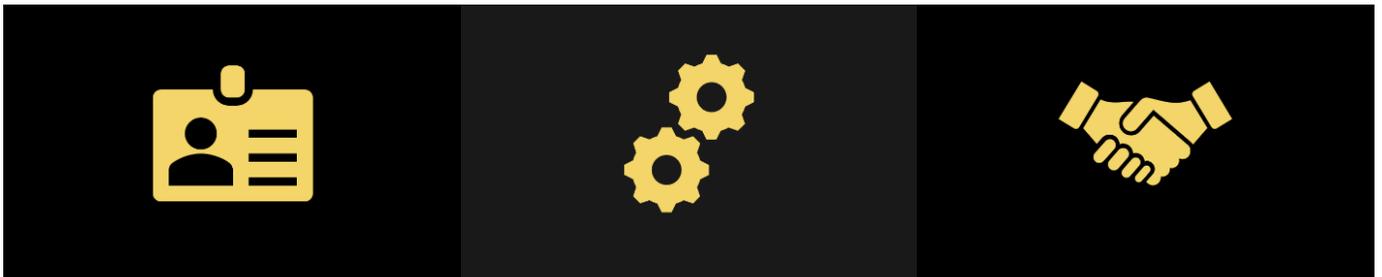
Business Incubator, Albion Food Hub (AFH), and Revolving Loan Fund (RLF)

Revenues	Incubator		Albion Food Hub (AFH)		RLF	
	<u>Budget</u>	<u>Year-to-Date</u>	<u>Budget</u>	<u>Year-to-Date</u>	<u>Budget</u>	<u>Year-to-Date</u>
Property Taxes						
Rental of Property						
Grants: Federal, State, Local			\$ 31,690.00	\$ 29,893.03		
Rents & AFM Stall Fees	\$ 30,000.00	\$ 37,863.86	6,200.00	6,400.00		
Reimbursements: Utilities, etc.	8,000.00	15,188.97	51,000.00	2,089.24		
Interest	200.00	198.52			7,320.00	8,000.94
Trans to Bus. Inc. from TIFA	6,000.00	6,000.00				
Trans to AFH from TIFA (Loan)				29,000.00		
Total Revenues	\$44,200.00	\$59,251.35	\$88,890.00	\$67,382.27	\$7,320.00	\$ 8,000.94
Expenses						
Salaries & Benefits	\$ 15,894.00	\$ 15,868.13	\$ 47,781.00	\$ 40,367.36	\$ 6,358.00	\$ 6,347.72
Maintenance & Utilities	25,700.00	28,749.21	38,225.00	22,478.59	35.00	35.00
Admin Fees to City of Albion			2,880.00	2,880.00		
Loan Payments to MDEQ						
ABA Land Contract						
ABA Land Contract Interest						
Roof Loan Interest	1,494.00	1,195.00				
Trans to Bus. Inc. & AFH Loan						
Rent to ABA	500.00	500.04		1.00		
Total Expenses	\$43,588.00	\$46,312.38	\$88,886.00	\$65,726.95	\$6,393.00	\$ 6,382.72
To Fund Balance	\$ 612.00	\$12,938.97	\$ 4.00	\$ 1,655.32	\$ 927.00	\$ 1,618.22

EVENTS

Job Prep Fairs

Three job prep events were held at the close of 2017. All 105 participants left with resumes in hand, and all stated they felt more confident in finding a job in exit interviews. Practice interviews and one-on-one job advice was offered in cooperation with Michigan Works! Southwest, Albion College, Kellogg Community College, Charitable Union, and the Build Albion AmeriCorps VISTA Initiative.



Job Fair

Nearly 90 percent of job prep event attendees returned to December's job fair. A dozen businesses participated, offering over 50 jobs for 93 prospective employees.

105 Job Prep Participants left with resumes in hand – Over 90% returned to the Job Fair.



A snapshot from the December job fair, held at Marshall Opportunity High School.

EVENTS

Business Resource Summit

Saving energy and money was the topic for 11 businesses to consider at the April resource event. Resource programs, rebates, financing energy-efficient upgrades were discussed.

Workforce Assistance was the topic for the May resource event and saw 33 participants take advantage of the valuable resources and information provided at the summit. Nine organizations joined the AEDC in sharing programs and resources available to employers to maximize their workforces, from apprenticeships to tips on filling hard-to-fill jobs.

Community Visioning Celebration

The AEDC hosted a booth for residents to share their ideas for future land use at this City of Albion and AmeriCorps VISTA joint event.

Nearly 200 responses were provided. Many residents wanted manufacturing at the Harvard Industries property; mixed-use commercial and residential space at the Union Steel property; and multi-family rental housing at the Dalrymple property.

Small Business Development Workshops

In February, over 30 attendees learned how to start a restaurant or food service business.

In October, 20 entrepreneurs assessed their abilities to lead and manage; evaluated the market potential of their goods and services; and learned the basics of business planning.

Both workshops were led by the Small Business Development Center and sponsored by Homestead Savings Bank.

