

Thursday, October 6, 2022, 7:30 am
Albion EDC Offices – Conference Room
1002 N. Eaton Street, Albion, MI 49224

***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 2022-2026

Goal 1: Stabilize the downtown, enhance its historic character, and support its economic growth.

Goal 2: Strengthen housing market and stock.

Goal 3: Retain and attract high-leverage jobs to Albion.

Goal 4: Stabilize the City's major corridors and support their economic growth.

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) Consent Agenda:
 - i) Approval of Minutes from September 1, 2022 Board Meetings and August 11, 2022 Special Board Meeting.
 - ii) Approve Consolidated Statement Ending June 30, 2022 and July 31, 2022.
 - iii) Action to Excuse Absent Directors, if applicable (EDC/TIFA/BRA)
All matters listed under Item 3(a), Consent Agenda, are considered routine by the board and will be enacted by one motion. There will be no separate discussion of these items. If discussion of an item is required, it will be removed from the Consent Agenda and considered separately.
 - b) Approve Performance Expectations for Ammerman
 - c) Approve Amendment to Ninja Goldfish, LLC Acquisition of 903 Burstein; 971 Austin; and 941 Austin to Authorize Execution of Closing
- 4) President's Report
 - a) Economic, Workforce & Community Development Report
- 5) Board of Directors Discussion & Comments
 - a) City of Albion
 - b) Sheridan Township
 - c) Greater Albion Chamber of Commerce
 - d) Board at Large
- 6) Public Comment
(Persons addressing the Board shall limit their comments to no more than 3 minutes)
- 7) Adjournment

EDC/TIFA/BRA BOARD OF DIRECTORS MEETING MINUTES

Held at 1002 N. Eaton Street, Albion – Albion EDC Offices
September 1, 2022

EDC Board Meeting called to order by Haas at 7:30 a.m.

Board Members Present: Ed Haas; Ben Wallace (7:38 am); Annette Norris; Scott Evans; Mayor Synder; Jerome Harvey; Vicky Clark; Andrew Zblewski; Marc Newman (7:36 am)

Board Members Absent: None

Ex Officio Non-Voting: None

Community: Shane Williamson

Staff: Amy Deprez; Lindsey Roark

Introduction of Lindsey Roark, Executive Assistant Marketing Specialist.

Public Comment

None

Presentation – Blueprint for a Better Albion

Shane Williamson, Executive Director of the Albion Community Foundation, shared the Blueprint for a Better Albion with the EDC Board. The Blueprint states 13 community projects that help build and maintain, parks, recreation and the wellbeing for families.

These 13 projects include:

- McIntosh Park Splash Pad & demo of existing Structures
- McIntosh Park Playground
- McIntosh Restroom Structure
- McIntosh Shelter
- McIntosh Park Lighting, Landscaping, Amenities, and Security
- Victory Park Ice Arena Roof Repair
- Train Station Revitalization
- INNOVATE Albion Stem Lab Accessibility Elevator
- Bohm Theatre Post – Covid Theatre improvements
- Ketchum Field scoreboard, seating, fencing, press box, concessions revitalization
- Basketball courts and tennis courts upgrades
- Victory Park bathroom repairs and upgrades
- City Park and Recreation Sign upgrades

The Albion Community Foundation has raised 4 million in less than 12 months to get these projects started and completed.

Approval of Consent Agenda

The items of the Consent agenda were reviewed as a group, consisting of approval of Minutes from August 4, 2022, and August 18, 2022; and August 23, 2022 Special Board Meetings and the Consolidated Statement Ending May 31st, 2022 and June 30th, 2022.

- Motion by Evans to support consent agenda, supported by Newman.
- Voice Vote.
- Resolved: Motion passed unanimously.

Approve Minutes for August 11, 2022 Special Meeting of the EDC Board

The minutes were not received in time for the September 1st EDC Board meeting, that is why the item was separated out of the Consent Agenda.

A motion by WALLACE to table the Approve Minutes for August 11, 2022..., to be included on the October 6th EDC Board agenda.

- Motion by Wallace, supported by Zblewski.
- Voice Vote.
- Resolved: Motion passed unanimously.

Approve Employment Letter (At Will) for Virgie Ammerman

The Board was provided with the negotiated employment letter, executed by Ammerman, and Wallace and Evans shared insight on the process.

- Motion by Evans, supported by Clark.
- Voice Vote.
- Resolved: Motion passed unanimously.

