

Thursday, September 2, 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 August 5, 2021 Board Meeting
 - ii) Approve Consolidated Statement Ending May 31, 2021
 - iii) Approve Consolidated Statement Ending June 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) Nominate and Approve Nominating Committee for Election of Officers
 - c) Nominate and Approve 2-3 Board Representatives for Economic Development Strategic Plan Rewrite Committee
- 4) dream.build.rise Albion Sponsorship
- 5) Promoting Albion as a Business-Friendly Community – Discussion
- 6) Workforce Development
- 7) President's Report
 - a) Economic & Community Development Report
- 8) Board of Directors Discussion & Comments
- 9) Public Comment
(Persons addressing the Board shall limit their comments to no more than 3 minutes)
- 10) Adjournment

EDC/TIFA/BRA BOARD OF DIRECTORS MEETING MINUTES

Held at 225 E. Watson Street, Albion – Marshall Opportunity High School, Media Center
August 5, 2021

EDC Board Meeting called to order by Haas at 7:32 a.m.

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

Board Members Absent: None

Ex Officio Non-Voting: Dick Porter (Sheridan Township); Peggy Grigowski (Albion Chamber of Commerce)

Community: Haley Snyder (City Manager)

Staff: Amy Deprez; Christine Bowman

Chairperson Haas welcomed the board members and asked each to introduce themselves as this was the board's first in-person meeting since February 2020.

Public Comment:

There was no public comment.

Action Items:

Approval of Consent Agenda

The remaining items of the Consent agenda were reviewed as a group, consisting of approval of Minutes from June 3, 2021 Board Meeting and Consolidated Statement Ending March 31 and April 30, 2021.

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

Nominate & Approve RLF Committee Members to Fill Open Seats

Zblewski, Barclay, and Clark offered to serve on the Revolving Loan Fund (RLF) Committee.

- Motion by Evans to elect the slate of committee members presented, supported by Wallace.

- Voice Vote.
- Resolved: Motion passes unanimously.

Economic Development Strategic Plan – Board Input for 2021 Update to Plan

Deprez shared the Economic Development Strategic Plan which needs to be updated by the end of the calendar year. Included as an update of where the EDC is at with the plan and stated goals. She reminded the group the EDSP was originally created in 2017 based on a revamp of the City's Comprehensive Plan and the RRC process. The EDC Board needs to consider if they still want to move forward with the stated goals.

Manager Snyder shared that the City is updating their Comprehensive Plan which can happen concurrently with the update of the EDSP. Barclay commented that Albion College is working on their strategic plan as well, so the updating of all three plans simultaneously could and should be of benefit to all entities involved.

Deprez suggested that the EDC Board consider from their perspective what is important to the Board and the EDC's mission to inform discussions about the EDSP update. Harvey suggested forming a committee to talk about industrial development. This led to much discussion about business retention and attraction activities and goals. Deprez will coordinate with Manager Snyder about Comprehensive Plan and EDSP updates.

Workforce Development

Bowman shared the Workforce Taskforce would be discussing at their August 17 meeting which of the EDA American Rescue Plan (ARPA) funds to support workforce development the Albion area should consider applying for. Many of the elements in several of the programs were issues or tasks the WT was already working on, including the Resource Matrix and Community Navigator pieces. The EDA application will require engagement of other regional partners to be competitive. Bowman reminded the Board to take the Calhoun County Broadband Survey.

President's Report

Economic Development

Deprez shared the proposal for a pandemic response fund utilizing some of the local ARPA funds. City Council still needs to approve the use of the funds, including using a portion for the response activities.

Cohort #1 of the dream.build.rise Albion E-Program graduated 12 businesses from the 5-week program. Inside Out Automotive Detailing, Tracy K Tolbert Photography, and Yellow Bird Chocolate Shop were selected by the dream.build.rise judging panel as the top 3 pitches. Amy has created a sponsorship program to raise funds for Cohort #2 and a Business Plan Competition in Fall 2021.

The RLF committee approved a working capital loan for Inside Out Automotive Detailing.

Two final grants for the Albion Small Business Pandemic Response Fund Pandemic Grant – Yellow Bird Chocolate Shop and Inside Out Automotive Detailing Service – have been awarded.

Community Development

The EDC has submitted the annual required reporting for the Albion Brownfield Redevelopment Authority to the MEDC/State. ARC will give an update on the Big Albion Transformational Project at the August 11 DDA meeting.

