From: Steve Marcusse
To: City Manager; Brent Case
Cc: David Rapp
Subject: RE: City of Cedar Springs land
Date: Friday, May 20, 2022 1:43:50 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
133rd Ave 1080, 10th St and 132nd Ave_AdvantageCRE_Listing Package.pdf
Alden Nash Ave SE 4687_AdvantageCRE_LP.pdf
Site 36_AdvantageCRE_LP.pdf

Mike,

Attached to this email as well as one I'll send separately, (due to file size) are some examples of similar properties we're currently marketing for sale and / or development. Having multiple opportunities like this all over West Michigan, along with our close collaboration with our partners like Brent at The Right Place, allows us to have a complete picture of the market for buyers and users of property like this. We're confident that we'll be able to expose this opportunity to every qualified user who is considering building in northern Kent County. Once we find the right buyer, we'll help guide the sale process through the closing. We look forward to the opportunity to serve the City of Cedar Springs in this process.

Sincerely,

Steve Marcusse SIOR, CCIM
Principal | Senior Vice President | Industrial

ADVANTAGE COMMERCIAL REAL ESTATE

main: 616 327 2800
direct: 616 327 2613
mobile: [redacted]
fax: 616 327 2801
Steve.Marcusse@AdvantageCRE.com

WE HAVE MOVED…
3333 Deposit Drive NE, Suite 330 | Grand Rapids, MI 49546

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From: City Manager <manager@cityofcedarsprings.org>
Sent: Monday, May 16, 2022 5:11 PM

To: Steve Marcusse <steve.marcusse@advantagecre.com>; Brent Case <CaseB@rightplace.org>
Cc: David Rapp <david.rapp@advantagecre.com>
Subject: RE: City of Cedar Springs land

Mr. Marcusse,

Many apologies, I'm swamped and trying to get through everything in an orderly fashion. First, thank-you for this work, I'm a little surprised but happy to see that the property will be able to sell at a healthy rate of return.

Please let me know how/when you'd like to discuss the potential marketing and sales process management on behalf of the City.

Thanks,

Mike Womack- City Manager
City of Cedar Springs
66 S Main St, Cedar Springs, MI 49319
(616) 696-1330 x104
City Hall Hours M-Th 7:30am to 5:30 pm

From: Steve Marcusse <steve.marcusse@advantagecre.com>
Sent: Monday, May 9, 2022 3:36 PM
To: City Manager <manager@cityofcedarsprings.org>; Brent Case <CaseB@rightplace.org>
Cc: finance director <financedirector@cityofcedarsprings.org>; David Rapp <david.rapp@advantagecre.com>; DPW Supervisor <dpw@cityofcedarsprings.org>
Subject: City of Cedar Springs land

Mike,

Attached is our opinion of value for the property on West Street, as well as marketing recommendations. The summary is that we're recommending a price lower than similar land would trade for in prime areas of Grand Rapids, but higher than recent comparable sales in northern Kent County and other similar locations. There are very few comparable sites that are zoned for industrial and with utilities, more or less "shovel ready" in the greater area. We are confident that we can

market the property effectively and help you and the City find qualified users and manage the sale process. Please let us know if have any questions after you and your team review.

Thank you for this opportunity.

Sincerely,

Steve Marcusse SIOR, CCIM
Principal | Senior Vice President | Industrial

ADVANTAGE COMMERCIAL REAL ESTATE

main: 616 327 2800
direct: 616 327 2613
mobile: [redacted]
fax: 616 327 2801
Steve.Marcusse@AdvantageCRE.com

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From: City Manager <manager@cityofcedarsprings.org>
Sent: Tuesday, April 19, 2022 12:09 PM
To: Steve Marcusse <steve.marcusse@advantagecre.com>; Brent Case <CaseB@rightplace.org>
Cc: finance director <financedirector@cityofcedarsprings.org>; David Rapp <david.rapp@advantagecre.com>; DPW Supervisor <dpw@cityofcedarsprings.org>
Subject: RE: Manufacturing company interested

Mr. Marcusse,

Sorry, I'm overwhelmed. It looks like the Consumers electric line is listed as 3-phase 240/480 volt but no amperage. The DTE natural gas is listed only as "gas main" but no size or capacity listed. I have some contacts listed that I can try to call or I can give to you if this is direly important information.

The City did not conduct any environmental reports. I have contacted the City Engineer to see what additional information I can get from them regarding what type or extent of contamination there might be on the property. My previous understanding is that it mostly consists of some metals that are not appropriate for drinking water but is otherwise safe but I'll wait for more information.

Thanks,

Mike Womack- City Manager
City of Cedar Springs
66 S Main St, Cedar Springs, MI 49319
(616) 696-1330 x104
City Hall Hours M-Th 7:30am to 5:30 pm

From: Steve Marcusse <steve.marcusse@advantagecre.com>
Sent: Wednesday, April 13, 2022 4:08 PM
To: City Manager <manager@cityofcedarsprings.org>; Brent Case <CaseB@rightplace.org>
Cc: finance director <financedirector@cityofcedarsprings.org>; David Rapp <david.rapp@advantagecre.com>; DPW Supervisor <dpw@cityofcedarsprings.org>
Subject: RE: Manufacturing company interested

Mike,

Thank you for this information. Do you have Phase 1 or Phase 2 environmental reports that you can share with us? What is the nature of the contamination that has caused the restrictive covenant? Also, can you tell us what size the gas line in the road is, as well as the available amps and volts for the electrical service? This info will help us understand the capacity for manufacturing at the site which helps determine the market value.

Thanks,

Steve Marcusse SIOR, CCIM
Principal | Senior Vice President | Industrial

ADVANTAGE COMMERCIAL REAL ESTATE

main: 616 327 2800
direct: 616 327 2613
mobile: [redacted]
fax: 616 327 2801
Steve.Marcusse@AdvantageCRE.com

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From: City Manager <manager@cityofcedarsprings.org>
Sent: Wednesday, April 6, 2022 10:49 AM
To: Steve Marcusse <steve.marcusse@advantagecre.com>; Brent Case <CaseB@rightplace.org>
Cc: finance director <financedirector@cityofcedarsprings.org>; David Rapp <david.rapp@advantagecre.com>; DPW Supervisor <dpw@cityofcedarsprings.org>
Subject: RE: Manufacturing company interested

Mr. Marcusse,

The short and simple is that we have divided the properties into the 10 acre and 4ish acre parcels as you see, but we are not opposed to combining or selling off the additional 10ish acres on the south of the west side (Parcel 4) so long as we are able to maintain an easement to the western portion of that property and also the 6ish acres on the south eastern portion of the project so long as we are able to reserve the road ROW portion of that property. We're also open to the combination of the smaller parcels if necessary and appropriate, the only potential issue being that we do have at least one local business interested in one of those smaller parcels.

The site will have an 8 inch water main with planned 2 inch stubs for each of the parcels and obviously the sewer main as well. We have natural gas main and three-phase power running all the way to the lift station on the south end of the road, which should be accessible to all parcels. There is a restrictive covenant with EGLE which requires that any disturbed soil beneath the cover needs to either remain on site or needs to be transported to a solid waste landfill and there are some additional requirements that are covered in the Covenant/Master Sales Agreement (Draft form) which is required by the EDA but as far as I can tell should not be an impediment to development.

Please review the attached materials and let me know if you need anything else.

Thanks,

Mike Womack- City Manager
City of Cedar Springs
66 S Main St, Cedar Springs, MI 49319
(616) 696-1330 x104
City Hall Hours M-Th 7:30am to 5:30 pm

CEDAR SPRINGS
Cherishing our Heritage
Embracing our Future
EST. 1871

From: Steve Marcusse <steve.marcusse@advantagecre.com>
Sent: Tuesday, March 29, 2022 1:20 PM
To: City Manager <manager@cityofcedarsprings.org>; Brent Case <CaseB@rightplace.org>
Cc: finance director <financedirector@cityofcedarsprings.org>; David Rapp <david.rapp@advantagecre.com>
Subject: RE: Manufacturing company interested

Mike,

It was good to meet you today. Dave and I will work on a valuation and marketing proposal for the sites. If you can please send us all of the environmental, soil studies, utility capacities, etc. that will be helpful for us to most accurately value the property.

Thanks again,

Steve Marcusse SIOR, CCIM
Principal | Senior Vice President | Industrial

ADVANTAGE COMMERCIAL REAL ESTATE

main: 616 327 2800
direct: 616 327 2613
mobile: [redacted]
fax: 616 327 2801
Steve.Marcusse@AdvantageCRE.com

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From: City Manager <manager@cityofcedarsprings.org>
Sent: Thursday, March 17, 2022 1:37 PM
To: Steve Marcusse <steve.marcusse@advantagecre.com>; Brent Case <CaseB@rightplace.org>
Cc: finance director <financedirector@cityofcedarsprings.org>
Subject: RE: Manufacturing company interested

Mr. Marcusse,

My apologize, my Outlook lost all of my open tabs but I think that I still need to respond to this one, please see my answers in red.

available utilities- this project is road, water and sewer with a lift station. We are stubbing in 2 inch water lines to each parcel. The City's waste water treatment plant has good capacity. I don't know the exact details about natural gas or electricity yet but we are running both of those to the City's generator which will located at the very southern end of the project so theoretically should be available to all parties north of there.

hook up fees- water and sewer hookup fees should be our standard fees which I think is $1530 for water and $2530 for sewer. https://cityofcedarsprings.org/wp-content/uploads/2020/07/2020-Water-and-Sewer-Hookup-charges-application.pdf

lot size- we've divided the properties into 7 parcels, but for the time being we plan to hold onto parcel #4 and parcel #5. Now, the main reasons for holding those parcels is that the City must maintain access to the western half of parcel 4 (which is not buildable) but that might be done with a easement in the future. There is also an existing drainage ditch on the south half of the property and some soil and brush dropoff from the DPW, so if somebody wanted to buy at least the front 10 acres that abut the cul-de-sac with those provisos we would likely sell. Parcel 5 does not have direct access to the end of the cul-de sac and is likely to have some additional utilities cost to develop in comparison to the other parcels, it also has the City's 66 foot ROW down to 16 mile Rd which are reserving for distant future road development so we'd have to figure out something to do with that piece of it if we were to sell it. Parcels 1-3 are 10 acres each, parcel 7 is 4 acres, parcel 6 is 4.5 acres and the City's parcels are #4=29 acres with front 10ish maybe available and #5 3.79 acres without the ROW. (see attached map)

road improvements- we are extending the existing West St. southwards about 1000 feet, ending in a cul-de-sac. The road will be all-season and 16.5 feet wide in each lane with approximately 2 feet of curbing on each side. We are also paving the West Street Court section a certain distance of from West St. to enable semi-trucks to back-in and turn out if necessary. (I'll attached the spec sheet for your review)

usable acreage per building site- the properties on the west of the road should be almost entirely buildable, excepting the portions described on the City's "reserved" parcel. There are some minor wetlands on parcel 6 or 7 or both, but my understanding is that those wetland areas are accidentally man-made and should be able to be removed.

sitework/grading costs, etc. – this is the biggest problem that we foresee with this site, this is an old capped lagoon site. The City has written permission to develop this site but there will likely be some restrictions on what can be done with any excavated materials (i.e. that those excavated materials need to be either kept on site or removed off site to a certain type of landfill). There might also be some engineering restrictions on what type of buildings can be placed on site (i.e. low-slung buildings ok, tall heavy buildings maybe not ok) Also, as this is an EDA project, there might be some other special Federal requirements on land sales and development. All of this will be laid out in a series of documents that we are finalizing right now.

Is the goal for this project solely to be a revenue source for the city, or are there other goals like job

creation, capital expenditures, etc? Ya, funny question that I don't normally deal with. The first goal is that the City has development costs that we expect to pay ourselves back on with the proceeds of the land sales. My back of the napkin math shows me that we should far exceed that amount easily if/when we are able to sell off the proposed 38.5 acres, more so obviously if we end up being able to sell those extra 10-15 acres. Jobs are always a feather in the City's cap but I certainly wouldn't care for the difference between 100 jobs or 120 jobs. I don't think that we would want/be willing to sell to a use that does not create any jobs. Capital expenditures are nice of course but like jobs, I don't care if its $7.5 million versus $8 million, but increasing the taxable value of the property is obviously a goal.

Looking forward to meeting with you.

Thanks,

Mike Womack- City Manager
City of Cedar Springs
66 S Main St, Cedar Springs, MI 49319
(616) 696-1330 x104
City Hall Hours M-Th 7:30am to 5:30 pm

From: Steve Marcusse <steve.marcusse@advantagecre.com>
Sent: Wednesday, March 16, 2022 3:01 PM
To: City Manager <manager@cityofcedarsprings.org>; Brent Case <CaseB@rightplace.org>
Cc: finance director <financedirector@cityofcedarsprings.org>
Subject: RE: Manufacturing company interested

Thank you Mike, I appreciate the insight. Do you have proposed site development plans that you could share? The final market price will be dependent on a lot of factors such as available utilities, hook up fees, lot size, road improvements, usable acreage per building site, sitework/grading costs, etc. Is the goal for this project solely to be a revenue source for the city, or are there other goals like job creation, capital expenditures, etc?

I'd love to discuss this further on a Teams call if you are available sometime in the near future.

Thank you for the introduction Brent.

Steve Marcusse SIOR, CCIM
Principal | Senior Vice President | Industrial

ADVANTAGE COMMERCIAL REAL ESTATE

main: 616 327 2800
direct: 616 327 2613
mobile: [redacted]
fax: 616 327 2801
Steve.Marcusse@AdvantageCRE.com

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From: City Manager <manager@cityofcedarsprings.org>
Sent: Wednesday, March 16, 2022 12:25 PM
To: Brent Case <CaseB@rightplace.org>
Cc: Steve Marcusse <steve.marcusse@advantagecre.com>; finance director <financedirector@cityofcedarsprings.org>
Subject: RE: Manufacturing company interested

Mr. Marcusse,

Glad to make your acquaintance. The City is coming to the end of a long engineering process for the development of a brand new business park on approximately 40 acres of city-owned land. The City has costs involved with this development that we want to see recouped from the sale of land that the City owns to the businesses looking to develop in the park. Om top of that, part of the development costs are being paid for by the EDA, who requires that all land be sold at "market rate". While we've had lots of inquiries, since we have not been permitted to market the property up until about this week, we really only have one business interested in 5 acres at this point.

So, as Mr. Case indicated, the City is not in the property development business and we do need a valuation of the property so that we can start marketing and selling the lots. If those are things that you might be interested in helping the City with I'd be happy to chat with you further about it, either via e-mail, on the phone or in person.

Thanks,

Mike Womack- City Manager

City of Cedar Springs
66 S Main St, Cedar Springs, MI 49319
(616) 696-1330 x104
City Hall Hours M-Th 7:30am to 5:30 pm

From: Brent Case <CaseB@rightplace.org>
Sent: Tuesday, March 15, 2022 10:58 AM
To: City Manager <manager@cityofcedarsprings.org>
Cc: Steve Marcusse <steve.marcusse@advantagecre.com>
Subject: RE: Manufacturing company interested

Mike,

Great to talk with you this AM. As I said, Steve and his team at Advantage CRE are happy to help with that market pricing assessment with no strings attached.
Additionally, Steve and his team have and are working closely with Franklin Partners on Site 36, with some exciting opportunities in the works. Here's a recent article on Franklin Partners purchasing the property from the City of Wyoming last week - https://mibiz.com/sections/real-estate-development/long-time-coming-franklin-partners-purchases-sprawling-site-36-in-wyoming-for-future-manufacturers. As I mentioned on the phone, they would be interested in discussing a possible purchase of the available sites to help market the property, as there is really no reason for the city to get into the property development business.

I've copied Steve in on this email and his contact information is below. I'm happy to set up an in person meeting where Steve could tour the property with you as well.

