

**Thursday, November 4, 2021, 7:30 am**

**225 E. Watson Street, Albion - Marshall Opportunity School - Media Center**  
**Masks Required**

***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) Consent Agenda:
    - i) Approval of Minutes from September 2, 2021 Board Meeting
    - ii) Approve Consolidated Statement Ending July 31, 2021
    - iii) Approve Consolidated Statement Ending August 30, 2021
    - iv) 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 Amended 2021 Year-end and Projected 2022 Budgets for EDC, TIFA, BRA, RLF and Incubator (Albion Food Hub)
  - c) Approve Carryover of Unused Vacation Time for Deprez
  - d) Approve Sale of Property and Authorize Execution of Documents – Ninja Goldfish LLC (903 Burstein Drive, 971 Austin Ave., and 941 Austin Ave.)
- 4) Albion First – Board Input and Direction
- 5) Workforce Development
- 6) President's Report
  - a) Economic & Community Development Report
- 7) Board of Directors Discussion & Comments
- 8) Public Comment  
*(Persons addressing the Board shall limit their comments to no more than 3 minutes)*
- 9) Adjournment

*Next Board Meeting will be Thursday, December 2, 2021 at 7:30 am.*

# EDC/TIFA/BRA BOARD OF DIRECTORS MEETING MINUTES

Held at 225 E. Watson Street, Albion – Marshall Opportunity High School, Media Center  
September 2, 2021

## **EDC Board Meeting called to order by Haas at 7:47 a.m.**

Board Members Present: Ed Haas; Jerome Harvey (phone); Scott Evans; Mayor Snyder; Dr. Raymond Barclay; Ben Wallace; Vicky Clark; Andrew Zeblewski

Board Members Absent: Annette Norris (excused)

Ex Officio Non-Voting: None

Community: None

Staff: Amy Deprez; Christine Bowman

## **Public Comment:**

There was no public comment.

## **Action Items:**

### Approval of Consent Agenda

The items of the Consent agenda were reviewed as a group, consisting of approval of Minutes from August 5, 2021 Board Meeting and Consolidated Statement Ending May 31 and June 30, 2021.

- Motion by Evans to support consent agenda, supported by Wallace.
- Voice Vote.
- Resolved: Motion carried.

### Nominate & Approve Nominating Committee for Election of Officers

Wallace and Haas offered to serve on the Nominating Committee.

- Motion by Clark to elect the slate of committee members presented, supported by Mayor Snyder.
- Voice Vote.
- Resolved: Motion passes unanimously.

## Nominate and Approve 2-3 Board Representatives for Economic Development Strategic Plan Rewrite

Update of the Economic Development Strategic Plan (EDSP) was discussed.

Deprez suggested the EDC Board nominate and approve 2-3 board members to work on the update of the EDSP, which is happening concurrently with the City's Comprehensive Plan update.

Zeblewski, Barclay, and Mayor Snyder offered to serve as board representatives.

- Motion by Wallace to elect the slate of committee members presented, supported by Evans.
- Voice Vote.
- Resolved: Motion passes unanimously.

## dream.build.rise Albion Sponsorship

Deprez shared the dream.build.rise sponsorship info with the board and asked that they share it with their networks. The sponsorship will cover programming for the remainder of 2021 and all of 2022, including the Invest Albion Competition.

## Promoting Albion as a Business-Friendly Community

There was discussion about the need for consistent messaging to the business community that Albion is a business-friendly community as a show of stability to draw new investment, but also to retain and grow existing businesses. The EDC Board and the City need to be on the same page when it comes to business development.

## Workforce Development

Bowman shared that the August Workforce Taskforce meeting, and a subsequent meeting with representatives from MOHS, KCC, AEDC, and MAEDA, the consensus was our mini region (Albion/Marshall) could not submit a competitive enough application to secure ARPA EDA funds through the Good Jobs Challenge grant, that instead we should spend our time and effort to lay the groundwork to devise the workforce and talent development programs and services our mini region (Albion/Marshall) needs so we can take advantage of grant opportunities when they present themselves, to have our programming, implementation plans, partners, and sources of matching funds identified so we can easily and quickly respond to future grant opportunities. This consortium approach will help prepare us to be a sub-awardee or partner if/when we are invited to be part of a larger regional or statewide workforce development grant application.

## **President's Report**

### Economic Development

Deprez shared that work on the 2022 EDC Budget has started. She noted the TIFA Plan needed to be rewritten, which will happen once the EDSP is updated.

### Community Development

Deprez noted the EDC and the City would be meeting with ARC on a quarterly basis beginning in 2022 as the Big Albion Plan moves forward and construction begins.

## **Board of Directors Discussion & Comments:**

The Board was reminded of the joint TIFA and DDA Informational Meeting on September 20<sup>th</sup> during the regularly scheduled City Council meeting.

## **Public Comment**

There was no public comment.

**EDC Board Meeting adjourned by Haas at 8:48 AM.**

## July 2021 Consolidated Statements

Information presented as of 7/31/2021, Report prepared 10/25/2021

Revenues	TIFA		EDC		Brownfield Development		Food Hub		RLF		Totals	
	Budget	Year-to-Date	Budget	Year-to-Date	Budget	Year-to-Date	Budget	Year-to-date	Budget	Year-to-Date	Budget	Year-to-Date
Property Taxes (w/ LCSSR)	\$ 125,000.00				109,000.00						\$ 234,000.00	\$ -
Property Tax Chargebacks											\$ -	\$ -
Delq. Personal Property Tax											-	-
Rental of Property			\$ 60,000.00	66,499.98				7,764.29			60,000.00	74,264.27
EPA Grant											-	-
Federal Grant					-						-	-
State Grant			39,900.00		-						39,900.00	-
Local Grants				5,000.00							-	5,000.00
Incubator Rents											-	-
Food Hub Rents											-	-
Farmer's Market Stall Fees											-	-
Senior Project Fresh / Market Fresh											-	-
Reimbursements	110,000.00										110,000.00	-
Other Revenues				1,857.42				18,500.00			-	20,357.42
Interest		129.97		88.34				15.04	\$ 35.00	\$ 183.61	35.00	416.96
<b>Total Revenues</b>	<b>\$ 235,000.00</b>	<b>\$ 129.97</b>	<b>\$ 99,900.00</b>	<b>\$ 73,445.74</b>	<b>\$ 109,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 26,279.33</b>	<b>\$ 35.00</b>	<b>\$ 183.61</b>	<b>\$ 443,935.00</b>	<b>\$ 100,038.65</b>
<b>Transfer In</b>												
Trans From TIFA to EDC			\$ 43,500.00								\$ 43,500.00	\$ -
Trans From TIFA to Bus Inc											-	-
Trans From DDA to BRA					103,000.00						103,000.00	-
<b>Total Transfers Out</b>	<b>\$ -</b>		<b>\$ 43,500.00</b>	<b>\$ -</b>	<b>\$ 103,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>			<b>\$ 146,500.00</b>	<b>\$ -</b>
<b>Total Net Revenues</b>	<b>\$ 235,000.00</b>	<b>\$ 129.97</b>	<b>\$ 143,400.00</b>	<b>\$ 73,445.74</b>	<b>\$ 212,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 26,279.33</b>	<b>\$ 35.00</b>	<b>\$ 183.61</b>	<b>\$ 146,500.00</b>	<b>\$ -</b>
<b>Expenses</b>												
Salaries & Benefits	\$ 155,421.00	\$ 80,495.40	\$ 61,617.00	\$ 31,916.28							\$ 217,038.00	\$ 112,411.68
Administrative Costs			2,950.00	1,401.12							2,950.00	1,401.12
Professional Services	1,000.00	105.00	3,600.00	1,813.00							4,600.00	1,918.00
Contractual Services	500.00		4,450.00	1,957.68	207,000.00	98,959.52			35.00	35.00	211,985.00	100,952.20
Utilities	600.00	1,744.86	2,300.00	115.35				1,908.82			2,900.00	3,769.03
Travel			500.00	-							500.00	-
Maintenance	4,000.00		2,000.00	12,261.49				631.10			6,000.00	12,892.59
Insurance			2,000.00	5,108.04				1,500.00			2,000.00	6,608.04
Conference & Training Cost			2,200.00	40.00							2,200.00	40.00
Admin Fees to City	8,900.00	5,191.69	10,000.00	5,833.31	5,000.00						23,900.00	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		42,400.00	31,595.06				18,500.00			46,400.00	50,095.06
Rent to ABA/ACF	10,200.00	5,950.00	1,800.00	1,050.00							12,000.00	7,000.00
Miscellaneous												
<b>Transfer FR TIFA to EDC/AFH</b>	<b>43,500.00</b>										43,500.00	-
EPA Grant											-	-
<b>Total Expenses</b>	<b>\$ 228,121.00</b>	<b>\$ 93,486.95</b>	<b>\$ 141,823.00</b>	<b>\$ 93,091.33</b>	<b>\$ 212,000.00</b>	<b>\$ 98,959.52</b>	<b>\$ -</b>	<b>\$ 22,539.92</b>	<b>\$ 35.00</b>	<b>\$ 35.00</b>	<b>\$ 581,979.00</b>	<b>\$ 308,112.72</b>
<b>To Fund Balance</b>	<b>\$ 6,879.00</b>	<b>\$ (93,356.98)</b>	<b>\$ 1,577.00</b>	<b>\$ (19,645.59)</b>	<b>\$ -</b>	<b>\$ (98,959.52)</b>	<b>\$ -</b>	<b>\$ 3,739.41</b>	<b>\$ -</b>	<b>\$ 148.61</b>	<b>\$ 8,456.00</b>	<b>\$ (208,074.07)</b>

\*Transfer from TIFA to EDC will take place at year-end with the amended budget.

