



Wexford County

EXECUTIVE COMMITTEE

Gary Taylor, Chair

NOTICE OF MEETING

The Executive Committee of the Wexford County Board of Commissioners will hold a regular meeting on Tuesday, August 11, 2020, beginning at 4:00 p.m. at the **WEX Auditorium, 1320 N. Mitchell Dr., Cadillac, Michigan.**

TENTATIVE AGENDA

- A. CALL TO ORDER
- B. ROLL CALL
- C. ADDITIONS / DELETIONS TO THE AGENDA
- D. APPROVAL OF THE AGENDA
- E. APPROVAL OF THE JULY 14, 2020 REGULAR MEETING MINUTES 1
- F. PUBLIC COMMENTS
The Committee welcomes all public input.
- G. AGENDA ITEMS
 - 1. Discussion on Current Litigation Matters
 - 2. Cedar Creek Water System
 - a. Infrastructure Alternatives Monthly Report (*Bob Polanic, Project Manager*) 14
 - 3. Interlocal Agreement (*Joe Porterfield, Equalization Director*)
- H. CORRESPONDENCE
- I. ADMINISTRATOR'S COMMENTS
- J. PUBLIC COMMENTS
- K. COMMITTEE COMMENTS
- L. CHAIR COMMENTS
- M. ADJOURN

COUNTY OF WEXFORD
EXECUTIVE COMMITTEE MEETING
MEETING MINUTES
July 14, 2020

E.

The meeting was called to order by Chairman Taylor at 4:00 p.m., in the Commissioners' Room of the Courthouse, 437 E. Division, Cadillac, Michigan, 49601.

Members Present: Gary Taylor, Chair; Mike Bengelink, Mike Musta, and Julie Theobald
Members Absent: None

Also Present: Adam Kerr, Maintenance Director; Norma Kijorski, Senior Executive Assistant; Janet Koch, County Administrator; Kristi Nottingham, Treasurer; Alaina Nyman, Clerk; Bob Polanic, Infrastructure Alternatives Inc.; Joe Porterfield, Equalization Director; Members of the Public

ADDITIONS OR DELETIONS TO THE AGENDA

None.

APPROVAL OF THE AGENDA

A motion was made by Theobald and supported by Musta to approve the Agenda, as presented. A vote was requested. Motion passed unanimously.

APPROVAL OF THE MINUTES

A motion was made by Musta and supported by Bengelink to approve the June 9, 2020, Regular Meeting Minutes. A vote was requested. Motion passed unanimously.

PUBLIC COMMENTS

None.

AGENDA ITEMS

G.1. Alliance for Economic Success (AES) Presentation – Attachment 1

Ms. Lisa Leedy, Executive Director, distributed the 2019 Annual Update. She introduced board members Jeremy Winkle, Owner, VanDries Furniture and Kelly Smith, Executive Director, Baker College.

Ms. Leedy reported the following regarding the COVID-19 pandemic:

- From the onset of COVID-19, AES has been working seven days a week to assist all local businesses. Connections were made in Buckley, Cadillac, McBain, Mesick and Manton.
- During the first round of funding, AES reviewed 100 grant applications for the MEDC emergency funding. 12 grants and 1 loan received funding.
- During the second round of funding, it is anticipated that AES will receive nearly \$500,000 to allocate in grants for Wexford and Missaukee compared to the \$60,000 allocated in the first round.
- A second round of eligible businesses begins July 15, with a ½ million dollars slated for business owners that are veterans, women or minority owned.
- AES will be requesting funding from the Economic Development Administration for the first 3 years of staffing costs to kick off an innovation center. A plan for the Innovation Center was developed in 2013 by the University of Michigan.
- Additional information was shared on Footlighters, The Wex Grant, Cadillac West Study and Community Engagement.

Comm. Bengelink commented stated that the Board would be happy to support AES through a resolution and requested information be given to the Administrator for the development and presentation of a resolution.

Ms. Leedy said partnerships with AES are being requested with a three-year commitment of \$10,000 per year. AES is asking all local government units and will accept whatever funds are allocated. It was stated by Jeremy Winkle that independent businesses have funded the first three years of AES. They are now looking forward to long-term growth and are hoping for additional funding from the local units of governments.

Janet Koch, Administrator, added that the FY 2021 budget calendar has been revised and will start later in the year. It was stated by Chairman Taylor that the funding request will be reviewed during budget discussions.