Steve Marcusse SIOR, CCIM
Principal | Senior Vice President | Industrial

ADVANTAGE COMMERCIAL REAL ESTATE

main: 616 327 2800
direct: 616 327 2613
mobile: [redacted]
fax: 616 327 2801
Steve.Marcusse@AdvantageCRE.com

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3333 Deposit Drive NE, Suite 330 | Grand Rapids, MI 49546

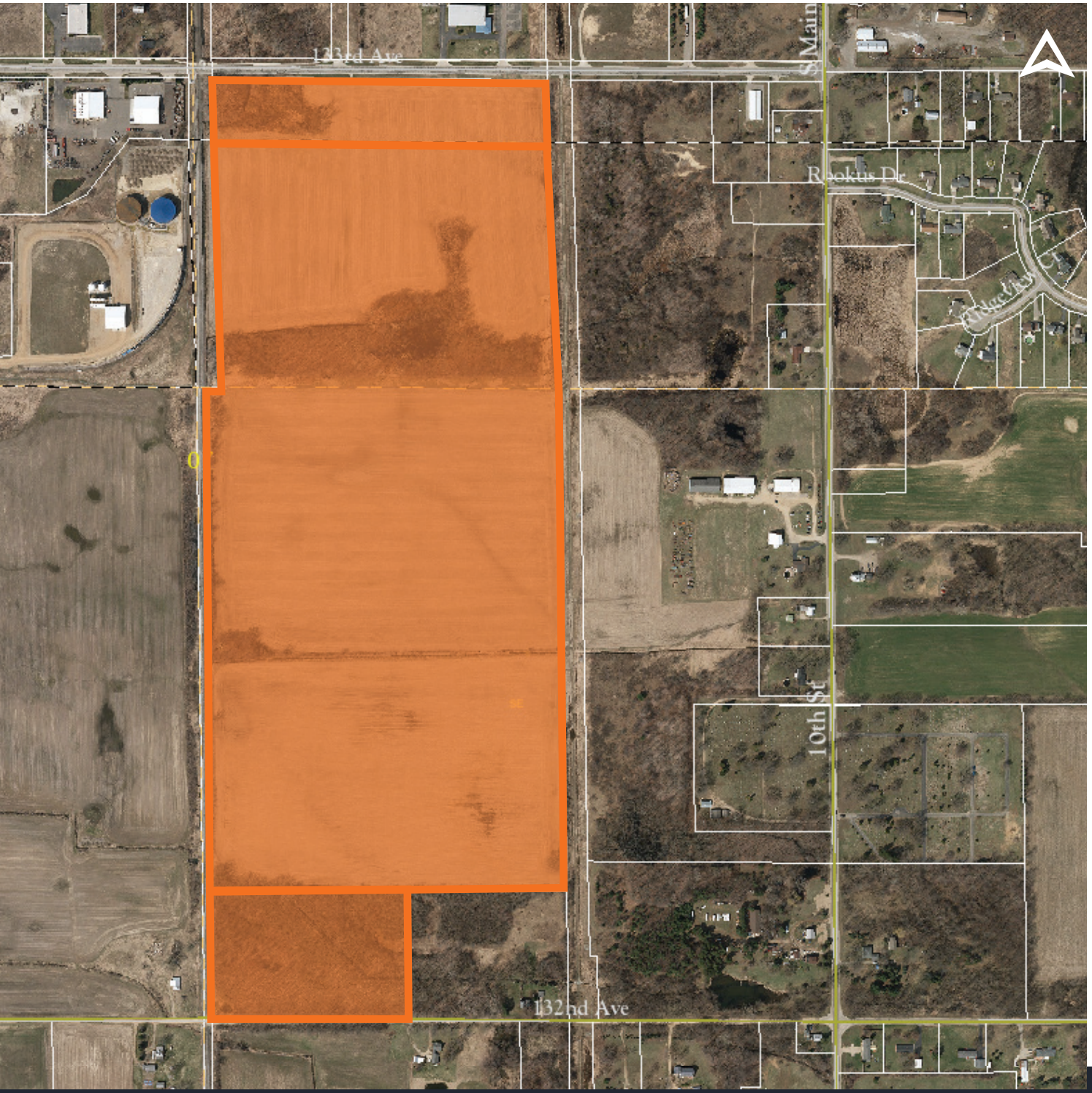
Best regards,
Brent

Brent Case, CGBP
Vice President, Business Attraction
The Right Place, Inc.
mobile [redacted]
www.rightplace.org

Part of 1080 133rd Ave,
Part of 3276 10th St & 132nd Ave

Wayland, MI 49348

ADVANTAGE
COMMERCIAL REAL ESTATE



www.AdvantageCRE.com

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Advantage Commercial Real Estate
direct 616 327 2614
mobile [redacted]
David.Rapp@AdvantageCRE.com

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Advantage Commercial Real Estate
direct 616 327 2615
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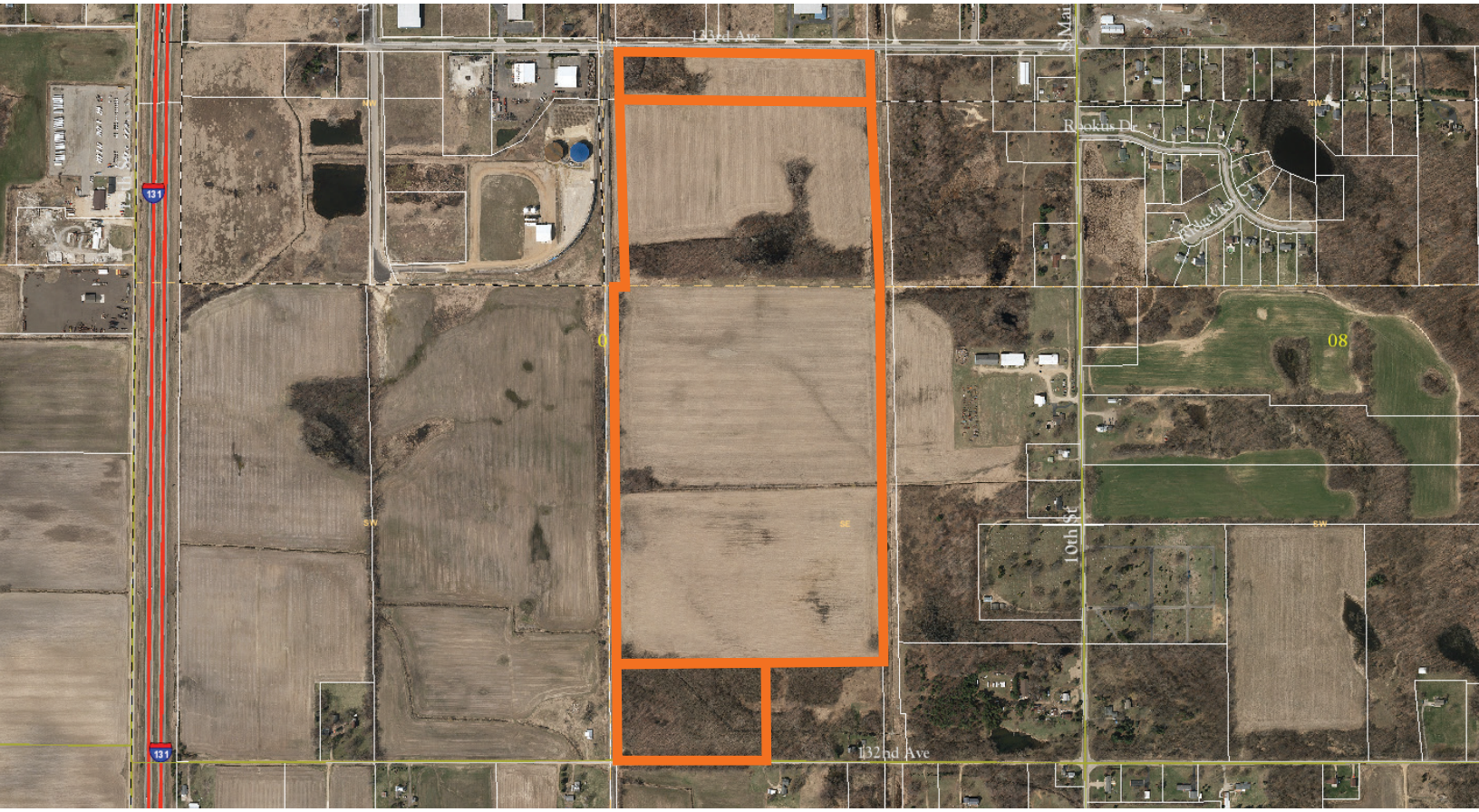
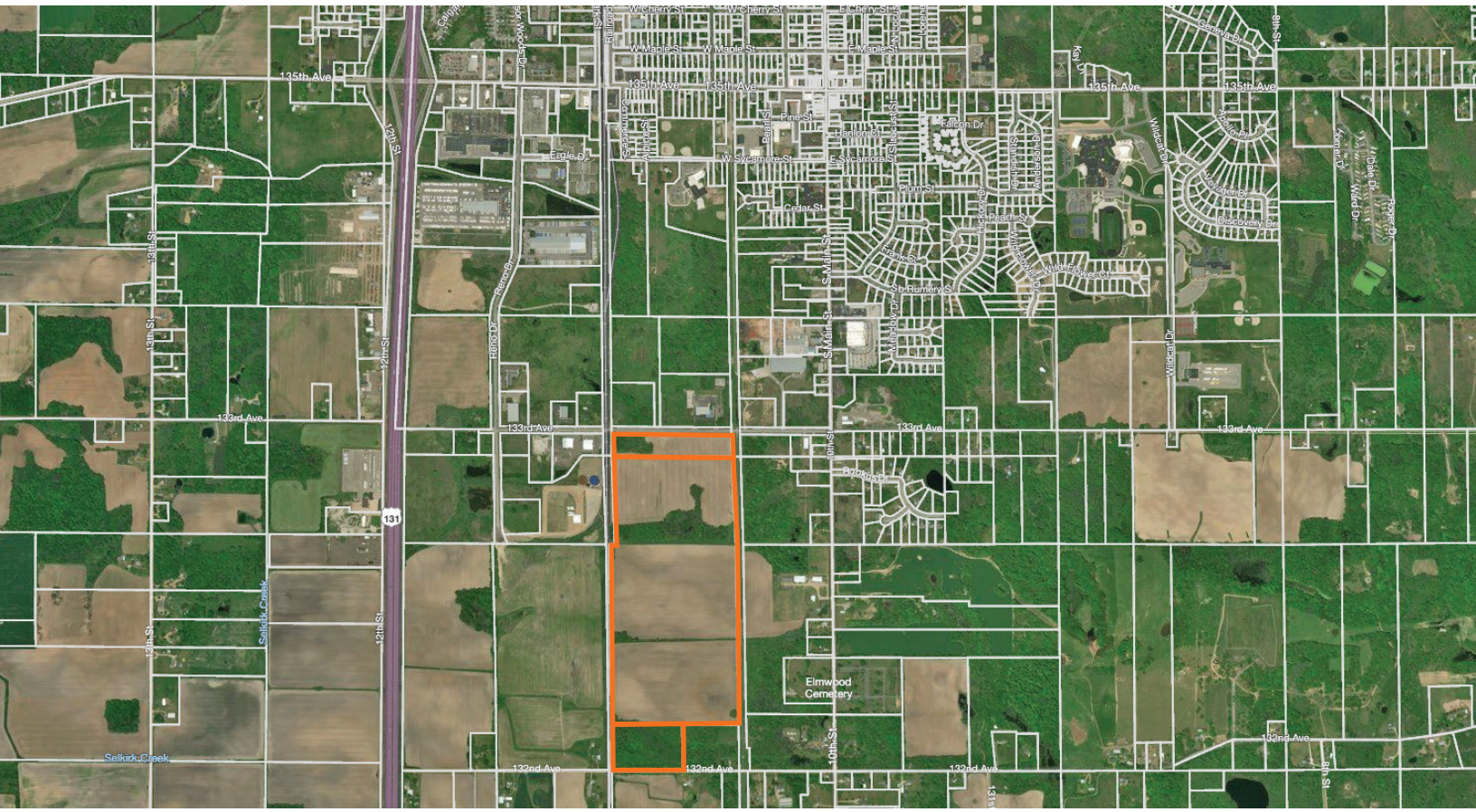
Duke.Suwyn@AdvantageCRE.com

TOM POSTMA SIOR
Lakeshore Commercial Real Estate
main 616 394 4500
mobile [redacted]
tom.postma3@gmail.com



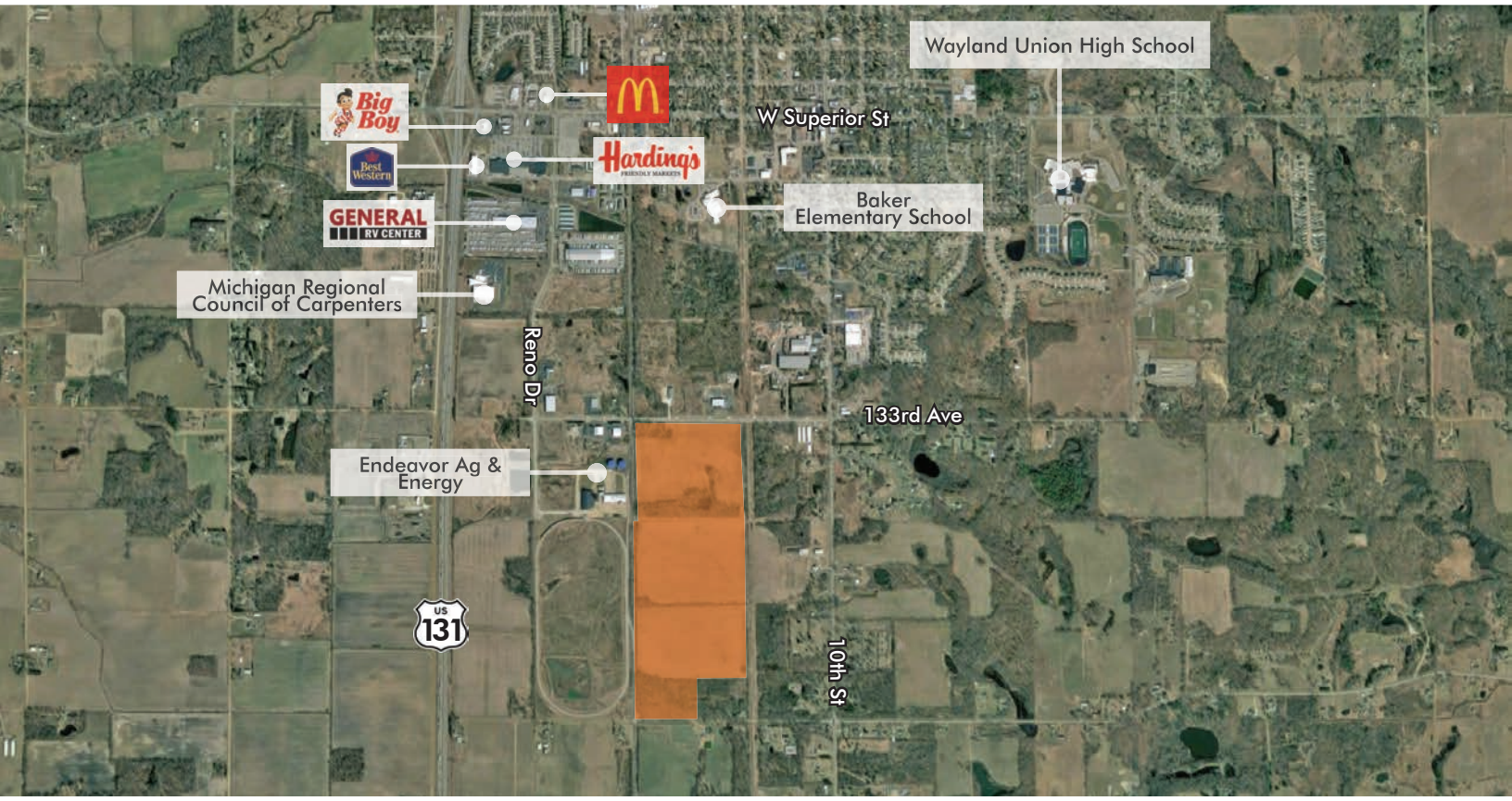
FOR SALE
DEVELOPMENT OPPORTUNITY

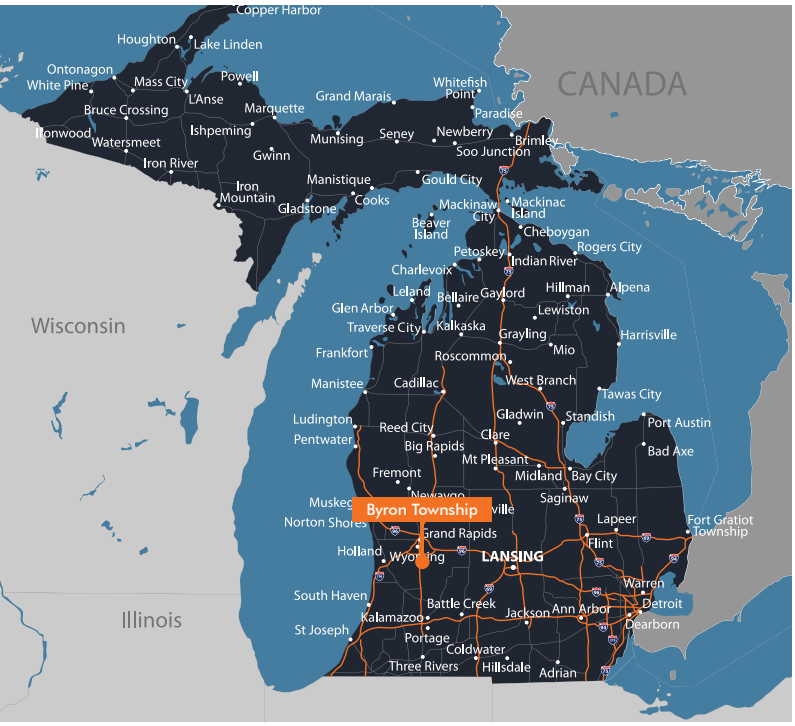
The subject property is located in Wayland Township and the City of Wayland. The property consists of approximately 123.52+/- acres. All sales are subject to municipal approval for the new property lines and the total acreage is subject to a final survey (has not been completed). The property has ample road frontage and municipal sewer, and water are at or near the sites (capacity needs to be confirmed). This parcel has rail running north and south of the western edge of the site. While the existing zoning map designates these properties for agricultural and residential uses, the Master Plan has the properties designated for industrial uses.