Discussion – Expectations & Performance Evaluation for Ammerman year 1.

Depez shared the year 1 performance expectations she put together for outlining, Financial, Strategic, Growth, Community Development, and Training & Development. It was determined that a subcommittee should be put together to finalize the Board's expectations and performance criteria. The employment letter states a 9-month review, and it was unanimous that the Board wanted specific objectives. This subcommittee will consist of Marc Newman, Andrew Zblewski, Annette Norris, and Ben Wallace. All Board members are encouraged to send their thoughts to the Subcommittee by September 26th, allowing the subcommittee to finalize a document for review and approval at the EDC Board for October 6th.

A motion was made by Zblewski, supported by Evans, to appoint the members to the Subcommittee and allow for feedback up to 9/26/22.

Approve Subcommittee for Ammerman's performance expectations

- Motion by Zblewski to approve committee, supported by Evans.
- Voice Vote.
- Resolved: Motion passed unanimously.

President's Report

Deprez stated the first Match on Main for Albion – EDC applied for on behalf of YBCS (Yellow Bird Chocolate Shop), all paperwork has been accepted and the reimbursement of \$25k is in process. The EDC should receive this within the next couple of weeks and will process out to YBCS. YBCS leveraged the funding to activate an unused courtyard space, increase their online presence and sales and buy equipment that more than triples their productivity so they can increase revenue streams by wholesale and online sales.

Deprez shared that work continues on the amendment for the 2022 budget and the projected 2023 budget. Deprez will work with Ammerman on this item so that the budget is approved by the EDC Board in November, and final approval by the Council in December.

Deprez shared an update on ARC's Big Albion Plan Phase I. Council will review and approve the Brownfield plan and OPRA exemption on September 6th, Deprez encouraged all board members to attend the council meeting in person or remote in via YouTube for the presentation by Sam Shaheen.

Board of Directors Discussion & Comments:

Mayor Snyder shared a brief update for the City.

Sheridan Township Supervisor Dick Porter was not present due to a solar meeting conflict.

Greater Albion Area Chamber of Commerce was not present, however Newman and Evans (GAACC Board members) stated that the golf outing was a success, and the Festival of the Forks is coming up on the weekend of September 16th.

Public Comment

There was no public comment.

EDC Board Meeting adjourned by Haas at 8:58 AM.

EDC/TIFA/BRA BOARD OF DIRECTORS MEETING MINUTES

Held at Homestead Savings Bank

August 11, 2022

EDC Board Meeting called to order by Haas at 7:35 am.

Board Members Present: Ed Haas; Andrew Zblewski; Vicky Clark (7:35 am); Ben Wallace; Jerome Harvey; Mayor Snyder; Marc Newman; Annette Norris; Scott Evans

Board Members Absent: None

Ex Officio Non-Voting/Community: Haley Snyder, City Manager

Staff: None

Roll call was taken, quorum was present.

Public Comment None

Candidate Discussion

Williamson Consulting presented to the EDC Board the list of candidates for consideration of the CEO/President of the Albion EDC. Discussion ensued. A motion was made by Wallace to move forward with final interviews for Virgie Ammerman and Amanda Lanker. Interviews were set for August 18, 2022 at the Albion EDC conference room during a special EDC Board meeting scheduled for 7:30 am.

- Motion by WALLACE, supported by SNYDER.
- Voice Vote.
- Resolved: Motion passes.

EDC Board Meeting adjourned by Haas at 8:32 am.