G.2. Discussion on Current Litigation Matters

Ms. Janet Koch stated no new information has been received.

G.3.a. Cedar Creek Water System

Infrastructure Alternatives Inc. (IAI) Monthly O & M Report for June 2020– Mr. Bob Polanic reported the following:

- The spring water system flush took place on June 9 & 10.
- A leak was discovered at a residence and is scheduled for repair on July 15.

G.4. Interlocal Agreement – Property Assessing Reform

Mr. Joe Porterfield, Equalization Director, noted the following information regarding PA 660 of 2018, Property Assessing Reform:

- An interlocal agreement needs to be developed to designate a County Designated Assessor. If a township assessor fails its duties, the County Designated Assessor will take over for a period of five years.
- A meeting will be scheduled at the WEX Civic Center with the township supervisors, and clerks along with the Executive Committee to discuss the interlocal agreement.
- The State is to develop an interlocal agreement that will be reviewed by the township supervisors and then County legal counsel.
- The last assessing audit returned a great review.
- Part of the Assessing Reform is that the Board of Review members must be certified and must provide proof of attending the trainings/meetings.

It was stated that this reform is an unfunded mandate and if Joe Porterfield is not selected to be the Designated Assessor, that the townships should then pay for a Designated Assessor. The Committee expressed their gratification with the performance of the Equalization Department.

G.5. Sale of Old Jail Update

Ms. Koch stated that a sale agreement was just received and will be reviewed. The North Flight building will need to be split. The listing agreement will need to be signed by Chairman Taylor.

G.6. Octagon Building Update – Attachment 2

Ms. Crystal Lake Johnson, Cadillac, distributed information on “Restoring and Honoring the Octagonal Building” along with the second page on “The Plan”. She read Attachment 2 in full.

Roger Bandeen, Vets Serving Vets, stated that the building would be a great addition to the Veterans Community Park. The project does have community support. A two-year plan has been developed to move the project forward.

A motion was made by Bengelink and supported by Theobald to forward to the full board for tomorrow’s meeting for approval.

Comm. Theobald requested the board look into how much cost could be put towards the project.

A vote was called. All in favor.

CORRESPONDENCE

None.

ADMINISTRATOR’S COMMENTS

None.

PUBLIC COMMENTS

None.

COMMITTEE COMMENTS

Comm. Theobald voiced her excitement regarding the future of the Octagonal Building. She also voiced her appreciation for AES and all the efforts they are doing within the community.

Comm. Bengelink stated that Ms. Johnson deserves a lot of credit regarding her time and energy she has put towards this project.

CHAIR COMMENTS

None.

ADJOURN

A motion was made by Bengelink and supported by Theobald to adjourn at 4:44 p.m. A vote was called. All in favor.

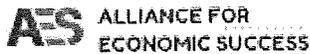
Gary Taylor, Chair

Norma Kijorski, Recording Secretary



Alliance for Economic Success 2019 Annual Update

Our Mission, Vision and Values at AES:



Fostering collaboration to build prosperity in rural northern Michigan.

THE AES IMPACT ON ECONOMIC DEVELOPMENT

We strive to provide business and community development services, resulting in solutions for and with businesses and communities, creating prosperity through partnerships.

Our role in economic development:



AES brings the leadership to identify local priorities on which to build collaborations to enthusiastically promote the community capital capacity building needed to develop sustainable, prosperous communities. We use our passion, diversity, and humility to support these initiatives and provide integrity and ethical practices in achieving our goals.

2019 Impact

- 42 new units
- 88 in process
- 4 new studies/plans
- 14 communities
- 54 partners/members
- 32 projects
- \$19 million new investment
- \$8 million in progress
- \$506,000 in grant funding
- 76 new daycare spots

Rewards

Marketing Services

Strategy Leadership

The process for economic development is ongoing and takes time to build on.

WWW.ALLIANCEFORECONOMICSUCCESS.COM

In the economic development there are unlimited ways you can help build prosperity. The challenge is having a limit on the resources we have in time and money. Our job is to help identify priorities that will provide the best return on investment.

Despite navigating organizational change for the past 2 years, the small staff at AES has provided exceptional service to our clients, showing a fantastic return on investment. The attached report will highlight some of our projects and successes

While every project is not shown here, we have done our part to move the needle in our areas by working successfully in business attraction, retention and workforce development in addition to building partnerships and relationships and community development.

I am extremely proud of the work done in 2019!