SALE INFORMATION

Parcel Number	Part of 56-007-015-00, Part of 24-007-008-10, & 24-007-011-00
Acreage	123.52 +/-
Sale Price	$6,176,000
Sale Price/Acre	$50,000\]/Acre
Zoning	I-2, Planned Industrial; A, Agricultural District & R-2, Medium Density Residential District
Future Land Use	A, Agricultural; MF, Multi Family Residential & I, Industrial



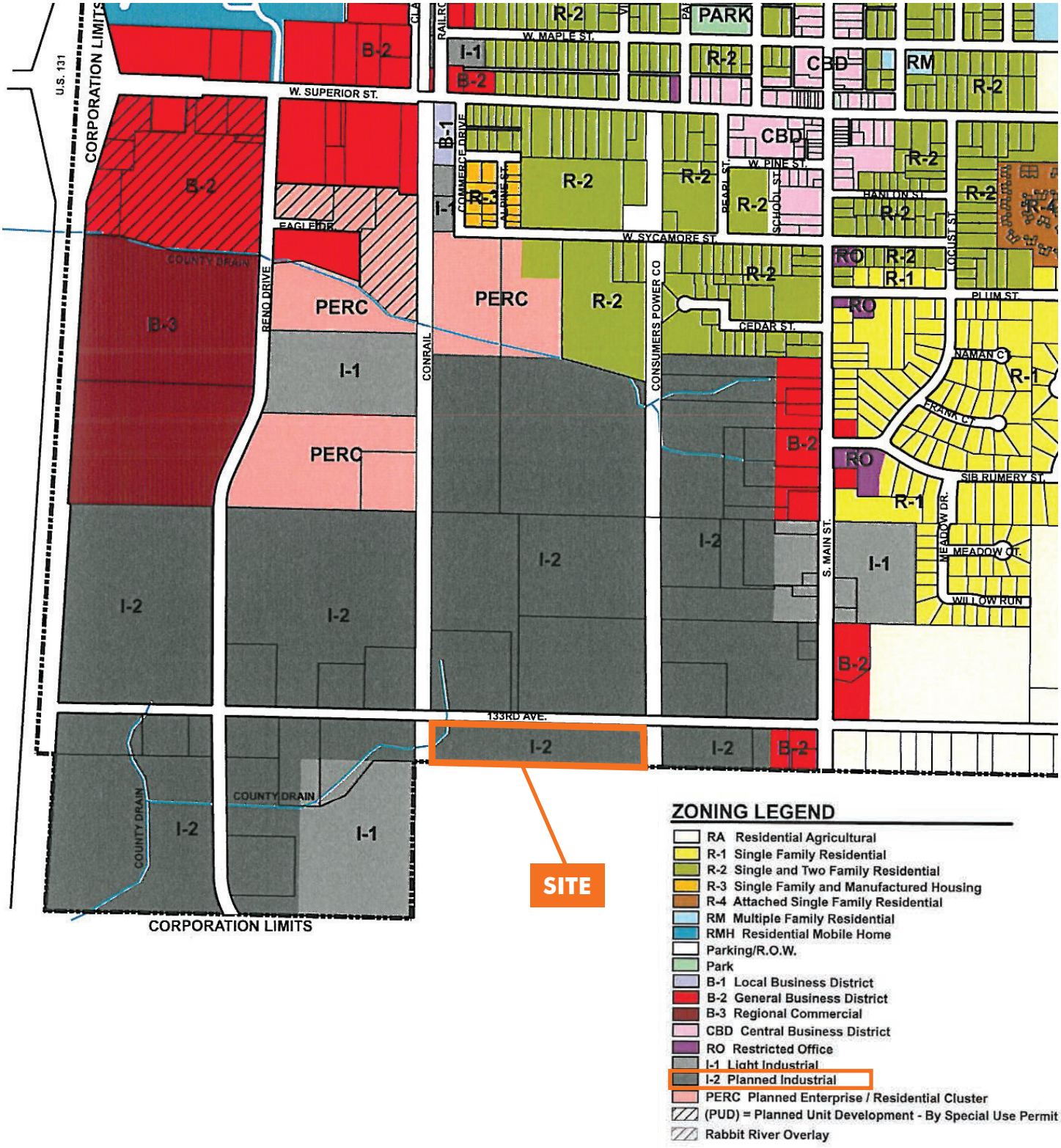


PROPERTY LOCATION

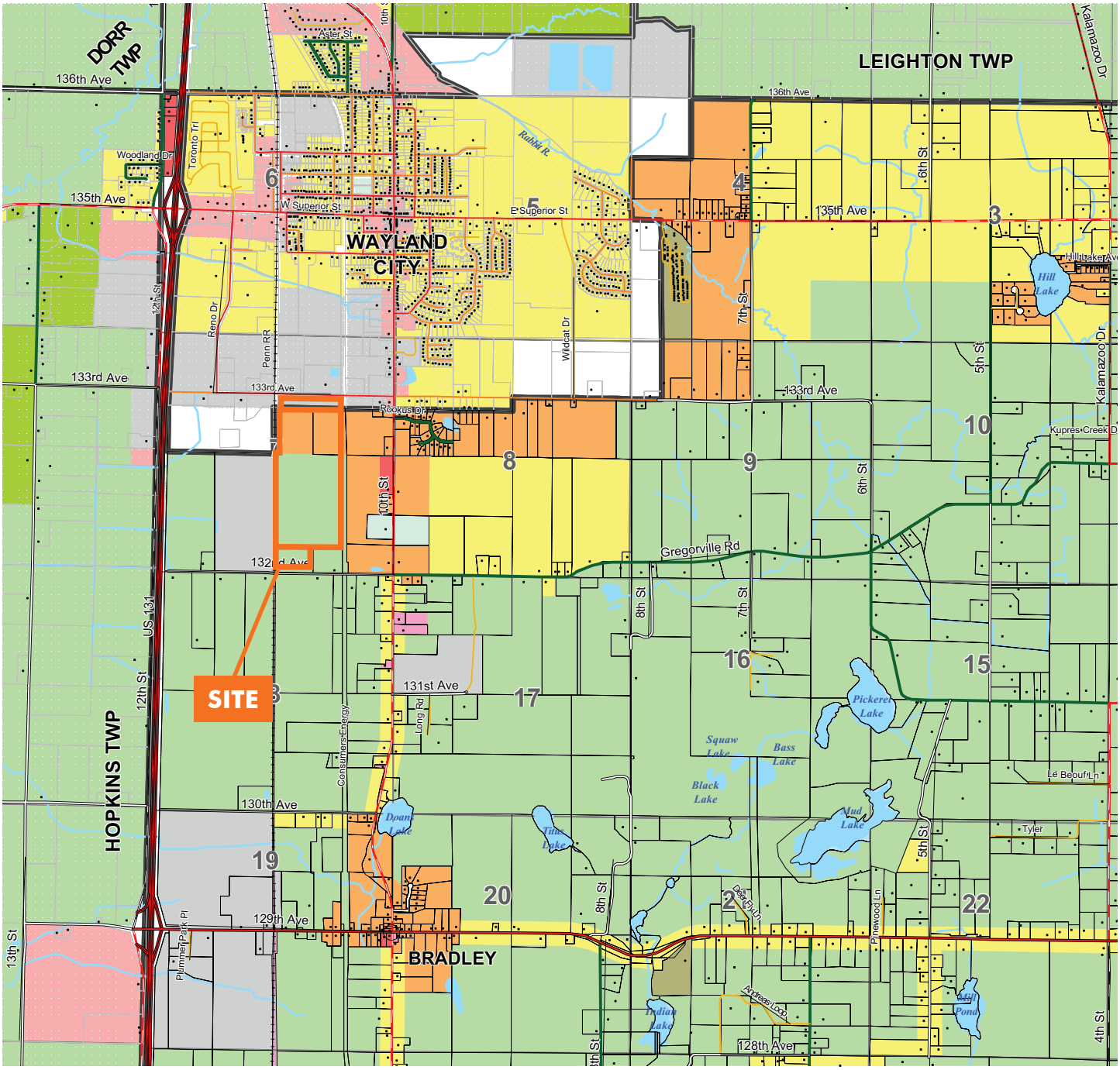
PROXIMITY TO

Gerald R Ford International Airport	10 miles
Downtown Grand Rapids	8 miles
Lansing	69 miles
Detroit	158 miles
Chicago	174 miles
Indianapolis	258 miles

CITY OF WAYLAND ZONING MAP

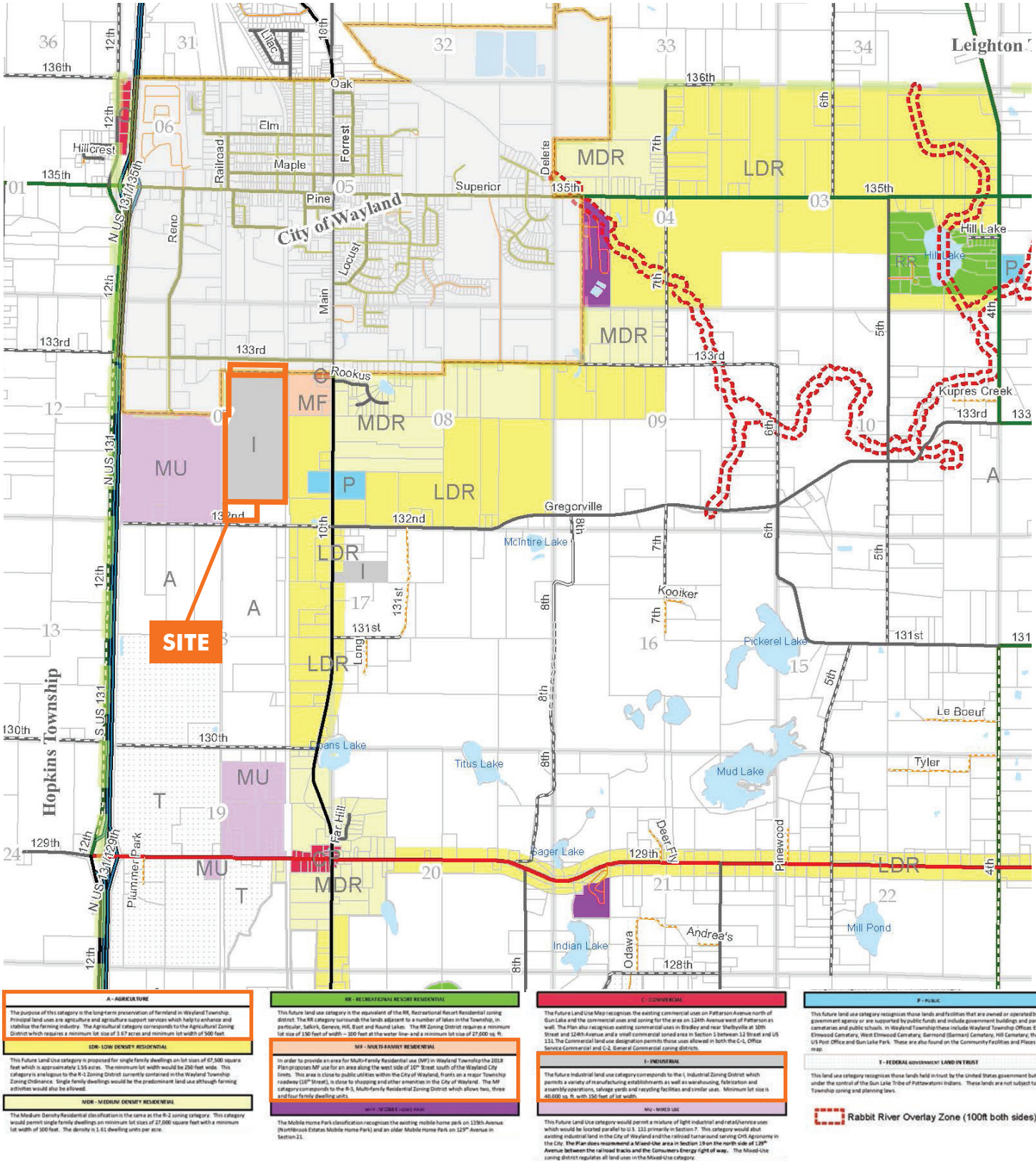


WAYLAND TOWNSHIP ZONING MAP



A	Agricultural District	R-2	Medium Density Residential District
C-1	Office, Services Commercial District	R-3	Mulit-family Residential
C-2	General Commercial District	R-4	Mobile / Modular Home Park District
CR	Conservation Reserve District	RR	Recreational Resort Residential District
I-1	Light Industrial District	RROW	Right Of Way
R-1	Low Density Residential District		

WAYLAND TOWNSHIP ZONING MAP



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TOM POSTMA SIOR
Lakeshore Commercial Real Estate
main 616 394 4500
mobile [redacted]
tom.postma3@gmail.com

Updated 5/4/2022

Advantage Commercial Real Estate has made every effort to obtained the information regarding these listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

COVENANT INDUSTRIAL PARK
OF LOWELL CHARTER TOWNSHIP

4687 Alden Nash Avenue SE, Lowell, MI 49331

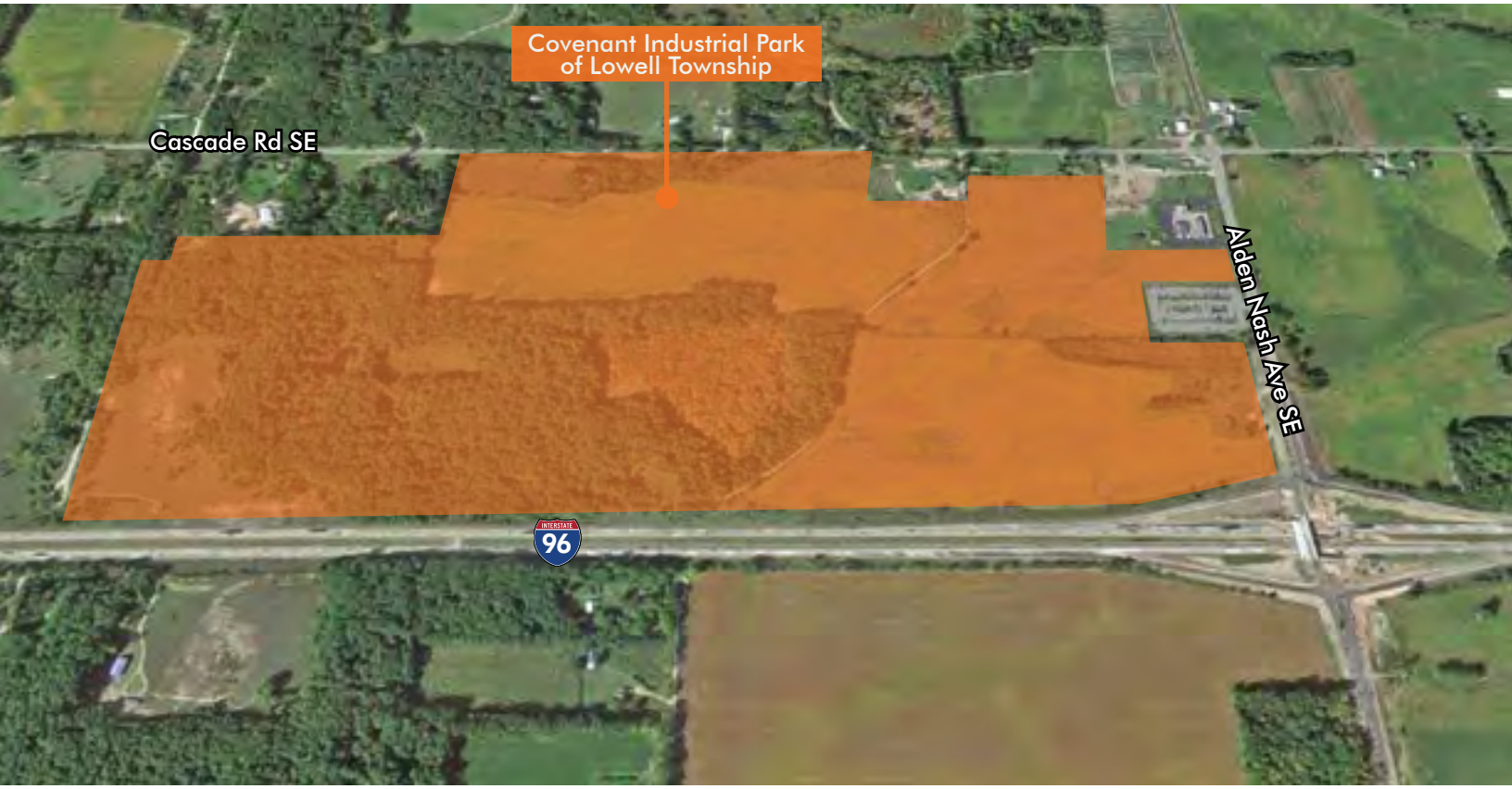
ADVANTAGE
COMMERCIAL REAL ESTATE

www.AdvantageCRE.com

CONTACT

DUKE SUWYN SIOR, CCIM
direct 616 327 2615
mobile [redacted]
Duke.Suwyn@AdvantageCRE.com

Developed by
www.franklinpartners.net



BUILD-TO-SUIT OPPORTUNITY
60,000 SF to 750,000 SF

Rare opportunity to be a part of the Covenant Industrial Park of Lowell Charter Township. This Industrial Park is located at the I-96 & Alden Nash interchange, minutes from the Gerald R Ford International Airport with frontage on I-96, Alden Nash Avenue SE and Cascade Road SE. The parcel is zoned PUD for industrial and commercial uses and will have all utilities to site. Developer will do build-to-suit for industrial users or sell lots for both industrial and commercial users. 30 acres are available for retail/commercial use located along Alden Nash Avenue SE. This is the finest industrial parcel available in the greater Grand Rapids Area. The interchange was recently upgraded for full all season truck access.