## August 2021 Consolidated Statements

Information presented as of 8/31/2021, Report prepared 10/25/2021

Revenues	TIFA		EDC		Brownfield Development		Food Hub		RLF		Totals	
	Budget	Year-to-Date	Budget	Year-to-Date	Budget	Year-to-Date	Budget	Year-to-date	Budget	Year-to-Date	Budget	Year-to-Date
Property Taxes (w/ LCSSR)	\$ 125,000.00				109,000.00						\$ 234,000.00	\$ -
Property Tax Chargebacks											\$ -	\$ -
Delq. Personal Property Tax											-	-
Rental of Property			\$ 60,000.00	77,583.31				7,764.29			60,000.00	85,347.60
EPA Grant											-	-
Federal Grant					-						-	-
State Grant			39,900.00		-						39,900.00	-
Local Grants				10,000.00							-	10,000.00
Incubator Rents											-	-
Food Hub Rents											-	-
Farmer's Market Stall Fees											-	-
Senior Project Fresh / Market Fresh											-	-
Reimbursements	110,000.00	10,860.00									110,000.00	10,860.00
Other Revenues				2,757.42				18,500.00			-	21,257.42
Interest		151.73		105.79				18.08	\$ 35.00	\$ 207.54	35.00	483.14
<b>Total Revenues</b>	<b>\$ 235,000.00</b>	<b>\$ 11,011.73</b>	<b>\$ 99,900.00</b>	<b>\$ 90,446.52</b>	<b>\$ 109,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 26,282.37</b>	<b>\$ 35.00</b>	<b>\$ 207.54</b>	<b>\$ 443,935.00</b>	<b>\$ 127,948.16</b>
<b>Transfer In</b>												
Trans From TIFA to EDC			\$ 43,500.00	\$ 43,500.00							\$ 43,500.00	\$ 43,500.00
Trans From TIFA to Bus Inc											-	-
Trans From DDA to BRA					103,000.00						103,000.00	-
<b>Total Transfers Out</b>	<b>\$ -</b>		<b>\$ 43,500.00</b>	<b>\$ 43,500.00</b>	<b>\$ 103,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>			<b>\$ 146,500.00</b>	<b>\$ 43,500.00</b>
<b>Total Net Revenues</b>	<b>\$ 235,000.00</b>	<b>\$ 11,011.73</b>	<b>\$ 143,400.00</b>	<b>\$ 133,946.52</b>	<b>\$ 212,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 26,282.37</b>	<b>\$ 35.00</b>	<b>\$ 207.54</b>	<b>\$ 146,500.00</b>	<b>\$ 43,500.00</b>
<b>Expenses</b>												
Salaries & Benefits	\$ 155,421.00	\$ 90,175.48	\$ 61,617.00	\$ 35,745.99							\$ 217,038.00	\$ 125,921.47
Administrative Costs			2,950.00	1,553.98							2,950.00	1,553.98
Professional Services	1,000.00	105.00	3,600.00	2,683.00							4,600.00	2,788.00
Contractual Services	500.00		4,450.00	2,057.68	207,000.00	98,959.52			35.00	35.00	211,985.00	101,052.20
Utilities	600.00	1,780.09	2,300.00	116.48				1,908.82			2,900.00	3,805.39
Travel			500.00	-							500.00	-
Maintenance	4,000.00		2,000.00	12,763.49				631.10			6,000.00	13,394.59
Insurance			2,000.00	5,282.08				1,500.00			2,000.00	6,782.08
Conference & Training Cost			2,200.00	40.00							2,200.00	40.00
Admin Fees to City	8,900.00	5,933.36	10,000.00	6,666.64	5,000.00						23,900.00	12,600.00
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		42,400.00	39,625.06				18,500.00			46,400.00	58,125.06
Rent to ABA/ACF	10,200.00	6,800.00	1,800.00	1,200.00							12,000.00	8,000.00
Miscellaneous												
<b>Transfer FR TIFA to EDC/AFH</b>	<b>43,500.00</b>	<b>43,500.00</b>									43,500.00	-
EPA Grant											-	-
<b>Total Expenses</b>	<b>\$ 228,121.00</b>	<b>\$ 148,293.93</b>	<b>\$ 141,823.00</b>	<b>\$ 107,734.40</b>	<b>\$ 212,000.00</b>	<b>\$ 98,959.52</b>	<b>\$ -</b>	<b>\$ 22,539.92</b>	<b>\$ 35.00</b>	<b>\$ 35.00</b>	<b>\$ 581,979.00</b>	<b>\$ 377,562.77</b>
<b>To Fund Balance</b>	<b>\$ 6,879.00</b>	<b>\$ (137,282.20)</b>	<b>\$ 1,577.00</b>	<b>\$ 26,212.12</b>	<b>\$ -</b>	<b>\$ (98,959.52)</b>	<b>\$ -</b>	<b>\$ 3,742.45</b>	<b>\$ -</b>	<b>\$ 172.54</b>	<b>\$ 8,456.00</b>	<b>\$ (206,114.61)</b>

\*Transfer from TIFA to EDC will take place at year-end with the amended budget.

# memo



**Albion Economic Development Corporation**

To: Albion EDC Board of Directors

From: Amy Deprez, President

CC:

Date: November 4, 2021

Re: Briefing Memo – Amended 2021 & Projected 2022 Budget Recommendation for EDC, TIFA, RLF, and BRA

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Included with this memo is the Amended 2021 and Projected 2022 Budgets for the EDC, TIFA, RLF, and BRA. The Albion EDC Board of Directors will consider these budgets on November 4, 2021, once approved, they will be submitted to the City of Albion for consideration at the November 15<sup>th</sup> and December 6<sup>th</sup> City Council meetings, preceded by a City Council Study Session on November 6, 2021.

**Revenue:**

Economic and community development is funded through tax increment from the TIFA District (slightly larger than the Albion Industrial Park). The EDC, additionally, built an industrial building to attract a project, and provide additional revenue to the EDC. Today, that property houses Consumers Energy and provides a decent supplement to cover operations.

On the Consolidated Budget, attached, you will see revenue for the Brownfield Redevelopment Authority (BRA), which is really a pass through to the developer, and some for the Revolving Loan Fund (RLF), which is added to the RLF program to grow the available lending balance.

**Expenses:**

On the Expense side, the EDC has a lean budget. Since moving into the Albion Community Foundation building, we have a controlled overhead of \$12,000 per year, covering everything except our phones, and a few other items that we pay on contract (copier, paper, IT). Other expenses included are related to maintenance and upkeep of the properties that the EDC oversees for TIFA and BRA.

**Fund Balance:**

Over the last several years, the EDC has grown the Fund Balance for the TIFA and EDC funds, even with the need to cover negative balances in the Food Hub/Incubator fund. Fund balances as of

December 2020 are included on the consolidated statement and will be adjusted up or down based on year-end 2021.

Below is a summary of each fund, noting any important items that need your review:

### TIFA Fund 247

The TIFA fund includes the incremental tax capture for the TIFA District. Revenue includes property tax capture (increment) and reimbursements due to tax law change over the past several years. These numbers are conservative. There should be some increase in TIFA collection as the new projects are developed and tax capture increases.

Primarily salaries are covered by TIFA and EDC. 70% of the President, and 75% of the ED Specialist are assigned to the TIFA Fund.

Other expenses are general with exception to the Economic Development line item, which allows us to do some marketing, industrial development, and attraction. The 2021 budget will be for drone footage for future marketing, while the 2022 is slated for more development of marketing materials and production of video content.

The Maintenance line item in 2021 and 2022 will be used to update signage, incorporate the city branding standards, and update the fire hydrants around the industrial park.

2022 budget allows for a transfer to the EDC fund of \$40,000, while still conservatively growing the TIFA Fund Balance by \$7,700, expected to be higher when the fiscal year actually closes.

### EDA Fund 244

The EDC fund includes revenues from the lease of 910 Burstein, as well as anticipated grants and a share of brownfield administrative fees.

910 Burstein, leased to Consumers Energy, is a modified gross lease, different from what was used in the past with Ossur, which was a triple net lease. With the current lease the EDC is responsible for property taxes, insurance, and maintenance. The current lease rate to the company reflects these additional expenses. While we did our homework to establish a fair lease rate that also covers the EDC for unforeseen maintenance challenges, we will be carefully monitoring the ongoing maintenance and incorporating preventative measures wherever appropriate. In a nutshell, of the \$133,000 budgeted, approximately \$2.75 per square foot is slated for covering the maintenance, insurance and taxes, leaving \$78,000 as revenue to the EDC.

Additional revenue includes grants, received for 2021 and projected for 2022, and a new line item for the share of Brownfield Administrative fees, split between the City and EDC. This line item will help offset the financial burden of administering the BRA program, reporting and expenses incurred in managing the Brownfield projects. FY 2022 we anticipate \$35,000 in grants related to entrepreneurship and small business development programming.

Salaries charged to EDC include the remaining portion of salaries for the President and the ED Specialist and a new part-time position that we anticipate hiring in 2022 to take on the day-to-day management and development of the entrepreneurship/small business programming clients. Freeing up time for leadership to concentrate on growing the programming and ecosystem.