June 2022 Consolidated Statement

Information presented as of 08/22/2022, for period ending 6/30/2022

	TIFA		EDC		Brownfield Development		RLF		Totals	
	Budget	Year-to-Date	Budget	Year-to-Date	Budget	Year-to-Date	Budget	Year-to-Date	Budget	Year-to-Date
Revenues										
Property Taxes (w/ LCSSR)	\$ 240,000.00				214,881.00				\$ 454,881.00	\$ -
Property Tax Chargebacks										\$ -
Delq. Personal Property Tax										\$ -
Rental of Property			\$ 133,000.00	66,499.98					133,000.00	66,499.98
EPA Grant										\$ -
Federal Grant				39,900.00						\$ 39,900.00
State Grant										\$ -
Local Grants			35,000.00						35,000.00	\$ -
Incubator Rents										\$ -
Food Hub Rents										\$ -
Farmer's Market Stall Fees										\$ -
Senior Project Fresh / Market Fresh										\$ -
Reimbursements				595.63						\$ 595.63
Administration Income (BRA)			3,000.00							\$ -
Other Revenues				2,070.00						\$ 2,070.00
Interest		110.02		88.44			\$ 35.00	\$ 1,176.02	35.00	1,374.48
Total Revenues	\$ 240,000.00	\$ 110.02	\$ 171,000.00	\$ 109,154.05	\$ 214,881.00	\$ -	\$ 35.00	\$ 1,176.02	\$ 622,916.00	\$ 110,440.09
Transfer In										
Trans From TIFA to EDC			\$ 40,000.00						\$ 40,000.00	\$ -
Trans From Incubator to EDC			\$ 30,000.00							\$ -
Trans From DDA to BRA										\$ -
Total Transfers Out	\$ -		\$ 70,000.00	\$ -	\$ -	\$ -			\$ 70,000.00	\$ -
Trans To EDC from TIFA									\$ -	\$ -
Trans To Bus Inc from TIFA										\$ -
Trans To Rev Loan from Fund Bal										\$ -
Total Net Revenues	\$ 240,000.00	\$ 110.02	\$ 241,000.00	\$ 109,154.05	\$ 214,881.00	\$ -	\$ 35.00	\$ 1,176.02	\$ 70,000.00	\$ -
Expenses										
Salaries & Benefits	\$ 163,910.00	\$ 63,065.43	\$ 105,459.00	\$ 29,580.49					\$ 269,369.00	\$ 92,645.92
Administrative Costs			3,175.00	881.95					\$ 3,175.00	\$ 881.95
Professional Services	1,000.00		4,000.00	762.50					\$ 5,000.00	\$ 762.50
Contractual Services	500.00		2,300.00	1,100.00	207,381.00	204,606.74	35.00		\$ 210,216.00	\$ 205,706.74
Utilities	600.00	213.30	672.00	3.70					\$ 1,272.00	\$ 217.00
Travel			500.00						\$ 500.00	\$ -
Maintenance	3,150.00		40,000.00	12,027.82					\$ 43,150.00	#REF!
Insurance			7,682.00	1,044.24					\$ 7,682.00	\$ 1,044.24
Conference & Training Cost			2,200.00						\$ 2,200.00	\$ -
Admin Fees to City	8,900.00	4,450.02	10,000.00	4,999.98	7,500.00				\$ 26,400.00	\$ 9,450.00
Rental Charges (Spec Bldg)									\$ -	\$ -
Loan Payments MDEQ									\$ -	\$ -
Land									\$ -	\$ -
ABA Land Contract				5,720.00					\$ -	\$ 5,720.00
ABA Land Contract interest				286.00					\$ -	\$ 286.00
Roof loan interest									\$ -	\$ -
Economic Development	4,000.00		37,800.00	11,405.00					\$ 41,800.00	\$ 11,405.00
Rent to ABA/ACF	10,200.00	5,100.00	1,800.00	900.00					\$ 12,000.00	\$ 6,000.00
Miscellaneous									\$ -	\$ -
Transfer FR TIFA to EDC/AFH	40,000.00								\$ 40,000.00	\$ -
EPA Grant									\$ -	\$ -
Total Expenses	\$ 232,260.00	\$ 72,828.75	\$ 215,588.00	\$ 68,711.68	\$ 214,881.00	\$ 204,606.74	\$ 35.00	\$ -	\$ 662,764.00	\$ 346,147.17
To Fund Balance	\$ 7,740.00	\$ (72,718.73)	\$ 25,412.00	\$ 40,442.37	\$ -	\$ (204,606.74)	\$ -	\$ 1,176.02	\$ 33,152.00	\$ (235,707.08)

