

Jim Jesse, Chairman
Aaron Bowron, Vice Chairman
Linda Wayne, Treasurer
Virginia Lee, Secretary

Mike Ascione, Director
Al Dimon, Director
Lon Husbands, Director
Lou Nemeth, Director
Frank Pflum, Director

The Economic Development Corporation of the County of Kalkaska
BOARD OF DIRECTORS AGENDA EXPLANATION

DATE: November 23, 2009
TO: Board of Directors
FROM: Jim Jesse, Chairman
SUBJECT: Explanation of Agenda Items for December 1, 2009 Board Meeting

CALL TO ORDER and ROLL CALL

APPROVAL OF AGENDA

PUBLIC INPUT

APPROVAL OF MINUTES

Approval of Minutes dated October 6, 2009 (*attached – pages 3 – 6*). Materials submitted for inclusion with the minutes are on file with the recording secretary and the County Clerk. Attachments will be provided upon request.

TREASURERS REPORT & APPROVAL OF BILLS

The Treasurers Report will be provided at the meeting by Treasurer Linda Wayne.

TRAVERSE BAY EDC MONTHLY REPORT

Tino Breithaupt will provide an activity and project update for Kalkaska County (*attached – pages 7 - 13*).

KALKASKA MEMORIAL HEALTH CENTER UPDATE

Jim Austin will provide an update on the Kalkaska EDC Annual Meeting.

Break

COMMITTEE REPORTS

Brownfield Taskforce – Aaron Bowron
Consortium Committee – Al Dimon
Executive Committee – Jim Jesse
Fundraising Committee – Lou Nemeth
Loan Committee – Linda Wayne
Personnel Committee – Al Dimon
Public Relations Committee – Aaron Bowron

OLD BUSINESS

Broadband Initiative and Broadband Funding Committee Report – Aaron Bowron, Chair

Vacant Board position

NEW BUSINESS

Northern Initiatives Overview

Lori Meeder of Northern Initiatives, a non-profit community development financial institution, who works primarily with small businesses, will provide EDC Board members with an overview of their organization.

ADJOURN

**Next Meeting – Tuesday, February 2, 2010 at 9:00 AM
Kalkaska Government Center**

**MINUTES OF THE KALKASKA COUNTY EDC BOARD OF DIRECTORS
TUESDAY, OCTOBER 6, 2009 – 9:00 A.M.
KALKASKA COUNTY COURT HOUSE
JURY ROOM**

ATTENDANCE

Directors Present

Mike Ascione
Aaron Bowron
Al Dimon
Lon Husbands
Jim Jesse
Lou Nemeth
Frank Pflum
Linda Wayne

Directors Absent

Virginia Lee

TBEDC Staff Present

Tino Breithaupt

Public Present

Sandy Cossek
Tim Maylone
Penny Hill
Jim Austin
Joe Bottenhorn
Rob Franzo
Rob Barnard
Frank [REDACTED]

CALL TO ORDER and ROLL CALL

The meeting was called to order at 9:00 a.m. by Chairman Jim Jesse. Roll was called. With the exception of Virginia Lee, all directors are present.

APPROVAL OF AGENDA

Under Old Business – Lou Nemeth requested that GIS/Broadband/Information from the Board of Commissioners be added to the agenda. Jim Jesse added retention visits for 2009 and an update on the status of the Kalkaska budget proposal.

Under New Business scheduling, per diems and TBEDC Funding Task Force meeting were added. Jim Jesse also added Rob Barnard of Blue Skie Computers and Lou Nemeth be added as a resource for the broadband discussion. Al Dimon moved to approve the agenda with corrections. Motion supported by Lou Nemeth. All yeas, motion carried. Agenda approved as presented.

APPROVAL OF MINUTES

Frank Pflum moved to approve the minutes with corrections, supported by Aaron Bowron. All in favor, motion carried. Lon Husbands abstained due to not being present at the September meeting.

TREASURER'S REPORT AND APPROVAL OF BILLS

Linda Wayne provided the following financial report:

General Account: \$4,143.65 (expenses \$403.42) Balance \$3,740.23

FDA Savings Account: \$25,901.28 (\$4.29 in interest, \$405.43 deposits) Balance \$26,311.00

Loan Account: \$24,581.89 (interest of \$5.09, plus deposits of \$316.25) Balance \$24,581.89

Request was made to receive reports prior to meeting. Linda noted that they can be provided prior to board meetings but interest would not be included.