Another new line item is related to the underfunding of the defined benefit plan for three past EDC employees. The \$7,300 (2021) and \$8,000 (2022) covers the portion assigned to the EDC. We anticipate this being a reoccurring expense.

The maintenance line item, under the EDC Fund, includes the budgeted expenses for maintenance of 910 Burstein, plus has a cushion for unexpected repairs. In 2021, the maintenance expenses have totaled \$14,853 to date, not including the property taxes or insurance. You will see, the 2022 budget includes the full maintenance portion included in the lease agreement.

The economic development line item for 2021 has been amended down to \$45,750 from the \$72,400. The initial projection for 2021 included the expenses associated with a \$39,900 Michigan Site Readiness grant, for 40 acres of the 425 Property. That grant ended up having to go through the City due to a change in the funding source. In January 2021, the EDC sought an amendment to the budget to allow for an additional \$30,000 to be used for the Albion Small Business Pandemic Response Fund. The amended budget removes the Site Readiness and adjusts the anticipated ending balance of the line item appropriately. To date, there is still about \$7,000 available in the Pandemic Response Fund for Micro-Grants up to \$2,500 each. The Pandemic Response Grants, up to \$5,000, have been exhausted.

The Food Hub has a fund balance remaining that will be transferred to the EDC in 2022, after we are assured all expenses have cleared. I have shown this as \$30,000, which I believe is conservative, and that will be used to offset grants we are not successful receiving, offset staffing or further grow our small business development and entrepreneurship.

### Brownfield Development Fund 243

The BRA fund allows for the capture of tax increment for approved Brownfield projects. The revenue shows property taxes and transferred increment from the DDA related to the approved projects. In 2021, only one project was actively collecting increment – the Albion Downtown Hotel project. In 2022, Brick Street Lofts Project will also collect increment that will be available for repayment of eligible activities, as the project completed construction in 2021. Increment is calculated as of the December 31 assessment of the property, meaning for Brick Street the assessment as of 12/31/21 will show an increase which will be available for capture during 2022. With the additional project, there will be an increase in administrative funds available per the reimbursement agreement with the projects.

### RLF Fund 296

The RLF fund was defederalized in 2020, reducing the available lending balance by about \$290,000. Today, the lending balance remains competitive at approximately \$400,000. There is one active loan, Inside Out Automotive Detailing at \$40,000. There are no program expenses charged to this fund, except for the software needed to track the loans.

### Food Hub Fund 246

The Food Hub closed in 2020, however waiting for the sale to finalize extended close out of financials into 2021. With the approval of the 2021 amended budget, and a transfer of the remaining fund balance to the EDC, this will close out the financial budgeting for Fund 246-731.

The \$18,500 showing in the economic development line item is related to the sale of the equipment, and these funds were transferred to the Albion-Homer United Way to continue initiatives related to food insecurity in Albion. I have requested a status of these funds from the AHUW Board and will provide that when received.

I have not included this fund in the consolidated statement as it no longer is a contributing factor to the overall EDC Budget.

### Recommendation

It is my recommendation that the Albion EDC Board of Directors approve the budgets as presented and support the budgets through the City of Albion approval process.

*Attachments: Consolidate Budgets & Fund 246 City Worksheet*

### FY 2021 Amendment & FY 2022 Planning

Revenues	TIFA			EDC			Brownfield Development			RLF			Totals		
	Budget	Amended 2021	Projected 2022	Budget	Amended 2021	Projected 2022	Budget	Amended 2021	Projected 2022	Budget	Amended 2021	Projected 2022	Budget	Amended 2021	Projected 2022
Property Taxes (w/ LCSSR)	\$ 125,000.00	119,120.00	122,500.00				109,000.00	108,568.59	111,282.80				\$ 234,000.00	\$ 227,688.59	\$ 233,782.80
Property Tax Chargebacks													\$ -	\$ -	\$ -
Delq. Personal Property Tax													\$ -	\$ -	\$ -
Rental of Property				\$ 60,000.00	121,000.00	133,000.00							\$ 60,000.00	\$ 121,000.00	\$ 133,000.00
EPA Grant													\$ -	\$ -	\$ -
Administrative Program Fees						3,000.00							\$ -	\$ -	\$ -
Federal Grant							-						\$ -	\$ -	\$ -
State Grant				39,900.00			-						\$ 39,900.00	\$ -	\$ -
Local Grants					15,000.00	35,000.00							\$ -	\$ 15,000.00	\$ 35,000.00
Incubator Rents													\$ -	\$ -	\$ -
Food Hub Rents													\$ -	\$ -	\$ -
Farmer's Market Stall Fees													\$ -	\$ -	\$ -
Senior Project Fresh / Market Fresh													\$ -	\$ -	\$ -
Reimbursements	110,000.00	122,475.00	117,500.00										\$ 110,000.00	\$ 122,475.00	\$ 117,500.00
Other Revenues					2,757.42	-							\$ -	\$ 2,757.42	\$ -
Interest		115.00			80.00	-							\$ 35.00	\$ 35.00	\$ 35.00
<b>Total Revenues</b>	<b>\$ 235,000.00</b>	<b>\$ 241,710.00</b>	<b>\$ 240,000.00</b>	<b>\$ 99,900.00</b>	<b>\$ 138,837.42</b>	<b>\$ 171,000.00</b>	<b>\$ 109,000.00</b>	<b>\$ 108,568.59</b>	<b>\$ 111,282.80</b>	<b>\$ 35.00</b>	<b>\$ 160.00</b>	<b>\$ 35.00</b>	<b>\$ 443,935.00</b>	<b>\$ 488,956.01</b>	<b>\$ 519,317.80</b>
<b>Transfer In</b>															
Trans From TIFA to EDC				\$ 43,500.00	\$ 43,500.00	\$ 40,000.00							\$ 43,500.00	\$ 40,000.00	\$ 43,500.00
Trans From Incubator to EDC						\$ 30,000.00							\$ -	\$ -	\$ -
Trans From DDA to BRA							103,000.00	101,070.79	103,597.56				103,000.00	103,597.56	-
<b>Total Transfers Out</b>	<b>\$ -</b>			<b>\$ 43,500.00</b>	<b>\$ 43,500.00</b>	<b>\$ 70,000.00</b>	<b>\$ 103,000.00</b>	<b>\$ 101,070.79</b>	<b>\$ 103,597.56</b>				<b>\$ 146,500.00</b>	<b>\$ 144,570.79</b>	<b>\$ 293,000.00</b>
Trans To EDC from TIFA													\$ -	\$ -	\$ -
Trans To Bus Inc from TIFA													\$ -	\$ -	\$ -
Trans To Rev Loan from Fund Bal													\$ -	\$ -	\$ -
<b>Total Net Revenues</b>	<b>\$ 235,000.00</b>	<b>\$ 241,710.00</b>	<b>\$ 240,000.00</b>	<b>\$ 143,400.00</b>	<b>\$ 182,337.42</b>	<b>\$ 241,000.00</b>	<b>\$ 212,000.00</b>	<b>\$ 209,639.38</b>	<b>\$ 214,880.36</b>	<b>\$ 35.00</b>	<b>\$ 160.00</b>	<b>\$ 35.00</b>	<b>\$ 146,500.00</b>	<b>\$ 144,570.79</b>	<b>\$ 293,000.00</b>
<b>Expenses</b>															
Salaries & Benefits	\$ 155,421.00	\$ 147,403.00	\$ 163,910.00	\$ 61,617.00	\$ 65,073.00	\$ 97,459.00							\$ 217,038.00	\$ 212,476.00	\$ 261,369.00
MERS DB Contribution	\$ -	\$ -	\$ -	\$ -	\$ 7,300.00	\$ 8,000.00							\$ -	\$ 7,300.00	\$ 8,000.00
Administrative Costs				2,950.00	2,985.00	3,175.00							\$ 2,950.00	\$ 2,985.00	\$ 3,175.00
Professional Services	1,000.00	1,600.00	1,000.00	3,600.00	5,000.00	4,000.00							\$ 4,600.00	\$ 6,600.00	\$ 5,000.00
Contractual Services	500.00	-	500.00	4,450.00	2,900.00	2,300.00	207,000.00	205,692.52	207,380.36	35.00	35.00	35.00	\$ 211,985.00	\$ 208,627.52	\$ 210,215.36
Utilities	600.00	1,950.00	600.00	2,300.00	150.00	672.00							\$ 2,900.00	\$ 2,100.00	\$ 1,272.00
Travel				500.00	300.00	500.00							\$ 500.00	\$ 300.00	\$ 500.00
Maintenance	4,000.00	4,000.00	3,150.00	2,000.00	19,000.00	40,000.00							\$ 6,000.00	\$ 23,000.00	\$ 43,150.00
Insurance				2,000.00	7,682.00	7,682.00							\$ 2,000.00	\$ 7,682.00	\$ 7,682.00
Conference & Training Cost				2,200.00	300.00	2,200.00							\$ 2,200.00	\$ 300.00	\$ 2,200.00
Admin Fees to City	8,900.00	8,900.00	8,900.00	10,000.00	10,000.00	10,000.00	5,000.00	5,000.00	7,500.00				\$ 23,900.00	\$ 23,900.00	\$ 26,400.00
Rental Charges (Spec Bldg)													\$ -	\$ -	\$ -
Loan Payments MDEQ													\$ -	\$ -	\$ -
Land													\$ -	\$ -	\$ -
ABA Land Contract				5,720.00	5,720.00	paid off '21							\$ 5,720.00	#VALUE!	#VALUE!
ABA Land Contract interest				286.00	286.00	paid off '21							\$ 286.00	#VALUE!	#VALUE!
Roof loan interest													\$ -	\$ -	\$ -
Economic Development	4,000.00	1,000.00	4,000.00	72,400.00	45,750.00	37,800.00							\$ 76,400.00	\$ 41,800.00	\$ 41,800.00
Rent to ABA/ACF	10,200.00	10,200.00	10,200.00	1,800.00	1,800.00	1,800.00							\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
Miscellaneous													\$ -	\$ -	\$ -
<b>Transfer FR TIFA to EDC/AFH</b>	<b>43,500.00</b>	<b>43,500.00</b>	<b>40,000.00</b>										\$ 43,500.00	\$ 40,000.00	\$ 40,000.00
EPA Grant													\$ -	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 228,121.00</b>	<b>\$ 218,553.00</b>	<b>\$ 232,260.00</b>	<b>\$ 171,823.00</b>	<b>\$ 174,246.00</b>	<b>\$ 215,588.00</b>	<b>\$ 212,000.00</b>	<b>\$ 210,692.52</b>	<b>\$ 214,880.36</b>	<b>\$ 35.00</b>	<b>\$ 35.00</b>	<b>\$ 35.00</b>	<b>\$ 611,979.00</b>	<b>\$ 603,526.52</b>	<b>\$ 662,763.36</b>
<b>To Fund Balance</b>	<b>\$ 6,879.00</b>	<b>\$ 23,157.00</b>	<b>\$ 7,740.00</b>	<b>\$ (28,423.00)</b>	<b>\$ 8,091.42</b>	<b>\$ 25,412.00</b>	<b>\$ -</b>	<b>\$ (1,053.14)</b>	<b>\$ 0.00</b>	<b>\$ -</b>	<b>\$ 125.00</b>	<b>\$ -</b>	<b>\$ (21,544.00)</b>	<b>\$ 30,320.28</b>	<b>\$ 33,152.00</b>
<b>Fund Balance as of 12/31/2020</b>		<b>\$ 310,594.00</b>			<b>\$ 189,664.00</b>						<b>\$ 403,446.00</b>				
<b>Available FB for ED/CD</b>			<b>\$</b>	<b>500,258.00</b>											