July 2022 Consolidated Statement

Information presented as of 09/23/2022, for period ending 7/31/2022

	TIFA		EDC		Brownfield Development		RLF		Totals	
	Budget	Year-to-Date	Budget	Year-to-Date	Budget	Year-to-Date	Budget	Year-to-Date	Budget	Year-to-Date
Revenues										
Property Taxes (w/ LCSSR)	\$ 240,000.00	25,176.63			214,881.00				\$ 454,881.00	\$ 25,176.63
Property Tax Chargebacks										\$ -
Delq. Personal Property Tax										\$ -
Rental of Property			\$ 133,000.00	77,583.31					133,000.00	\$ 77,583.31
EPA Grant										\$ -
Federal Grant				39,900.00						\$ 39,900.00
State Grant										\$ -
Local Grants			35,000.00						35,000.00	\$ -
Incubator Rents										\$ -
Food Hub Rents										\$ -
Farmer's Market Stall Fees										\$ -
Senior Project Fresh / Market Fresh										\$ -
Reimbursements				595.63						\$ 595.63
Administration Income (BRA)			3,000.00							\$ -
Other Revenues				2,070.00						\$ 2,070.00
Interest		133.24		109.98						\$ 2,027.61
Total Revenues	\$ 240,000.00	\$ 25,309.87	\$ 171,000.00	\$ 120,258.92	\$ 214,881.00	\$ -	\$ 35.00	\$ 1,784.39	\$ 622,916.00	\$ 147,353.18
Transfer In										
Trans From TIFA to EDC			\$ 40,000.00						\$ 40,000.00	\$ -
Trans From Incubator to EDC			\$ 30,000.00							\$ -
Trans From DDA to BRA										\$ -
Total Transfers Out	\$ -		\$ 70,000.00	\$ -	\$ -	\$ -			\$ 70,000.00	\$ -
Trans To EDC from TIFA									\$ -	\$ -
Trans To Bus Inc from TIFA										\$ -
Trans To Rev Loan from Fund Bal										\$ -
Total Net Revenues	\$ 240,000.00	\$ 25,309.87	\$ 241,000.00	\$ 120,258.92	\$ 214,881.00	\$ -	\$ 35.00	\$ 1,784.39	\$ 70,000.00	\$ -
Expenses										
Salaries & Benefits	\$ 163,910.00	74,899.69	\$ 105,459.00	35,283.10					\$ 269,369.00	\$ 110,182.79
Administrative Costs				3,175.00					\$ 3,175.00	\$ 1,595.26
Professional Services	1,000.00		4,000.00	957.50					\$ 5,000.00	\$ 957.50
Contractual Services	500.00		2,300.00	2,006.53	207,381.00	204,606.74	35.00	35.00	\$ 210,216.00	\$ 206,648.27
Utilities	600.00	248.49	672.00	387.48					\$ 1,272.00	\$ 635.97
Travel			500.00						\$ 500.00	\$ -
Maintenance	3,150.00		40,000.00	22,304.55					\$ 43,150.00	\$ 22,304.55
Insurance			7,682.00	1,327.05					\$ 7,682.00	\$ 1,327.05
Conference & Training Cost			2,200.00						\$ 2,200.00	\$ -
Admin Fees to City	8,900.00	5,191.69	10,000.00	5,833.31	7,500.00	-			\$ 26,400.00	\$ 11,025.00
Rental Charges (Spec Bldg)									\$ -	\$ -
Loan Payments MDEQ									\$ -	\$ -
Land									\$ -	\$ -
ABA Land Contract				5,720.00					\$ -	\$ 5,720.00
ABA Land Contract interest				286.00					\$ -	\$ 286.00
Roof loan interest									\$ -	\$ -
Economic Development	4,000.00		37,800.00	20,655.74					\$ 41,800.00	\$ 20,655.74
Rent to ABA/ACF	10,200.00	5,950.00	1,800.00	1,050.00					\$ 12,000.00	\$ 7,000.00
Miscellaneous									\$ -	\$ -
Transfer FR TIFA to EDC/AFH	40,000.00								\$ 40,000.00	\$ -
EPA Grant									\$ -	\$ -
Total Expenses	\$ 232,260.00	\$ 86,289.87	\$ 215,588.00	\$ 97,406.52	\$ 214,881.00	\$ 204,606.74	\$ 35.00	\$ 35.00	\$ 662,764.00	\$ 388,338.13
To Fund Balance	\$ 7,740.00	\$ (60,980.00)	\$ 25,412.00	\$ 22,852.40	\$ -	\$ (204,606.74)	\$ -	\$ 1,749.39	\$ 33,152.00	\$ (240,984.95)

memo



Albion Economic Development Corporation

To: Albion EDC Board of Directors

From: Virgie Ammerman, President & CEO

CC:

Date: October 6, 2022

Re: Project Ninja Goldfish LLC – Albion Industrial Park Development - Amendment to Approval of 11-4-21

Amendment:

Ninja Goldfish LLC, approved for acquisition of 903 Burstein; 971 Austin; and 941 Austin; at the November 4, 2021 EDC Board meeting is before the board for an amendment to the signing authority for closing on the property. It is recommended that the EDC Board authorize Virgie Ammerman, CEO and President, for execution of all documents needed to close on these properties.

