

MONROE COUNTY ECONOMIC DEVELOPMENT CORPORATION REGULAR
MEETING MINUTES
SEPTEMBER 12, 2023

- I. Chairman Oberleiter called the Regular Meeting of the Monroe County Economic Development Corporation held at the First Merchants Bank Regional Headquarters at 10 Washington Street, Monroe, Michigan 48161 on Tuesday, September 12, 2023 to order at 8:09 a.m.

Roll call by Clerk as follows:

PRESENT: Tom Allen, Mike Baker, Barry Buschmann, Scot Laskey, Tracy Oberleiter and David Swartout

ABSENT: Tim Janssen, Stacey McCoy, Dan Minton and Randy Richardville (all excused)

A quorum being present, the Committee proceeded to conduct business.

Tim Lake (Business Alliance) and Jim Jacobs (Road Commissioner) were also in attendance.

II. APPROVAL OF AGENDA

Motion by Barry Buschmann, supported by David Swartout to approve the September 12, 2023 agenda as amended to add # 13 to Section V.

Voice vote taken. Motion carried.

III. APPROVAL OF MINUTES (06/13/2023 Regular Meeting)

Motion by David Swartout, supported by Scot Laskey to approve the minutes of the June 13, 2023 Regular Meeting, as presented, and waive the reading thereof.

Voice vote taken. Motion carried.

IV. STAFF & SPECIAL REPORTS (Tim Lake, Jim Jacobs, Matt Vanisacker= guests)

1. Monroe County Board of Commissioners update-Dave Swartout
 - Center for Healthy Aging is being recognized for being a Nationally Accredited Senior Center
 - MCOP-Touch a Truck event
 - Sheriff—Active shooter event
 - MCOP sent food to displaced citizens after tornado in August
2. Farming/Agricultural update-Tim Janssen—Absent/No report
3. Automotive industry update-Tom Allen
 - UAW President, Shawn Fain is hinting that the Big 3 will be going on strike. CEOs received \$40 million in bonuses. UAW members want 40% pay raises, 32-hour work weeks.
 - \$16-17 million in new cars sold in the U.S.
 - \$57-59 million in used cars sold
 - Possible parts shortage

- GM/Toyota joint venture on Hydrogen Fuel Cells
 - Discussion commenced regarding EV and Hydrogen Fuel Cells
4. Prepare for Investment Pillar Team update-Barry Buschmann—
 - Recent storm events and flooding is a 100 year storm event
 - Sanitary sewers couldn't handle it therefore, it backed up into basements. Education is big and people need to learn about sanitary and storm sewers
 - Link Plan 2.0 & Pillar Group has 18 people—focused on development throughout Monroe County; not just I-75 corridor.
 - Looking into a topic for the fall seminar
 - Housing in Bedford; more condos and apartments being built
 - ProMedica properties are being sold
 - Bedford DDA-speed advisory signs will monitor all traffic 88 mph or more. Secor/Sterns intersection will have camera systems going in.
 5. Michigan Works update-Tim Lake reported in Stacey McCoy's absence—
 - Going Pro Talent Fund is now open and available to get a grant
 6. Labor update-Dan Minton—Absent/No report
 7. Utilities update-Michigan Gas Utilities-Mike Baker—
 - Still struggling with supply chain issues with loops and transformers. Good shape with pipe.
 - American Gas Association—Everyone wants to ban natural gas. California and New York won some lawsuits in favor of natural gas.
 8. Consulting/General Business comments-Scot Laskey—
 - He had some issues with a group home and Mike Baker helped him get a generator.
 9. Monroe County Link Plan 2.0 update-Tim Lake
 - Social event tomorrow
 - Big Meeting on October 6, 2023 @MCCC
 - Lining up 3-5 action items to be accomplished
 - Sustainable projects—How do we beautify the corridor
 10. Launch 734 Pillar Team update-Tim Lake
 - Had an entrepreneur in residence-Fathi Abdelsalam
 - Need better marketing to get people to participate
 - Working with Ann Arbor Spark
 11. ProMedica Matching Funds update-Tim Lake
 - ProMedica has pulled out; It's just going to be called Matching Funds now
 12. City of Monroe update-Matt Vanisacker (emailed notes due to his absence)
 - Infinity Homes has proposed a development on a number of undeveloped parcels within the Mason Run neighborhood and just north of it. Infinity Homes proposed plans call for 57 new single-family homes.
 - The City's Administrative Site Plan Review Committee just reviewed site plans for three new developments on the former LaZBoy Site. Aldi plans to build on the parcel to the South of Holiday Dr. closest to Telegraph Road. To the South of Holiday Dr. there will be a 5-unit commercial mall. On the corner of Huber Dr. and Holiday Blvd. there will be 12 single story townhomes.
 - The City recently contracted with Beckett & Raeder to look at doing a comprehensive Residential and Neighborhood Development plan strictly

focusing on the residential areas and City Neighborhoods. This work will include an updated Market Analysis to the one that was completed in 2017. This process will kick off this week and continue to December.

13. Frenchtown Township Ribbon Cutting—Jim Jacobs

- Ground breaking ceremony today at 2:00 p.m. of new development across the street from Detroit Beach
- 2 structures—southern parcel =23 acres; Sheriff substation, Resort District and Municipal usage
- Sheriff substation=8 officers dedicated
- Municipal center will seat 500 people and will have a commercial kitchen for gatherings
- Vision is more park like with walking and biking trails
- Community Center could be used for Farmer's Market/Multifunctional site

V. COMMUNICATIONS- None

VI. INFORMATION – Clerk, Lisa Sanders advised that the procedure for reappointments will be sent to Chairman Oberleiter for anyone whose term expires at the end of 2023.

VII. OLD BUSINESS –None

VIII. NEW BUSINESS—None

IX. CITIZENS TIME – None

X. NEXT MEETING – December 12, 2023

XI. ADJOURNMENT –

Motion to adjourn by Tom Allen, supported by David Swartout. Voice vote taken. Motion carried. Adjournment by Chairman Oberleiter at 9:53 a.m. with no further business.