30k From Fund Balance for Pandemic  
FUND BAL = 159,879 after deduction of \$30k

GL Number	Description	2019 Activity	2020 Activity	08/31/2021		2021 Projected	2022 REQUESTED
				Amended Budget	YTD As Of 08/31/2021		
<b>--- Estimated Revenue ---</b>							
<b>&lt;None Set&gt;</b>							
246-000-502.00	FEDERAL GRANTS	0.00	0.00	0.00	0.00	0.00	0.00
246-000-540.00	STATE GRANTS	0.00	0.00	0.00	0.00	0.00	0.00
246-000-590.00	LOCAL GRANTS	0.00	0.00	0.00	0.00	0.00	0.00
246-000-631.00	BUSINESS INCUBATOR FEES	0.00	0.00	0.00	0.00	0.00	0.00
246-000-665.00	INTEREST	214.55	52.73	0.00	12.94	12.94	0.00
246-000-667.00	RENTS	0.00	0.00	0.00	0.00	0.00	0.00
246-000-671.00	OTHER REVENUES	0.00	0.00	0.00	0.00	0.00	0.00
246-000-676.00	REIMBURSEMENTS & RESTITUTIONS	0.00	19.79	0.00	0.00	0.00	0.00
246-729-502.00	FEDERAL GRANTS	0.00	0.00	0.00	0.00	0.00	0.00
246-729-540.00	STATE GRANTS	0.00	0.00	0.00	0.00	0.00	0.00
246-729-590.00	LOCAL GRANTS	0.00	0.00	0.00	0.00	0.00	0.00
246-729-631.01	KITCHEN INCUBATOR FEES	0.00	0.00	0.00	0.00	0.00	0.00
246-729-667.00	RENTS	0.00	0.00	0.00	0.00	0.00	0.00
246-729-671.00	OTHER REVENUES	0.00	0.00	0.00	0.00	0.00	0.00
246-729-676.00	REIMBURSEMENTS & RESTITUTIONS	5,430.48	0.00	0.00	0.00	0.00	0.00
246-731-502.00	FEDERAL GRANTS	0.00	0.00	0.00	0.00	0.00	0.00
246-731-540.00	STATE GRANTS	6,962.14	3,750.00	0.00	0.00	0.00	0.00
246-731-590.00	LOCAL GRANTS	10,225.00	6,000.00	0.00	0.00	0.00	0.00
246-731-631.01	KITCHEN INCUBATOR FEES	0.00	0.00	0.00	0.00	0.00	0.00
246-731-631.02	FARMERS MARKET STALL FEES	268.00	470.00	0.00	0.00	0.00	0.00
246-731-631.03	FARMERS MARKET SPONSORS	0.00	0.00	0.00	0.00	0.00	0.00
246-731-631.04	SR PROJECT FRESH & MRKT FRESH	0.00	442.00	0.00	0.00	0.00	0.00
246-731-667.00	RENTS	17,465.75	13,363.00	0.00	7,764.29	7,764.29	0.00
246-731-671.00	OTHER REVENUES	1,200.00	21,808.88	0.00	18,500.00	18,500.00	0.00
246-731-676.00	REIMBURSEMENTS & RESTITUTIONS	0.00	0.00	0.00	0.00	0.00	0.00
246-731-676.03	REIMBURSEMENT & RESTITUTION-FARMERS MRK'	0.00	0.00	0.00	0.00	0.00	0.00
246-930-699.00	TRANSFER IN	12,000.00	34,000.00	0.00	0.00	0.00	0.00
<b>Total '&lt;None Set&gt;':</b>		<b>53,765.92</b>	<b>79,906.40</b>	<b>0.00</b>	<b>26,277.23</b>	<b>26,277.23</b>	<b>0.00</b>

<b>Total Estimated Revenue:</b>	<b>53,765.92</b>	<b>79,906.40</b>	<b>0.00</b>	<b>26,277.23</b>	<b>26,277.23</b>	<b>0.00</b>
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--- Appropriations ---

<None Set>

246-729-702.00	SALARIES AND WAGES	0.00	0.00	0.00	0.00	0.00	0.00
246-729-702.01	LEAVE BANK PAYOUTS AND/OR BONUSES	0.00	0.00	0.00	0.00	0.00	0.00
246-729-703.00	PART TIME WAGES	0.00	0.00	0.00	0.00	0.00	0.00
246-729-705.00	SICK TIME INCENTIVE PAY	0.00	0.00	0.00	0.00	0.00	0.00
246-729-714.00	MEDICARE	0.00	0.00	0.00	0.00	0.00	0.00
246-729-715.00	FICA	0.00	0.00	0.00	0.00	0.00	0.00
246-729-716.00	HOSPITALIZATION INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00
246-729-717.00	LIFE INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00
246-729-719.00	PENSION CONTRIBUTION	0.00	0.00	0.00	0.00	0.00	0.00
246-729-720.00	WORKERS COMPENSATION	0.00	0.00	0.00	0.00	0.00	0.00
246-729-721.00	UNEMPLOYMENT INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00
246-729-723.00	RETIREE HEALTH SAVINGS CONTRIB	0.00	0.00	0.00	0.00	0.00	0.00
246-729-728.00	DUES, BOOKS, PERIODICAL	0.00	0.00	0.00	0.00	0.00	0.00
246-729-776.00	MATERIALS AND SUPPLIES	9.54	2.65	0.00	0.00	0.00	0.00
246-729-785.00	BUILDING & GROUNDS REPAIR & MA	0.00	0.00	0.00	0.00	0.00	0.00
246-729-801.00	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
246-729-802.00	CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
246-729-819.00	CONFERENCE COSTS	0.00	0.00	0.00	0.00	0.00	0.00
246-729-857.00	TRAVEL	0.00	0.00	0.00	0.00	0.00	0.00
246-729-921.00	GAS	0.00	0.00	0.00	0.00	0.00	0.00
246-729-922.00	ELECTRICITY	0.00	0.00	0.00	0.00	0.00	0.00
246-729-923.00	WATER	0.00	0.00	0.00	0.00	0.00	0.00
246-729-941.00	BUILDING RENTAL	0.00	0.00	0.00	0.00	0.00	0.00
246-729-950.00	INSURANCE AND BONDS	0.00	0.00	0.00	0.00	0.00	0.00
246-729-955.00	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00
246-729-967.00	ECONOMIC DEVELOPMENT	0.00	0.00	0.00	0.00	0.00	0.00
246-729-999.00	TRANSFER OUT	0.00	0.00	0.00	0.00	0.00	0.00
246-730-801.00	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
246-730-802.00	CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00