Linda Wayne made a motion to accept the Treasurer's report and bills to be paid. Supported by Frank Pflum. A roll call vote was taken. Linda Wayne-yes, Frank Pflum-yes, Al Dimon-yes, Lon Husbands-yes, Mike Ascione-yes, Lou Nemeth-yes, Aaron Bowron-yes, Jim Jesse-yes. Motion carried.

TRAVERSE BAY EDC REPORT

Tino Breithaupt of the Traverse City Area Chamber of Commerce Economic Development Corporation highlighted numerous changes made to the Chamber's website. Tino demonstrated how to navigate the website and how to access the link to the Kalkaska County EDC as well as where to locate how many

“hits” made to the Revolving Loan Fund section. Tino also took this opportunity to explain realignment of administrative assistant responsibilities at the Traverse City Chamber, noting that arrangements have been made to have calls coming into the phone designated to the Kalkaska Chamber roll over to the Traverse City office.

KALKASKA MEMORIAL HEALTH CENTER UPDATE

Lou Nemeth introduced Jim Austin, Administrator of Kalkaska Memorial Health Center. Mr. Austin spoke in support of efforts of the Kalkaska County EDC and applauded their efforts in addressing how to survive difficult times. Jim stated that the DDA, EDC, and Chamber need to cooperate in order to survive this economy and offered his support of economic growth in the region. There will be an Open House for Kalkaska Memorial Hospital’s new \$6-million assisted living facility tomorrow, October 7th from 4:00 – 7:00 p.m. The Public is invited.

NEW BUSINESS

Aaron Bowron recommended the Board meet every-other-month. Aaron also proposed committee per diems be reduced by 50% from current rates. Aaron made a motion that all future regular EDC meetings meet every-other-month or as otherwise scheduled by the chairman and further moved that all regular meeting and committee meeting per diems be reduced by 50% of their current rate. Change to take effect in December 2009. Supported by Al Dimon. A roll call vote was taken. Aaron Bowron-yes, Al Dimon-yes, Linda Wayne-yes, Frank Pflum-yes, Mike Ascione-yes, Lon Husbands-yes, Lou Nemeth-yes, Jim Jesse-yes. Motion passed. The next meeting of the Kalkaska County EDC will be December 1, 2009.

Aaron Bowron attended a recent meeting of the TBEDC Funding Task Force Committee and liaisons from Benzie, Leelanau, Grand Traverse and Kalkaska EDC along with Tino Breithaupt and Doug DeYoung. The purpose of the meeting was to discuss funding formulas for the TBEDC and to get away from arbitrary funding. The next meeting is October 12th and Aaron asked for any guidance or support going into those meetings as a representative of the Kalkaska EDC. Discussion ensued.

Kalkaska Village Manager Penny Hill reiterated Jim Austin’s support of the community and asked that all in the community pull together in doing so.

Chairman Jesse requested to change the order of the agenda to allow Rob Franzo’s presentation to come before committee reports. This request was favorable by all.

CHERRY CAPITAL CONNECTION

Tim Maylone of Cherry Capital Connection, LLC was introduced and presented the first round of requesting grand monies from the American Recovery & Reallocation Act (ARRA). Tim has completed round one of the application process. Chairman Jesse offered clarification of where this proposal for approval is comparatively to the TBEDC broadband initiative, stating that 50% of region is currently unserved. Cherry Capital assumes all liability – fiber, towers, equipment, etc. asking for board’s support to approach the county to ask for funding to be shovel ready should the money be released.

Tim stated CCC cannot get started unless the EDC and County make the commitment to solve the problem. The application then goes to county for resolution of support. Discussion followed and Mr. Malone answered questions presented by the Board.

Chairman Jesse requested clarification on several points and asked for audience input relative to access to broadband in the community. “sell” to the board of commissioners.

CCC, Inc. proposal to join with government to solve the regional broadband problem.

Chairman Jesse thanked Mr. Maylone for taking time to present to the Board and requested that CCC and the TBEDC work together in this venture.

COMMITTEE REPORTS

Brownfield Taskforce – No report.

Consortium Committee - No report

Executive Committee – Jim Jesse reported that the Executive Committee has made a budget proposal to the board. All indications are that it will be difficult to secure funding for everything that has been requested in that budget.

Fundraising Committee – Lou Nemeth reported that he has spoken with several businesses and received no funding. Lou noted the committee's attitude is one of discomfort in approaching businesses for financial support especially with the current state of the economy.

Loan Committee – Linda Wayne reported that the committee is still working on criteria verbiage for a template to be used in the loan application process.

