



CITY OF ALLEGAN
Economic Development Corporation
Griswold Auditorium
401 Hubbard Street, Allegan MI 49010
Wednesday, November 5, 2014

I. Call to Order

II. Attendance

Present: Lovedia Stap, Bruce Campbell, Deb Leverence, Tim Perrigo, Nora Balgoyen-Williams, Mike Walsh

Absent: Craig vanMelle, Rachel McKenzie and Sheila Dever

Others

Present: Robert Hillard

III. Approval of the Previous Minutes

IV. Old Business

1. Highland Business Park – Codes Covenants and Restrictions

The EDC reviewed the Highland Business Park – Codes Covenants and Restrictions (CCR's) and the recommendation from the Economic Restructuring Committee that the CCR's are satisfactory and do not need to be amended at this time. R. Hillard indicated that the Highland Business Park has been, and continues to be a Michigan Economic Developer Association State Certified Business Park since 1988. This involves inspections every two to three years by economic developers. The CCR's are enforced by the City, through Michigan Township Services. M. Walsh, a Highland Business Park property owner, and participant in the previous process to amend the CCR's, provided historical information and suggestions if future properties are considered for inclusion in the park. R. Hillard indicated that the CCR's are only legally attached to the properties in the older portion of the park, but could be added as properties are sold by the City.

2. Highland Business Park – Broker Contract Options

The EDC discussed the purchase price of the lots in the park, and the historical changes on this approach. In the past, the City listed the parcels for \$1.00. Presently, the City indicates the purchase of the property is \$10,000 an acre. If the property is sold by a realtor, the policy is to provide \$10,000 commission for the sale. When this policy was made, the City placed signs on the property for sale, and receives inquires now and again. Per the 2014 Goals, the Committee was asked to evaluate the existing process of listing the existing lots with a broker so it can have

the additional value of multiple listing sources and possibly more interest. The Economic Restructuring Committee indicated that the market at this time is not overly attractive for building on vacant lots, but for renovating existing buildings for manufacturing for new entrepreneurs, which is the target market for the Highland Business Park. The Corporation discussed the existing inventory of buildings that are available in the area which might be more cost effective for entrepreneurs. Further, the Committee discussed the flexibility that not listing could have when it comes direct leads to the City. They also discussed keeping the \$10,000 an acre lot as the standard and a valuable strategy, and that they would recommend the City negotiate when the right and proper project presents itself. The EDC discussed utilizing an option to purchase the property for future sales since the approach requires a cash transaction, and entrepreneurs may need additional security during the process of developing plans and specifications for new construction. The EDC agreed to accept the recommendation of the Committee that the list price and process be the same. Also, staff will send a letter reminding local realtors of the Highland Business Park and the program for their information.

3. Promote Existing and Additional Training Opportunities through the County EDC

Nora Balgoyen-Williams updated the EDC on training opportunities in the County. The EDC identified training as a goal, and asked what role they should play in promoting. Nora indicated the County leadership is evaluating training opportunities provided, and is looking for ways to improve this initiative. She indicated that as this process develops, she will keep the EDC informed, and as action steps are identified, she will request that this item be placed on a future agenda for discussion.

4. Housing Strategies

M. Walsh requested this item be placed on the agenda to continue to raise the awareness of the need for housing as businesses look for expansion and growth. City Manager R. Hillard stated the City has some limited larger parcels (Depot Hill for example) that could be expanded for residential, but the primary area which has seen the most growth is in the townships. R. Hillard indicated that he will mention this at the Planning Commission as they continue to develop the master plan with Allegan Township.

5. 2014 EDC Goals

City Manager R. Hillard reviewed the goals and mentioned the State MEDC has contacted him regarding a program to improve the website to promote specific development areas and resources.

V. New Business

M. Walsh provided some information regarding ideas for downtown development and other current economic development issues. This information will be forwarded to the Economic Restructuring Committee for their information and discussion.

VI. Minutes and Reports

*Positively Allegan (Rachel)

The AEDC received the activity conducted by the Committee. The EDC discussed the change in the parade route and the bridge lighting celebration to be held on December 5, 2014, after the parade.

*Restructuring Committee (Lovedia, Craig, Mike)

The AEDC received the activity conducted by the Committee.

*Aesthetics Committee (Deb, Bruce)

The AEDC received the activity conducted by the Committee.

*Downtown Development Authority (Rachel, Deb)

The AEDC received the activity conducted by the Committee.

*Planning Commission (Rob)

The AEDC received the activity conducted by the Planning Commission.

*Highland Business Park - Architectural Control Committee (Mike)

The AEDC received the activity conducted by the Committee.

*Allegan Area Chamber of Commerce (Tim)

The AEDC received the activity conducted by the Chamber.

*Allegan County Economic Development Committee (Nora)

The AEDC received the activity conducted by the County EDC.

VII. Adjournment

The meeting was adjourned at 1:06pm. The next meeting will be Wednesday, December 3, 2014.

**Respectfully Submitted,
Robert Hillard
City Manager**