246-730-955.00	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00
246-730-995.00	INTEREST	0.00	0.00	0.00	0.00	0.00	0.00
246-731-702.00	SALARIES AND WAGES	30,328.44	16,576.13	0.00	0.00	0.00	0.00
246-731-702.01	LEAVE BANK PAYOUTS AND/OR BONUSES	0.00	565.38	0.00	0.00	0.00	0.00
246-731-703.00	PART TIME WAGES	0.00	2,070.00	0.00	0.00	0.00	0.00
246-731-705.00	SICK TIME INCENTIVE PAY	0.00	0.00	0.00	0.00	0.00	0.00
246-731-714.00	MEDICARE	439.80	278.55	0.00	0.00	0.00	0.00
246-731-715.00	FICA	1,880.36	1,191.16	0.00	0.00	0.00	0.00
246-731-716.00	HOSPITALIZATION INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00
246-731-717.00	LIFE INSURANCE	179.29	115.23	0.00	0.00	0.00	0.00
246-731-719.00	PENSION CONTRIBUTION	2,022.13	1,059.48	0.00	0.00	0.00	0.00
246-731-719.02	EMPLOYER CONT.- MERS FORFIETURE APPLIED	0.00	0.00	0.00	0.00	0.00	0.00
246-731-720.00	WORKERS COMPENSATION	343.36	218.24	0.00	0.00	0.00	0.00
246-731-721.00	UNEMPLOYMENT INSURANCE	4.43	4.74	0.00	0.00	0.00	0.00
246-731-723.00	RETIREE HEALTH SAVINGS CONTRIB	606.59	317.20	0.00	0.00	0.00	0.00
246-731-726.00	OFFICE SUPPLY	78.79	934.00	0.00	0.00	0.00	0.00
246-731-727.00	OFFICE EQUIPMENT	0.00	1,200.00	0.00	0.00	0.00	0.00
246-731-728.00	DUES, BOOKS, PERIODICAL	0.00	0.00	0.00	0.00	0.00	0.00
246-731-744.00	POSTAGE	0.00	0.00	0.00	0.00	0.00	0.00
246-731-776.00	MATERIALS AND SUPPLIES	864.62	0.00	0.00	0.00	0.00	0.00
246-731-785.00	BUILDING & GROUNDS REPAIR & MA	4,391.89	2,135.41	0.00	631.10	631.10	0.00
246-731-801.00	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
246-731-802.00	CONTRACTUAL SERVICES	3,000.50	2,017.00	0.00	0.00	0.00	0.00
246-731-802.03	CONTRACTUAL SERVICES - FARMERS MRKT VEND	0.00	0.00	0.00	0.00	0.00	0.00
246-731-819.00	CONFERENCE COSTS	300.00	150.00	0.00	0.00	0.00	0.00
246-731-840.00	ADMINISTRATION FEES	3,054.96	3,200.04	0.00	0.00	0.00	0.00
246-731-851.00	TELEPHONE	2,512.16	2,916.15	0.00	67.50	67.50	0.00
246-731-857.00	TRAVEL	263.32	0.00	0.00	0.00	0.00	0.00
246-731-921.00	GAS	2,973.52	2,272.71	0.00	988.28	988.28	0.00
246-731-922.00	ELECTRICITY	5,715.50	5,499.96	0.00	667.03	667.03	0.00
246-731-923.00	WATER	950.58	1,721.10	0.00	186.01	186.01	0.00
246-731-941.00	BUILDING RENTAL	1.00	0.00	0.00	0.00	0.00	0.00
246-731-950.00	INSURANCE AND BONDS	2,606.69	2,124.96	0.00	1,250.00	1,250.00	0.00
246-731-955.00	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00

246-731-967.00	ECONOMIC DEVELOPMENT	0.00	28,708.56	0.00	18,500.00	18,500.00	0.00
246-731-999.00	TRANSFER OUT	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total '&lt;None Set&gt;':</b>		<b>62,527.47</b>	<b>75,278.65</b>	<b>0.00</b>	<b>22,289.92</b>	<b>22,289.92</b>	<b>0.00</b>
<b>Total Appropriations:</b>		<b>62,527.47</b>	<b>75,278.65</b>	<b>0.00</b>	<b>22,289.92</b>	<b>22,289.92</b>	<b>0.00</b>
<b>Net of Revenues &amp; Net of Revenues &amp; Appropriations:</b>		<b>(8,761.55)</b>	<b>4,627.75</b>	<b>0.00</b>	<b>3,987.31</b>	<b>3,987.31</b>	<b>0.00</b>

**Albion Economic Development Corporation**

To: EDC Board of Directors  
From: Amy Deprez  
CC:  
Date: November 4, 2021  
Re: Carryover of Vacation – Deprez

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I am requesting approval to carry over 94 hours of vacation time to be used between October 24, 2021 and October 23, 2022. My contract allows for up to 40 hours annually to be carried over without approval, anything over the 40 hours requires approval of the Board of Directors. Taking vacation time continues to be a challenge as there are so many pressing challenges and opportunities with little staff. However, a good balance of work and personal life is critical and finding the time to re-energize is a necessity that only makes us more effective and efficient in our work life.

Respectively, I request the full 94 hours of unused vacation time be available for the coming year.

**Recommendation:**

I recommend support for carry over of all 94 hours, 54 of which are more than the contract amount of 40 hours that can be carried to the next year.

- Support – 94 hours will be carried over for use in 2021/2022 performance year.
- No Support – 40 hours will be allowed, per contract, the remaining 54 hours will be lost.

Motion by \_\_\_\_\_, supported by \_\_\_\_\_.

**AYES:**

**NAYS:**

Absent:

Action approved.

*I, the undersigned, the duly qualified and acting Secretary of the Albion EDC Board of Directors, do hereby certify that the foregoing is approved and adopted at the November 4, 2021 Board of Directors meeting.*

*I set my official signature, this 4<sup>th</sup> day of November 2021.*

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Edward Haas, Board Secretary



# memo



**Albion Economic Development Corporation**

To: Albion EDC Board of Directors

From: Amy Deprez, President & CEO

CC:

Date: November 4, 2021

Re: Project Ninja Goldfish LLC – Albion Industrial Park Development

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**Project Description:**

Ninja Goldfish LLC, a partnership between four members (Gene Sorgi, Challenger Communications; Michael Blum, Mosaic Builders; Tarek Mazloum, Aletheia Healthcare; and Mouneer Owen, Biotox Medical Labs) that was filed on October 1, 2021, has proposed acquiring 3 parcels in the Albion Industrial Park. The Letter of Intent dated October 28, 2021, and the Sales Agreement are attached for your review.

The group has already received approval for recreational marijuana grow licensing for another project in the park, as indicated on the map below with stars. Since the Albion City Council pivoted and is adopting an overlay district that will allow for unlimited growth of this industry within the defined district, the group has decided to expand the project to other included sites as well. This memo is directed to the new project and is incremental to the project they have already publicly stated they will do in conjunction with the approved licenses.

One of the members, already owns the property indicated as “A” on the map, and they plan to extend the grow of recreational to that site. With that transition, it made sense to propose acquiring Lot 30 and out-lots D and E to further expand the project.

The scope of the new project will include other supporting elements in addition to the growing of recreation (adult-use) marijuana, including the Research and Development of an antimicrobial product and the manufacture 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.

Approval to move forward with executive of the Sales Agreement and closing will allow staff to continue working with this company with a goal of closing on the property by year-end. During the due diligence process, we will negotiate what the Development Agreement includes in addition to the normal due diligence for projects.

#### Terms of the Acquisition:

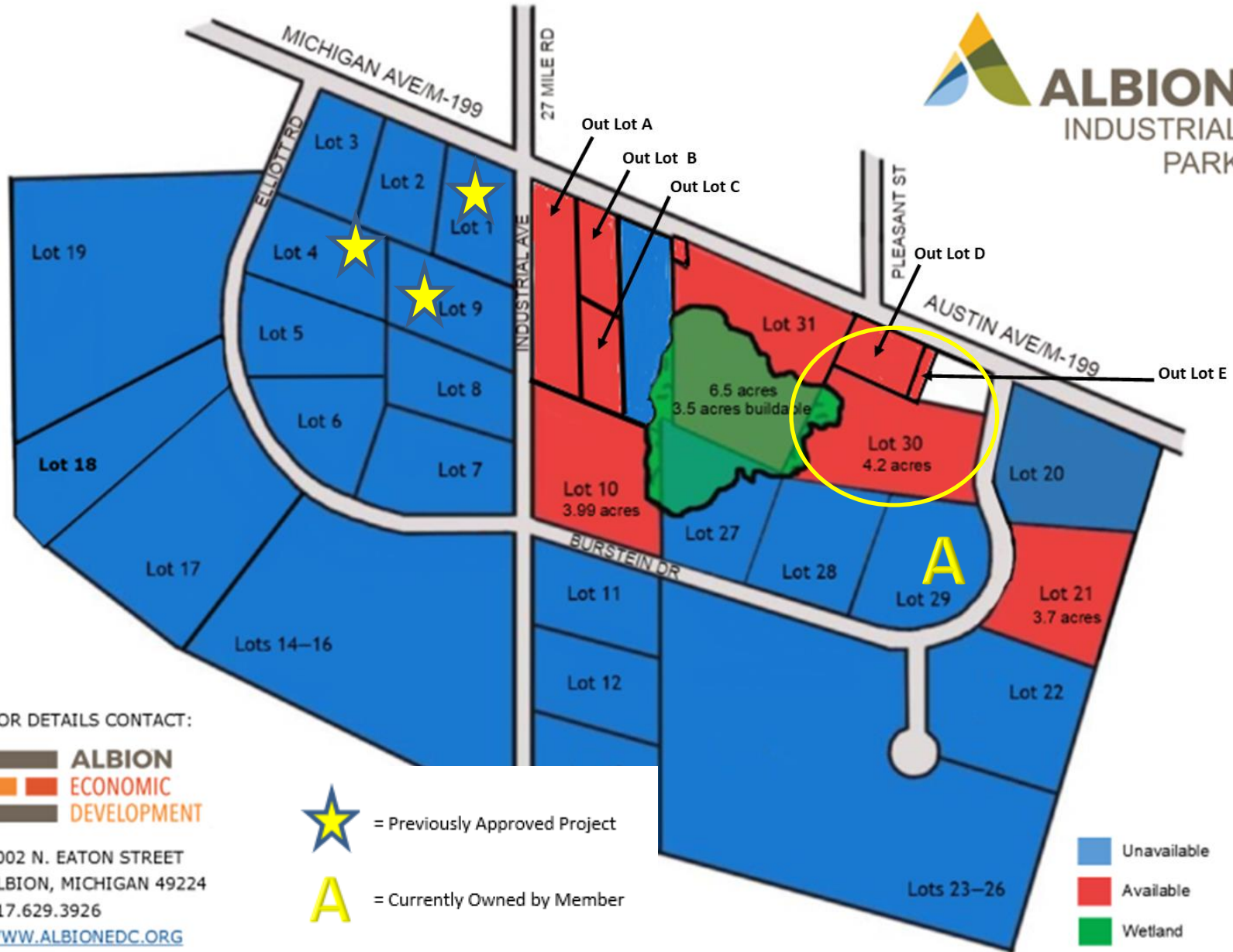
The Project LOI indicated a willingness to pay \$90,000 for the three properties, totaling 5.174 acres and located at:

