



Next Michigan Development Corporation

I-69 INTERNATIONAL TRADE CORRIDOR, NEXT MICHIGAN DEVELOPMENT CORPORATION

Regular Meeting

December 13, 2022 - 9:00 a.m.

Factory One, Flint, MI

1. **Call to Order** – The meeting was called to order at 9:12 by Chairperson Dale Kerbyson

2. **Roll Call** –

Board members present-

Genesee County

Derek Bradshaw, Genesee County Metro Planning Commission

Duane Haskins, City of Burton

Wendy Jean-Buhrer, City of Grand Blanc

Tonya Ketzler, Mundy Township

Tracey Tucker, Flint Township

Tyler Rossmassler, Genesee County

Chad Young, Mundy Township

Lapeer County

Quentin Bishop, Lapeer County

Craig Horton, Imlay City

Dale Kerbyson, City of Lapeer – Board Chair

Kelly Martin, Village of North Branch

Sam Moore, Lapeer Development Corporation

David Trent, Village of Almont

Shiawassee County

Nathan Henne, City of Owosso

Cameron Horvath, City of Durand

Justin Horvath, Shiawassee Economic Development Partnership

Troy Parmalee, Perry Township

Robert Peterson, Village of Morrice

John Plowman, City of Perry

Joe Sawyer, City of Corunna

St. Clair County

Jorja Baldwin, St. Clair County

Dan Casey, St. Clair County Economic Development Alliance

Randy Fernandez, City of Marysville

David Haynes, City of Port Huron

Rob Usakowski, Kimball Township

Guests present:

Gary Fletcher – Attorney on behalf of City of St Clair

T. Allen Francis – Attorney - Fletcher Fleko Shoudy and Francis PC

Kevin Kilby – Attorney McGraw Morris P.C.



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Administrative Staff present-

Jody Roethele, Shiawassee Economic Development Partnership (virtual)

Sally Warren, Shiawassee Economic Development Partnership

3. **Public Comment** – None

4. **Approval of Agenda** – M/J Baldwin, S/D Bradshaw to approve the December 13, 2022, agenda as presented. No discussion, motion carried.

5. **Meeting Minutes** – M/ J Baldwin, S/K Martin to approve minutes of the of August 9, 2022, NMDC meeting. No discussion, motion carried. No October Minutes due to no quorum.

6. **Treasurers Report** – T Tucker reported on August, September, October, November.

August Balance Sheet –

Checking Balance \$77299.70

September Balance Sheet –

Checking Balance \$77291.25

October Balance Sheet –

Checking Balance \$62080.35

November Balance Sheet –

Checking Balance \$62080.86

M/T Tucker, S/T Ketzler, to approve financials as presented. All ayes, motion carried.

7. **Action Items** –

a. **Approve Lapeer Development Corporation \$10,000 carryover as a liability from 2021 to 2023** – S Warren reported Lapeer Development Corporation paid in 2021 no other municipalities paid. M/K Martin S/T. Ketzler. to carryover \$10000 to 2023 and waive payments in 2021. M/Sawyer S/J Baldwin add waive payments in 2021 to the motion. All ayes, motion carried.

b. **Executive Committee Authorization** - M/J Baldwin S/D Hanes The Executive Committee is hereby authorized to act on the Board’s behalf on all matters not requiring the full Board’s approval by law. Additionally, the Executive Committee has the authority to approve any action necessary on all past matters requiring approval. All ayes, motion carried.

c. **Approval of 2023 Budget** – M/T Parmalee S/J Plowman to accept 2023 Budget as presented. All ayes, motion carried unanimously.

d. **Approval of 2023 Meeting Schedule** - M/J Baldwin S/N Henne to hold meetings on the second Tuesday of every other Month, 9:00 am at Bishop International Airport.

Tuesday, February 14, 2023

Tuesday, April 11, 2023

Tuesday, Jun 13, 2023

Tuesday, August 8, 2023

Tuesday, October 10, 2023

Tuesday, December 12, 2023

All ayes, motion carried

e. **Approval of Attorney to Move Forward with St. Clair LDFA Development and Finance Plans** - - M/R Fernandez S/Q Bishop to authorize attorney to move forward with St. Clair LDFA Development and Finance Plans. All ayes, motion carried.



- f. **Approval to Issue RFP for 2023 Audit - M/J Baldwin S/K Martin to send RFP request for audit.** All ayes, motion carried.
 - g. **Approval of Vendor Payments – M/N Henne S/J Baldwin to approve vendor payments with correction.** All ayes, motion carried.
 - h. **Approval of one month Highroad Contract Extension and Expenses from Meeting and Tour with Elbow River** - J Horvath gave a brief summary that Highroad was working on a multi-modal logistics study, to identify business connections. They have identified companies who would like rail development. The extension request is a wrap up to end of deal, hand off to local ED's. M/T Parmalee S/C Horton to approve one month extension and approval of expenses. Roll Call Vote.
Yays: J Baldwin, Q Bishop, D Bradshaw, D Casey, R Fernandez, D Haskins, D Haynes, N Henne, C Horton, C Horvath, J Horvath, W Jean-Buhrer, D Kerbyson, T Ketzler, K Martin, T Parmalee, R Peterson, J Plowman, J Sawyer, D Trent, T Tucker, B Usakowski
Nays: None
Motion carried.
8. **Discussion Items**
 - a. **SEDP Contract – Update to Calendar Year** - J Horvath stated September to October cycle. The administrative team is working hard with attorney and getting records straightened out. S Warren explained the payment \$2797.25 left for 2022 would be prorated for September 14, 2022, through December 31, 2022, then SEDP would invoice \$9500.00 for the 2023 calendar year in January. M/T Parmalee S/R Peterson to approve to amend the SEDP Administrative Contract to a calendar year and pay the prorated amount for 2022. All ayes, motion carried.
 - b. **2020 and 2021 Audit Update** - S Warren explained the auditors are waiting on decision from the board regarding the Lapeer Development Authority payment in 2021 being refunded or carried over to 2023. They are very close to finalizing the audit.
9. **Economic Development Partner Updates** were given by T Rossmassler, D Casey, J Horvath, and S Moore.
10. **Board Member Comments** were given. Most talked about housing and development in their respective communities.
11. **Other** - Gary Fletcher, Attorney for St. Clair – provided information about a project that would benefit from creating an LDFA in St Clair County. Any legal, accounting, or administrative expenses will be reimbursed by St Clair until the LDFA can afford to do so. Kevin Kilby spoke about documentation for a \$20,000 advance for fees associated with the project. NMDC will have to take out bonds. Dale suggested a press release sent into local papers in our counties, so the LDFA has transparency for project. questions will be answered before. Dale – discussed at length what law says 2% of revenue of generated from Capture. M/T Tucker S/C Horton to set public hearing for February 14, 2023, at 9 am to be held at Bishop Airport. Posting in each county paper and public office. All ayes, motion carried.
12. Meeting adjourned at 10:46