Lisa Leedy
Executive Director
lisa@allianceforeconomicsuccess.com
231.723.4325



CONTACT US
231.723.4325

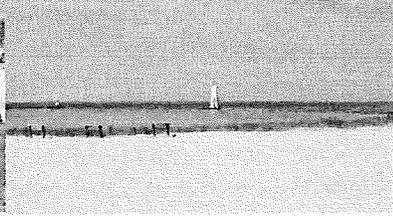
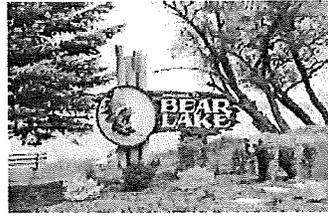
JOIN OUR INITIATIVES!

INFO@ALLIANCEFORECONOMICSUCCESS.COM

DNR GRANTS:

AES has been successful in achieving awards for recreation grants for the following projects in 2019:

- Frankfort Beach \$225,000
- The Wex HVAC \$95,000
- Village of Bear Lake,
- Hopkins Park \$28,000



Downtown Cadillac
Retail Market Analysis
Cadillac, Michigan

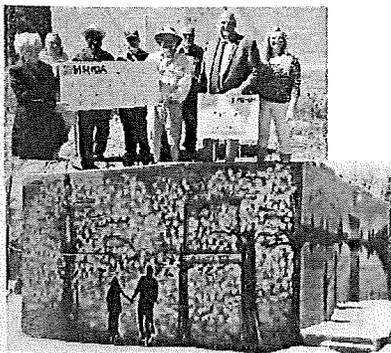
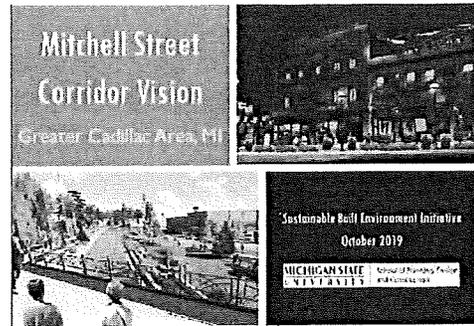


Prepared For
Alliance for Economic Success
Presented by
Gibbs Planning Group
10 January 2019

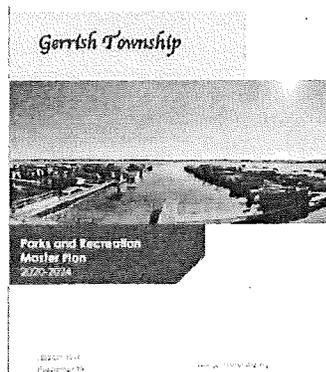
AES fostered a collaboration to achieve a retail and restaurant leakage study conducted by Gibbs Planning Group. This project identified the availability a space the market can bear in the downtown area. The funding was a partnership with a private investor, 9and10news, Michigan Community Capital, Cadillac Downtown Fund, Cadillac Visitor's Bureau, Downtown Cadillac Association and the AES leadership team.

www.allianceforeconomicsuccess.com

In partnership through a grant with the Michigan State University Sustainable Built Environment Initiative, AES worked with Clam Lake Township, Haring Township, the City of Cadillac and all of the Downtown Development Authorities and Planning Commissions to complete a vision for the Mitchell Street Corridor from Boon Road to the US131 exchange. We included social media marketing in our input sessions which resulted in approximately 4,000 comments and input from the public.

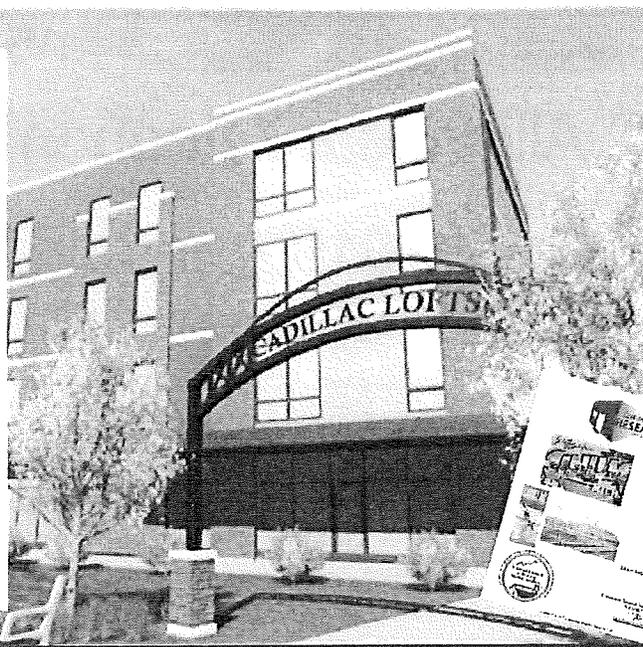


MSHDA \$10,000 Grant for Thompsonville's mural



Gerrish Township engaged AES to assist in updating their 5 year Park and Recreation Master Plan. This included significant public outreach and redefining goals for their community to better position them for providing recreation to their community.