- 903 Burstein Drive, Albion
- 971 Austin Ave., Albion
- 941 Austin Ave., Albion

The partially executed Sales Agreement stipulates that closing will happen before year-end, requires a \$5000 earnest deposit (received), and specifies the additional provisions that will be included the Development Agreement. All terms have been approved by the Company.

#### Recommendation:




Staff recommends approval of the sale of the land to Ninja Goldfish LLC for the intended purpose and supports the requirement of a Development Agreement for the project. The recommendation is to proceed with due diligence and closing, and authorizing Amy Deprez, as President of the organization, to execute all needed documents in this regard.



FOR DETAILS CONTACT:

**ALBION**  
**ECONOMIC**  
**DEVELOPMENT**

1002 N. EATON STREET  
ALBION, MICHIGAN 49224  
517.629.3926  
[WWW.ALBIONEDC.ORG](http://WWW.ALBIONEDC.ORG)

-  = Previously Approved Project
-  = Currently Owned by Member
-  = Proposed Acquisition

-  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

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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 November 4, 2021:

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, Amy Deprez, 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

**SALES AGREEMENT**

SELLER: Albion Economic Development Corporation, a municipal corporation  
P.O. Box 725  
Albion, MI 49224

BUYER: Ninja Goldfish LLC, a Michigan Limited Liability Company  
704 North Clark Street  
Albion, MI 49224

PROPERTY  
ADDRESS: 903 Burstein Drive, Albion MI 49224  
971 Austin Ave., Albion MI 49224  
941 Austin Ave., Albion MI 49224

PURCHASE  
PRICE: \$90,000

EARNEST MONEY  
DEPOSIT: \$5,000

The parties agree as follows:

1. PROPERTY TO BE SOLD: The Seller agrees to sell and the Buyer agrees to buy as provided in this Agreement, the real estate located at the Property Addresses in the City of Albion, Calhoun County, Michigan, legally described in attached Exhibit A, subject to and together with easements, restrictions, and covenants of record, existing reservations or leases of oil, gas, or mineral rights, zoning and use limitations, apparent or beneficial easements affecting the property, and any other encumbrances the Buyer agrees to assume (Property).
  
2. INCLUDED PERSONAL PROPERTY: Included with the sale of the Property described in Paragraph 1 are the following items of personal property:

\_\_\_\_\_  
N/A  
\_\_\_\_\_  
\_\_\_\_\_.

Except as otherwise provided in this Agreement or as stated in writing signed by Seller and attached to this Agreement, all such items of personal property are sold as is and with all faults. By closing this transaction, the Buyer represents the Buyer has had the opportunity to inspect all such items of personal property and the Buyer has inspected the items to the extent the Buyer deems appropriate. The Seller makes no representations or warranties, and expressly disclaims any implied warranties, regarding the condition of any of the items of personal property other than those representations and warranties, if any, made in writing, signed by the Seller and attached to this Agreement.

3. PURCHASE PRICE AND TERMS OF PAYMENT: Buyer will pay the stated Purchase Price for the Property and will pay to Seller the stated Earnest Money Deposit as a condition to this Agreement becoming binding upon the Seller. The Buyer will pay the remaining Purchase Price at closing.
4. STATUS OF TITLE: At least 10 days before closing, Seller will furnish to Buyer, at Seller's expense, a Commitment for Title Insurance permitting Buyer to obtain an owner's policy of title insurance in the entire amount of the Purchase Price insuring marketable title in Buyer following closing subject to the restrictions, limitations, and other encumbrances identified in paragraph 1. If the Property is subject to any special assessment, Seller shall pay all installments of such assessment first due and payable before closing. Buyer shall assume and pay all other installments of such assessment.
5. CONDITION OF IMPROVEMENTS: By closing this transaction, the Buyer represents the Buyer has had the opportunity to inspect the Property and the condition of all structures and improvements on the Property and has conducted such inspections to the extent the Buyer deems appropriate. The Buyer accepts the same in their current condition, as is, and with all faults. Except as provided in this Agreement or additional representations and warranties, if any, made in writing and signed by the Seller, Seller makes no representations or warranties, and expressly disclaims any implied warranties, regarding the Property or the condition of structures or improvements.
6. INSPECTION: Buyer may, at Buyer's expense, obtain a written report by a professional engineer, builder, environmental firm, or other qualified expert of Buyer's choosing, as to the matters set forth below within 30 days of the date of this Agreement (Final Inspection Date). Unless the Buyer delivers to the Seller not later than 2 days after the Final Inspection Date a written notice setting forth those items in the inspection report to which the Buyer objects, the Buyer will be deemed to have accepted the Property as is. If Buyer delivers a written notice to Seller not later than 2 days after the Final Inspection Date setting forth those items in the inspection reports to which Buyer objects, the Buyer will be deemed to be satisfied with the condition of the improvements and the Property except as noted in the Buyer's written objection. Upon receipt of the Buyer's written objection within 2 days after the Final Inspection Date, the Seller may, not later than 2 days after receipt of Buyer's written notice, elect to deliver to Buyer at closing an amount equal to the estimated cost of repairing such defects. If, within this 2-day period, the Seller does not so elect to close this transaction, the Buyer has the option either to close this transaction, taking the Property with the defects, or terminating this Agreement, in which event the Seller will return the Buyer's Earnest Money Deposit and neither party will have any further obligation to the other. The following items are subject to inspection under this paragraph:
  - 6.1. The mechanical, electrical, plumbing, and heating and cooling systems on the Property and the general structural condition of the Property.
  - 6.2. The existence of any hazardous or toxic substances or conditions on the Property.

- 6.3. Well and well water quality to verify they meet local health department standards, if the Property is not serviced by municipal water.
- 6.4. Septic system to verify it meets local health department standards and is in proper working order if the Property is not serviced by municipal sanitary sewer.
- 6.5. The availability of public utilities at the Property sufficient to meet Buyer's anticipated needs.
7. INFESTATION: Buyer, at Buyer's expense, may obtain before closing an inspection report by a licensed pest control firm showing no current infestation of termites, powder post beetles, or carpenter ants exists and no structural damage to the Property from any such current or previous infestation exists. If infestation or structural damage is found, and the cost to treat such infestation and repair such damage is less than 1% of the purchase price, Seller shall, at Seller's expense, treat such infestation and repair such damage. If the cost of treatment and repair is more than 1% of the purchase price, Seller, at Seller's option, may elect to pay such cost and proceed to closing or may terminate this Agreement without any further obligation to either party, in which case, Buyer shall be entitled to a return of Buyer's Earnest Money Deposit.
8. PRORATION OF TAXES: Seller will pay all real estate taxes first due and payable in calendar years before the date of closing. Real estate taxes for the calendar year in which closing occurs shall be prorated on a daily basis to the date of closing based upon the most recent tax statements and tax rate for the Property available at the time of closing. Tax statements first due and payable in any calendar year shall be deemed to cover the period from January 1 to December 31 of that calendar year.
9. BUYER'S RIGHT TO OBTAIN A SURVEY OF THE PROPERTY: The Buyer has the right to obtain a survey of the Property at the Buyer's expense. The Buyer's obligation to close this transaction is subject to the Buyer's receipt of a survey showing the boundaries and extent of the Property do not substantially differ from any representation the Seller has made as to such matters, showing the improvements are located on the Property, and showing there are no encroachments on the Property. The Buyer will be deemed to have waived this condition precedent, unless the Buyer delivers to the Seller not later than 15 days before closing a written statement setting forth any such defects shown in the survey.
10. REPRESENTATIONS AND WARRANTIES OF SELLER: Seller represents and warrants to Buyer that:
  - 10.1. Seller has full right, power, and authority to enter into this Agreement and to consummate the transaction contemplated herein.
  - 10.2. As of the date of closing, Seller will be the only party having any right to possession of the Property and there will be no other party in possession of or claiming any right to possession of any portion of the Property. If anyone other



than Seller is or claims the right to be in possession of any portion of the Property, Seller, at Seller's expense, will remove such party from the Property and extinguish such party's claim to possession of any portion of the Property before the date of closing.