Calhoun County Economic Forecast, Upjohn Institute Director Jim Robey

Robey predicted that Calhoun County will see an increase in employment in the tech and service sectors and that skilled manufacturing jobs will need to be filled. The keys to Calhoun's economic success will be making move-in ready business spaces available and taking advantage of an affordable housing market.

ALBION FOOD HUB & FARMER'S MARKET

The Albion Food Hub's first mission is to empower Albion growers, cooks, bakers, and caterers by providing access to the food-related business sector. A kitchen incubator with industrial appliances and workspace is offered to users at an affordable rental rate. So, too, is food business assistance. When users are finished cooking and baking, they can use their business know-how to sell their products independently or through the Albion Farmer's Market.

This in turn completes the Albion Food Hub's two other missions: to build city-wide economic capacity and to improve food access in the Albion area.



Cooper's Dish, the Albion Food Hub's first pop-up restaurant. (Photo credit: Nisha Farooq)

The Albion Farmer's Market's mission is two-fold: to provide support to local farmers and producers with access to a community market, and to provide access to fresh, healthy food to the community.

Each summer at Albion's Stoffer Plaza and each winter in the Albion Food Hub's market space, artisans and food producers can rent out space at a low rate to sell their goods – natural or homemade – to visitors. The winter market finished its first season in April 2017 with a steady growth in customers and vendors each month.

Any WIC Project FRESH or SNAP participants were able to spend their coupons and cards with an approved vendor. Project FRESH coupons can be used to purchase locally grown, unprepared fruits and vegetables. SNAP Bridge Cards allow visitors to buy approved food items, from fresh produce to seeds.

COOPER'S DISH



“The Food Hub was a perfect location for Cooper’s Dish because the manager, Caitlyn, and the rest of the team I met were all just as enthused as I was to start this venture.” ~ Nisha Farooq

Nisha Farooq of Waterford, Michigan, always loved to cook. As a child, she made menus for her imaginary restaurant, Scrumptious.

In August, Cooper’s Dish, Nisha’s real restaurant, became the Food Hub’s first pop-up restaurant. Over 280 classic and creative breakfast dishes were served in the its four-day run, from smoked salmon eggs benedict to chicken and waffles, Nisha’s favorite.

Now Nisha has started catering and plans to open her pop-up restaurant twice more. She credits the Food Hub for teaching her licensing, budgeting, restaurant and staff management.

NEW MARKET VENDORS

2017 brought 10 new vendors to the Albion Farmer’s Market.

Eicher’s Bakery – Amish baked goods, wholegrain breads, berries, apples, chicken eggs

Enviro Farm, LLC – Organic produce and herbs

Esham Family Farm – Organic veggies and goat meat

Green Eggs and Jam – Lettuce mix, chicken eggs, baked goods

Hunt’s Farm and Alison Hunt’s Crafts – Beef, pork, chicken, turkey

Jolly Green Junction – Produce, mushrooms, flowers

K’s Acres Orchard – Organic produce, hydroponic produce, maple syrup, honey, donuts, cider

Kathy’s Crafts – Pillows, dried flowers, cookies

The Mum Barn – Pumpkins and flowers

Woven Acres – Duck eggs, chicken eggs, goat soap

ALBION REINVESTMENT CORPORATION

Advancing Albion

The Albion Reinvestment Corporation is a public charity made up of a team of donors and developers with roots in the Albion area driven to ignite economic growth, employment, and attainable living in Albion's downtown district. ARC will renovate downtown historic buildings, making each space move-in ready for businesses and residents.

AEDC President Amy Deprez serves as executive director of ARC, a testament to the AEDC's and ARC's strong support. ARC's [Advancing Albion Strategic Plan](#) is a compliment to the AEDC's own [strategic plan](#). Whereas ARC invests in the downtown corridor for building renovations, the AEDC will continue to bring in and develop the businesses and workforces that will find homes in the refurbished properties. The AEDC will also increase access to incentives that will spur growth in the community and financial support for businesses.

Advancing Albion Strategic Plan

ARC's vision is to bring homes, jobs, and business to Albion by renovating its downtown district's historic buildings. Over 40 percent of the corridor's storefronts are empty and many residential spaces are in danger of deteriorating past the point of repair. Yet, a target market analysis found that the city can expect 345 households on average looking to relocate within the city each year over the next five years. Over 400 people from five surrounding counties and 140 people across the U.S. would also be prospects.

ARC has identified 22 storefronts and their corresponding buildings to be redeveloped. An investment of \$387,500 from ARC and its predecessor, Fork Associates, has already been made. Once these buildings are move-in ready, ARC will look to partner with businesses that have strong business plans and provide opportunities for sustainable growth through rent incentives. Hard costs, site remediation, and energy-efficient infrastructure can be partially funded by the Michigan EDC, Michigan DEQ, and other state programs and charitable organizations.

With downtown projects underway, ARC will revitalize downtown's connecting neighborhoods and enhance the appeal of gateways, all while staying true to Albion's history and culture.

2017 SUCCESS STORIES

In 2017, Gina's Pizza and Deli moved from Michigan Avenue to North Clinton Street, right by the train tracks, doubling its seating to 120. Downtown's Stirling Books & Brew opened. The Kentucky Fried Chicken on Eaton Street received a new facade. And just off the I-94 ramp, the vacant Ponderosa Steakhouse was demolished.