Housing has been identified as an urgent need in northern Michigan. AES has conducted housing studies and research in several counties to help identify specific gaps and sent those on to developers. As a result, Michigan Community Capital began construction on The Lofts in Cadillac in 2019, bringing 88 new units to ease the housing needs and a \$19 million investment.



AES 2019 TEAM

Board of Directors:

Kelly Smith, Executive Director, Baker College Cadillac
Eric Gustad, Public Affairs Area Manager, Consumers Energy Company
Tonya Smith, Munson Healthcare Cadillac
Jeremy Winkle, Owner, VanDries Furniture
Mark Bergstrom, Manistee County Commissioner

Leadership Advisory Team:

Jeremy Winkle, Owner, VanDries Furniture
Tonya Smith, President, Munson Healthcare Cadillac
Kelly Smith, President, Baker College Cadillac
Pete Stalker, President, Mercantile Bank Cadillac
Doug DeYoung, Public Affairs Regional Manager, Consumers Energy Company
Eric Baker, President & CEO, Wolverine Power
Dan Minor, CEO, Cadillac Castings
Doreen Lanc, President, Cadillac Area Community Foundation

Staff:

Lisa Leedy, Executive Director
Karin Cascadden, Business Development
Karlyn Haas, Grant Writer
Marv Radtke, Community Development
Alexa Leedy, Office Manager
Patty Bell-Johnson, Accountant

2019 Investors and Partners in Progress

Baker College	Mercantile Bank
Benzie County Chamber of Commerce	MDOT
Benzie County EDC	Michigan Celebrates Small Business
Boon Sports Management	Michigan Community Capital
Cadillac Castings	Michigan Dept. of Natural Resources
Cadillac Area Community Foundation	Michigan Economic Development
Cadillac Area Human Resources Association	Association
Cadillac Chamber of Commerce	Michigan Economic Development
Cadillac Downtown Development Association	Corporation
Cadillac Downtown Fund	Michigan Landbank Fastrack Authority
Cadillac Industrial Fund	Michigan State Housing Development
Cadillac Visitors Bureau	Authority
CEDAM	Michigan State University SBEI Program
Chemical Bank	Michigan Works!
Cherry Grove Township	Missaukee County
City of Cadillac	Mno Bmadsen
City of Frankfort	MSU Extension
City of Manton	Munson Healthcare Cadillac
City of McBain	Networks Northwest
Clam Lake DDA	Onekama Township
Clam Lake Township	Portage Lake Watershed Forever
Colfax-Thompsonville Joint Planning Commission	Red Tail Properties
Consumers Energy	Robb Mungar
Creative Streetworks	Rotary Charities
Crystal Mountain	SBA
Downtown Cadillac Association	SBCD
Gerrish Township	Selma Township
Gibbs Planning Group	SMARTrails
Great Start Readiness	USDA
Great Start to Quality	US Forest Service
Groupe Beneteau	VanDries Furniture
Haring Township	Venture North
Housing North	Village of Bear Lake
Little Manistee Watershed Conservation Council	Village of Thompsonville
Little River Band of Ottawa Indians	Wexford County
Little River Holdings	Wexford-Missaukee ISD
Manistee Conservation District	Wexford-Osceola Habitat for Humanity
	Wolverine Power
	9 and 10 News

The Alliance for Economic Success (AES) was created in 2008 to support economic and community development. It is a 501c3 nonprofit corporation, governed by a Board of Directors. The work of the AES is guided by funder priorities. The AES helps communities and industry engage all interests to develop and unify around strategies for the future. We convene, connect, communicate and collaborate.