Project Description:

Ninja Goldfish LLC, a partnership between four members (Gene Sorgi, Challenger Communications; Michael Blum, Mosaic Builders; Tarek Mazloun, Aletheia Healthcare; and Mouner Owen, Biotox Medical Labs) that was filed on October 1, 2021, has proposed acquiring 3 parcels in the Albion Industrial Park. The project is expected to be growing recreation marijuana, research and development of an antimicrobial products and the manufacturer of a Grower's Table. A Development Agreement will be required as part of closing that states the project, timing and the minimum number of jobs and investment to indicate a successful project.

This project received approval in November 2021 and has been doing due diligence since that time. During the closing process, it was discovered there are some errors in the legal descriptions. At this time, it is expected that a Quiet Title Action will be needed to remove the perceived interest of two trusts from the property as both trusts do not have a living trustee to sign off. The Albion EDC is working with Jim Reed, EDC Attorney, and the title company to complete this process as seamlessly as possible.

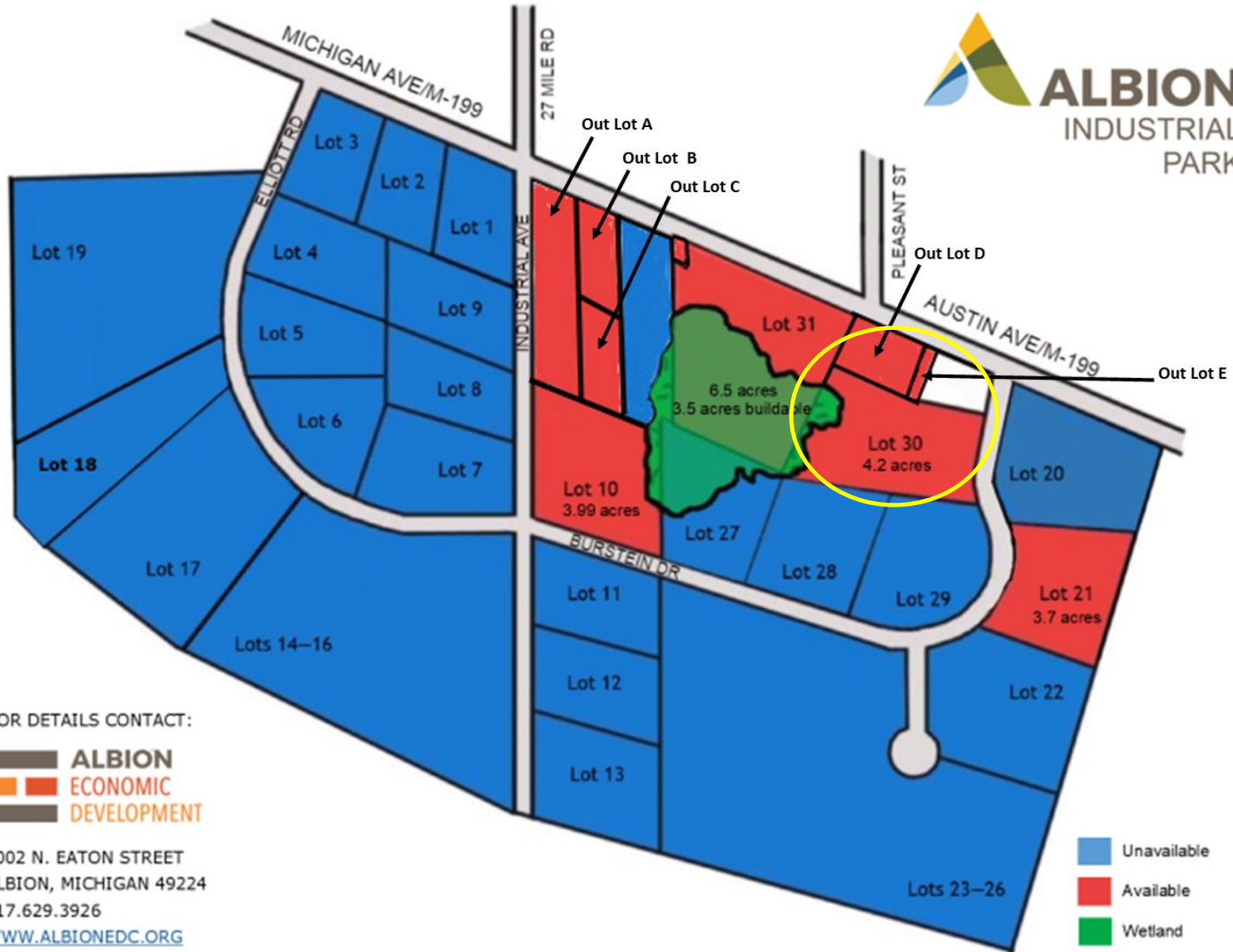
Ninja Goldfish provided the EDC with a \$5000 earnest deposit, which is being held by the attorney, and agreed to a sale price of \$90,000 for the 3 parcels.

