



Next Michigan Development Corporation

I-69 INTERNATIONAL TRADE CORRIDOR, NEXT MICHIGAN DEVELOPMENT CORPORATION

Regular Meeting

February 8, 2022 - 9:00 a.m.

Bishop International Airport, Flint, MI

1. **Call to Order** – The meeting was called to order at 9:10 by Chairperson Dale Kerbyson

2. **Roll Call** –

*Board members present-*

Genesee County

Derek Bradshaw, Genesee County Metro Planning Commission

Wendy Jean-Buhrer, City of Grand Blanc

Tracey Tucker, Flint Township

Tanya Ketzler, Mundy Township

Dennis Liimatta, Township of Grand Blanc

Tyler Rossmassler, Flint and Genesee Economic Alliance

Chad Young, Mundy Township

Lapeer County

Dale Kerbyson, City of Lapeer – Board Chair

Kelly Martin, Village of Northbranch

Sam Moore, Lapeer Development Corporation

Lenny Schneider, Lapeer County

Shiawassee County

Mark Fulks, Perry Township

Nathan Henne, City of Owosso

Cameron Horvath, City of Durand

Justin Horvath, SEDP

John Plowman, City of Perry

Joe Sawyer, City of Corunna

St. Clair County

Mike Booth, City of Marysville

Dan Casey, St Clair County Economic Development Alliance

3. **Guest Speaker** –

Christopher Girdwood, Executive Director, Detroit Region Aerotropolis Development Corporation was unable to attend the meeting. He will be invited to the April meeting.

4. **Approval of Agenda** –

M/K Martin, S/J Plowman to approve the February 8, 2022 agenda as presented. No discussion, motion carried.



5. **Meeting Minutes –**  
M/T Tucker, S/D Bradshaw to approve minutes of the of August 10, 2021, October 12, 2021, and December 14, 2021 NMDC meetings. No discussion, motion carried.
6. **Treasurers Report –  
Financials –**  
T Tucker reported a fund balance \$137,771.09 as of December 31, 2021. Starting balance has been added to a new company in QuickBooks. M/T Ketzler, S/N Henne to approve the year end financials as presented. All ayes, motion carried.
7. **Public Comment – None**
8. **Action Items –**
  - a. **Vote to Allow Executive Committee to act on behalf of full board and maintain one annual meeting a year with full membership –** Often, the attendance at the NMDC bimonthly meetings is too low to reach a quorum. It has been recommended that the Executive Committee be approved to conduct business on behalf of the board. All board members would be welcome to attend meetings and provide input. M/Martin, S/N Henne to approve allowing the Executive Committee to act on behalf of full NMDC board. All ayes, motion carried.
  - b. **Approval to pay Lapeer Development Corporation and Shiawassee Economic Development Partnership for Admin Contracts –** M/L Schneider, S/J Plowman to pay Lapeer Development Corporation and Shiawassee Economic Development Partnership for 2021 and 2022 Admin Contracts. Roll call vote. All ayes, motion carried.
  - c. **2022 NMDC Member Payments –** In the past, each county has paid \$10,000 annually. It is up to the county to cover the payments for all board members or to bill each municipality for a portion. Member payments were not collected in 2021. In 2020, two organizations asked to withdraw their payments. There was discussion about whether dues should be collected for 2022 when the bank account is strong. After paying for contracts and other bills, the balance will be significantly lower. M/J Plowman, S/T Ketzler to bill each county \$10,000 for 2022. L Schneider opposed, motion carried.
  - d. **Approve next contract for signage at airport - Price for a new graphic to be printed/installed is \$171.72 –** There was discussion about how much traffic is driven by the current sign. The board feels the sign shows that NMDC is proactive. The board would like to upgrade the graphic to include a QR code. M/J Sawyer, S/T Ketzler to sign new contract for signage with updated graphic at the airport. Roll call vote. All ayes, motion carried.
  - e. **Approve I-69 Thumb Region Multi-Modal Market Assessment – Highroad Consulting Updated Proposal –** The original Highroad Consulting Proposal was updated. With this agreement, Highroad would be on retainer. Counties in the region need to work with Sandra Dearden to identify specific rail opportunities. Sandra brings rail expertise for programmatic activity that fits the Corridor’s mission. M/N Henne, S/T Tucker to approve the updated proposal. All ayes, motion carried.