www.allianceforeconomicsuccess.com

AES Wexford County Update 07.14.20

COVID Impact

While I cannot imagine how challenging these times have been for those in medical and other frontline businesses, or those who have suffered from the virus, it has certainly impacted the AES team as well. Businesses were scrambling when the shutdowns began. Alexa and I worked 7 days a week the first few months (*like many others*) to address concerns of businesses all over the region. So many were reaching out to help that we decided to begin calling those that may fall between the cracks (*we focused first on ones without Chamber or CVB affiliation particularly*). We touched nearly 300 businesses and agencies during these 4 months, and the Chamber and City staff of Manton were particularly helpful in connecting their businesses to us but we also called Buckley, McBain, Mesick besides Cadillac. We helped every one that reached out to us, at the least, connecting them to resources, regardless of geography. Many needed help with connections to resources, grant applications, PPP and EIDL loan paperwork and many had unique nuances to their situations.

With the help of Kelly and Doreen, we reviewed 100 grant applications for the MEDC emergency funding for grants for Wexford and Missaukee and funded 12 grants and 1 loan. The latest funding package from the state includes another round of this and we have our first meeting today about this. It is anticipated we will have nearly **\$500,000** to allocate in grants for Wexford and Missaukee compared to our \$60,000 we allocated in the first round in April. There will be a percentage of the new funding dedicated to minority-owned organizations. This time, AES will receive a small stipend for doing the work and non-profits are allowed to apply for a small percentage of the funds. We were not allowed to charge a fee to work on this last time.

This window of funds opens **JULY 15, 2020** and provides a preference to veteran-owned, women-owned and minority-owned businesses. We have asked for a ruling that determines whether prior applicants can apply if their total grant dollars do not exceed the \$20,000. That will not be determined until next week when the legislature is back in session, so it will be a shorter application window for those applicants if it is allowed.

Seeing a need to connect different stakeholders, we began convening local team meetings to get those groups sharing and did so through mid-May. We also participate in the local non-profit meetings to help where we can, including any help with applications for funding for any of those agencies. I reached out to the community leaders of many of the smaller towns to offer resources.

EDA Grant

Some exciting things have been happening since COVID started. In partnership with Baker College, AES will be requesting funding from the EDA for the first 3 years of staffing costs to kick off an innovation center. This was a plan developed in 2013 by University of

Michigan with significant regional participation. UofM staff has re-validated the study and business plan, and we have some of the local original players involved. This will be an incubator/accelerator hub with an **Artificial Intelligence** component (virtual environment). Baker is offering physical space as the match to the funding request and we have included a partnership with SBDC to have a full-time staff person included in the 2nd-3rd years. We will be submitting this week. Any letters of support would be appreciated. I have a template I can provide.

Site Selection Process-

We submitted responses to 2 rfps and maintained the property database on a limited basis during this time. (Properties have to be renewed every few months, one at a time.)

I have also facilitated a negotiation between a local business owner and an investor to sell his building. If this goes through, we will be paid a fee for our time (this started as a simple assistance call during COVID to produce some cashflow).

Footlighters

I offered and supplied all relevant information on funding strategies and sources to Joe Baumann that AES used to help the Vogue and Ramsdell Theaters and offered support.

Wex Grant Update

This has been on COVID hold but I expect it to kick back up soon. I have provided updates from the DNR to the group as I have received them.

Cadillac West Study Action Items

We now have enough volunteers who have submitted applications that we will be submitting to the City for their selection process. I expect that to be in place by September 1, barring any complications at the City's end.

Community Engagement

I am regularly engaging in as many zoom and webex meetings as possible. Before COVID and in the early months, I worked with the City on the salary survey (which is back on hold) and finding funding for other local projects. Now that Caitlyn Berard is on board at the Chamber, I have been keeping her up on the happenings, and have included her in the regional CDC stakeholder meetings.

As you may remember, we helped with the \$400,000 innovation grant funding that Networks Northwest has received from the MEDC. Wex-Miss Counties will be receiving some support as a result, including better inventory of properties ready for development, marketing support and recovery projections and stats (*we already have some of this data and are using it in our EDA application*). This work will provide Wexford County with marketing material and a more detailed inventory of the available commercial and industrial properties, so we will continue to provide support through this process.

MSU Extension

After speaking with Andy from NLEA, I found out that his position is partially funded by MSU Extension. Kelly and I connected with Shari Spoelman who indicated this could be a possibility for here as well, provided we get commitments from our local units of government. We will re-visit this after the election, as much of their work is reliant upon their millage but it sounds promising.