Recommendation:

Staff recommends amending the approval of November 4, 2021 to authorize Virgie Ammerman, as CEO and President of the Albion EDC, to be authorized to execute all required documents to precipitate the acquisition, replacing Amy Deprez as outgoing President & CEO.

Attachments:

- *Albion Industrial Park Map with parcels identified*
- *Legal Descriptions*



FOR DETAILS CONTACT:

ALBION
ECONOMIC
DEVELOPMENT

1002 N. EATON STREET
ALBION, MICHIGAN 49224
517.629.3926
WWW.ALBIONEDC.ORG

Unavailable
Available
Wetland

EXHIBIT A
LEGAL DESCRIPTION

903 BURSTEIN DRIVE

ALBION CITY, INDUSTRIAL PARK SUBDIVISION NO. 2, LOT 30 SPLIT OFF 001-715-01 FOR 2018 ROLL

971 AUSTIN AVE.

ALBION CITY, SEC 34 T2S, R4W DESCRIBED AS: COM AT W 3/4 POST TH BEG 1374.44 FT SE'LY FROM INT S LINE AUSTIN AVE & W LINE SEC 34 FOR POB; TH S 132 FT; TH NW'LY PAR TO AUSTIN AVE 264 FT; TH N TO S LINE AUSTIN AVE 132 FT; TH SE'LY 264 FT TO POB. (971 AUSTIN) .

941 AUSTIN AVE.

EXCEPT: COMM AT INTER W LN SEC 34, T2S-R4W, AND CENTERLINE OF AUSTIN AVE; TH S 64 DEG 16' E ALG C/L 1502.54 FT TO POB; TH S 64 DEG 16' E, ALG C/L, 186.89 FT; TH S 14 DEG 39' W ALG AN EXISTING FENCE LN, 98.58 FT; TH N 75 DEG 21' W AT RT ANGLES 10.00 FT; TH S 14 DEG 39' W 18.40 FT; TH S 75 DEG 21' E 10.00 FT; TH S 14 DEG 39' W 29.00 FT; TH N 74 DEG 44' 30" W 218.60 FT; TH N 25 DEG 44' E AT A RIGHT ANGLE TO AUSTIN AVE, 183 FT TO POB. SPLIT OUT LOTS FOR 2018 ROLL FROM 001-715-01 (LOT 20: 001-716-00, LOT 21: 001-719-00, LOT 27: 001- 723-00, LOT 28: 001-724-00, LOT 30: 001-725-00, LOT 31: 001-726-00), THIS IS THE REMAINING PARCEL OF UNPLATTED AREA

**CERTIFICATE OF CORPORATE RESOLUTION
OF THE BOARD OF DIRECTORS OF
ALBION ECONOMIC DEVELOPMENT CORPORATION**
A Michigan municipal corporation

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 October 6, 2022:

BE IT RESOLVED THAT the corporation is hereby authorized to enter into an agreement with Ninja Goldfish, LLC (Buyer) for the conveyance to the Buyer of certain real property located at Lot 30 & Out-Lot D & E of the Albion Industrial Park, also known as 903 Burstein Drive, 971 Austin Ave., and 941 Austin Ave, Albion, MI 49224 at a sale price of \$90,000.

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

BE IT FURTHER RESOLVED THAT the Corporation's President & CEO, Virgie Ammerman, is authorized to execute on the Corporation's behalf all deeds, documents, and other conveyances necessary or convenient to close the transaction for sale of the real property to the Buyer.