Personnel Committee – Jim Jesse asked that Al Dimon investigate what board members' terms will expire the end of 2009.

Public Relations Committee – Aaron Bowron received an e-mail from Linda of The Traverse City Business News asking for information on what has been going on in Kalkaska County recently. Aaron wrote a column on what has been occurring in the revolving loan fund.

OLD BUSINESS

Annual luncheon status – Jim Austin stated the maximum the hospital can accommodate is 70. Chairman Jesse provided a brief overview of what the annual luncheon is about who is invited, etc.

Retention Visits

Jim Jesse stated at last month's meeting it was reported that there were no retention visits, when in fact there were several! Joe is currently scheduling meetings.

Jim Jesse thanked Rob Barnard for attending today's meeting and asked what constituents are saying about broadband. Rob reported that with the exception of some sparsely-populated areas, some considered the area rather well served. Subscriptions under \$20 (by 3G North) are being offered to those areas. Mr. Barnard offered that the \$30-60 range is what people are paying for broadband and stated broadband access is needed for those who may not even have land telephone lines. Mr. Nemeth questioned the perceived value of broadband in the county.

Status of budget proposal is in to the County Budget Committee. Tino will make request to the Board Finance Committee. carol sexton. send e-mail first to give heads up.

The Mackinac Center for Public Policy webpage is proposing the dissolution of EDCs throughout the state and encouraged board review of such.

Lou Nemeth – last comments pursuing GIS LIAA grant application hoping to get 50% grant from rotary charities. No cost contract out to look at how county would pursue GIS. Lou will get a report out before next meeting.

Lou Nemeth hopes to organize a committee to address Grand Vision's focus on growth and investment. There has been so much focus on transportation, many think the Grand Vision project is finished.

Penny Hill clarified the DDA project and use of the terms broadband and wi fi. The DDA would like to start a wi fi network in the downtown district which would simply serve as a portal to access and have different levels of bandwidth. It is a different project than the CCC, Inc. and TBEDC are involved in, though she noted they do complement each other.

This board sanctions the interest of the commission. Matt McCauley of the NWMCOG will be attending the next meeting.

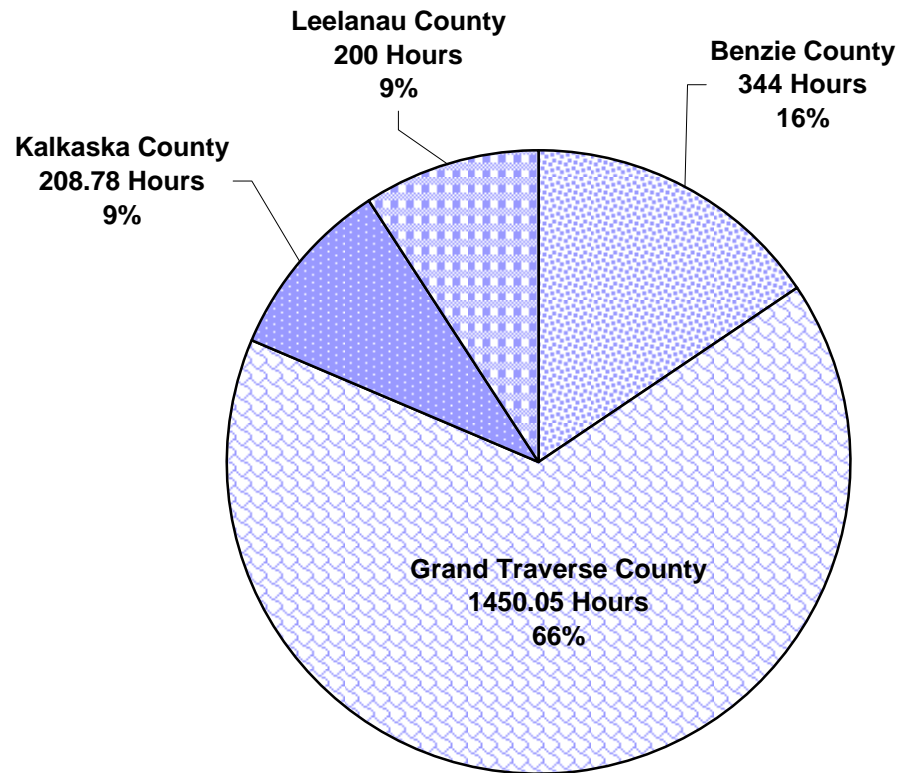
ADJOURNMENT

Motion to adjourn made by Lon Husbands and support by Al Dimon. All yeas, motion carried.
Meeting adjourned at 11:52 a.m.