Board of Directors Discussion & Comments:

Evans mentioned Homestead Bank was having ACD.net run high speed fiber to the bank. Grigowski mentioned the Chamber had new sponsorship opportunities for Eggs and Issues. Porter gave an update on the solar projects. 4,400 acres are currently under contract, there is potential for another 4,000 acres to be developed for solar farms. Mayor Snyder stated there would be a recommendation regarding the formation of Albion First in October.

Public Comment

There was no public comment.

EDC Board Meeting adjourned by Haas at 8:54 AM.

May 2021 Consolidated Statements

Information presented as of 5/31/2021, Report prepared 08/24/2021

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	44,333.32				7,764.29			60,000.00	52,097.61
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		100.95		65.68				11.14	\$ 35.00	\$ 134.26	35.00	312.03
Total Revenues	\$ 235,000.00	\$ 100.95	\$ 99,900.00	\$ 51,256.42	\$ 109,000.00	\$ -	\$ -	\$ 26,275.43	\$ 35.00	\$ 134.26	\$ 443,935.00	\$ 77,767.06
Transfer In												
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	-
Total Transfers Out	\$ -		\$ 43,500.00	\$ -	\$ 103,000.00	\$ -	\$ -	\$ -			\$ 146,500.00	\$ -
Total Net Revenues	\$ 235,000.00	\$ 100.95	\$ 143,400.00	\$ 51,256.42	\$ 212,000.00	\$ -	\$ -	\$ 26,275.43	\$ 35.00	\$ 134.26	\$ 146,500.00	\$ -
Expenses												
Salaries & Benefits	\$ 155,421.00	\$ 56,108.45	\$ 61,617.00	\$ 22,247.50							\$ 217,038.00	\$ 78,355.95
Administrative Costs			2,950.00	1,057.78							2,950.00	1,057.78
Professional Services	1,000.00	105.00	3,600.00	1,655.50							4,600.00	1,760.50
Contractual Services	500.00		4,450.00	737.00	207,000.00	98,959.52			35.00		211,985.00	99,696.52
Utilities	600.00	1,673.82	2,300.00	6.14				1,908.82			2,900.00	3,588.78
Travel			500.00	40.00							500.00	40.00
Maintenance	4,000.00		2,000.00	10,753.75				631.10			6,000.00	11,384.85
Insurance			2,000.00	4,684.00				1,000.00			2,000.00	5,684.00
Conference & Training Cost			2,200.00	-							2,200.00	-
Admin Fees to City	8,900.00	3,708.35	10,000.00	4,166.65	5,000.00						23,900.00	7,875.00
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	22,454.50				18,500.00			46,400.00	40,954.50
Rent to ABA/ACF	10,200.00	4,250.00	1,800.00	750.00							12,000.00	5,000.00
Miscellaneous												
Transfer FR TIFA to EDC/AFH	43,500.00										43,500.00	-
EPA Grant											-	-
Total Expenses	\$ 228,121.00	\$ 65,845.62	\$ 141,823.00	\$ 68,552.82	\$ 212,000.00	\$ 98,959.52	\$ -	\$ 22,039.92	\$ 35.00	\$ -	\$ 581,979.00	\$ 255,397.88
To Fund Balance	\$ 6,879.00	\$ (65,744.67)	\$ 1,577.00	\$ (17,296.40)	\$ -	\$ (98,959.52)	\$ -	\$ 4,235.51	\$ -	\$ 134.26	\$ 8,456.00	\$ (177,630.82)

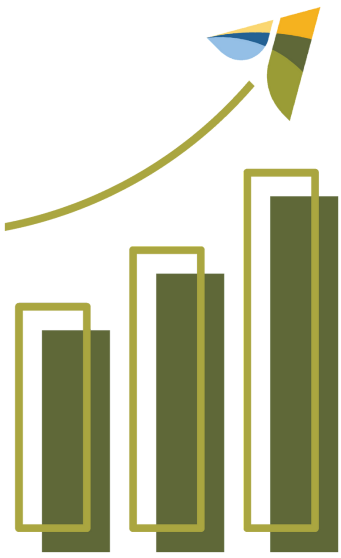
*Transfer from TIFA to EDC will take place at year-end with the amended budget.