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

memo



Albion Economic Development Corporation

To: EDC Board of Directors
From: Virgie Ammerman, President & CEO
CC:
Date: October 6, 2022
Re: Economic, Workforce & Community Development Report

Economic Development

Business Retention/Expansion/Attraction

Retention

- Retention visits are on hold until November 2022. Any emergency needs will be handled as required.

Expansion & Attraction

- Project Ninja Goldfish, LLC: The Sales Agreement is in process of being extended to March 31, 2023 to allow our legal team to work with title company to work through some legal description discrepancies found during the closing process. EDC attorney, Jim Reed, has been brought in to work with the title company to finalize all necessary items to move to closing.
- 1009 Industrial Blvd.: This project has been in non-compliance with the City and the AIP Covenants for fence requirements and was ordered to remove the fence to comply. The company has terminated the contract with the project manager and brought on a new one to complete the build out of the property to allow for the marijuana project to move forward.
- EDC Staff is in confidential discussions with an existing company that is currently leasing space and wishes to acquire the space and expand with an acquisition target of Q2 2023.
- Staff has updated the Albion EDC website and is working on uploading new information for the public.
- The EDC Facebook page is being updated daily/weekly to display upcoming events, job opportunities in Albion, and highlight various businesses and organizations. Staff continues to share pertinent information that would be useful to businesses and developers.

Entrepreneurial & Small Business Development

- Dream.Build.Rise – Staff is reaching out to the Entrepreneur database to get the Dream.Build.Rise program moving again. The enhanced entrepreneurship programming will seek to reduce barriers for minority and women owned small businesses, increase entrepreneurship in the community and increase the number of residents earning a livable

wage. If Board Members are aware of any minority or women owned small businesses that would benefit from this programming, please refer them to Lindsey Roark.

Community Development

Downtown Development

- **Big Albion Plan (ARC)** – The Phase I of Big Albion Plan Transformational Project was approved by the City Council on September 6th and the Counsel heard a presentation by Dr. Sam Shaheen, President of Albion Reinvestment Corporation. The project received approval for a Brownfield Plan (101-119 S Superior Street) and an Obsolete Property Rehabilitation Act exemption (OPRA) at the Council meeting and is on track for Michigan Strategic Fund approval in the coming months. ARC continues to work through the increased development costs.
- **110-114 E. Erie Rental Rehab (Housing & Downtown)** – The City of Albion submitted the Rental Rehab (CDBG) application for consideration to the MEDC for the 110-114 E. Erie for the 4 apartments to be rehabbed. The company received an OPRA in support of the project.
- **Albion Malleable Brewing Company** - discussions relative to an expansion continue. An architect has been brought on board the project team and the company has acquired 3 houses that are adjacent to their project and City parking lot.
- **Match on Main Fall 2022** – The MEDC has launched the fall 2022 Match on Main grant. The deadline for local companies to apply for this grant is 10/03/2022. The EDC has reached out to some possible applicants and eligible business for the downtown. Following that, the EDC will work with community partners to select the one Albion project to move forward for a full application. Full applications are due by October 28th and announcements for awards are expected in December. This is the only incentive available for place based businesses.

Housing Development

- **Project Green (Zero Plus Team)** – The Urban Renewal property is a challenge to develop. Through the process of working with Zero Day on this project, we have uncovered additional information that will help us understand the true cost of a development for that site. The complication is that fill sands were used throughout the site leaving trace amounts above the required criteria that needs to be remediated as part of the development. SME, the environmental firm, has received a preliminary quote to the remove the contaminated soil and create a direct contact barrier that came in at \$3.843 million. Any project that chooses to development this site will need to overcome the high cost of remediation. We have brought in Department of Environment, Great Lakes and Energy (EGLE) to review the options of a grant/loan combination to cover as much of remediation that statute will allow. Work continues to find a path forward for the housing development and address the needed remediation.
- **Senior Housing Development** – the Senior Housing Group has identified a potential site for development. Discussions continue with the developer.
- **Inheritance Development** – Barbara Welch, owner of Inheritance Development, has been working with Calhoun County Land Bank Authority on acquiring several landbank owned lots on Pearl Street to develop single family, attainable housing. Deprez met with Barbara to discuss Brownfield incentives and educate Barbara on what eligible activities would be covered by Tax Increment Financing. The lots have mercury identified on them which will require a vapor intrusion system for all developments within 100’ of the contamination. I expect the project will seek tax increment financing to reimburse the developer for all allowed eligible activities.