- 10.3. Seller shall not sell, encumber, lease, or otherwise transfer or dispose of the Property, or any interest therein, unless such sale, encumbrance, lease, transfer, or other disposition is expressly subject to the prior rights of Buyer hereunder.
- 10.4. There is no pending or threatened litigation affecting the Property by or against Seller, including any suits relating to or arising from Seller's interest in the Property, and Seller has not received any notice of, and has no knowledge that any such proceedings are contemplated. The current use of the Property conforms to existing zoning laws and the Seller has obtained all necessary permits and licenses for the present use, occupancy, and operation of the Property.
- 10.5. As of the date of closing, there will be no easements affecting the Property or restrictions upon the use of the Property other than the zoning laws and easements and restrictions of record which will not prevent the Buyer's stated use of the Property.
- 10.6. As of the date of closing and after the date of closing, there will be no construction or other liens pending or threatened against the Property due to labor, services, and/or materials supplied to the Property by any person acting through or on behalf of Seller nor shall any labor, materials, or services have been furnished to the Property within 100 days before the closing out of which such liens could ripen other than in connection with the normal repair and maintenance of the Property. Except as Seller discloses in writing to Buyer before closing, the Seller has fully paid for all improvements made to the property within 18 months before the date of closing.
- 10.7. As of the date of closing, there will be no contracts for the provision of management, goods, or services pertaining to the Property.
- 10.8. All information Seller has provided Buyer in relation to the Property is true and correct to Seller's knowledge.
11. SELLER'S OBLIGATIONS BEFORE CLOSING: Pending the closing of this transaction, the Seller will, at Seller's expense:
  - 11.1. Seller will maintain Seller's existing casualty insurance, if any, insuring the Property for its full replacement costs and Seller's existing liability coverage, if any, until the date on which Buyer is first entitled to possession.
  - 11.2. Before the closing date, remove all personal property from the Property, except for those items of personal property included as part of the Property. Unless

specifically provided otherwise, items such as heating and cooling systems, plumbing systems, water heaters, and electrical systems are part of the Property.

12. **CLOSING AND POSSESSION:** Closing must occur at such time and date, and at the offices of the title company issuing the commitment for the owner's policy, but in no event later than December 31, 2021 .

12.1. At closing, the following shall occur:

12.1.1. Seller shall deliver to Buyer a warranty deed conveying marketable title to the Property to Buyer subject only to easements, restrictions, and covenants of record, existing reservations or leases of oil, gas, or mineral rights, zoning and use limitations, apparent or beneficial easements affecting the Property, and any other encumbrances the Buyer agrees to assume.

12.1.2. Buyer shall deliver to Seller a certified or cashier's check in the amount of the remainder of the Purchase Price and Seller shall retain Buyer's Earnest Money Deposit.

12.2. At closing, the parties shall settle the closing costs as follows:

12.2.1. Seller shall pay the costs of preparation of the Warranty Deed conveying the Property to Buyer, the cost of verification of Seller's title, including the premium for the owner's policy of title insurance, and any costs of remedying any defects in the Seller's title, the transfer taxes payable upon recordation of the Warranty Deed, Seller's pro rata share of real estate taxes, the fees of Seller's professional advisors, ½ of the title company's charge to close the transaction, and any other costs or expenses the Seller is to bear under this Agreement.

12.2.2. Buyer shall pay all closing costs other than those set forth in subparagraph 12.2.1.

12.3. Buyer shall be entitled to possession of the Property at Closing\_\_\_\_\_.

13. **FAILURE TO CLOSE:** In the event Seller is unable to provide Buyer with marketable title at closing, Seller may extend the date for closing for up to 30 days to obtain marketable title. If Seller is unable to provide Buyer with marketable title after such extension, this Agreement shall terminate, the Seller will refund the Earnest Money Deposit to Buyer, and neither party will have any further obligation to the other. If Buyer fails to close the sale as required in this Agreement, Seller may elect to retain Buyer's Earnest Money Deposit as liquidated damages or obtain any other relief available at law or equity. If Seller fails to close pursuant to this Agreement, Buyer may elect to recover Buyer's Earnest Money Deposit from Seller and an additional amount equal to the amount of Buyer's Earnest Money Deposit as liquidated damages or obtain any other

relief available at law or equity.

14. INTEGRATION: This Agreement is the final expression of the complete agreement of the parties. It may be amended only in writing signed by the parties and attached to this Agreement.

15. ATTORNEYS FEES: In the event of any breach or alleged breach of this Agreement and in the further event of any dispute arising from such breach or alleged breach is brought to any court for determination, the prevailing party in such action shall be entitled, in addition to any other relief available to an award of actual, reasonable attorney's fees incurred in such action, including any appeal of any trial court decision.

16. ADDITIONAL PROVISIONS:

Project scope is defined as: R&D of antimicrobial products and other supporting products; grow and processing of recreational marijuana; and the manufacturing of a Grower's Table or other supporting products for the industry.

Construction must begin within 12 months of closing; and facility operational by December 2023.

Development Agreement required, at closing, summarizing the above provisions and stating minimum amount of private investment required to complete the project and minimum number of jobs required to equate a successful project. To be finalized prior to closing.

DATED: OCT 27 2021

**BUYER:** Gene Sorge  
By: \_\_\_\_\_  
Gene Sorge  
Its: Membership/owner

**SELLER:**

DATED: \_\_\_\_\_

By: \_\_\_\_\_  
Amy Deprez, President & CEO

Prepared by: AD

James E. Reed  
Vandervoort, Christ & Fisher, P.C.  
70 Michigan Avenue West, Suite 450  
Battle Creek, MI 49017  
(269) 965-7000

Thursday, October 28, 21

Amy Deprez  
Albion Economic Development  
1002 N Eaton St, Albion, MI 49224

Dear Amy:

This is a non-binding letter of intent setting forth, in general terms, the manner by which our yet to be named new corporation will propose the purchase of 903 Burstein as well as out lots D and E .

Our partnership consist of the 4 members below:

Gene Sorgi: president of Avenger Communication in Albion Michigan.

Micheal Blum: CEO of Mosaic builders in Plymouth Michigan

Tarek Mazloun: Pharmacist and CEO of Aletheia Healthcare.

Mouneer Owen: Founder of Biotox Medical Labs in Southfield MI.

Based on the recently approved new district overlay for recreational use marijuana, the partners have agreed to invest in the property owned by Mr Sorgi referred to as “ 907 Burstein “ Albion MI. A newly obtained license to grow will be transferred to that facility and should be operational starting in the first quarter of 2022.

Additionally, partner Mazloun, who is currently owner of a long lasting effective antimicrobial product, is starting research and development for the specific dose that should be used in the agricultural industry to treat and keep the marijuana plants healthy at all levels of grow. Currently the biggest problem in the marijuana grower industry is the development of mildew and or diseases that renders the entire harvest unusable until treated according to the State of Michigan Guidelines. Growers sometimes have to dispose of their entire harvest as they are unable to treat .

We believe that we have the cure, as a result, we would like to purchase the land owned by the city and is adjacent to 907 Burstein to create such facility. We will also need that facility to be able to obtain a marijuana grower license as we will be testing on live plants. Your property will be a perfect match to our plans and will help us develop the much needed cure. The property we are presenting an offer for is mainly 903 Burstein.

Our commitment to growth and to the city of Albion will help generate additional taxes and create more jobs. We believe that at full capacity we can create up to 50 full time jobs between the 2 properties. Additionally, the ability to grow for 2 class C licenses will generate much needed tax revenues for the city of Albion.

Furthermore, we have developed a new style (Grower’s tables) they we will manufacture in Albion. For that we propose to purchase both out lot D and E. Both not approved for marijuana grow but would be a great addition allowing us the manufacturing of tables right there. This addition would anticipate to add up to 20 more jobs to the area.

Based on our knowledge of your assigned price to the specific property we will gladly offer the eighty five thousand dollars (85,000.00) purchase price that the city is looking for 903 Burstein. Additionally, based on an average of 9k dollars an acre, we would like to propose an additional 5k for the other 2 out lots, for a total of 90K to purchase all 3 properties described above.

Our current involvement with the city of Albion and the new recreational marijuana is as follow.

Tarek Mazloun | 3815 Herbey ST, Canton MI 48188 | P: 734-664-1147| Fax: 734-201-1911

Mr Sorgi currently own 907 Burstein and would like to partner on both 903 and 907 as well as create the “Grow tables” factory. Mr Sorgi has been manufacturing satellites and communication equipments in the city of Albion for many years.

Mr Blum, would like to partner on the project and help the buildout and the rehabilitation of 907 Burstein to meet the grow requirements. Mr Blum company will most likely be contracted for the buildout of all approved recreational grow facilities at the industrial park.

Mazloun and Mr Owen are both part owner of the company who currently hold the 5 recreational licenses in the city of Albion. Through their ownership of 929 Elliot and their contractual agreements with both 1007 and 1009 industrial park owners, they will be the growers and employers of all staff for all 5 licenses. Both pharmacists by trade, Mazloun was a district manager for CVS pharmacy for many years managing many districts at a time before starting his own clinical company, Mr Owen was a Rite aid pharmacist before founding BIOTOX medical labs and currently owning and operating 4 lab locations in the Metro Detroit market .