June 2021 Consolidated Statements

Information presented as of 6/30/2021, Report prepared 08/24/2021

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	55,416.65				7,764.29			60,000.00	63,180.94
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		114.91		76.46				12.94	\$ 35.00	\$ 159.45	35.00	363.76
Total Revenues	\$ 235,000.00	\$ 114.91	\$ 99,900.00	\$ 62,350.53	\$ 109,000.00	\$ -	\$ -	\$ 26,277.23	\$ 35.00	\$ 159.45	\$ 443,935.00	\$ 88,902.12
Transfer In												
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	-
Total Transfers Out	\$ -		\$ 43,500.00	\$ -	\$ 103,000.00	\$ -	\$ -	\$ -			\$ 146,500.00	\$ -
Total Net Revenues	\$ 235,000.00	\$ 114.91	\$ 143,400.00	\$ 62,350.53	\$ 212,000.00	\$ -	\$ -	\$ 26,277.23	\$ 35.00	\$ 159.45	\$ 146,500.00	\$ -
Expenses												
Salaries & Benefits	\$ 155,421.00	\$ 67,235.74	\$ 61,617.00	\$ 26,657.73							\$ 217,038.00	\$ 93,893.47
Administrative Costs			2,950.00	1,227.67							2,950.00	1,227.67
Professional Services	1,000.00	105.00	3,600.00	1,655.50							4,600.00	1,760.50
Contractual Services	500.00		4,450.00	837.00	207,000.00	98,959.52			35.00		211,985.00	99,796.52
Utilities	600.00	1,709.65	2,300.00	7.31				1,908.82			2,900.00	3,625.78
Travel			500.00	40.00							500.00	40.00
Maintenance	4,000.00		2,000.00	11,887.49				631.10			6,000.00	12,518.59
Insurance			2,000.00	4,809.00				1,250.00			2,000.00	6,059.00
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	5,000.00						23,900.00	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		42,400.00	25,537.06				18,500.00			46,400.00	44,037.06
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	43,500.00										43,500.00	-
EPA Grant											-	-
Total Expenses	\$ 228,121.00	\$ 78,600.41	\$ 141,823.00	\$ 78,558.74	\$ 212,000.00	\$ 98,959.52	\$ -	\$ 22,289.92	\$ 35.00	\$ -	\$ 581,979.00	\$ 278,408.59
To Fund Balance	\$ 6,879.00	\$ (78,485.50)	\$ 1,577.00	\$ (16,208.21)	\$ -	\$ (98,959.52)	\$ -	\$ 3,987.31	\$ -	\$ 159.45	\$ 8,456.00	\$ (189,506.47)

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



dream.build.rise

Albion E-Program

SPONSORSHIP OPPORTUNITIES

2021 & 2022 Program Years

Rise

(\$5,000 +)

DBR Marketing Opportunities

Included in Press Releases as Major Sponsor

Signage Graduation (logo)

Signage at Invest Albion Competition (logo)

Recognition during Cohort Launch and Graduation

Recognition at Invest Albion Competition

Recognition at Quarterly Roundtables

Participation as an Invest Albion Judge

Recognition on DBR Website & Social Media

Build

(\$1,000 - \$4,999)

DBR Marketing Opportunities

Signage Graduation (logo)

Signage at Invest Albion Competition (logo)

Recognition during Cohort Launch and Graduation

Recognition at Invest Albion Competition

Recognition on DBR Website & Social Media

Dream

(Below \$1,000)

Signage at Graduation

Signage at Invest Albion Competition

Recognition on DBR Website & Social Media

Learn more about DBR:

Visit www.dreambuildrisealbion.com

Like and follow on Facebook @dreambuildrisealbion
and on Instagram @dream.build.risealbionmi

Make check payable to Albion EDC

PROGRAM BUDGET 2021-2022

2 Yrs. of Marketing Opportunities

Program Year 2021

Exploring Entrepreneurship Program © - Cohort #1	\$3,000	(In-Kind \$79,000)
Exploring Entrepreneurship Program © - Cohort #2	\$5,000	(In-Kind \$45,000)
Program Development , Recruitment & Technical Assistance	\$2,500	(In-Kind \$10,000)
Invest Albion (Investor Match) - 1st, 2nd, 3rd Cash Prize (\$3,000)	\$13,750	(In-Kind \$2,800)
-Seed Money - Start up for 30 businesses (\$10,000)	\$24,250	\$136,800 In-Kind
- Event & Marketing (\$750)		