LEASE INFORMATION

Available Area	60,000 SF to 750,000 SF
Lease Rate/SF	$6.50
Lease Rate/Month	$32,500 to $325,000

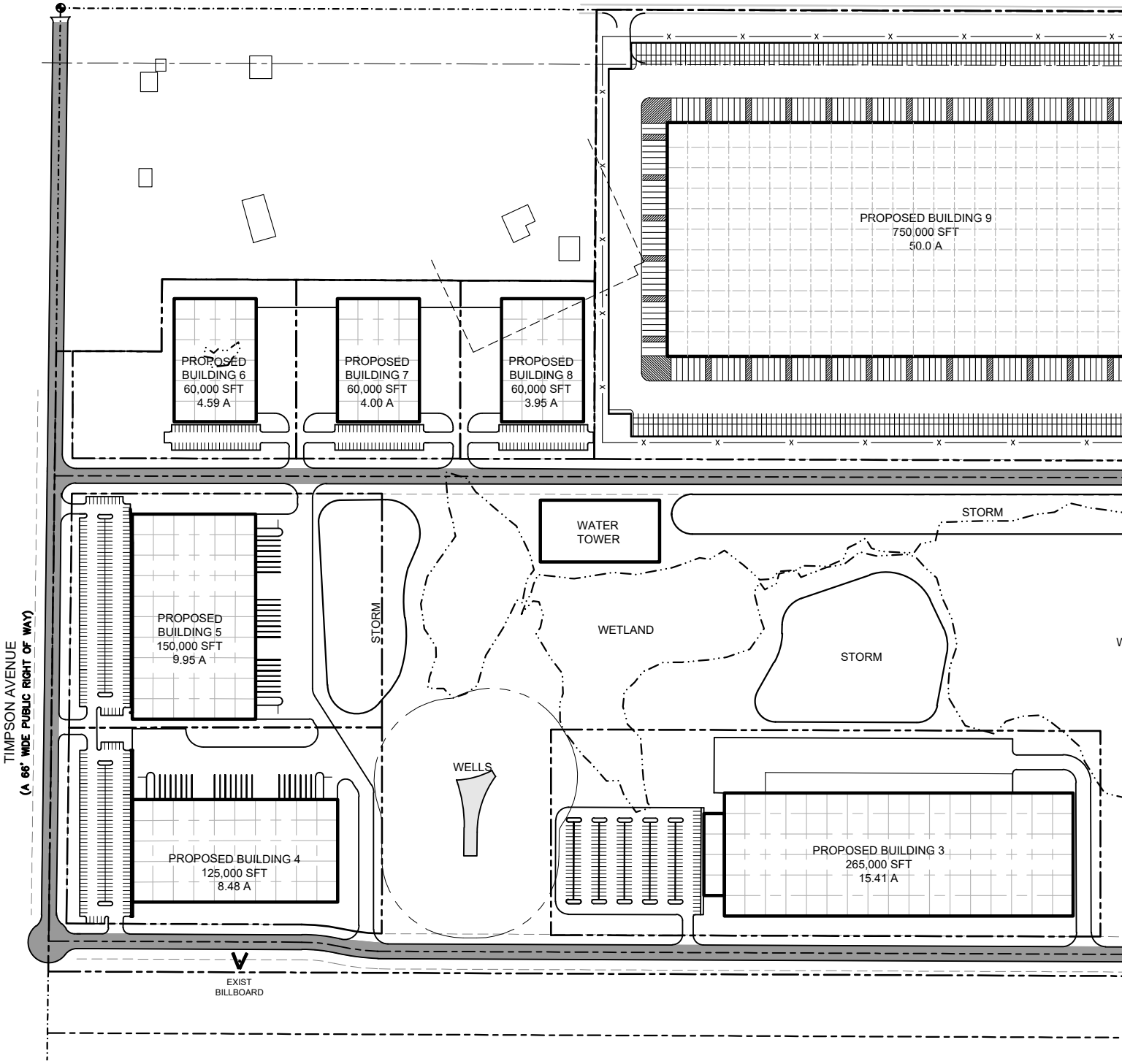
PROPERTY LOCATION

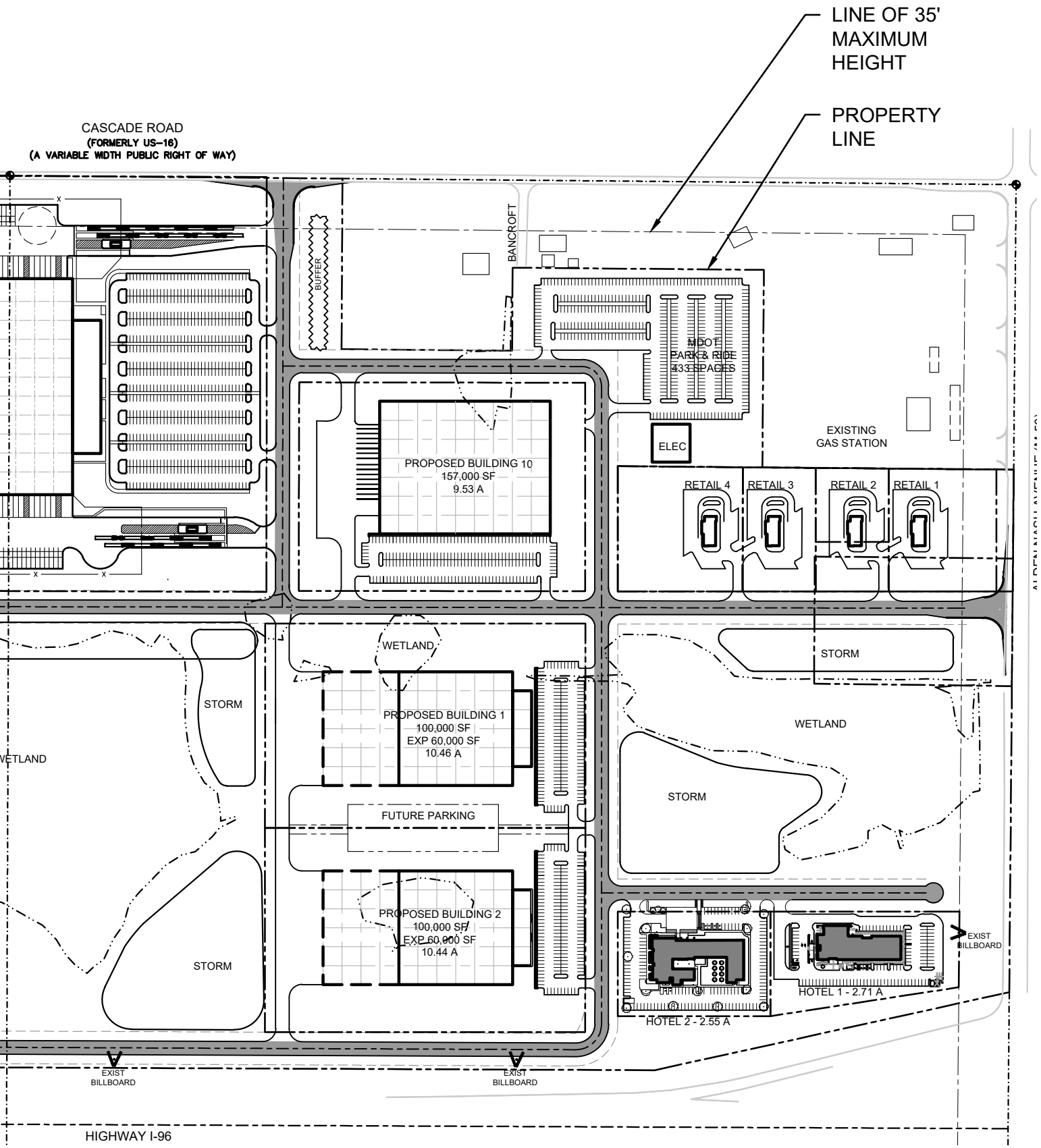
PROXIMITY TO

Gerald R. Ford International Airport	13 miles
Downtown Grand Rapids	21 miles
Lansing	46 miles
Detroit	139 miles
Chicago	193 miles
Indianapolis	277 miles

SITE PLAN

SUBJECT TO FINAL APPROVAL




LINE OF 35' MAXIMUM HEIGHT
PROPERTY LINE
CASCADE ROAD
(FORMERLY US-16)
(A VARIABLE WIDTH PUBLIC RIGHT OF WAY)
BUFFER
BANCROFT
MDOT PARK & RIDE 433 SPACES
ELEC
EXISTING GAS STATION
PROPOSED BUILDING 10
157,000 SF
9.53 A
RETAIL 4
RETAIL 3
RETAIL 2
RETAIL 1
WETLAND
STORM
PROPOSED BUILDING 1
100,000 SF
EXP 60,000 SF
10.46 A
FUTURE PARKING
PROPOSED BUILDING 2
100,000 SF
EXP 60,000 SF
10.44 A
HOTEL 1 - 2.71 A
HOTEL 2 - 2.55 A
EXIST BILLBOARD
EXIST BILLBOARD
EXIST BILLBOARD
HIGHWAY I-96

RENDERINGS

LOWELL CHARTER TOWNSHIP ZONING

SEC 15.01 INTENT AND PURPOSE

The I-96 Planned Unit Development Zoning District (I-96 PUD) is a recommendation of the Lowell Charter Township Master Plan. It is specifically intended to allow for a variety of complementary land uses in a planned setting on land located west of Alden Nash Avenue between Cascade Road and I-96.This land, which is highly visible from adjacent major roadways, presents challenges and opportunities in designing land uses which are compatible with and protective of the site's wetlands, wooded areas, open land and steep slopes.

The I-96-PUD regulations are intended to permit development of this location in accordance with the recommendations of the Master Plan while allowing a developer to utilize creativity in blending the different uses according to a unified theme. Development requirements which would normally apply to the uses may be modified to allow a project to be designed as a more desirable environment for working, shopping and living than one produced in accordance with typical zoning ordinance controls. The objectives of the I-96 PUD are:

a) To allow a mix of uses, structures, and open space which, through the use of best development practices, can be designed to be considerably compatible with each other but also with existing and planned uses on nearby properties;

b) To achieve a unified development that will be a visually appealing and well-organized land use at the entranceway to Lowell Charter Township.

c) To allow for the design of developments that achieve better utilization of land than is possible through strict application of standard zoning controls;

d) To encourage land development that, to the greatest extent possible, preserves natural vegetation, respects natural topographic conditions, and does not adversely affect wetlands, the natural drainage pattern, and other natural site features;

e) To achieve a unified mix of land uses, building styles and building and road placement that will function efficiently and be aesthetically pleasing.

f) To provide for the regulation of legal land uses not otherwise explicitly authorized within this Ordinance.

CLICK FOR FULL ZONING ORDINANCE

PROJECT DEVELOPER

www.franklinpartners.net

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Updated 8/23/2021

Advantage Commercial Real Estate has made every effort to obtained the information regarding these listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

SITE 36
300 36TH STREET SW

Wyoming, MI 49508

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Steve.Marcusse@AdvantageCRE.com

Developed by

www.franklinpartners.net

BUILD-TO-SUIT OPPORTUNITY

Site 36 Industrial Park is well-positioned for immediate development by Franklin Partners. This 75-acre park is the premier destination for large scale, advanced manufacturing in West Michigan. Site 36 Industrial Park offers over 75 acres of contiguous, shovel ready, manufacturing infrastructure, including direct access to US-131, in the heart of the metro area. With a total population of 300,000 people within 5 miles of the site, including 29,750 people currently employed in manufacturing, Site 36 Industrial Park is located in the heart of a talent rich, hard-working community.

Located in the City of Wyoming, Site 36 Industrial Park is serviced by nearly every major mode of transportation. This site has immediate access to US-131, a major north/south highway, direct freight rail service, and is eight miles from Gerald R. Ford International Airport. The Park offers its own Consumers Energy sub-station with up to 41 megawatt of dedicated power at T-1 rates, and can accommodate new facilities from 100,000 square feet up to 1,000,000 square feet. High-pressure natural gas and ample municipal water and sewer are also available on-site. Site 36 Industrial Park has two existing rail spurs into the site, which are directly adjacent to the Grand Elk Railroad yard. The Grand Elk connects to three class one railroads in Elkhart, Indiana, approximately 100 miles south of the site.

With 20 years of industrial development experience in West Michigan, Franklin Partners understands large manufacturing users and is the ideal development partner for state-of-the-art manufacturing facilities. The City of Wyoming is motivated to attract new jobs and can offer significant state and local tax incentives to attract large users to the site. Franklin Partners and Advantage Commercial Real Estate bring industry expertise to simplify and expedite the entire process.

PARK SPECIFICATIONS

Size:	75 Acres | 3,267,000 SF
Terrain:	Urban Industrial | Level
Zoning:	Industrial
Electric:	Consumers Energy sub-station on-site
Natural Gas:	DTE high pressure gas lines
Sanitary Sewer:	City of Wyoming
Storm Sewer:	City of Wyoming
Water:	City of Wyoming
High-Speed Fiber:	Available
Rail:	On-site rail spurs

PARK AMENITIES

RAIL ACCESS

Direct rail access is provided by the Grand Elk Railroad, which runs 123 miles from Grand Rapids, Michigan to Elkhart, Indiana and interchanges with three Class I railroads—the Norfolk Southern (NS), the CSX, and the Canadian National (CN). The line is capable of handling the largest of industrial loads with a track capacity of 286,000 pounds.

POWER AND GAS

Site 36 Industrial Park offers an on-site 41 MW sub-station offering Transmission power is a T1 rate. The site is fed with a high-pressure gas main. DTE Energy has the ability to supply 120,000 cfh at 5-10 PSIG.

HIGHWAY ACCESS

Site 36 Industrial Park lies directly adjacent to Highway US 131, a primary six-lane north/south highway that intersects with I-80 and I-94 for connections to both East and West Coasts.

AIR ACCESS

Less than 10 miles away is Gerald R. Ford International Airport, which is served by eight passenger airlines with 120 daily nonstop flights to 24 major markets. Its two cargo airlines move approximately 110 tons of air cargo each day.

OUTSTANDING INFRASTRUCTURE

The site is development-ready with industrial water, sewer, power, and unlimited options for added utility infrastructure and support. From high-speed fiber-optic communication lines to state-of-the-art power, Site 36 Industrial Park has the capacity to power any business into the future.

LOCAL WORKFORCE

Site 36 Industrial Park is located in the heart of the Grand Rapids, Metro Area. Over 500,000 citizens live within a 10-mile radius of the site, with more than 50% under the age of 35, with an average household income of nearly $60,000. Wyoming, Michigan is a hard working, highly skilled community. West Michigan has a motivated, creative, educated, and technically skilled workforce. The region has the third-highest concentration of automotive and mechanical engineers in the world. It has more than 140,000 advanced manufacturing technicians and professionals, and is one of the top regions in the world for employment in biotechnology and chemical engineering.

ABOUT WEST MICHIGAN

Site 36 Industrial Park is located in the Grand Rapids metropolitan area in the city of Wyoming. Located midway between Chicago and Detroit, this urban center is a growing region of more than one million people and is in close proximity to the beautiful Lake Michigan shoreline.

BUSINESS CLIMATE

West Michigan has one of the most diverse industrial economies and some of the fastest growing industries in the U.S. More than 80 international companies call the region home, including four of Forbes' largest private companies. The region has world-class credentials in smart manufacturing, information technology, life sciences, agribusiness and aerospace & defense.