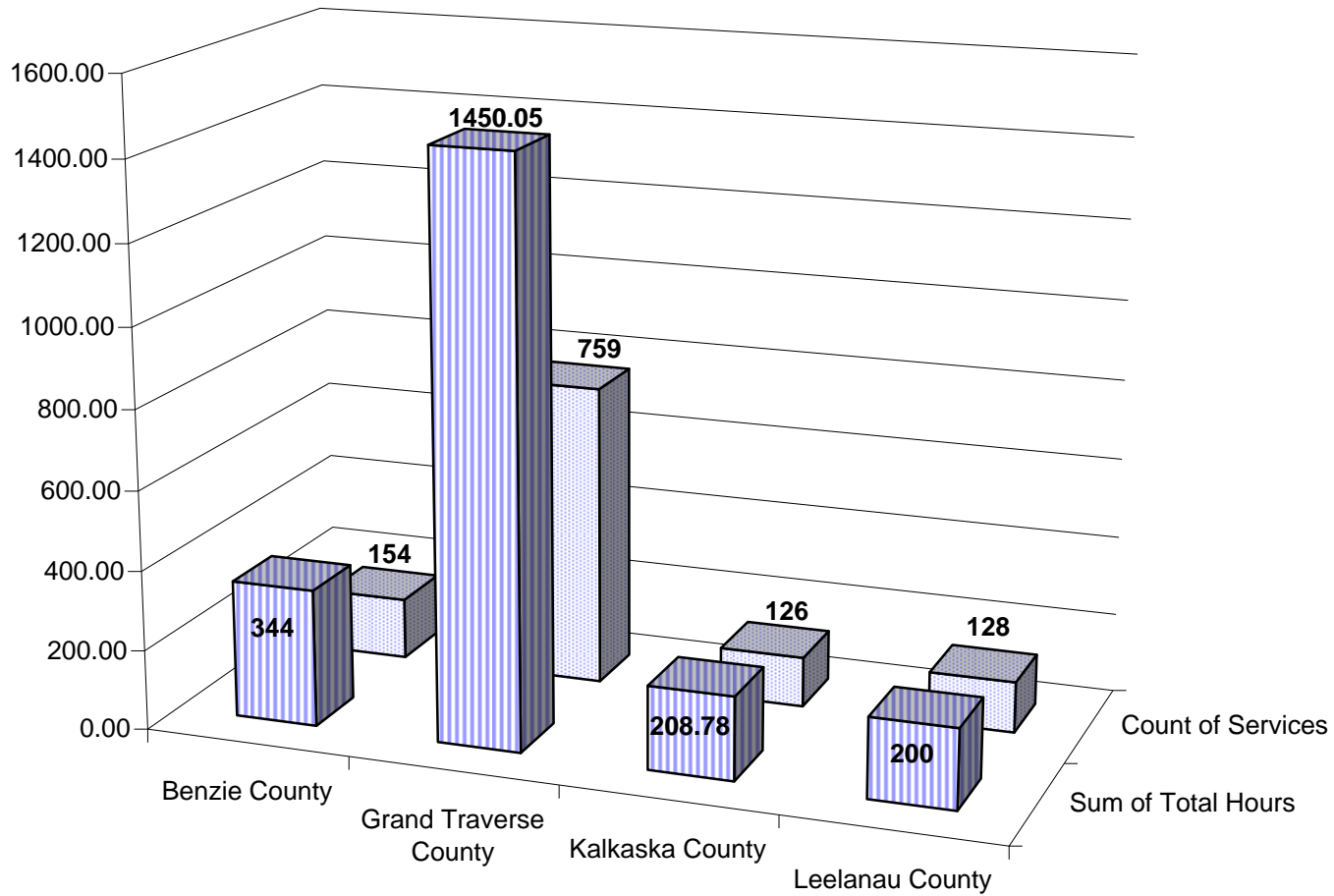
Respectfully Submitted,
Caryn Cleland

DRAFT