Lisa's Corny Personal Thoughts

Times have been hard for many as our world has turned upside down. We went from a solid, growing economy with renewed optimism to fear and confused during unprecedented shutdowns and mandates. I comforted crying business owners while working through a plan to help them survive. Like others, I have shared my personal stash of Lysol and supplies to families who had no luck with UIA in dire need of funding for basic supplies. If the history of this country proves anything, it shows the resilience of the American people. Through each crisis, those before us have demonstrated fearlessness by persevering and rebounding stronger, while learning and growing through the process. **I saw many unprecedented, fantastic acts of generosity, kindness and innovation during these times.** People in our region worked together more fluidly than ever. We showed the characteristics this country is about. I have never been more proud of our communities.

This was so inspiring to me. So during the chaos, I decided to make the most of it so I signed up for my remaining courses for becoming a Certified Economic Developer through the IEDC as well as my path to become a Master Citizen Planner through MSU Extension. I began eating smarter, renewed my commitment to my health and did several neglected projects in my house and yard.

I am thankful for all of the inspiring people, optimistic for our future and humbled by the sheer kindness and caring I have witnessed.

Enjoy the inspiration around you, and SMILE 😊!
Lisa

RESTORING AND HONORING THE OCTAGONAL BUILDING

The Octagonal Building has now for more than a decade been the subject of controversy as to the maintenance and sustainability of such a historic building. With the challenges of Wexford County's budget and the waning public support of the Northern District Fair, it has become increasingly difficult to keep with the maintenance of the Octagonal Building. While many groups and volunteers have tried to revive interest in restoration of the building, it has fallen on empty pockets. The Buckley Steam Show was generous in offering a spot at their event, however they really have no use for the building. It would simply be for storage. They do not have the manpower, nor the finances to move it or maintain it.

Recently, another option has come to our attention. This offer would place the Octagonal Building in a highly visible area, retain its historical uniqueness, and allow the community to enjoy it in ways that were only thought possible. The Veterans Serving Veterans organization is offering to secure the building, fundraise for it, and move it to the Veterans Park for the community to enjoy. Their goal is to restore it to its grand luster, retain its historic significance by registering it with the proper alliances, and make it a fun and educational destination for Wexford County and beyond.

RESTORING AND HONORING THE OCTAGONAL BUILDING

THE PLAN

1. SECURING THE BUILDING

- a. OPTION 1) 2-year agreement. \$1 a year with ownership at the end of two years. Building must be moved by the end of the contract and immediate surrounding area cleaned up.
- b. OPTION 2) 2-year agreement. Building is turned over/donated to the Veterans Serving Veterans group at no charge. Building must be moved by the end of the 2 yr contract and immediate surrounding area cleaned up.

2. FINANCING THE PROJECT

- a. County fund for the Octagonal Building (Approx. \$354)
- b. Possible donation of the demolishing funds from the County
- c. Fundraising through the Cadillac Area Community Foundation
- d. Grants through the various Historical Societies, Veterans and Agricultural programs
- e. Events

3. IMMEDIATE GOALS FOR THE OCTAGONAL BUILDING

- a. Historical Tours
- b. 4-H community projects
- c. MSU Extension programs
- d. Local Gardening and Community programs

4. FUTURE GOALS FOR THE OCTAGONAL BUILDING

- a. Community involvement to include weddings, gatherings, and small concerts/performances



**INFRASTRUCTURE
ALTERNATIVES, INC.**

G.2.a.

Monthly Operations & Maintenance Report

August 11, 2020

Report for Month: July, 2020
Location: Wexford County
Facilities: Cedar Creek Water Plant & Distribution System
Operator in Charge: Bob Polanic, Project Manager

Emergency Call-outs/Customer Complaints

- ❑ N/A

Significant Events:

- ❑ 7-10-20 – Turned water on @ 1550 N. Mackinaw Trail.
- ❑ 7-15-20 – Repaired meter and service line @ 1645 N. Mackinaw Trail.
- ❑ 7-21-20 – Collected Disinfection Byproducts sample required by EGLE.

Preventive Maintenance:

- ❑ IAI staff continues to regularly check chlorine residuals throughout the water system.

Facilities Data for the Month

Production at Well House	583,400 gallons
Metered Usage (Includes Flushing Hydrants)	505,001 gallons
Metered Reversal Flow at Well House	54,345 gallons
Metered Flushing	0 gallons
Difference (% Loss)	24,054 gallons (4.12%)