RESEARCH AND EDUCATION

More than 20 public and private universities, six regional community colleges, three of the nation's top teaching hospitals, and a major medical research institute are centered in the region. Our workforce offerings are unsurpassed, allowing companies and their employees to develop the skills they need to stay competitive in a technology-driven market.

SUSTAINABILITY

Grand Rapids is a world leader in sustainability and committed to protecting and preserving its environment. The city obtains 20% of its power from renewable resources with a goal of 100% by 2020. A full 11 percent of all LEED-certified buildings can be found in the Grand Rapids area, more than any other city in the nation.

POSSIBLE SITE LAYOUTS

2 BUILDING OPTION

4 BUILDING OPTION

5 BUILDING OPTION

6 BUILDING OPTION

POSSIBLE SITE LAYOUTS

2 BUILDING OPTION

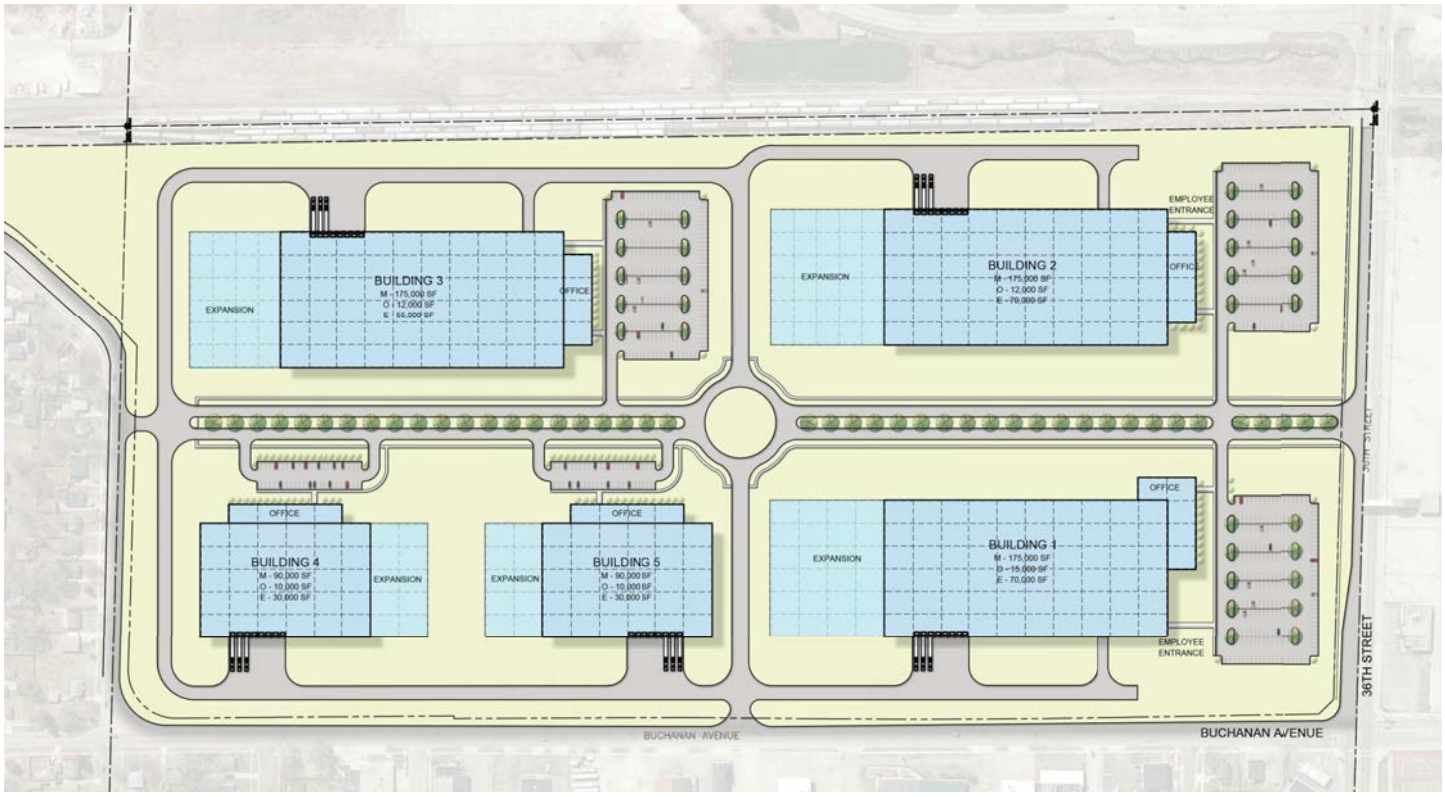
2 BUILDING OPTION

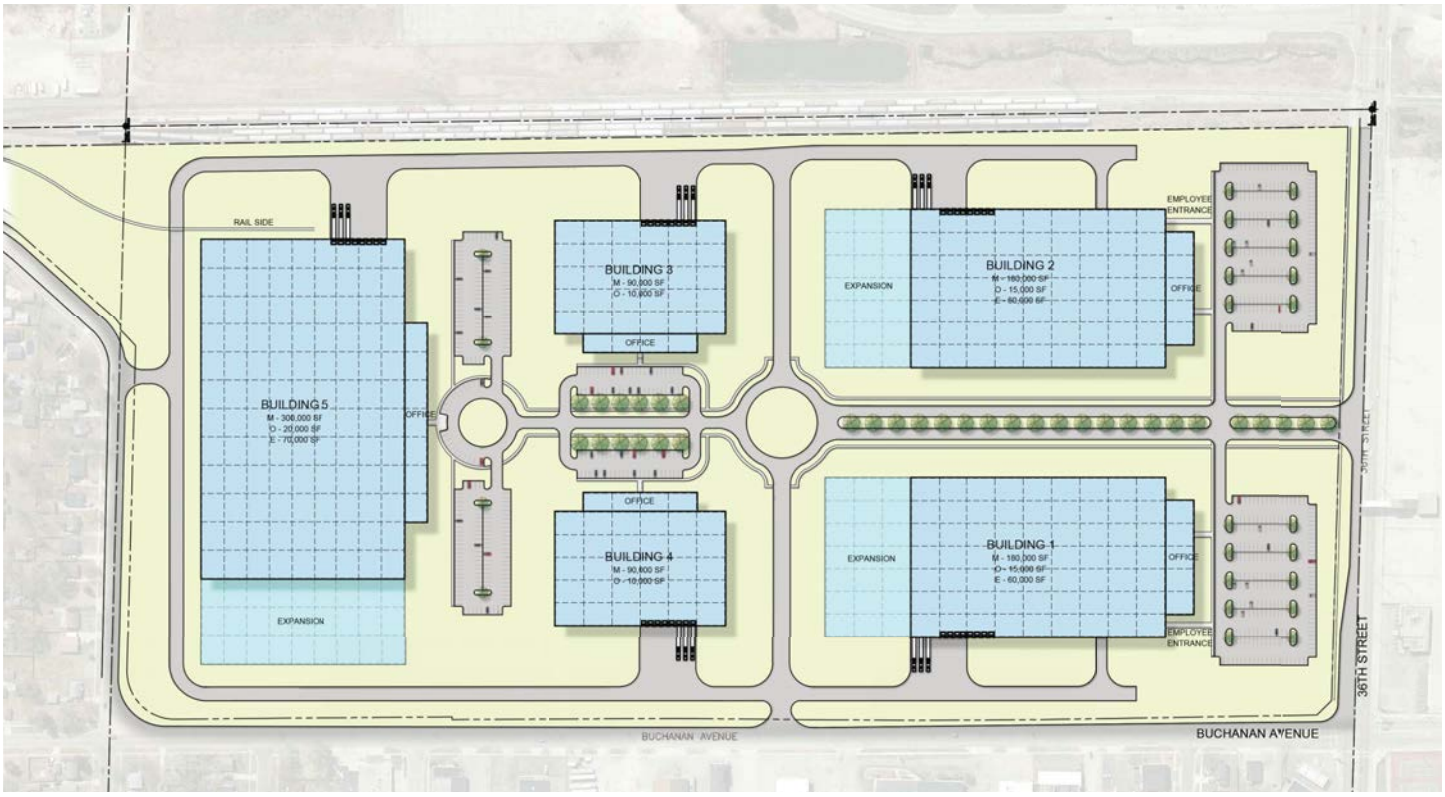
5 BUILDING OPTION

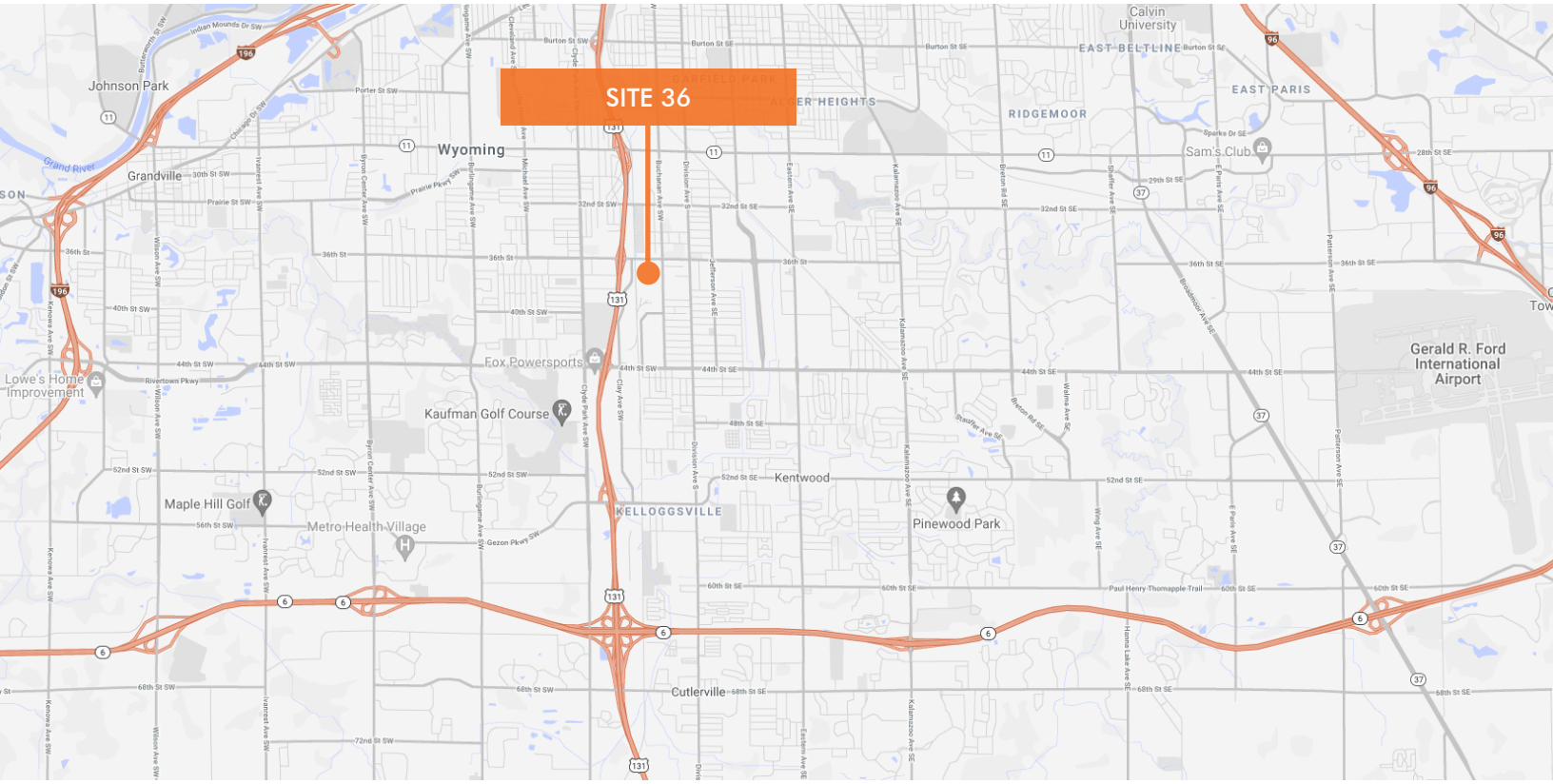
5 BUILDING OPTION

POSSIBLE SITE LAYOUTS

POSSIBLE SITE LAYOUTS



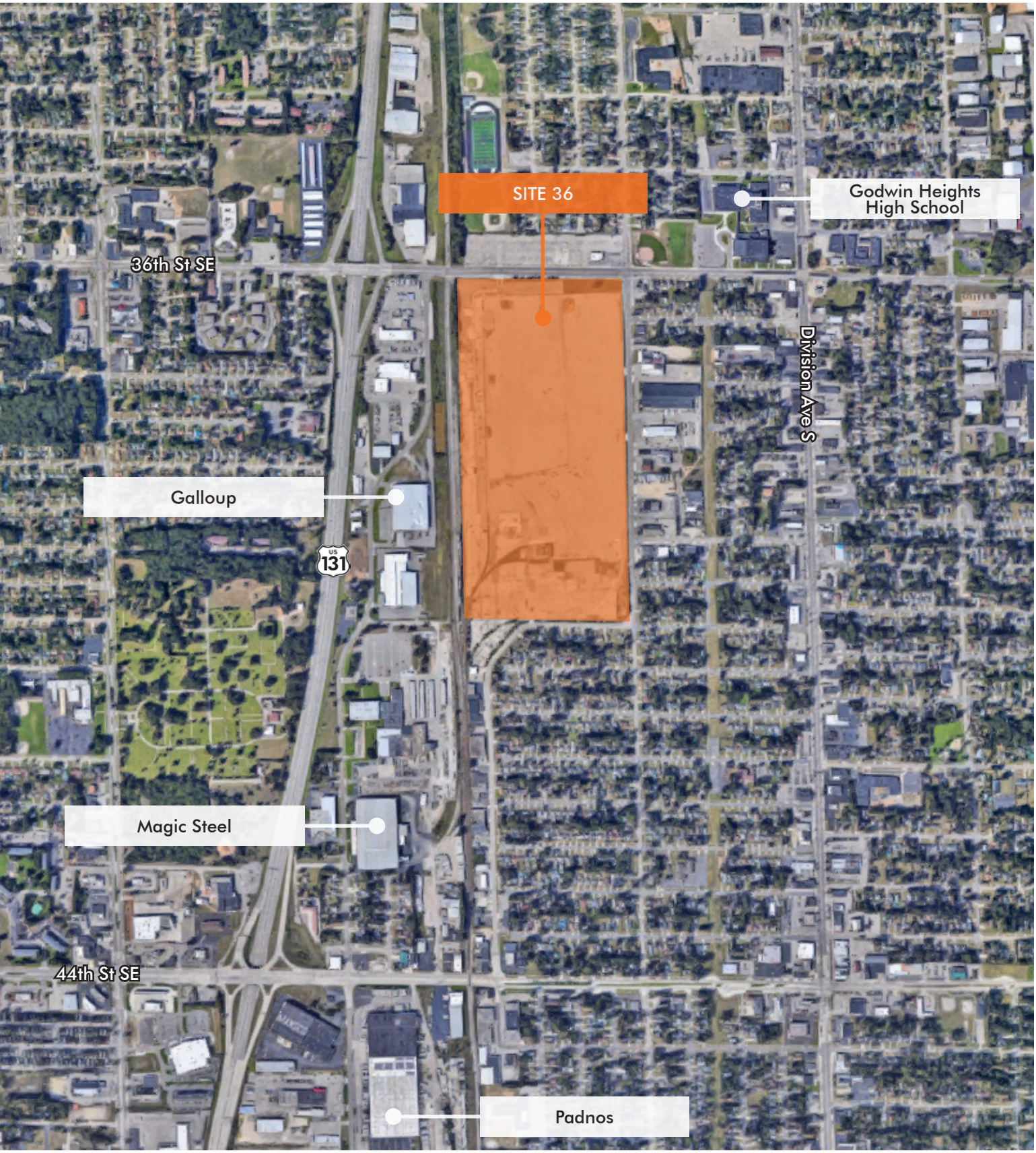

RAIL SIDE
BUILDING 5
M - 306,000 SF
O - 20,000 SF
E - 75,000 SF
OFFICE
EXPANSION
BUILDING 3
M - 90,800 SF
O - 10,800 SF
OFFICE
BUILDING 4
M - 90,800 SF
O - 10,800 SF
OFFICE
EXPANSION
BUILDING 2
M - 180,000 SF
O - 15,000 SF
E - 80,000 SF
OFFICE
EMPLOYEE ENTRANCE
BUILDING 1
M - 180,000 SF
O - 15,000 SF
E - 80,000 SF
OFFICE
EMPLOYEE ENTRANCE
36TH STREET
BUCHANAN AVENUE
BUCHANAN AVENUE



PROPERTY LOCATION

PROXIMITY TO

US-131	Immediate access
I-196	5 miles | 5 minutes
I-96	15 miles | 15 minutes
I-94	47 miles | 44 minutes
Gerald R Ford International Airport	9 miles | 23 minutes
Downtown Grand Rapids	5.1 miles | 8 minutes
Detroit	160 miles | 2.5 hours
Chicago	177 miles | 3 hours
Indianapolis	241 miles | 5 hours


SITE 36
Godwin Heights High School
36th St SE
Division Ave S
Galloup
US 131
Magic Steel
44th St SE
Padnos

ECONOMIC INCENTIVES

Economic incentives have already been approved for the property, and the City has indicated it will work with prospective tenants and owners to help make those incentives available for future development. A brownfield plan has already been approved for the entire site that will facilitate the capture of tax increment revenue from projects to reimburse certain expenses. The way the brownfield reimbursement works is simple. The current taxable value of the site that remains to be developed is zero because it is owned by the City. Any future development on a portion of the site will result in new taxable value. The increased property taxes that are paid on a particular project (whether it is owned or leased) can be captured by the City's Brownfield Authority to reimburse certain expenses.