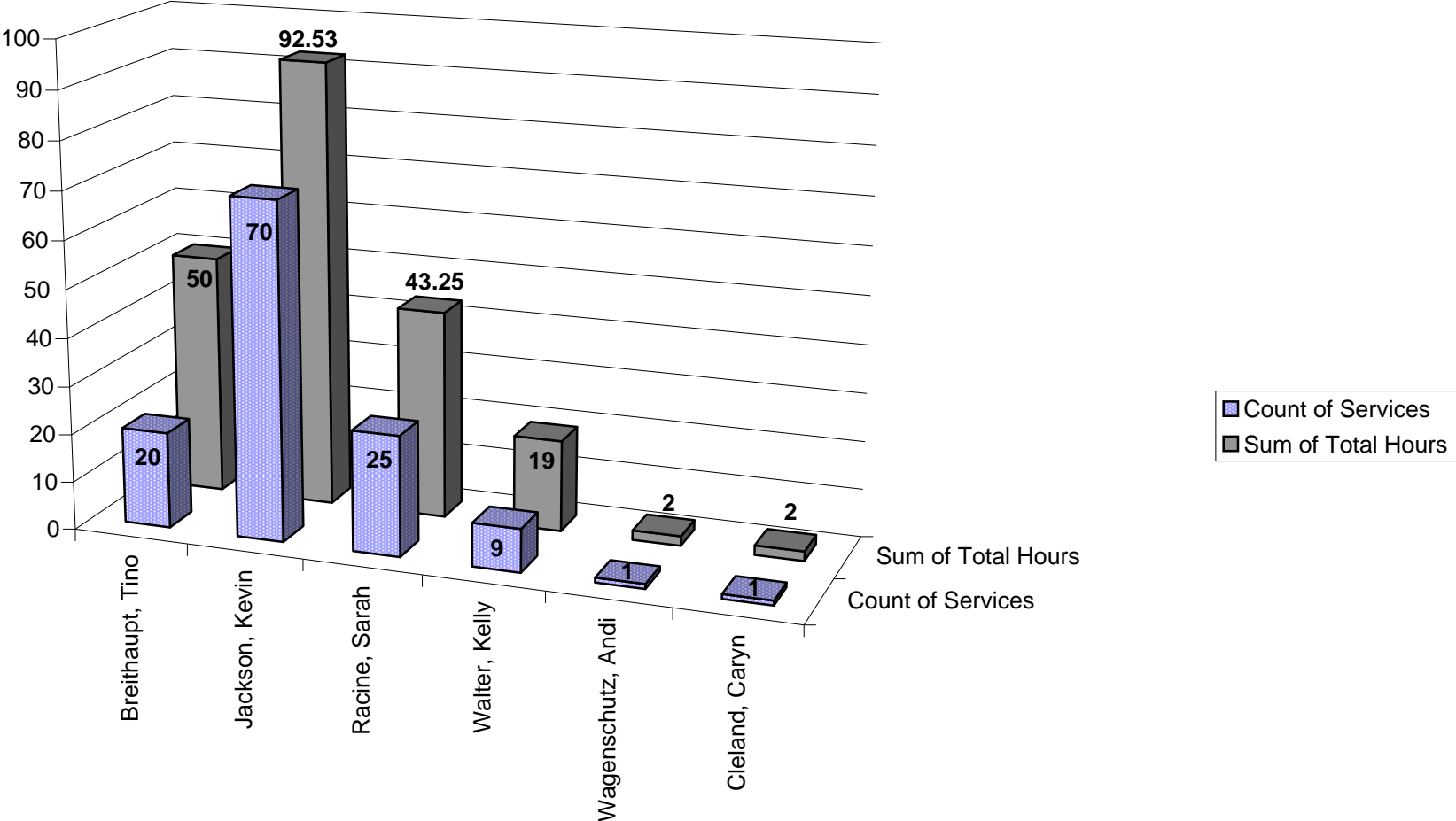
Traverse Bay EDC Activity by County January 1, 2009 - November 30, 2009