Program Year 2022

\$27,000

\$51,250

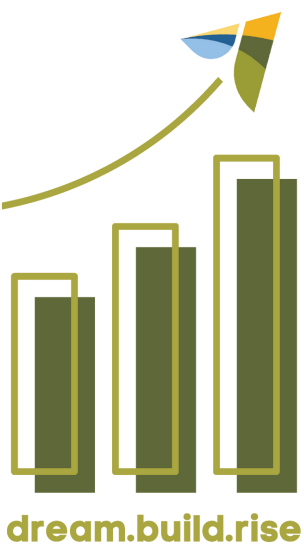
Cohort 1 (June/July 2021) - 17 businesses participated / 12 graduated

Cohort 2 (Early Fall 2021) - 15 Small Businesses Anticipated

dream.build.rise is an entrepreneurial program designed to encourage, nurture, and support entrepreneurs and the development of small businesses in the Albion area by providing technical assistance, education, and networking and mentorship opportunities with other local, successful entrepreneurs, subject matter experts, and community stakeholders. The enhanced entrepreneurial programming provided by dream.build.rise will foster a strong entrepreneurial ecosystem in Albion, and actively reduce barriers for minority and women-owned businesses and increase the percentage of those earning a livable wage in Albion. It is a collaborative effort administered by the EDC.



For more information, please contact 517.629.3926 or info@dreambuildrisealbion.com



Albion E-Program

SPONSORSHIP APPLICATION

2021 & 2021 PROGRAM YEARS

Sponsor Name: _____

As it will appear in promotions

Sponsor Level:

- Rise* *Logo Needed & Invest Albion Judge Name*
- Build* *Logo Needed*
- Dream*

Sponsor Amount: _____

Sponsorship applications and payment are due no later than October 1st, 2021. Return the application and check to:
Albion EDC, PO Box 725, Albion MI 49224.

Invoices can be requested by contacting our office at 517.629.3926
or adeprez@albionedc.org.

Make check payable to Albion EDC

memo



Albion Economic Development Corporation

To: EDC Board of Directors
From: Christine Bowman, Economic Development Specialist
CC: Amy Deprez, EDC President & CEO
Date: August 5, 2021
Re: Workforce Development Monthly Report

Workforce Development

The last meeting of the Workforce Taskforce was held on August 17, 2021. Taneka Thomas, Empower Coaching and Career Services, has been added as the newest subject matter expert of the WT. Thomas is a workforce development and skills development expert who has worked with adults and youth from disadvantaged populations in the southwest Michigan region. She previously worked with the Good Start Program through the Kellogg Foundation.

Status of identified Taskforce initiatives:

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.

- Employer Communication
 - Albion-Marshall Employer Roundtable: On hold.
- Childcare Issues
 - The sub-committee chairperson, Patrick McClean, has resigned due to a job change. A new chairperson is being sought.
- Workforce Development Resource Matrix
 - The Matrix will be segmented into skills development resources/services for Job Seekers and skills development resources/services for Employers. Subsets of traditional, under-employed, un-employed, and dislocated Job Seekers exist. Data will be collected from Michigan Works, the WT Employer Survey, and retention visits to figure out what jobs in Albion we need to train for and who is the population that could best fill those jobs with the right skill development. Once the data is collected, Norris and Bowman will match available services/resources with the jobs needed and begin building out the Matrix. This exercise will also help identify gaps in services/resources specifically lacking in Albion.
- Community Navigator - Connecting Job Seekers to Employment Resources
 - Bowman and Lanoue are working on a high-level proposal of what the program might look like, the basic premise of which is to have a paid person experienced in

workforce and skills development who would be the point person in charge of managing the program, 2-4 persons (possibly volunteers) who would be resource experts that would connect Job Seekers to the services/resources best suited for them, and development of a network of Community Connectors who would serve as a conduit for the program through which we could reach our target population of un-employed, under-employed, and dislocated Job Seekers. Taneka Thomas, a local workforce development and skills development subject matter expert who has worked with adults and youth in various state funded programs, is part of the sub-committee and will assist with creating the proposal.

Other Workforce Development News

- U.S. Department of Commerce’s Economic Development Administration (EDA) American Rescue Plan Programs
 - After a meeting of the Workforce Taskforce, 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. The group decided our time and effort would be best spent laying the groundwork to devise the workforce and talent development programs and services our mini region (Albion/Marshall) needs so we will be prepared to 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 approach will also 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 and for us to identify ways Albion and Marshall can more closely collaborate for the benefit of employers and job seekers.