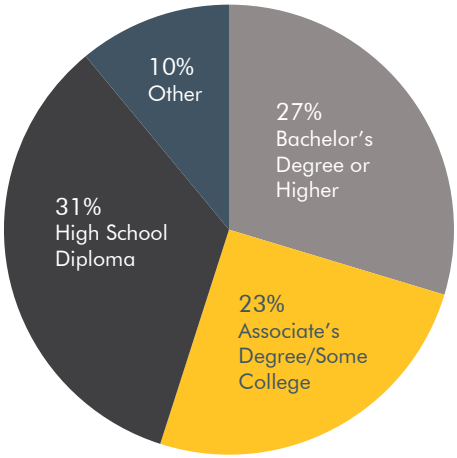
The eligible expenses that can be reimbursed with the future property tax revenue include: Environmental, demolition (including demolition of site improvements), site preparation (clearing and grubbing, grading, land balancing, special pilings, etc.), and infrastructure (curb cuts, streetscaping and other improvements in the right-of-way). The City is willing to work with proposed owners and tenants to have the existing brownfield plan amended to allow a future owner/tenant to recover these kinds of expenses from increased property taxes resulting from their project.

The City has also indicated that it is willing to provide an industrial facilities tax abatement (IFT) for future industrial development. This allows for a nearly 50% abatement of future property taxes on new buildings for up to twelve (12) years. The existence of both a brownfield plan and the City's expressed willingness to work with future owners/tenants on these and other incentives sets this site apart from others.

WEST MICHIGAN WORKFORCE

COLLEGES AND UNIVERSITIES	ENROLLMENT
Grand Valley State University	25,049
Grand Rapids Community College	14,269
Ferris State University	13,798
Davenport University - Western Region	7,160
Muskegon Community College	4,311
Calvin College	3,840
Baker College	3,481
Hope College	3,150
Cornerstone University	2,361
Aquinas College	1,716
Montcalm Community College	1,691
Kendal College of Art and Design	1,214
Michigan State University - West	977
Western Michigan University - Grand Rapids	900
Other Area Colleges and Universities	1,566
TOTAL	**85,483**

EDUCATIONAL ATTAINMENT



STEM DEGREE COMPLETIONS	COMPLETIONS
Science (Life & Physical)	5,262
Technology	765
Engineering	1,287
Mathematics	177

WEST MICHIGAN POPULATION

13-COUNTY REGION POPULATION DATA

1,619,133
Population

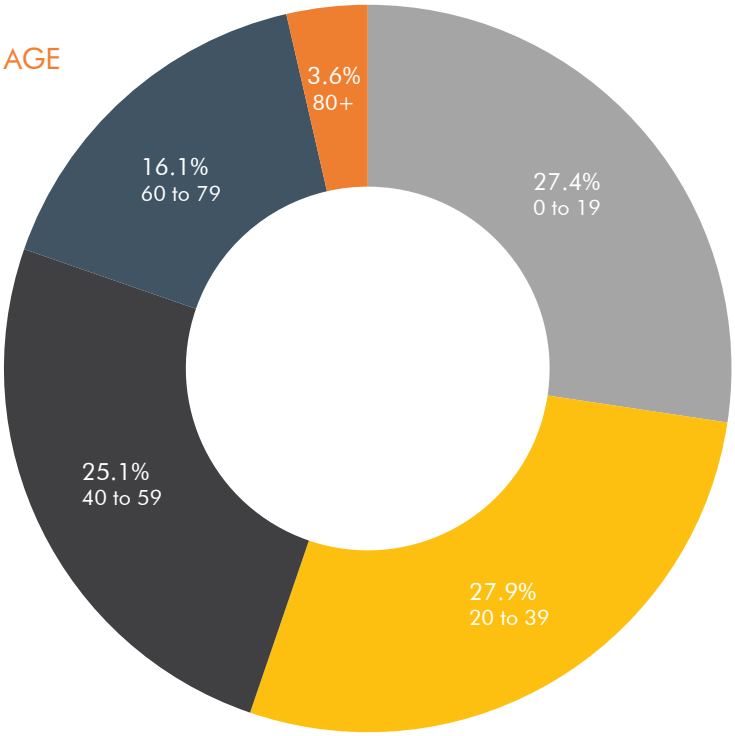
36.6
Median Age

599,885
Households

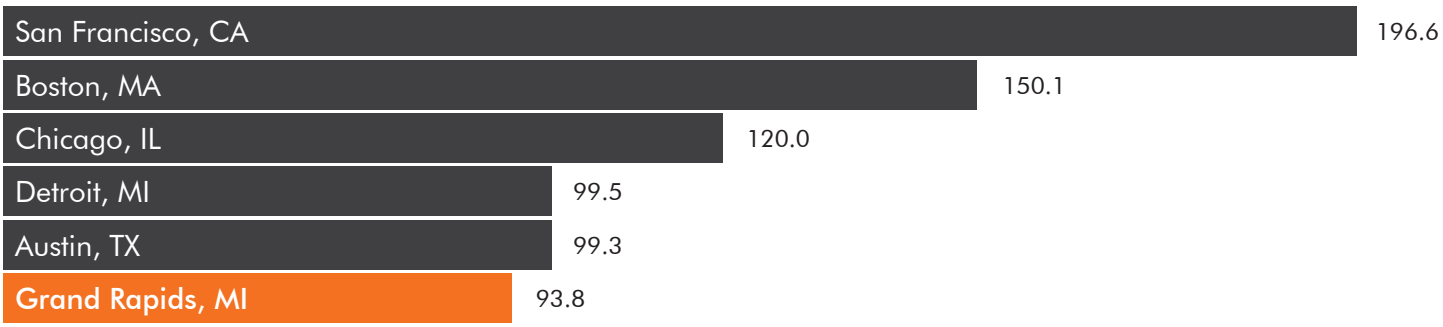
825,594
Labor Force

85,483
College Enrollment

AGE



COST OF LIVING INDEX



WEST MICHIGAN BUSINESS

INDUSTRIES BY JOB	JOBS	%
Manufacturing	160,943	20%
Healthy Care and Social Assistance	99,261	12%
Government	75,345	9%
Retail Trade	75,080	9%
Admin, Support, Waste Mgt. and Remediation	73,710	9%
Accommodations and Food Services	57,991	7%
Construction	42,115	5%
Other Services (except Public Administration)	36,345	5%
Wholesale Trade	34,711	4%
Professional, Science and Technical Services	30,317	4%
Finance and Insurance	24,566	3%
Educational Services (Private)	24,287	3%
Transportation and Warehousing	19,325	2%
Agriculture, Forestry, Fishing and Hunting	17,612	2%
Art, Entertainment, and Recreation	9,789	1%
Real Estate and Rental and Leasing	8,367	1%
Information	6,958	1%
Management of Companies and Enterprises	6,519	1%
Utilities	2,317	0.3%
Mining, Quarrying, and Oil and Gas Extraction	499	0.1%

MAJOR WEST MICHIGAN COMPANIES

Amway, Coca-Cola, Gordon Food Service, LG Chem, SpartanNash, Benteler, Farmers Insurance, Haworth, Magna, Steelcase, Bissell, GE, Meijer, Tiara Sport, Cargill, Gentex Corporation, Kellogg's, Perrigo, Wolverine Worldwide

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Updated 7/7/2021

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From:	Dave Bee
To:	Amada Murray (amanda.murray@lakeshoreadvantage.com); Bowman, Andrew; Brenda Taeter; Catherine Getty ; Chris Bredice (brediceelectric@hotmail.com); Cindy Viyea (cindy@mibarry.com); David Hodges (davidhodges4833@gmail.com); dhatfield936@gmail.com; Frank Garcia (fgarcia@miottawa.org); Hofert, Nicole; jdjones@grand-rapids.mi.us; Jennifer Heinzman; Jennifer Cochran (jcochran@cityofbr.org); Jim Sandy; Jim Storey (jmstore@yahoo.com); Jim Storey (jstorey@allegancounty.org); Joseph Rizqallah (jrizqallah@signatureassociates.com); Larry Emig; City Manager; Morris Langworthy; Nancy Murphy; Nichole Lyke (nichole@mibarry.com); Paul Bullock; Paula Priebe; psachs@miottawa.org; Raymond Steinke; Regina Davis (reginamariedavis@gmail.com); Robert Postema (Rob@rpaae.com); Robert Sarro (rsarro@allegancounty.org); robs@montcalm.edu; rogerbelkins@gmail.com; S. Michael Scott (panhandle_59@msn.com); Sam Bolt (bolts@wyomingmi.gov); Thomas Cizauskas; Thomas Jessup (tomjessup@gmail.com); tjessup@allegancounty.org; Turkelson, Kristin; William Routley
Cc:	Shirey, Lee (Federal)
Subject:	September 16, 2022 WMRPC Meeting
Date:	Friday, September 2, 2022 11:58:36 AM
Attachments:	Agenda9-16-2022.doc CEDSWMRPCResolution.doc FY2023ProposedBudget.pdf June 2022 WMRPC Minutes.doc WMRPC 2022 CEDS Recovery Plan.pdf

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Good Morning,

The West Michigan Regional Planning Commission (WMRPC) is scheduled to meet on September 16, 2022 at 9:30 a.m. This will be an in-person meeting held at the Ionia County Courthouse, 100 Main Street, Ionia, Michigan 48846. The Courthouse is on the east end of Ionia's Historic Downtown. On-street parking available. Enter from the north side of the building. The Agenda, June Minutes, Proposed FY 2023 Budget, the 2022 Comprehensive Economic Development Strategy (CEDS) and Pandemic Recovery Plan, and a resolution are attached.

We have several big items on the Agenda including reviewing next year's budget and reviewing/adopting the 2022 CEDS. We will require a quorum for the budget and the CEDS, so please plan on attending. If there is no way you can make it, please let me know if you have any issues with the budget or the CEDS.

We are going to have Lee Shirey, our US Economic Development Administration Representative, as a guest speaker. So bring your questions about EDA to the meeting!

I look forward to seeing everyone!

Dave

Dave Bee, AICP, Director
West Michigan Regional Planning Commission
1345 Monroe Avenue NW
Grand Rapids, Michigan 49505
616-774-8400 (office)
[redacted](my cell)
dbee@wmrpc.org

WEST MICHIGAN REGIONAL PLANNING COMMISSION MEETING
June 16, 2022 -- 9:30 a.m.

PLEASE NOTE MEETING LOCATION

Ionia County Courthouse
100 Main Street, Ionia, Michigan 48846
The Courthouse is on the east end of Ionia's Downtown. On-street parking available. Enter from the north side of the building.

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes (Enclosed)
5. Public Comments
6. General Business
    a. Administrative Matters
        - Guest Speaker – Lee Shirey, U.S. Economic Development Administration (EDA)
        - Financial Statement (Distributed at Meeting)
        - Fiscal Year 2023 Budget Review (Enclosed)
        - Goals Discussion
        - Review/Approval of 2022 Comprehensive Economic Development Strategy (CEDS) and Pandemic Recovery Plan (Enclosed with Resolution)

    b. Round Table/Regional Issues

    c. Staff Updates
        - Economic Development Planning
        - Transportation Planning
        - Member Projects
        - Other
7. Unscheduled Business
8. Adjournment

WEST MICHIGAN REGIONAL PLANNING COMMISSION

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY AND PANDEMIC RECOVERY PLAN

RESOLUTION

APPROVAL OF THE 2022 COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY AND PANDEMIC RECOVERY PLAN

It is moved by , and supported by that the West Michigan Regional Planning Commission (WMRPC) hereby approves the 2022 Comprehensive Economic Development Strategy and Pandemic Recovery Plan, which identifies goals, information, current employment information, and potential projects for Region 8 and its member communities. The Strategy/Plan also looks at the impacts of the pandemic and actions to help recover from long-lasting impacts. The Strategy/Plan will be submitted to the U.S. Economic Development Administration (EDA) in October 2022. The WMRPC recommends the submission of the Strategy/Plan to the EDA.

Signed:_____ Date: September 16, 2022
David Hodges, Chair

Signed:_____ Date: September 16, 2022
Roger Elkins, Vice Chair

WEST MICHIGAN REGIONAL PLANNING COMMISSION
BUDGET: Proposed August 12, 2022
Fiscal Year October 1, 2022 - September 30, 2023

	FY 2020-2021 Actual	FY 2021-2022 Adopted Budget	FY 2021-2022 Actual thru 5-31-2022	FY 2022-2023 Proposed Budget
Revenues				
Membership Dues	$ 45,620.41	$ 46,580.41	$ 37,580.41	$ 47,839.98
EDA Planning Grant	$ 75,428.06	$ 70,000.00	$ -	$ 70,000.00
CARES Act	$ 82,608.59	$ 93,750.00	$ 26,255.70	$ 50,000.00
MDOT Planning	$ 37,000.00	$ 37,000.00	$ 2,072.23	$ 37,000.00
MDOT (Asset Management)	$ 34,512.21	$ 50,000.00	$ 7,740.66	$ 60,000.00
MDOT SPR	$ 19,000.00	$ 23,558.00	$ 7,577.60	$ 22,435.00
RPI Access Mngt.	$ -	$ -	$ -	$ -
Recreation Plans	$ -	$ -	$ -	$ -
Land Use Plans	$ -	$ -	$ -	$ -
Fees for Technical Assistance	$ -	$ 200.00	$ -	$ 200.00
Interest	$ 21.92	$ 50.00	$ 18.98	$ 50.00
Miscellaneous	$ -	$ 700.00	$ 695.00	$ 100.00
TOTAL REVENUE	**$ 294,191.19**	**$ 321,838.41**	**$ 81,940.58**	**$ 287,624.98**
Expenditures				
Salaries & Wages	$ 179,171.47	$ 150,000.00	$ 87,804.00	$ 152,000.00
Fringe Benefits	$ 30,940.75	$ 35,000.00	$ 16,757.63	$ 40,000.00
Professional Services	$ 4,389.43	$ 5,000.00	$ 888.00	$ 5,000.00
Contractual Services	$ 5,516.33	$ 30,000.00	$ -	$ 30,000.00
Audit	$ 4,060.00	$ 4,200.00	$ 4,200.00	$ 4,905.00
Office Costs	$ 19,276.95	$ 27,000.00	$ 14,119.58	$ 27,000.00
Travel/Meetings	$ 1,653.19	$ 6,000.00	$ 566.58	$ 10,000.00
Professional Development	$ 295.00	$ 1,000.00	$ 100.00	$ 2,000.00
Office Supplies	$ 647.17	$ 1,500.00	$ 244.47	$ 3,000.00
Office Machines	$ 9,273.57	$ 2,000.00	$ 1,111.21	$ 2,000.00
Memberships	$ 744.00	$ 2,000.00	$ 1,585.00	$ 2,000.00
Printing	$ -	$ 750.00	$ -	$ 750.00
Equipment/Furniture	$ 60.40	$ 2,000.00	$ 200.00	$ 2,000.00
Special Events	$ -	$ -	$ -	$ 1,600.00
Other/Contingencies	$ 131.64	$ 55,388.41	$ 128.10	$ 5,369.98
TOTAL EXPENDITURES	**$ 256,159.90**	**$ 321,838.41**	**$ 127,704.57**	**$ 287,624.98**

9/16/2022

DRAFT

WEST MICHIGAN REGIONAL PLANNING COMMISSION
MEETING MINUTES

June 17, 2022
Ottawa County Administration Building
9:30 a.m.

1. Call to Order. The meeting was called to order at 9:40 a.m.

2. Roll Call:

Tom Jessup – Allegan County
Paula Priebe – City of Big Rapids
Paul Bullock, Treasurer – Mecosta County
Ray Steinke – Mecosta County
Rob Spohr – Montcalm County
Mike Scott – Montcalm County
Morris Langworthy – Osceola County
Frank Garcia – Ottawa County
Paul Sachs – Ottawa County
Nichole Lyke – Barry County Chamber and Economic Development Alliance

Staff:
David Bee – Director
Ethan Walthorn – Planner
Nancy Murphy – Administrative Assistant

Guests:
John Shay – Ottawa County Administrator
Dennis Kent – Michigan Department of Transportation

3. Approval of Agenda

A MOTION WAS MADE BY R. Steinke to approve the agenda for June 17, 2022. SUPPORTED BY P. Priebe. MOTION APPROVED UNANIMOUSLY.