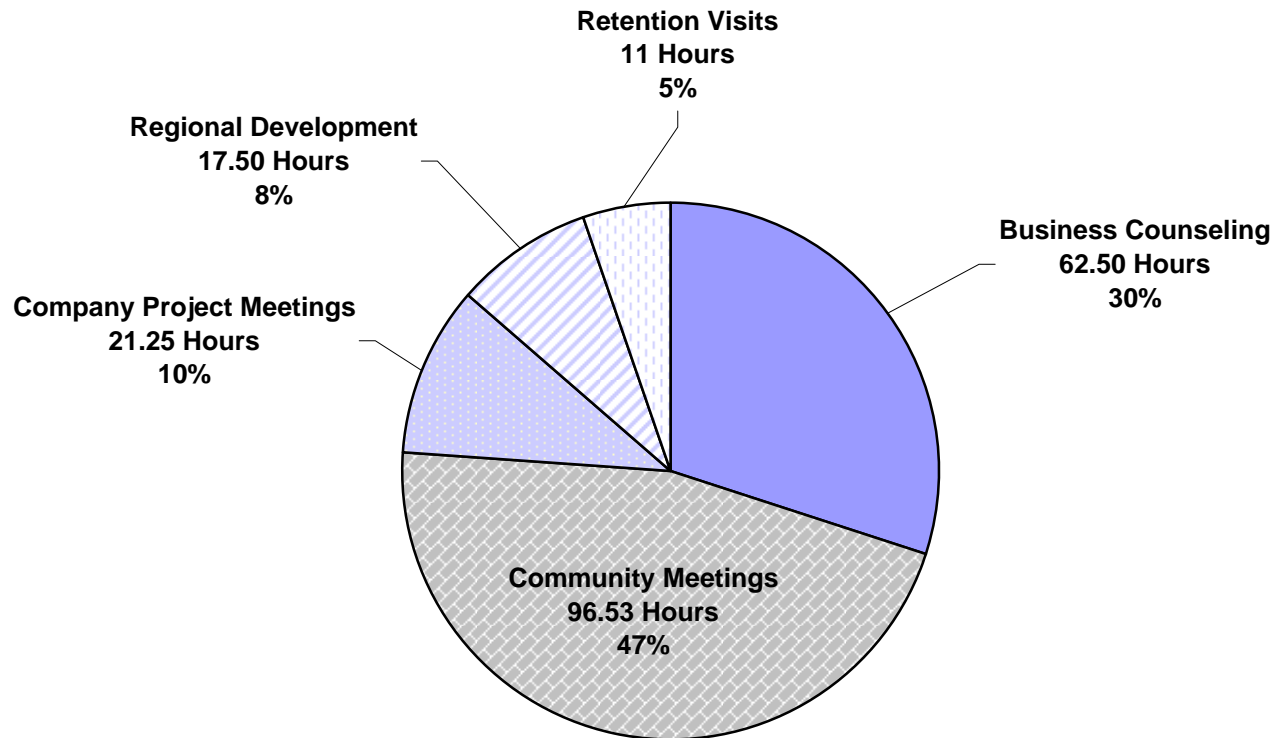
Traverse Bay EDC Activity by County Sum of Total Hours & Number of Meetings January 1, 2009 - November 30, 2009



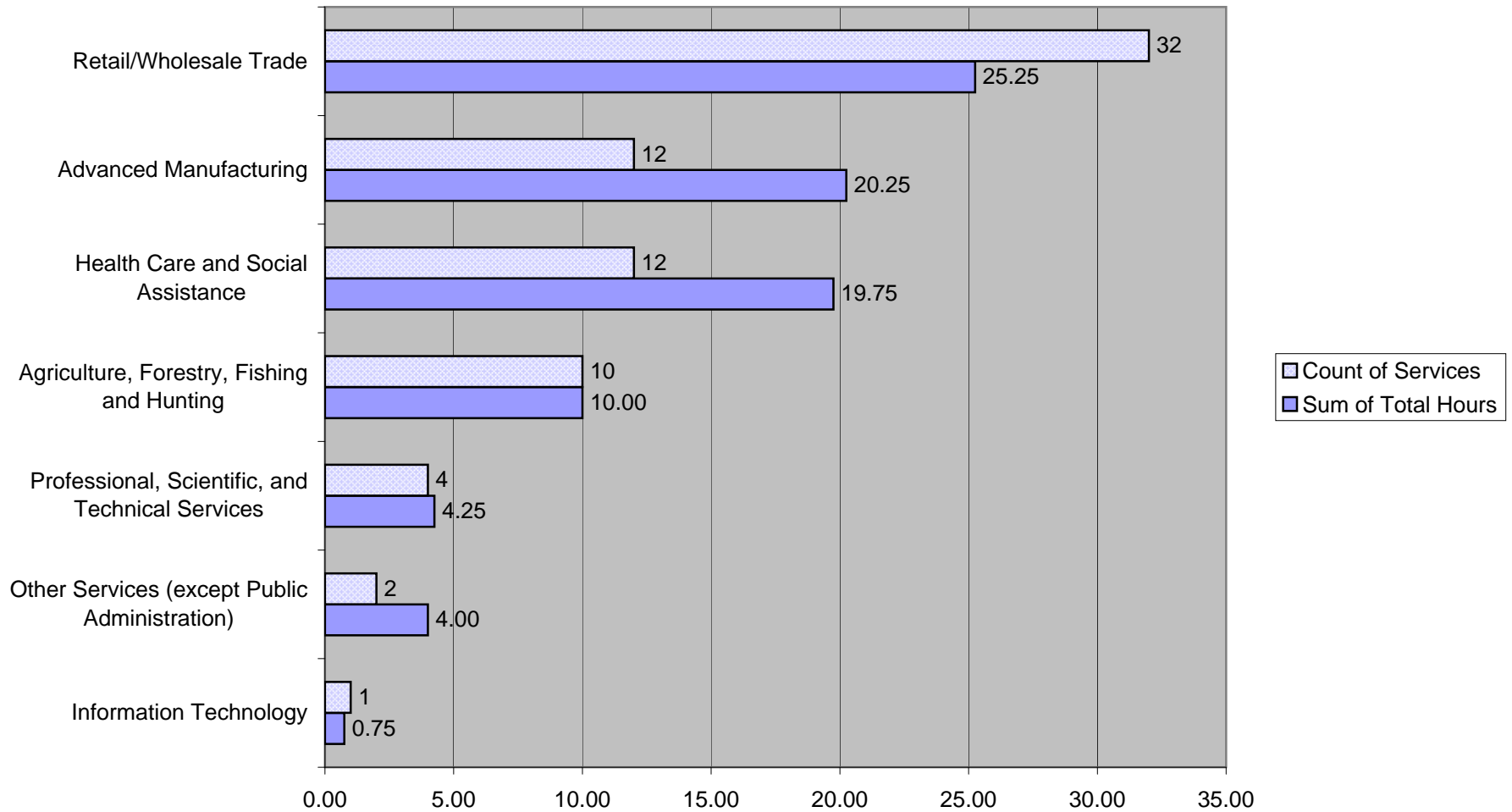
Activity by Traverse Bay EDC Staff in Kalkaska County January 1, 2009 - November 30, 2009