- f. **Approve modification of Interlocal Agreement to allow Lansing to formally join NMDC** – Lansing and DeWitt Township (Capital Region International Airport) have shown an interest in joining the I-69 International Trade Corridor Next Michigan Trade Corridor. MEDC has approved this. M/N Henne, S/K Martin to modify the current Interlocal Agreement to include Lansing and DeWitt Township. All ayes, motion carried.
  - g. **Approve a candidate for NMDC Attorney** – NMDC needs a new attorney of record. Board members were provided with three proposals to review. Several board members were familiar with Kevin Kilby and have been satisfied with work he has done in the past. M/T Ketzler, S/T Tucker to contract with Kevin Kilby of McGraw Morris, PC for future NMDC legal needs. All ayes, motion carried.
  - h. **Approve 2022 meeting calendar** – Board members were surveyed to determine the best dates and times to meet. It was determined that the current schedule of meetings the second Tuesday of every other month was still the best for the group. A list of 2022 meeting dates was provided to the board. The airport indicated that there may be a conflict in December. That will be addressed later. M/T Tucker, S/J Sawyer to accept the meeting dates as presented. All ayes, motion carried.
9. **Economic Development Partner Updates –**

**Tyler Rossmesler** – Launched a new website. Working on 3D home printing project grant with MEDC. The home is owned by the Genesee County Land Bank. Learning how to permit and inspect 3D printed home. Trying to lower construction costs.

**Justin Horvath** – SEDP has received AEDO accreditation. Working on a lot of real estate projects. The Shiawassee County land bank is now in place. SEDP was a recipient of a \$300,000 grant from the state for a childcare benefits program. The Tri-Share program would consist of participating providers being paid \$2/hour by participating employers, \$2/hour by SEDP and \$2/hour by participating employees for childcare. Hoping to drive affordability.

**Dan Casey** – St. Clair was also awarded \$300,000 as part of the Tri-share Childcare program. Working on a year long I4.0 project that is MEDC grant funded. Working on a series of webinars. Will hold three round table events. Two road shows will be conducted in Shiawassee and St. Clair Counties. There are two pilot projects. A team of experts will consult with companies to explore needed corrections and changes. It should wrap up in July. Has had a lot of success with Google Ads for job promotion.

**Sam Moore** – Started with Lapeer Development Corporation in October. Working to update online presence. Imlay City has a large housing community in the works. There are several small projects going on.
10. **Board Member Comment -**

**D Liimatta** – Former tree farm property sold for light industrial. \$1.7 million in updates to Baldwin Road.

**T Ketzler/C Young** – Working on a few long-term projects including a new park as a regional attraction. Pursuing grant funding.

**T Tucker** – New purchase agreement on Baker. K-Mart building has been filled. Bowling alley being refurbished into retail shopping center. Lowe’s building has been filled. Good mix of big and small projects at this time.

**W Jean-Buhrer** – 36-hole golf course purchased. Will be taken down to 18 holes. Housing will fill the remaining space. Looking into redeveloping downtown.

**M Fulks** – Pursuing EDA, local, Shiawassee County and state funding for a project.



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**J Plowman** – Need for broadband in rural areas. Working on a grant to provide 13 out of 16 townships in Shiawassee County to have complete broadband in 3 years.

**N Henne** – Concentrated on housing projects. It is difficult to expand. City is surrounded by charter townships. Currently 14 marijuana licenses. 10 grows and 4 retail.

**C Horvath** – 14 lots purchased in the city of Durand for housing. \$180,000-\$250,000 resale value. Simplicity building partially collapsed earlier in the year. Early signs indicate building will be rehabbed.

**J Sawyer** – Currently 5 retail marijuana licenses. Zoned 60 acres from 200-acre industrial park for marijuana. 50-acre outdoor grow. Good location. 26,000 lbs. first season. Not allowing marijuana on 130 of the available acres. Successful housing project with 14 lots.

**D Kerbyson** – Enormous growth in Lapeer County. Housing and marijuana. Two new inspectors were hired to help keep up. Kicking off new deal with MEDC for advertising.

11. There was no other business. Meeting adjourned at 9:54.

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Dale Kerbyson, Chairperson