4. Approval of Minutes

A MOTION WAS MADE BY M. Scott to approve the minutes for the January 14, 2022, Commission meeting. SUPPORTED BY R. Steinke. MOTION APPROVED UNANIMOUSLY.

5. Public Comments

None.

6. General Business

a. Welcome to Ottawa County

John Shay, Ottawa County Administrator, welcomed meeting attendees to Ottawa County, and shared information about several current projects. Work is in process on the County's new Family Justice Center, which is a $32 million project scheduled for completion the Spring of 2024. The Center will include a new court building and house all family related functions. The County is working on how to spend ARPA funds. Options include projects related to broadband services, affordable housing, and other categories. They have requests for part of the available funding from both local organizations and individuals.

b. Guest Speaker – Dennis Kent, Michigan Department of Transportation

Dennis Kent with the Michigan Department of Transportation presented a summary of the Grand Region Five-Year Program. The presentation included –

Network Priorities – Transportation Asset Management Plan (TAMP) Tiers

Grand Region 5-Year Program 2022 to 2026

High Profile Projects – including –

I-196 Bridge replacement over the Grand River
M-21 – resurfacing I-96 to Grand River
M-37 – two projects
M-11 – Division Avenue to Kalamazoo Avenue
US-131 – Kent County line to 76th Street
I-196 – Byron Center Road to 32nd Avenue

US-131 Planning and Environmental Linkages (PEL) Study – M-11 (28th Street to Wealthy Street)

I-196 – Fuller Avenue to Maryland Avenue

I-96 / I-196 Flip / Partial Completion

Eastbound M-21 to eastbound I-96

M-21 crossovers

Eastbound M-21 off-ramp modifications

I-296 (US-131) southbound and I-96

M-11 (28th Street)

I-96 – Monroe Avenue to Leonard Street

US-131 at M-179 – Partnership with Gun Lake Tribe

I-196 – Bridge replacement over the Grand River and Market Avenue

I-96 – rebuilding 9 miles of freeway in Ionia County (2024)

US-131 – rebuilding 9.6 miles of freeway – 76th to 84th (2024)

c. Administrative Matters

Financial Statement

The Financial Statement covers the first eight months of FY 2022, October 1, 2021 through May 31, 2022. D. Bee briefly reviewed the Financial Statement.

A MOTION WAS MADE BY M. Langworthy to accept and place on file the Financial Statement for the period of October 1, 2021 through May 31, 2022. SUPPORTED BY P. Priebe . MOTION PASSED UNANIMOUSLY.

Revised Budget

D. Bee presented the revised budget for Fiscal Year 2022 (October 1, 2021 through September 30, 2022). He said that we usually adopt the original fiscal year budget at the September Commission meeting, and then review the budget the following June. He said that revenues were not changed in the revised budget. Most of the Expenditures are mostly unchanged. The only increased amount is for Fringe Benefits due to higher costs for health insurance, along with life and disability insurance, for the new Planner. Several amounts are lower, including Travel, Professional Development, Office Supplies, and Special Events (because we did not have a December meeting in 2021).

A MOTION WAS MADE BY M. Scott to approved the Amended Budget for Fiscal Year 2022 (October 1, 2021 through September 30,2022). SUPPORTED BY R. Spohr. MOTION PASSED UNANIMOUSLY.

MDOT Resolution

The resolution for MDOT funding is an annual agreement, and includes both the MTF (Michigan Transportation Fund) planning grant for $37,000 and the SPR (State Planning and Research) grant for $19,000. The SPR grant is primarily funding for the Rural Task Forces program. The resolution does not include Asset Management.

A MOTION WAS MADE BY R. Spohr to adopt the resolution to authorize the FY 2023 grant application to the Michigan Department of Transportation (MDOT), for funds to be used for regional transportation planning in Region 8; and to authorize its Chairperson and its Director to sign a contractual agreement with MDOT for this Program. **SUPPORTED BY** T. Jessup. **MOTION APPROVED UNANIMOUSLY.**

d. Round Table / Regional Issues

Nichole Lyke – Barry County. Barry County has a countywide dashboard. She talked about their housing study and affordable housing projects. She also talked about the County's master plan and the Land Bank. They are in the process of wrapping up their broadband plan.

Morris Langworthy – Osceola County. He talked about the Commission on Aging. The County annex is closing. The old hospital will move to new facilities. A company refurbished a building and then didn't need it, so the County bought it before the price increase.

John Shay – Ottawa County. He talked about broadband, including how to make it cost effective to extend service to ten rural areas. The County is working on groundwater issues – both quality and quantity. They have a countywide monitoring network. He also talked about infrastructure across the county related to electric vehicle charging stations, including the current supply compared to future demand.

Tom Jessup – Allegan County. Two categories for spending Covid money are broadband and a water study. The casino has a $350 million complex expansion. The County has a good relationship with the Tribe.

Paula Priebe – City of Big Rapids. It is project season, with ongoing work downtown and on roads, and parks, and trails. The recent storm did extensive damage to the City. They have had staffing changes, and are partnering with The Right Place for their economic development program.

Rob Spohr – Montcalm County. The County is also a partner with The Right Place for their economic development activities. The Planning Commission and the County Commission is dealing with wind and solar projects. While residents support solar panels, wind turbines have generated controversy, including court battles . He also mentioned the current labor shortage, and said that everyone is finding it a challenge to hire qualified workers.

Mike Scott – Montcalm County. He talked about ARPA funding and projects. The County decided to give $50,000 of their allocation to local communities. The Drain Commissioner and the Emergency Management department are now sharing a new $1.7 million building. Also, the Road Commission received $2.5 million. They are refurbishing the County building.

Paul Bullock – Mecosta County. The County received a surprise $667,412 check from the State for recreational marijuana sales at 12 retail facilities. They decided to use the money for projects that include: The Dragon, a 44 mile hiking and biking trail; Generation Project; four parks; power outage related endeavors; local agencies; first responders safety equipment; youth hunger programs; domestic violence program. The Board had a brainstorming session to determine how best to spend the new money.
The County's ARPA funds, which total $3.0 million, include $1.0 million for roads, parks, the Road Commission, and townships.

c. Staff Updates

Economic Development Planning

We are in the process of wrapping up the CEDS, which will be reviewed and approved by the CEDS Committee in August, and the Commission in September. The document includes CARES Act program and projects, with a plan for ways to spend funding. There is also a three-part recovery plan. Communities that already have plans in place will be best able to take advantage of funding opportunities.

Transportation Planning

Our new Planner, Ethan Walthorn, is working on MDOT programs that include Asset Management (rating federal roads) and the Rural Task Force program. The corridor groups continue to have quarterly meetings.

Member Projects

There are currently no member projects.

Other

Ethan is also working on an update of the Grants and Loans Opportunities document. The completed report will be added to our website. Staff is mostly working in the office most of the time. We renewed our office lease for another year. We sent out requests for proposals for this year's audit. That was something the Executive Committee wanted for us to do; proposals are due July 1st.

The September Commission meeting will focus on looking at our goals. The meeting is scheduled for Friday, September 16, at 9:30. We need a space for the in-person meeting, and are seeking volunteers.

7. Unscheduled Business

There was no unscheduled business.

8. Adjournment

A MOTION WAS MADE By R. Steinke to adjourn. SUPPORTED BY R. Spohr. MOTION PASSED UNANIMOUSLY. The meeting was adjourned at 11:00 a.m.

2022 COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY AND PANDEMIC RECOVERY PLAN

For

Allegan, Barry, Ionia, Kent, Mecosta, Montcalm, Osceola, and Ottawa Counties

Prepared by the

WEST MICHIGAN REGIONAL PLANNING COMMISSION

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submitted as Region 8's

Comprehensive Economic Development Strategy (CEDS)

in accordance with requirements of the
U.S. Economic Development Administration

Adopted by the CEDS Committee August 31, 2022 and the WMRPC September 16, 2022

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INTRODUCTION

The West Michigan Regional Planning Commission (WMRPC) is pleased to submit its 2022 Comprehensive Economic Development Strategy (CEDS) and Pandemic Recovery Plan. This report updates information developed during the last complete update of the CEDS in 2017 and Interim Reports to the CEDS in 2018, 2019, and 2020 (2021 was not officially adopted, but was used to develop the 2022 CEDS). This process will help guide economic and community development over the next five years and look at issues related to the pandemic that began in late 2019 (early 2020 in West Michigan). The CEDS is the principle economic development strategy for the eight-county area, known as Region 8, which includes Allegan, Barry (recently approved by the U.S. Economic Development Administration (EDA)), Ionia, Kent, Mecosta, Montcalm, Osceola, and Ottawa counties. The Pandemic Recovery Plan is not seen as a long-range strategy like the CEDS, but future CEDS will definitely consider the current and future impacts of the pandemic and the way it changed our communities.

While the traditional projects remain important and eligible for EDA funding, the WMRPC has developed an additional list of community projects related to the Coronavirus Aid, Relief, and Economic Security (CARES) Act, which was passed March 27, 2020 and the American Rescue Plan Act (ARPA) of 2021. The WMRPC contacted counties, cities, villages, townships, and others to identify potential projects that can assist in improving the health and welfare of West Michigan's residents, communities, and businesses.

With the submission of this Comprehensive Economic Development Strategy, the WMRPC completes its forty-ninth year as an Economic Development District.

This report is made possible by the ongoing support of the U.S. Commerce Department's Economic Development Administration and the support of member communities in West Michigan.

U.S. Economic Development Administration Investment Priorities

Through its competitive grant process, EDA evaluates all project applications to determine the extent to which they:

- Align with EDA's investment priorities,
- Effectively address the creation and/or retention of high-quality jobs, and
- Document that the applicant can or will leverage other resources, both public and private, and demonstrate the applicant's capacity to commence the proposed project promptly, to use funds quickly and effectively, and provide a clear scope of work that includes a description of specific, measurable project outputs.

EDA's investment priorities provide an overarching framework to ensure its grant investment portfolio – ranging from planning to infrastructure construction -- contributes to local efforts to build, improve, or better leverage economic assets that allow businesses to succeed and regional economies to prosper and become more resilient. Competitive grant applications will be responsive to the evaluation criteria listed under each individual funding announcement, including at least one of the following investment priorities:

1. **Equity:** Economic development planning or implementation projects that advance equity across America through investments that directly benefit 1) one or more traditionally underserved populations, including but not limited to women, Black, Latino, and Indigenous and Native American persons, Asian Americans, and Pacific Islanders or 2) underserved communities within geographies that have been systemically and/or systematically denied a full opportunity to participate in aspects of economic prosperity such as Tribal Lands, Persistent Poverty Counties, and rural areas with demonstrated, historical underservice.
2. **Recovery & Resilience:** Economic development planning or implementation projects that build economic resilience to and long-term recovery from economic shocks, like those experienced by coal and power plant communities, or other communities impacted by the decline of an important industry or a natural disaster, that may benefit from economic diversification-focused resilience.
3. **Workforce Development:** Economic development planning or implementation projects that support workforce education and skills training activities directly connected to the hiring and skills needs of the business community and that result in well-paying, quality jobs.
4. **Manufacturing:** Economic development planning or implementation projects that encourage job creation, business expansion, technology and capital upgrades, and productivity growth in manufacturing, including efforts that contribute to the competitiveness and growth of domestic suppliers or to the domestic production of innovative, high-value products and production technologies.
5. **Technology-Based Economic Development:** Economic development planning or implementation projects that foster regional knowledge ecosystems that support entrepreneurs and startups, including the commercialization of new technologies, that are creating technology-driven businesses and high-skilled, well-paying jobs of the future.
6. **Environmentally-Sustainable Development:** Economic development planning or implementation projects that help address the climate crisis including through the

development and implementation of green products, processes (including green infrastructure), places, and buildings.

7. **Exports & FDI:** Economic development planning or implementation projects that enhance or build community assets to support growth in US exports or increased foreign direct investment.

Pandemic Recovery Plan

This CEDS includes a Pandemic Recovery Plan, funded by the CARES Act of 2020.The WMRPC worked with the EDA and communities in the Michigan counties of Allegan, Barry, Ionia, Kent, Mecosta, Montcalm, Osceola, and Ottawa to assist in recovering from the impacts of the Coronavirus Pandemic by performing or coordinating the following actions:

1. **Short-Term and Long-Term Economic Development Planning and Coordination**
   Update the Comprehensive Economic Development Strategy (CEDS). The CEDS was last updated in 2017, so was updated during the two-year period covered by EDA's CARES Act Grant. While the WMRPC develops an interim CEDS every year, these are not comprehensive enough to address the scope of the impact on the Region created by the Coronavirus Pandemic.

   While WMRPC staff always makes an effort to visit communities to determine needs, additional efforts were be made to gain an understanding of the issues created by the Pandemic and to identify appropriate responses on an individual basis. This was accomplished through meetings and workshops (when possible), e-mails, phone calls, and (eventually) staff visits with community leaders. The already established Commission and CEDS Committee played a key role in creating a complete understanding of issues created by the Pandemic.

   It was anticipated that the existing CEDS Committee would need to be expanded to include organizations and officials that were not typically part of the CEDS process, but this was not the case since adding additional people during a time when no in-person meetings were being held created challenges to bringing additional people into the process and the existing members provided outstanding input into the process.

2. **Assign Staff to Assist in Disaster Recovery**
   Funding from this program was used to fund the existing Director and Planner while other funds were used to fund a two-year position addressing regular regional programs and transportation planning – as well as assisting in the disaster recovery effort. The WMRPC feels the importance of this program requires staff that are already familiar with the Region's communities and its people. One staff change was made during the process as the Planner left Michigan for family-related reasons, but a new planner was hired and helped complete the CEDS and Recovery Plan.

   Staff worked with EDA, communities, existing economic development organizations, and the State of Michigan to assist in Coronavirus recovery efforts. This process began in March 2020 and continues through the middle of next year. Michigan is still in transition with regards to moving towards allowing people to congregate in groups and allowing non-essential businesses to reopen (when this section was written in June 2021). In addition to health and economic issues, the nation experienced unrest across the nation that added to the complexity of recovery efforts of many of our communities.

3. Technical Assistance and Capacity Building

The WMRPC used a portion of the CARES Act grant to assist existing member organizations (seven counties and all of the communities within those counties; and four individual cities) with technical assistance and in seeking federal and state assistance. The WMRPC assisted in identifying appropriate funding opportunities including EDA/CARES Act grant, and other state and federal opportunities.

In addition to the existing CEDS Committee, this action will also establish opportunities for communities to form more localized Committees (County level or smaller) to identify needs related to the economic recovery from the Pandemic. The WMRPC coordinated committees comprised of a combination of public leadership to identify issues and potential solutions. The WMRPC will continue to send communications out to all of our member counties, cities, villages, and townships using e-mail and other electronic resources.

4. Organizational Capacity Support

In addition to hiring additional support staff to allow existing staff to focus on recovery efforts the WMRPC increased capacity for existing staff to work outside of the office as the need to work from home continued for 15 months before in-office work began being phased back. Initially, Michigan ordered residents to shelter in place and limited the travel to non-essential businesses. Three employees were provided with computers to allow work to continue. While most operations were able to be covered from home over the past months, accounting and paying bills remotely was not possible, requiring staff to go into the office. Some software and training on video conferencing was required for meetings to continue. The WMRPC also updated its website to incorporate easier ways of distributing and collecting information from member communities.

EDA Coronavirus Aid, Relief, and Economic Security (CARES) Act Recovery Assistance

Overview

The Coronavirus Aid, Relief, and Economic Security (CARES) Act provides the Economic Development Administration (EDA) with $1.5 billion for economic development assistance programs to help communities prevent, prepare for, and respond to coronavirus.

EDA CARES Act Recovery Assistance, which is being administered under the authority of the bureau's flexible Economic Adjustment Assistance (EAA) (PDF) program, provides a wide-range of financial assistance to communities and regions as they respond to and recover from the impacts of the pandemic.

On May 7, 2020, Secretary Wilbur Ross made EDA's CARES Act Recovery Assistance funding available with the announcement that EDA had published an Addendum to its FY 2020 Public Works and Economic Adjustment Assistance Notice of Funding Opportunity. EDA intends to deploy its CARES Act funding as quickly, effectively, and efficiently as possible, and in a manner that meets communities' needs.