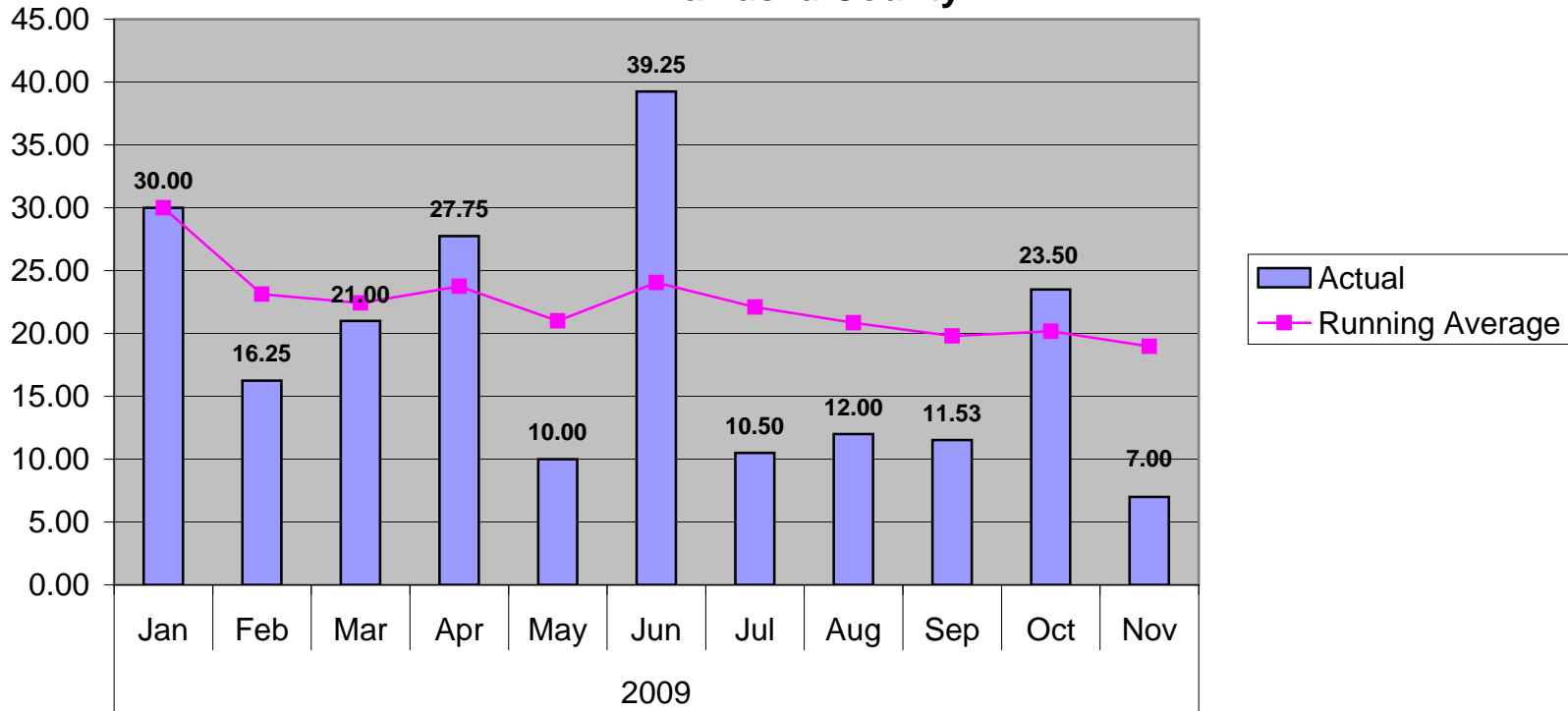
**Traverse Bay EDC Activity by Meeting Type
in Kalkaska County
January 1, 2009 - November 30, 2009**



