

Thursday, January 14, 2021, 1:00 pm

Via **Zoom Webinar**

<https://us02web.zoom.us/j/87939459236?pwd=Vm9RcW9PTjdCUXNWMTNLU3Z4MmIXZz09>

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

Economic Development Strategic Plan

- Goal 1: Stabilize the downtown, enhance its historic character, and support its economic growth.
- Goal 2: Stabilize the City's major corridors and support their economic growth.
- Goal 3: Build the human and capital capacity of key economic development agencies within Albion.
- Goal 4: Retain and attract high-leverage jobs to Albion.
- Goal 5: Strengthen housing market and stock.
- Goal 6: Create a unified brand for Albion to drive tourism, business growth, and investment. (GACC)
- Goal 7: Make strategic choices to turn Albion into a destination for current and future residents and tourists. (GACC)

AGENDA

- 1) Roll Call
- 2) Public Comment
(Persons addressing the Board shall limit their comments to no more than 3 minutes)
- 3) Action Items:
 - a) Authorize to Execute Consumers Energy Lease for 910 Burstein Drive, Albion
 - b) Authorization for General Signing Authority for the EDC
- 4) President's Report
- 5) Board of Directors Discussion & Comments
- 6) Public Comment
(Persons addressing the Board shall limit their comments to no more than 3 minutes)
- 7) Adjournment

Next Board Meeting will be Thursday, February 7, 2021 at 7:30 a.m.

**ALBION ECONOMIC DEVELOPMENT CORPORATION,
ALBION TAX INCREMENT FINANCING AUTHORITY, AND
ALBION BROWNFIELD REDEVELOPMENT AUTHORITY**

A Michigan municipal corporation

**Resolution Authorization to Execute Lease for
910 Burstein Drive, Albion**

January 14, 2021

The undersigned certifies the undersigned is the duly elected and qualified Secretary of Albion Economic Development Corporation, a Michigan municipal corporation, that the following resolution was duly adopted by the Board of Directors of the Corporation at a duly called meeting of the Board at which a quorum was present held on January 14, 2021:

BE IT RESOLVED THAT the corporation entered into an agreement with Consumers Energy Company (Consumers), a Michigan corporation, for the lease of 910 Burstein Drive, Albion Michigan 49224.

BE IT FURTHER RESOLVED THAT pursuant to the agreement, the corporation is authorized to lease to Consumers, the real property legally described in Exhibit A attached to this Resolution.

BE IT FURTHER RESOLVED THAT the EDC/TIFA Board Chair, Herman McCall, and the EDC/TIFA Board Secretary, Ed Haas, are authorized to execute on the Corporation's behalf all documents needed to close the lease transaction.

The undersigned further certifies that the above Resolution remains in full force and binding upon the Corporation, that the Board of Directors has the power and authority to authorize the acts set forth in the Resolution, and that the Resolution has not been amended or revoked as of the date of this Certificate.

DATED: _____

Ed Haas, Secretary

Exhibit A – Legal Description – 910 Burstein Drive, Albion MI 49224

Lot No. 22, INDUSTRIAL PARK SUBDIVISION NO. 2, a subdivision of a part of the Northwest quarter and the Southwest quarter of Section 34, Town 2 South, Range 4 West, City of Albion, Calhoun County, Michigan, according to the plat thereof recorded in Liber 23 plats, on Page 37 to 41, Calhoun County records.

Tax Parcel No. 13-51-006-476-01;

**ALBION ECONOMIC DEVELOPMENT CORPORATION,
ALBION TAX INCREMENT FINANCING AUTHORITY, AND
ALBION BROWNFIELD REDEVELOPMENT AUTHORITY**

A Michigan municipal corporation

Resolution- Authorization for Board Officers to Execute Business Contracts and Leases

January 14, 2021

The undersigned certifies the undersigned is the duly elected and qualified Secretary of Albion Economic Development Corporation, a Michigan municipal corporation, that the following resolution was duly adopted by the Board of Directors of the Corporation at a duly called meeting of the Board at which a quorum was present held on January 14, 2021:

BE IT RESOLVED THAT the corporation bylaws allow for the Board to authorize board officers and agents to enter into contracts and to execute and deliver instruments in the name of and on behalf of the corporation. The Bylaws further state, such authority may general or limited. Any contract or other instrument executed in the name of the corporation shall be signed by such officers or agents of the corporation as the board specifies, and in the manner the board authorizes by resolution.

BE IT FURTHER RESOLVED THAT the Board of Directors wishes to grant general authority to the Board Chair and Board Secretary for business contracts and leases that are needed in the normal course of business.

BE IT FURTHER RESOLVED THAT the EDC Board authorizes that EDC/TIFA Board Chair, Herman McCall, and the EDC/TIFA Board Secretary, Ed Haas, are authorized to execute on general business contracts and leases.

The undersigned further certifies that the above Resolution remains in full force and binding upon the Corporation, that the Board of Directors has the power and authority to authorize the acts set forth in the Resolution, and that the Resolution has not been amended or revoked as of the date of this Certificate.

DATED: _____

Ed Haas, Secretary

EDC/TIFA/BRA BOARD OF DIRECTORS

SPECIAL MEETING MINUTES

Held via Zoom webinar
January 14, 2021

EDC Board Meeting called to order by McCall at 1:08 p.m.

Board Members Present: Herm McCall, 3221 Country Club Way; Ed Haas, 100 Jonesville Rd; Jerome Harvey, 1101 Industrial Blvd; Scott Evans, 415 S Superior; Mauri Ditzler, 81845 625 Rosedale; Annette Norris, 420 Broadway Place; Victoria Garcia (Mayor), 26 Pocahantas.

Board Members Absent: Joyce Spicer

Ex Officio Non-Voting: None

Staff: Amy Deprez Christine Bowman

Public Comment:

There was no public comment.

Evans left the meeting at 1:12 p.m.

Action Items:

Authorize to Execute Consumers Energy Lease for 910 Burstein Drive, Albion

Per EDC Corporation Bylaws and at the request of Consumers Energy, a resolution to approve these entities entering into a lease agreement and designating signatories is required. Motion by Ditzler to approve a Resolution authorizing the EDC/TIFA Board Chair, Herman McCall, and the EDC/TIFA Board Secretary, Ed Haas, to execute on the Corporation's behalf all documents needed to close the lease transaction, supported by Haas.

- Roll Call Vote.
- Resolved: Motion carried.

Authorization for General Signing Authority for the EDC

EDC Corporation Bylaws allow the Board to authorize board officers and agents to enter into contracts and to execute and deliver instruments in the name of and on behalf of the corporation. The Bylaws allow this authority to be general or limited by resolution. There are

times that it may be necessary the Board of Directors wishes to grant general authority to the Board Chair and Board Secretary for business contracts and leases that are needed in the normal course of business. Motion by Ditzler to approve a Resolution authorizing the EDC /TIFA Board Chair, Herman McCall, and the EDC/TIFA Board Secretary, Ed Haas, to execute general business contracts and leases.

- Roll Call Vote.
- Resolved: Motion carried.

Harvey left the meeting at 1:20 p.m.

President's Report: None.

Board of Directors Discussion & Comments: Board Chair McCall stated the EDC/Chamber/DDA merger workgroup will have a draft service agreement ready to present to each board by their scheduled meetings in February (February 4th AEDC, February 10th DDA & February 18th Chamber).

Public Comment:

There was no public comment.

EDC Board Meeting adjourned by McCall at 1:26 p.m.