Albion Economic Development Corporation

To: EDC Board of Directors
From: Amy Deprez & Christine Bowman
CC:
Date: September 2, 2021
Re: Economic & Community Development Report

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

- No retention visits were conducted in July or August.
- Regional Talent Innovation Grant: No Update
- Bowman continues to communicate with our manufacturing/industrial community with bi-monthly email blasts featuring training, workforce and business development, and other opportunities and resources for employers to retain and attract employees.
- Bowman continues to post 2-3 times a week open positions in all business sectors, targeting those opportunities within 10 miles of Albion.

Expansion & Attraction

- MEDC Site Readiness Grant for 1917 E Michigan Ave (AKA 425 Parcel): City and EDC staff met with Wightman Associates on 08/25 for an initial planning meeting for the Master Site Development Plan. Site work for the topographic study will begin the week of 08/30.
- Trident/Greenwell Biomedicals (902 Burstein Dr): No update.
- 2021 Site Selection RFP & General Site Inquiries: (Reported Quarterly)

Miscellaneous

- Skills Development
 - The EDC notified area companies of funds to offset employer costs of short-term credentialed training for incumbent or new employees will again be available in 2022 through the Going Pro Talent Fund. It is not yet known how much funding will be available through the program, but the Governor announced on 08/23 her intentions to push \$100 million dollars into the program to support the Michigan's Economic Jumpstart Plan she unveiled in June, her recommendation is still pending approval of the House and Senate.
- Business Resources
 - Albion has access to Foreign Trade Zone #43. Bowman met with Adam Reid, Manager – BC CAL KAL Inland Port Development Corporation and Sean Lydon, President/Accredited Zone Specialist – ISCM Incorporated to understand more about FTZ benefits, what types

of companies are most likely to benefit from participating in the FTZ, and the no cost assistance – including a cost benefit analysis - provided by BC CAL KAL and ISCM so companies can see if participating in the FTZ is of benefit to them.

Entrepreneurial & Small Business Development

- RLF: We closed on one loan for Inside Out Automotive Detailing Services LLC in late August. The RLF Plan calls for targeting start-ups for this funding and it is our intention to work with area financial institutions to ensure we are partnering to help launch start-ups. It is important to note, that the time requirement for an RLF loan for a start-up is double the time needed for an experienced company. There is more back and forth on a complete application package, and on the closing documents to educate the parties involved. Currently, the RLF Plan allows for a \$200 application fee, in addition to the cost of closing the transaction (legal fees, filing fees, etc.). For the last loan, the closing costs was \$900, and the application fee of \$200 was waived. This is something that the EDC will need to review and make a recommendation on streamlining the closing documents to reduce the overall cost to the client, balancing staff capacity and recoupment of costs for time spent. Reminder that all interest earned from active loans are reinvested into the program for future lending, with exception to a \$35 software license there are no program costs expensed to the RLF fund and the EDC fund bears the costs of program administration and staff costs.
- **dream.build.rise** Albion E-Program
 - Planning is underway for Cohort #2, expected to be held in October 2021.
 - 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. The decision was made to fundraise for both program years to ensure 2022 would be able to move forward with a full year of programming. Sponsorship levels allow for various perks for publicity and recognition and will cover curriculum, program development/recruitment and an annual Invest Albion event to match entrepreneurs with funding opportunities and seed money for those opening in Albion. 2021 Program year has a budget of \$24,250, with an in-kind discount of \$136,800, the 2022 program year is expected to be approximately \$27,000.
 - To date, we have received the following donations/grants to support the program:

▪ Albion Community Foundation -Funds for Greater Albion	\$5000
▪ Edward Jones	\$1000
▪ Leigh Raddatz	\$250
▪ COVID Funding-DBR Awareness Campaign	<u>\$5000</u>
	\$11,250
Remaining Need for 2021	\$13,000
Program Year 2022	\$27,000

Broadband Access

- The Calhoun County Broadband Task Force met on 08/12 to discuss how to meet certain objectives in year one based on the results of the strategic planning session held in July.

