**Luce County Economic Development Corporation**

**EDC Office Conference Room**

**Minutes**

**4:00 p.m.**

**September 10, 2019**

**Present**: AJ Downey, Cliff Fossitt, Joe Villemure, Colleen Duflo, John Waltman, Michelle Clark, Rose Pann, Brian LeBeouf at 4:01 p.m. and Paul Burton at 4:10 p.m.

**Absent**:

The meeting was called to order at 4:00 p.m. by Chairperson Duflo

Reminder that the meeting is being recorded.

**Communication from Public**: None

**Approval of minutes**

The minutes from the regular board meeting held on August 13, 2019 were reviewed and approved as presented. Motion made by Waltman, seconded by Downey. All Ayes. Motion passed.

**Approval of Financial Report/Bills**

The regular financial report and bills for August 2019 were reviewed and approved as presented. Motion by Downey seconded by Villemure. All Ayes motion passed.

**Correspondence –** None

**Old Business-**

1. **EDC project update** – MDOT has had a change over, we are waiting on them again.
2. **EGLE/Pike Lake Grant Update-** signed documents with Mackinac Environmental.

**New Business**

1. **Member Updates-** Chairperson Duflo spoke with Phil Nelson and he asked her if we have anything to do with Billboard signs. If someone used google maps it takes you through Dollarville which is the quickest route coming west to get to the Falls and they are missing some of Newberry. Downey said that Duflo could give Phil his contact information so they could talk about getting some signage up on M28. There has been a lot if interest in the Falls Hotel lately but nothing concrete. John Waltman has talked to Park Ranger Jim Dzelak and he does not plan on giving up the “Rock Show” at the state park.
2. **Buckler Update Review-**Tammy has sent Eric Buckler a registered letter asking him for an updated Business plan, and he called last week apologizing that he had sent an email to Tammy but had an old email address. Tammy read the update that he emailed her to the board and he doesn’t give a business plan or specific answers on the questions from the letter that Tammy sent by certified mail. The board asked Tammy to draft up a letter stating that he needs to be specific on his business plan and on those questions.
3. **Resolution Letter-Action Required-**In order to close on Lot #7 in Park #1 to Fred Roat, we need to pass a resolution letter for Tammy to sign all the closing documents on behalf of the EDC. **Roll Call:**

Villemure

Fossitt

Duflo

Downey

Waltman

M.Clark

LeBeouf

Burton

Pann

**All Ayes Resolution Letter passed.**

 4. **Finance Committee Recommendations-**

 **a. Newberry News Loan-**Steve Stiffler is asking to borrow $65,000 so that he can purchase the

 Newberry News. The committee recommended the following terms: six-month interest only

 payments/$270 per month, 4-year term balloon 5% interest rate with a payment of $915

 after the six-month interest only. Motion by Fossitt, seconded by Downey. All ayes. Motion

 Passed.

 b.**10 acre grant**-The board needs to decide what 10 acre sight to spend the grant money on.

 The MEDC has contacted Tammy and they would like to put up a sign on the 10 acres showing

 what they are doing for us. After discussion the board would like to put out 2 separate bids,

 1 to do the 10-acre grant and the other bid to get two 10-acre parcels shovel ready on

 the front strip of County Road 403. Motion by Downey, seconded by Fossitt. All Ayes.

 Motion Passed.

**Directors Report**

* Pictured Rocks tour with Governor Whitmer went well. I only had about one minute with her and didn’t get to talk about our issues in our area. Did get to talk to others.
* UPCDC funding is not eliminated from the budget. The State does not yet have a budget therefore future funds must be put on hold until budget is approved.
* Invest UP is planning a community leader luncheon on September 13th. They have created an invitation and I am worked up a list to invite. It will be a round table discussion about our community
* MEDA annual meeting was great. Lots of good information. An attorney answered questions about the marijuana law and how it affects businesses. Enbridge break out session was informative they are still moving forward. Housing break out session talked about zoning and the need for market rate homes in most communities. New construction is down all over. Owner of Stormy Kromer gave a great presentation. The locks project was broken down and will take several years to complete. I made some great connections with MEDA, MEDC, folks from elected official offices and others across the state.
* Closed on the Movies North building sale and loan
* Did site visits with InvestUP staff.
* Working with several people for loans to purchase existing buildings in the area.
* Attended Community Reinvestment Act conference. Good information and contacts. Both state and Federal agencies for possible assistance in our community.
* Learning more about opportunity zones and how they work, very complicated need an experienced CPA to guide someone with this process.
* I passed the second EDFP class half way done! Next one October last one in January
* Vacation days Sept 23-26 (if hurricane doesn’t destroy Myrtle Beach)
* Pike Lake grant moving forward waiting on state to approve work plan
* Site readiness grant awarded two years to complete process is started
* Sign for site readiness grant sign approval
* Wood products update: First task draft competed still moving forward

**Information**

July 2019 LMI – Handout

Loan portfolio update – Hand out

RLF Balance – Handout

**Communication from public –** None

**Adjournment** – Motion made to adjourn at 4:51 p.m. by Fossitt Seconded by Waltman. All Ayes motion passed.

Approved by\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_on\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_2019.

Cliff Fossitt, Secretary/Colleen Duflo, Chairperson