Traverse Bay EDC Activity by Business Sector in Kalkaska County January 1, 2009 - November 30, 2009



Traverse Bay EDC Activity by Month in Kalkaska County



IP In Progress
 S Success
 L Lost

Public Descriptor	Start Date	Completion Date	County	City/Village/Township	Status	Status Code	Jobs Created	Jobs Retained	Private Investment	Public Investment	Retention Call Project	TBEDC Role	
Township	6/10/2008	5/1/2009	Kalkaska	Rapid River Township	TBEDC involvement put on hold at the request of Rapid River Township	L	0	0	\$0.00	\$0.00	N	Contacted by advisory committee chair on 8/12 for additional information on tax abatement.	
Wayne Wire	11/24/2008	4/13/2009	Kalkaska	Village of Kalkaska	Tax Abatement Application in Progress	L	4	110	\$80,000.00	\$0.00	Y	Company requested assistance from TBEDC in tax abatement application preparation.	
TEAM Services	11/25/2008	TBD	Kalkaska	Village of Kalkaska	Purchased three lots in the Kalkaska Enterprise Industrial Park. Waiting for information from company before proceeding with abatement application.	S	TBD	140	TBD	TBD	N	TBEDC staff met with Village of Kalkaska officials and Team Services representatives to explore all options of possible property purchases in the Kalkaska Enterprise Industrial Park.	
Manufacturer	11/25/2008	TBD	Kalkaska	Village of Kalkaska	Company never pursued tax abatement opportunities with the Village of Kalkaska	L	TBD	TBD	TBD	TBD	Y	Company requested assistance from TBEDC in tax abatement application preparation.	
Rapid River Renewable Energy	1/1/2008	2/1/2009	Kalkaska	Rapid River Township	New Wood-based Bio-fuels project working with Mancelona for a new project site	L	25	0	\$140,000,000.00	TBD	N	Assisting company work through zoning issues.	
Manufacturer	11/24/2008	TBD	Kalkaska	Village of Kalkaska	Company never pursued tax abatement opportunities with the Village of Kalkaska	L	TBD	TBD	TBD	TBD	Y	Offered to provide assistance onr property tax abatement request	
Re-development Opportunity	3/5/2009	TBD	Kalkaska	Village of Kalkaska	Current owner and 3 potential developers/buyers researching potential funding/tax credits with MEDC and Village of Kalkaska DDA	IP	TBD	TBD	TBD	TBD	N	TBEDC facilitating discussions between village, interested purchasers and MEDC CATeam.	
Northern Oil & Mill	4/2/2009	TBD	Kalkaska	South Boardman Township	Last meeting with company officials was on 4-21-09 to discuss Ag. Ren. Zone pursuit with MEDC and MI. Dept. of Agriculture	IP	26	0	\$10,142,000.00	TBD	N	TBEDC working with company to get all appropriate information to MEDC and MI Dept. of Ag. For Ren. Zone consideration. Local and County Governments will also need to be supportive of this Ren. Zone request.	
Manufacturer	4/3/2009	TBD	Kalkaska	Kalkaska Township	Application for funding through RLF in process.	L	0	5	TBD	\$30,000.00	N	TBEDC assisted company with RLF application process.	
Totals for In-Progress Projects							26	0	\$10,142,000.00	\$0.00			
Totals for Successful Projects							0	140	\$0.00	\$0.00			
Totals for Lost Projects							26	115	\$140,080,000.00	\$30,000.00			