

Thursday, March 28, 2024, 7:30 am

City of Albion – Council Chambers 112 W. Cass St. Albion, MI 49224

Watch on YouTube: @albioneconomicdevelopmentcorp

Attend Virtually Via Zoom: <https://us02web.zoom.us/j/89544976899>

Mission Statement: Retain, expand and recruit business and industry to the greater Albion area and strengthen and revitalize the local economy.

AGENDA

- 1) Call To Order / Roll Call (1 Min)
- 2) Approve Agenda (1 Min)
- 3) Public Comment (TBD)
(Persons addressing the Board shall limit their comments to no more than 3 minutes)
- 4) Consent Agenda (1 Min)
- 5) Discussion/Action Items
 - a) Discuss and Approve Executive Board Minutes February 1, 2024
 - b) Adopt the Language from the March 14, 2024, Board Meeting (10 Min)
 - c) Discuss and Review Board Agenda – April 4, 2024
 - d) Review February Treasurer's Report
- 6) Public Comment (TBD)
(Persons addressing the Board shall limit their comments to no more than 3 minutes)
- 7) Adjournment (1 Min)

EDC/TIFA/BRA EXECUTIVE BOARD OF DIRECTORS MEETING MINUTES

Held at Council Chambers 112 W. Cass Street, Albion MI 49224
February 1, 2024

EDC Executive Study Session convened at 7:35 am by Ben Wallace.

Exec Board Members Present: Jerome Harvey (8:00 am), Vicky Clark, Ben Wallace

Exec Board Members Absent:

Ex Officio Non-Voting:

Community:

Staff: Virgie Ammerman, Attorney Karre present online

Public Comment – None.

Discussion Items

Motion made by Wallace, seconded by Clark to approve the agenda. 3-0

Motion made by Wallace, seconded by Clark to approve the November 30 minutes. 3-0

Discussion on the Agenda for the February 8th meeting.

Discussion on Workforce Development, training, capacity issues on trainers.

Motion by Wallace, seconded by Clark, to schedule a meeting on March 14th at 7:30 am as a regular meeting, due to the March 7th meeting at 5 pm being a broader community meeting including the EDC, DDA, City of Albion, W.E. Upjohn Institute. 3-0

Discussion on the Elevating Black Voices, by Lisa Howze, for Black History Month, February 27 6-8 pm. \$5,000 fee.

8:30 Adjourned

EDC/TIFA/BRA BOARD OF DIRECTORS MEETING MINUTES

Held at Council Chambers 112 W. Cass Street, Albion MI 49224

March 14, 2024

EDC Board Meeting called to order by Jerome Harvey at 7:32 am.

Board Members Present: Jerome Harvey; Vicky Clark; Bruce Nelson; (Nora Jackson (7:56 am), Mayor Pro Tempore)

Counsel:

Board Members Absent: Trevor White; Mayor Snyder; Ben Wallace

Ex Officio Non-Voting: None

Community:

Staff: Virgie Ammerman

Note: During the meeting, it was thought to be true that the Mayor Pro Tempore could vote on behalf of the Mayor in her absence. Subsequently, it was discovered this was in error.

Ammerman presented the CEO/President's Report

Ammerman presented an update on new board members, including Bruce Nelson having been onboarded and 5 seats remain open.

Ammerman presented Task Force Updates.

Motion made by Clark, seconded by Harvey, to approve the minutes of Feb 8, Feb 21, and Mar 7, 2024. 4-0

Motion made by Clark, seconded by Nelson, to approve the treasurer's report from January. 4-0

Motion made by Clark, seconded by Jackson, to approve Bruce Nelson as Treasurer through December 31, 2024. Roll Call:

Clark – Yes

Jackson – Yes

Harvey – Yes

Nelson – Yes

Motion made by Nelson, seconded by Clark, to approve the Brick Street Loft Winter 2023 Brownfield IFT payment. Roll Call:

Nelson – Yes

Clark – Yes

Jackson – Yes

Harvey – Yes

Jackson reported out on behalf of the City regarding becoming the Housing Point Person from Council as we seek a solution for homelessness and a crisis center/processes in Albion.

Discussion was had on the potential improvements the City could make near the Five Points Intersection to improve walkability for the new Dollar General.

Clark made a motion, seconded by Jackson, to approve absent members White, Wallace, Snyder. 4-0

Clark made a motion, seconded by Nelson, to adjourn the meeting at 8:29 am. Meeting adjourned.



Albion Economic Development Corporation

EDC/TIFA/BRA

BOARD OF DIRECTORS SPECIAL MEETING

Thursday, April 4, 2024, 7:30 am

Albion Economic Development Corporation

City of Albion – Council Chambers 112 W. Cass St. Albion, MI 49224

Watch on YouTube: @albioneconomicdevelopmentcorp

Attend Virtually Via Zoom: <https://us02web.zoom.us/j/89544976899>

Mission Statement: Retain, expand, and recruit business and industry to the greater Albion area and strengthen and revitalize the local economy.

AGENDA

- 1) Call To Order / Roll Call (1 min)
- 2) Invocation (1 min)
- 3) Pledge of Allegiance (1 min)
- 4) Approve Agenda (1 min)
- 5) Public Comment (TBD)

(Persons addressing the Board shall limit their comments to no more than 3 minutes)

Presentations

- 6) President/CEO Report (10 min)
- 7) Update on New Board Members for the EDC (5 min)
- 8) Task Force/Group Reports (5 min)
 - Community Engagement Task Force
 - Executive Board
 - Housing Task Force
 - Industry and Business Attraction Task Force
 - Match on Main Task Force
 - Revolving Loan Fund Committee
 - Workforce Development Task Force

Next Board Meeting will be Thursday, May 2, 2024, 7:30 am

Action Items

9) Consent Agenda (2 Min)

- Review and Approve March 14, 2024, Board Meeting Minutes (2 Min)
- Review and Approve March 18, 2024, Board Meeting Minutes (2 Min)
- Review and Approve February 2024 Treasurer Report (5 min)

10) Review and Approve Resolution to Approve Amendment to Articles of Incorporation (10 Min)

11) The President/CEO requests a closed session pursuant to MCL 15.268(1)(d), to consider the purchase or lease of real property up to the time an option to purchase or lease that real property is obtained.

12) Approve Minutes from Closed Sessions (10 min)

- May 4, 2023 Closed Session Board of Directors Meeting
- June 1, 2023, Closed Session Board of Directors Meeting
- June 22, 2023 Closed Session Board of Directors Meeting
- April 4, 2024 Closed Session Board of Directors Meeting

13) Approve Recommended Action from Closed Sessions (10 min)

14) Board of Directors Discussion & Comments (5 Min)

- City of Albion
- Albion Township
- Sheridan Township
- Greater Albion Chamber of Commerce
- Board at-Large

15) Motion to Excuse Absent Members (3 min)

16) Public Comment (TBD)

(Persons addressing the Board shall limit their comments to no more than 3 minutes)

17) Adjournment (1 Min)

Parking Lot

Next Board Meeting will be Thursday, May 2, 2024, 7:30 am