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)** – ARC Board Representative, Dr. Sam Shaheen gave an update to the DDA at the August 11th meeting, Deprez attended. According to Shaheen, ARC is on track for approval of incentives required to make the Big Albion Plan Transformational Project financially sound by the end of 2021 with construction to begin in Spring 2022. Shaheen did a great job presenting the work to date to pitch this project to MEDC, going back almost 10 years. This has been a long time coming and it is exciting to see construction scheduled in the coming months provided all remaining equity pieces close as expected and the Michigan Strategic Fund approves the incentives required. The Big Albion Plan (\$19 million investment / 57 apartments / 22 commercial units) is on track for development starting in 2022. ARC has a letter of intent from one major investor and still has 55% of the funding to acquire. Once the funding is in place, final architectural design work will be completed. They continue to meet with MEDC on a regular basis to share progress as this project moves along.

Housing Development

- **Project Green (Zero Plus Team)** – We continue to work with Zero Day on an exciting and unique housing/skilled trades apprenticeship project for the Urban Renewal. They continue to work toward land control with the City of Albion. Through the process of assessing the environmental concerns for this vast property, it was identified that more work needed to be completed to give all parties an assurance that the final project would address the environmental issues, while maximizing the development. The Urban Renewal site is idea for the EPA grant and the grant allows the City/EDC to support the project without cumbersome pre-development costs being forced on the developer. In this case, the developer has already spent significant pre-development funds and resources for an Albion project and the ability to leverage the grant dollars demonstrates that the community is just as committed to a successful housing project. We continue to stay in contact with all parties as the developer works through critical information that will need to be considered to establish land control for the development project.
 - The City/EDC has worked with Zero Day since mid-2019 and feel there is real momentum with this project and several State departments. The proposal estimates 24 single family homes and 2 multi units, each with 36 units, and a trades training program onsite. The project is expected to have green elements and promote a walkable neighborhood. The home ownership component will encourage partnerships with the Veteran housing, Habitat for Humanity, and other key members of the housing industry. This project can be used as a pilot for other communities to follow and shed light on the Albion community and its willingness to think creatively to create a win-win project for the community and development team.
- **Wildflower Crossing** – Deprez and Bowman attended the grand opening of the community. The first residents have moved in and more homes are expected to be constructed soon. COVID has affected this project as well, as the manufacturers are unable to promise homes until March 2022. The development team continues to work hard to ensure more options are available soon. To see the home options and for mor information, please follow the link - <https://www.fourleafprop.com/virtual-home-tours/>.

Miscellaneous Community Development

- **Military Cargo Boxes** – You may have noticed 4 military cargo boxes in the city parking lot behind City Hall. The Albion Department of Public Safety was able to acquire these through a government program for the cost of shipping and has offered them to us for an incubator / pop-up space to promote entrepreneurship in our community. We are in the process of defining the

program, the proposed space(s) and the cost involved. Zero Day has offered to partner on this project, utilizing the apprenticeship programs to reduce the overall cost of redevelopment of the boxes and aiding the EDC in finding appropriate funding sources. More information to follow.

Albion Small Business Pandemic Response Fund

- **21 Applications Requested**
 - 6 Funded (Yellow Bird Chocolate Shop, Inside Out Automotive Detailing Services, Palmer House, Kids 'N' Stuff, Pure Albion, Bohm) – **All funding has been verified.**
 - 4 Denied/Withdrew
 - 2 Pending Complete Application Packages
 - 9 Applications Out / No Response

- **Funding Update**

Program	Amount Approved, Pending Closing	Closed & Funded	Available Balance
Micro-Grant	\$0	\$0	\$7,700
Pandemic Grant	\$0	\$22,300	\$0
Rent/Mortgage Loan	\$0	\$0	\$50,000
Pandemic Loan	\$0	\$40,000	\$60,000

City of Albion Small Business Refit • Refocus • Reinvest COVID-19 Grant

- Made possible through a recommendation by the City Manager to earmark 10% of the American Rescue Plan Act (ARPA) Funding the local community will receive for the EDC to offer a grant response program. Deprez/Snyder shared the highlights of the draft grant program at a Special Session of Council on Thursday, July 29, 2021. The Council will ultimately need to approve the line items that will be budgeted for the ARPA funds, and timing of the funding will need to be considered before the grant program can be finalized and launched. At this time, this is a recommendation to the Council but has not been approved. The list of community needs is long, and the funding must conform to the legislation. The draft program allows small businesses to request assistance for adaptive use projects or a hiring incentive program that would give them a competitive advantage in the current market.