Time is very important to our project and to our growth plans, we hope to hear from you at your earliest convenience and we are available to discuss at any time.

Thank You

Tarek Mazloun RPH, CEO Aletheia Healthcare

# memo



**Albion Economic Development Corporation**

To: EDC Board of Directors  
From: Christine Bowman, Economic Development Specialist  
CC: Amy Deprez, EDC President & CEO  
Date: November 4, 2021  
Re: Workforce Development Monthly Report

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## **Workforce Development**

The Workforce Taskforce met on October 27, 2021.

There was discussion about replicating the Michigan WORKS! Recipe for Success career fairs that have been held in Branch and St. Joseph counties specifically for Albion. There are still some logistical challenges related to the pandemic. Some employers are just not ready to do in-person events. MI WORKS! also needs 6 weeks to market an event and with holidays coming, Recipe for Success will likely be delayed until Spring 2022. The possibility of a virtual career fair was discussed using Brazen, a virtual career fair platform available through the state. Bowman will follow-up with Michigan WORKS! about the virtual career fair option.

Michigan WORKS! will be making a big push to promote the launch of a youth apprenticeship program in healthcare, IT, and manufacturing. MI Career Quest is planned for 05/17 & 05/18/22 in Kalamazoo <https://www.micareerquest.org/>.

The group discussed the need to figure out how to provide rapid training to get people skilled up quickly to fill open positions. Part of this is determining what the needed skills are, if there are already training/educational programs or resources to support them, and if not, how do we find or create programs and resources to provide them. To accomplish this, the skills development sub-committee will resume work on the gap analysis.

There was discussion about bringing back the Employer Resource Summit, to educate employers about all the resources available to them. The summit could also be used as a steppingstone to launch the Employer Roundtable that has been delayed by Covid. Potential topics – employee retention, employee attraction, diversion and inclusivity – were noted. The EDC would take the lead on planning and logistics for the summit.



*You're Invited to  
Pitch Day!*

*Monday, November 8!*

## **What is Pitch Day?**

Entrepreneurs who successfully completed the 2nd cohort of the dream.build.rise Albion E-Program will deliver their 2 minute "Elevator Pitches"

to showcase their business/business idea to a 3 person panel of subject matter experts.

The panel will provide feedback and select the 3 Best Pitches. The lucky winners get bragging rights and will receive ongoing support to launch or build their businesses.

Come out and show your support for these entrepreneurs making investments in themselves and the Albion business community and see how the dream.build.rise Albion E-program is supporting entrepreneurship and small business growth in Albion for all.

**dream.build.rise Albion E-Program Pitch Day!**

**Monday 11/08 @ 6:00 PM**

**The Bohm Theater**

**201 S Superior St ~ Downtown Albion**

Like and follow dream.build.rise on Facebook [@dreambuildrisealbion](https://www.facebook.com/dreambuildrisealbion)  
and on Instagram [@dream.build.risealbionmi](https://www.instagram.com/dream.build.risealbionmi)

## **Albion Economic Development Corporation**

To: EDC Board of Directors  
From: Amy Deprez & Christine Bowman  
CC:  
Date: November 4, 2021  
Re: Economic & Community Development Report

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*The activity that is grayed out is ongoing and has not had any pertinent updates since the last report. Any updated/new information will be in normal print.*

# Economic Development

## **Business Retention/Expansion/Attraction**

### Retention

- Bowman met with Chippewa Transportation Inc. Chippewa is launching a complimentary business, Twisted Truck Repair, in January 2022. Bowman connected them with KCC and Michigan WORKS! regarding current and future recruitment and training needs.
- Colson Group, recently acquired by a venture group, has been working with Bowman for the last several months and there is strong support for an expansion in the near future.

### Expansion & Attraction

- MEDC Site Readiness Grant for 1917 E Michigan Ave (AKA 425 Parcel): Initial work on the plan has started and the topographic study is complete. Two draft conceptual site plans have been completed featuring an eight to nine lot layout. Wightman is now working on infrastructure cost estimates on refinement of draft site plans. Next project update meeting is 11/05.
- Trident/Greenwell Biomedicals (902 Burstein Dr): Currently hiring two, full-time growers, starting wage rate \$16.00 @ hour.
- Project Copper – this is an attraction project targeting one of Michigan’s MEGA sites, located in Marshall. The project will have regional benefits and will require a regional approach to be successful in capturing interest for this site. Workforce and housing are areas that Albion can be an asset. Leveraging the possibility of a large (15,000 jobs) project would support additional housing projects.
- 2021 Site Selection RFP & General Site Inquiries:
  - Q3 Attraction: We received 6 manufacturing related site inquiries. Albion Industrial Park was submitted as response to 1 inquiry, Albion did not have available properties that met site requirements for the other 5. We received 4 non-manufacturing related site selection inquiries.
  - Q3 Expansion: No requests received.



Miscellaneous

- Skills Development
  - Applications for Going Pro Talent Funds were extended through 10/28/21. Entrepreneurial & Small Business Development
  - KCC Eastern Academic Center Manufacturing Day: KCC hosted an Advanced Manufacturing Day Open House on 10/14. During the day, Albion companies Colson Group/Albion Casters and Team 1 Plastics were two of six employers who provided hands-on activities for the approximately 200 Marshall Public Schools high school students who attended.
  - MILEAP Grant: Grant partners – which includes the Albion EDC - began meeting monthly in October to prepare for the launch of the grant, including forming work groups (Intake, Recruitment, Employer Engagement, and Soft Skills). KCC is in the process of hiring Community Navigators. Grant activities will take place in 2022-2023.
  - Regional Talent Innovation Grant: No Update
- **dream.build.rise** Albion E-Program
  - Cohort #2: had nine businesses selected to begin the cohort. Two have voluntarily dropped out of the program. The seven remaining businesses will participate in Pitch Day! on Monday, November 8 at The Bohm Theater – see attached Pitch Day! invitation.
  - Sponsorship/Fundraising: The EDC sent out requests for sponsorships for the **dream.build.rise** Albion E- Program for the 2021-2022 program years in late August. We have a scheduled discussion with The Huntington National Bank to see if Sponsorship will work and to identify other resources. Additionally, we are expecting to submit a State Farm grant for community development of up to \$25k.
    - To date, we have received the following donations/grants to support the program:
 

• ACF -Funds for Greater Albion	\$5000
• Edward Jones	\$1000
• Leigh Raddatz	\$250
• COVID Funding-DBR Awareness Campaign	\$5000
• ACF – Funds for Greater Albion (2 <sup>nd</sup> portion)	<u>\$5000</u>
	<b>\$16,250</b>
- Match on Main (Grant for Mainstreet businesses)
  - The Match on Main Selection Committee received 3 project applications. Applications were vetted using a standardized scoring matrix from MEDC along with a few specific local requirements applicants had to meet, including participation with the MI-SBDC, dream.build.rise E-Program, the EDC, or other business support resources or activities to assist them in writing their business plan or educate them about best business practices and to demonstrate a commitment to growing their business. One project was selected to be submitted for consideration at the State level for a \$25k reimbursable grant. That application is due November 9<sup>th</sup>, an update will be provided once awards are announced in December 2021.

Broadband Access

- Deprez and Bowman met for the first time on 10/28 with the Business Broadband Workgroup, a sub-committee of the Calhoun County Broadband Task Force. This was the first discussion of the group regarding obstacles businesses – from manufacturers to main street – face in Albion in regard to broadband availability, reliability, and affordability. Staff expressed the need to have redundancy with IT options in order to be competitive when responding to site selectors.

# Community Development

*The activity that is grayed out is ongoing and has not had any pertinent updates since the last report. Any updated/new information will be in normal print.*

## Downtown Development

- **Big Albion Plan (ARC)** – \$19 million investment / 57 loft style apartments / 22 commercial units. An update meeting is scheduled for November 1 for City and EDC staff. Private capital investment has been solidified and the project is ready to proceed through the State approval process. Construction estimated to begin in 2022.
- **Albion Malleable Brewing Company** - discussions relative to an expansion continue.
- **Yellow Bird Chocolate Shop** – DBR participant, Match on Main applicant, considering expansion into higher capacity to allow for more online sales and wholesale to other entities.
- **Project – Galazio of Albion** - Match on Main applicant, considering opening a Mediterranean restaurant in 207 N. Superior Street, anticipated to open in Spring 2022.
- **Milan’s Virgin Hair Shop** – Match on Main applicant, acquired 100 and 102 E. Erie. Proposing the Hair shop for 100 E. Erie. Update meeting scheduled for November 1, 2021.

## Housing Development

- **Project Green (Zero Plus Team)** – In the process of scheduling an update meeting to determine level of support with EPA Assessment Funding, land control and environmental pathways. Project is a 72-unit multi-generational housing development, that will include single/duplex options and a skilled trade, construction, apprenticeship program. Started working with this project in Spring 2019.
- **Wildflower Crossing** – Deprez and Bowman met with the local, regional, and managing partner of this property. They have 16 residents currently, discussed challenges of getting new residents approved (currently 60% are from outside Albion) including employment and credit concerns. Discussed proactive approach to pitching this development to assist with workforce housing needs.