With eight new businesses, downtown improvements, and landmark anniversaries, 2017 has set the precedent for a successful 2018 that will meet the vision of the AEDC's Economic Development Plan.

Downtown Commercial District

Bohm II — Intimate 41-seat theatre

Brown's Home Furnishings & More —

New and used furniture and home décor

Kerizma — Nail salon

Stirling Books & Brew — Bookstore, coffee house, and concert venue

Austin Avenue Corridor

TNT Beauty Supply — Hair, lashes, facial, and waxing supplies and services

I-94 Business Corridor

Taco Bell — Mexican-inspired fast food chain

Decker Manufacturing Celebrates 90th Anniversary

In 1927, a group of Albion and Jackson-area men opened Decker Screw Products Company, providing nuts and plugs to Michigan's flourishing manufacturing business sector. By 1971, Decker had changed its name and expanded to a 130,000 square foot facility. In 2000, it opened a subsidiary in Ohio.

In 2017, Decker Manufacturing celebrated 90 years of providing high-quality employment and high-quality fasteners. Thanks to top technology and top lab accreditations, Decker's engineers can draw up custom designs, produce them, and send the finished products to major motor manufacturers. As a result, this staple of the Clark Street Corridor has received numerous GM Supplier Excellence Awards.

2017 SUCCESS STORIES

Sinclair Engineering & Design Sets Precedent for 2018

In 2014, Kevin and Kyle Sinclair rented out the AEDC's business incubator in Albion's industrial park to start a machine shop. Just shy of four years later, the team of two is now a workforce of 12 that supports over 20 clients, right from the incubator space. Sinclair designs and manufactures tooling; blankets and stamps metal; and creates precision machining for a variety of customers. All profits of Sinclair's average annual sales of \$2 to \$3 million are invested back into the company.

Sinclair is expecting 2018 to be their best year yet. In 2017, the company launched two new product lines to support Patriot Solar, one of the world's top solar manufacturers. Together, they created over 80 megawatts (80 million watts) of energy through roof, ground, system, and car port solar installation. A further 40 megawatts worth of installation is projected through August.

Team One Plastics 30 Years Strong

Despite a workforce of 25 full-time employees and a 45,000 square foot facility, Team 1 Plastics had humble beginnings. In 1988, three plastics engineers came together to create an injection molding business in the AEDC's business incubator. Despite setbacks, by 1992, Team 1 moved out of the incubator and bought their own land in Albion's industrial park, where their facility is located today. A year later, the plastics molders became the 101st fastest-growing company in the nation. Since, Team 1 has won multiple safety and best-place-to-work awards. Team 1 celebrates its 30th year in 2018.



“[The incubator] was critical to our successful launch of Team 1 Plastics. The shared services — copy machine, fax, conference room, forklift truck, et cetera. — allowed us to pay for these items only when we used them, reducing our expenses.”
~ Craig Carrel, owner, Team 1 Plastics

2017 SUCCESS STORIES

The Peabody Project

In October 2017, Caster Concepts CEO and ACE Investments CEO Bill Dobbins broke ground on the \$1.7 million Peabody Block Project: 400 Superior Street would be renovated for mixed-use space. The first floor would become business space and the second and third floors would become loft-style apartments. New neighbors to South Superior Street businesses will be the Foundry Bakehouse and Deli (slated to open August 2018), Brick Street Marketing, and Pure Albion, a memorabilia store. Dobbins also hopes to include rental space for entrepreneurs. The project is made possible by an \$800,000 Community Development Block Grant through the Michigan EDC.

Courtyard by Marriot

In 2015, the Michigan EDC approved Shaheen Development's (owned by ARC board member Dr. Sam Shaheen) plans to construct a hotel in Downtown Albion. In 2017, major construction began. The brick building's three floors will soon hold 65 rooms, 10 suites, an indoor pool, a workout room, a bistro, a convenience corner, a Starbucks Coffee Shop, and a strong local workforce.

Albion Malleable Brewing Company

In late 2016, an Albion native, an Albion College alumnus, and an Albion College professor announced that renovations were underway for a new brewery at 420 South Superior Street. In 2017, Albion Malleable's roof and windows were finished and electrical installation began, as did the Belgian beer brewhouse equipment. A chef and a staff were recently hired. Albion Malleable is scheduled to open in mid-2018.



The Peabody Project



The Courtyard Marriot Hotel

COMING IN 2018

AEDC Gets a New Home

On March 1, 2018, the AEDC moved from its 309 North Superior Street location to 1002 North Eaton Street. The Albion Community Foundation has been renovated from Dr. Starkey's former dentist office.



The new home of the AEDC, as of March 1, 2018.

Strengthening the Workforce

In May 2018, the AEDC will assist Kellogg Community College with a job fair. It will kick-start a project to expand workforce opportunities for KCC and Albion's high school students.

The AEDC will also assist in evaluating the Albion area business's workforces. Skillsets, wages, and future staffing needs will be considered as the successes and struggles of each business is discussed.