Frequently Asked Questions

Question 1:
Congress appropriated EDA $1.5 billion via the CARES Act. What role will EDA play in strengthening and assisting communities recovering from the coronavirus crisis?
Answer:
EDA's mission is to lead the federal economic development agenda. EDA works directly with communities to catalyze locally developed strategies to build capacity for economic development based on local business conditions and needs.
CARES Act funds were appropriated under the Economic Adjustment Assistance (EAA) Program (PDF), which is EDA's most flexible program. EDA will accept applications for grants to support a wide variety of assistance including:

- Planning and Technical Assistance
- Capitalization and Recapitalization of Revolving Loan Funds (RLFs), which provide access to capital for businesses
- Construction of infrastructure and other economic development projects
- Innovation grants

Question 2:
When will EDA begin awarding grants using CARES Act funding?
Answer:
EDA will award grants to successful applications on a rolling basis. EDA began accepting applications on May 7, 2020 and will deploy its CARES Act funding as quickly, effectively, and efficiently as possible, and in a manner that meets the needs of these communities.

Question 3:
What specific programs will EDA implement immediately to assist communities?
Answer:
EDA's CARES Act Recovery Assistance will advance economic development in communities negatively impacted by COVID-19 in a variety of ways, including, but not limited to:

- COVID-19 Economic Recovery Planning and Technical Assistance Grants: Provide economic recovery grants to each of EDA's Economic Development Districts (EDDs), Tribal Grantees, and University Centers, and others.
- Grants to state and regional organizations to develop CARES Act recovery and resilience strategies, including industry supply chain, cluster analyses, econometric analyses, diversification efforts, and travel and tourism-related marketing campaigns.
- Capitalizing or Recapitalizing RLFs (PDF) across the nation targeting businesses in particularly economically distressed areas that have been affected by the coronavirus pandemic.
- Innovation grants similar to Build to Scale, formerly known as Regional Innovation Strategies (RIS)-like awards focused on technology innovation activities that will help communities prevent, prepare, and respond to the coronavirus pandemic.
- EDA expects to receive many more quality applications than it can fund using CARES Act funds. To be competitive, applicants should propose specific, well-defined projects to prevent, prepare for, or respond to the coronavirus pandemic, including economic injuries caused by the pandemic. Proposals that are limited to providing general support for an organization and its mission are unlikely to be successful.

Question 4:
Does the CARES Act provide EDA with funding for loans?
Answer:
No, not directly. EDA's RLF program, however, provides grants to eligible recipients of Economic Adjustment Assistance, including state and local governments and non-profit organizations, to operate a lending program that offers low-interest loans to businesses that cannot obtain traditional bank financing.

Question 5:
What are the match requirements for EDA's CARES Act funding? Can I get 100 percent grant rate?
Answer:
Under our CARES Act Recovery Assistance, EDA generally expects to fund at least 80 percent, and up to 100 percent of eligible project costs. Please see the EDA CARES Act Recovery Assistance NOFO for more information on cost sharing or matching requirements.

Question 6:
May the cost of preparing an application be reimbursed from grant funds?
Answer:
No. EDA is prohibited by law from reimbursing grantees from the cost of preparing applications, including the costs of any consultants or expediters hired to assist an applicant in preparing its

application. Applicants are free to retain the services of consultants or other professionals to assist them in preparing their applications, but should be aware that that they will have to fund the costs of any consultants themselves.

Question 7:
Is every community in the country eligible for EDA CARES Act funding?
Answer:
Yes. EDA has determined that economic injury from the coronavirus pandemic constitutes a "Special Need" under the EAA program and eligibility may be established on that basis without reference to other economic distress criteria. Nonetheless, applicants for EDA CARES Act Recovery Assistance are still required to explain clearly in their application how their project would *"prevent, prepare for, and respond to coronavirus"* or respond to *"economic injury as a result of coronavirus."*

Question 8:
Are individuals or for-profit entities eligible for EDA CARES Act funding?
Answer:
No. EDA can only make grants to state and local governmental entities, institutions of higher education, not for-profit entities, and federally recognized Tribes. Please see the FY 2020 EDA Public Works and Economic Adjustment Assistance Programs (PWEAA) Notice of Funding Opportunity (NOFO) for more information on eligible applicants. Businesses, however, may be eligible for various types of assistance from EDA recipients, including loans from an EDA-funded Revolving Loan Fund (RLF) and technical assistance from University Centers and other recipients.

Question 9:
Are small businesses eligible to receive grants from the EDA?
Answer:
No. Only state and local governmental entities, institutions of higher education, not for-profit entities, and federally recognized Tribes. Small business owners should visit www.coronavirus.gov/smallbusiness for details on small business assistance programs including SBA's Paycheck Protection Program.

Question 10:
How do I know if my institution qualifies to apply for EDA CARES Act grants?
Answer:
Please see the FY 2020 EDA PWEAA NOFO for more information on eligibility or contact, email is preferred, the EDA Economic Development Representative (EDR) serving your state for more information. Or, you can contact the West Michigan Regional Planning Commission.

Question 11:
Given the urgent needs of communities, will grant eligibility requirements be adjusted or relaxed in any way?

Answer:
EDA does not have the authority to waive its statutory requirements regarding eligible recipients of EDA assistance. However, EDA has determined that economic injury from the coronavirus pandemic constitutes a "Special Need" for purposes of regional eligibility. In addition, EDA is making full use of administrative flexibilities at its disposal, including flexibilities provided by the Office of Management and Budget (OMB).

Question 12:
Are Destination Marketing Organizations (DMOs) eligible to apply for CARES Act Recovery Assistance grants?
Answer:
To be eligible, DMOs must be organized as non-profit organizations. As a general matter, non-profit DMOs may be eligible for EDA assistance so long as the organization: (1) is engaged primarily in promoting a community or region, as opposed to a specific business; (2) provides documentation that it is acting in cooperation with officials of a political subdivision of a State; and (3) operates as an eligible non-profit as determined by EDA. For more information please see Eligibility of Destination Marketing Organizations for EDA Assistance/Frequently Asked Questions at eda.gov/coronavirus.

American Rescue Plan Act (ARPA) of 2021

The American Rescue Plan (H.R. 1319) is a $1.9 trillion emergency legislative package to provide the resources needed to address the ongoing COVID-19 public health crisis and spur a strong economic recovery. The American Rescue Plan Act will:

• Increase direct assistance to households in need across America by $1,400 per person, bringing the total (including the $600 down payment enacted in December) to $2,000 for eligible recipients.

• Extend and expand unemployment insurance and give families with children as well as childless workers a boost through enhanced tax credits, including:

  o Extends the Pandemic Unemployment Assistance program which extends benefits to some self-employed and some other pandemic-affected individuals who don't qualify for regular state unemployment benefits through August 29, 2021;

  o Extends and expands the Federal Pandemic Unemployment Compensation – boosts the federal supplement to state UI benefits from $300 to $400 for the weeks ending after March 14 and before August 29, 2021;

  o Makes the child tax credit fully refundable, and advanceable, for 2021 and increases the amount to $3,000 per child ($3,600 per child under age 6); and

  o Helps families access high-quality childcare by expanding the Child and Dependent Tax Credit (CDCTC) to allow many families to claim up to half of their childcare expenses.

• Extend enhanced SNAP benefits, providing funds to alleviate backlogs and respond to pandemic impacts in our food supply chains.

• Provide direct housing and nutrition assistance to families and expand access to safe and reliable childcare and affordable health care.

• Provide nearly $130 billion to help K-12 schools safely reopen and address lost time in the classroom, including an estimated $5 billion for schools in Pennsylvania.

• Dedicate nearly $40 billion for institutions of higher education and requires institutions to dedicate at least half of their funding for emergency financial aid grants to students.

• Provide resources to increase COVID-19 vaccinations across the country to test, treat and protect all Americans. The plan will mount a national vaccination program that includes setting up community vaccination sites nationwide. It will also take complementary measures to combat the virus, including scaling up testing and tracing, addressing shortages of personal protective equipment (PPE) and other critical supplies, investing in high-quality treatments, and addressing health care disparities.

• Provide support for small businesses including:

  o $15 billion for COVID-19 Emergency Grants Through the Economic Injury Disaster Loan (EIDL) Program;

  o $7.25 billion in additional funding for the Paycheck Protection Program (PPP) and expands eligibility of 501(c) nonprofits of all sizes and types; and

  o $25 billion for a new program at the Small Business Administration (SBA) to aid restaurants and bars with 20 or fewer locations, with $5 billion set aside specifically for smaller establishments with less than $500,000 in 2019 annual revenue.

• Provide crucial resources to protect the jobs and health of first responders, frontline public health workers, teachers, transit workers, and other essential workers that all Americans depend on, including:

- o $20 billion for vaccine administration and distribution;
- o $46 billion for testing, contact tracing, and mitigation and purchasing personal protective equipment; and
- o $7.6 billion to hire 100,000 full time employees into the public health workforce.

• Procure essential medical supplies and equipment through the Defense Production Act.

• Provide key funding for transit agencies, airports, and the Federal Emergency Management Agency (FEMA) including:

- o $30 billion for transit to help transit agencies keep jobs for drivers, mechanics and other employees;
- o Purchase of PPE, shields, sanitizer, wipes for their workers, and to maintain the transit routes relied upon by Americans;
- o $8 billion in emergency aid for airports – including approximately $35 million for Pittsburgh International Airport; and
- o $50 billion for the FEMA Disaster Relief Fund.

• Provide funds to help the VA meet the health and economic needs of our nation's veterans, including funds to waive copays for treatment and to help the VA reduce claims and appeals backlogs caused by COVID.

• Include direct payments, extended pandemic-related unemployment benefits, financial assistance for individuals to retain health coverage through the Affordable Care Act, and funding for enhancements to refundable tax credits – like the Child Tax Credit and the Earned Income Tax Credit – designed to help low-income Americans and combat child poverty.

Vision Statement & Mission Statement

Vision Statement

The following Vision Statement is the preferred future in 2040 of the counties within Region 8. Due to the variety that exists across the Region, the Vision Statement is general enough that each of the counties can embrace the universal ideas and revise them to meet their own unique features and goals.

> The Region's population continues to grow and thrive in well-planned communities that represent the varied lifestyles that West Michigan residents choose. West Michigan's clean environment and diverse natural resources are fundamental to the Region's success and identity.
>
> The Region's economy provides a wide range of jobs that support the Region's residents and provide a payroll and tax base necessary to maintain a high quality of life across the Region. The diverse economy includes a healthy mixture of base employers including manufacturing, health care services, natural resource-based employment, value-added agriculture, education, new technologies including renewable energy resources, and other forms of base employment. Well planned and coordinated public infrastructure is in place to assist in the healthy growth of the Region's economy.
>
> Healthy urban centers and small towns provide a wide variety of services, while rural areas have sufficient land preserved for farmland and open space. Communities coordinate with neighboring communities and a variety of levels of government to provide a sustainable level of services to their residents. A wide variety of housing exists to meet the varied demands of the diverse population.
>
> Public and private schools provide quality educational opportunities to students from kindergarten through the twelfth grade and the Region's universities, colleges, and other training facilities provide the necessary skills for West Michigan's residents to compete locally or globally.

Mission Statement

The WMRPC adopted the following Mission Statement on June 21, 2002:

> To assist planning efforts in community and economic development, provide a regional forum for sharing information and ideas, and promote cooperative solutions to regional issues.

Summary of Goals

The Goals and Objectives (listed in their complete form later in the CEDS) are divided into two categories: 1) Organizational and 2) Community and Economic Development.

Organizational Goals

Goal #1
The WMRPC shall maintain an active and productive role with the U.S. Economic Development Administration (EDA).

Goal #2
The WMRPC shall promote coordination between counties, cities, townships, villages, the federal government, the State of Michigan, non-profits and other community-based organizations.

Goal #3
While EDA is the primary partner related to economic development, the WMRPC shall actively participate with other community and economic development organizations.

Community and Economic Development Goals and Objectives

Goal #1
Communities should maintain an up-to-date vision related to community and economic development.

Goal #2
Communities should promote a diverse economy that recognizes the Region's and individual communities' varied strengths.

Goal #3
Communities should investigate and emphasize the long-range impacts of projects as opposed to seeking short-term solutions to issues.

Goal #4
Communities should maintain an appropriate level of public infrastructure to meet the needs of residents and businesses.

Goal #5
Communities should establish an appropriate level of resources to encourage employment opportunities for the area's residents.

Goal #6
Communities should promote an appropriate level of private sector utilities to meet the demands of residents and businesses.

Goal #7
Communities should promote expanded internet and broadband services for businesses and residents.

Goal #8
Communities should promote all types of housing to attract a range of residents.

Goal #9
Communities should promote services that provide employees and employers with resources to support growth.

Goal #10
Communities should promote alternate ways of meeting and soliciting public input.

Goal #11
Communities should promote recreation and tourism activities for the physical and social health of the community and as an economic opportunity for businesses and employees.

ORGANIZATION AND MANAGEMENT

This section describes the composition of the West Michigan Regional Planning Commission (WMRPC) and Comprehensive Economic Development Strategy (CEDS) Committee.

The WMRPC currently has a 27-member policy body, which includes representatives designated by each member community and at-large representative spaces reserved to assure broad representation of the region. Of the representatives, 20 are public sector "voting" representatives (appointed by communities over 10,000 in population), two are "non-voting" representatives from a community under 10,000 and the regional airport, and eight are private sector representatives. Of the voting representatives, the private sector comprises 28.6 percent of the Commission – this number would be 39.4 percent if all of the vacancies were filled. There are also currently four alternate representatives designated by members. There are five vacant positions. Commission members are shown below. The WMRPC provides policy direction with respect to the Commission's economic planning and implementation activities as well as other programs undertaken by the organization. At the June 16, 2006 meeting of the WMRPC bylaws were amended to require members to appoint two public sector representatives and one private sector representative. This increased the size of the Commission – creating the appropriate ratio of public and private sector representatives. The WMRPC also adopted guidelines that create a CEDS Committee that has a majority of private sector representatives.

Aside from its CEDS activities, the WMRPC continues is role as the local planning organization for regional transportation planning under Michigan State legislation, the coordinator for Michigan's Transportation Asset Management program, and functions as the Regional Clearinghouse for most state and federally funded programs. The WMRPC also has in-house GIS capabilities to assist in regional planning efforts. The WMRPC encourages the exchange of ideas on public policy, emerging technologies, and programs of regional significance. Where possible, staff assists communities with planning, project implementation, and grant writing. In addition, at any given time, the WMRPC is engaged in projects, funded by state or federal grants and/or local funding sources.

At this writing, special WMRPC projects include continuing corridor studies along M-40/M-89 in Allegan County, a corridor group in the Greenville Area, and a corridor group along Northland Drive in the counties of Montcalm, Mecosta, and Osceola.

Table 1 -- West Michigan Regional Planning Commission

Name	Address	Telephone & E-Mail
Voting Public Sector Representatives: Representing areas with populations over 10,000		
Tom Jessup (Allegan County)	6717 – 108th Avenue South Haven, MI 49090	(269) 637-3374 tjessup@allegancounty.org
Jim Storey (Allegan County)	344 West 35th Holland, MI 49423	jstorey@allegancounty.org
Catherine Getty (Barry County)	11835 Lakeridge Dr, Wayland, MI 49348	(269) 953-3151 Catherine.getty33@gmail.com
Nicole Lyke (Barry County)	221 W. State St., Hastings, MI 49058	(269) 945-2454 nicole@mibarry.com
Jennifer Cochran (City of Big Rapids)	430 S. Stewart Avenue Big Rapids, MI 49307	(231) 592-0859 jcochran@cityofbr.org
Paula Priebe (City of Big Rapids)	226 N. Michigan Avenue Big Rapids, MI 49307	(231) 592-4036 ppriebe@cityofbr.org
Joseph Jones (City of Grand Rapids)	300 Monroe NW Grand Rapids, MI 49503	(616) 456-3857 jdjones@grand-rapids.mi.us
Kristin Turkelson (City of Grand Rapids)	1120 Monroe NW Grand Rapids, MI 49503	(616) 456-3033 kturkelson@grand-rapids.mi.us
David Hodges (Ionia County)	4833 Flat River Trail Belding, MI 48809	(616) 240-0624 davidhodges4833@gmail.com
Vacancy (Ionia County)		
Ray Steinke (Mecosta County)	19207 W. Jefferson, Box 141 Morley, MI 49336	(231) 856-7090 commissioner5404@gmail.com
Paul Bullock (Mecosta County)	400 Elm Street Big Rapids, MI 49307	(231) 796-2505 pbullock@co.mecosta.m
S. Michael Scott (Montcalm County)	PO Box 285, Howard City, MI 49329	Panhandle_59@msn.com
Brenda Taeter (Montcalm County)	211 W. Main Stanton, MI 48888	(989) 831-7300

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Roger Elkins (Osceola County)	815 N Pine St. Evart, MI 49631	(231) 734-2815 rogerbelkins@gmail.com
Vacancy (Osceola County)	301 W. Upton, Reed City, MI 49677	(231) 832-7397 dmassy@osceolacountymi.com
Frank Garcia (Ottawa County)	961 Bay Ridge Dr. Holland, MI 49424	fgarcia@miottawa.org
Paul Sachs (Ottawa County)	12220 Fillmore West Olive, MI 49460	(616) 738-4852 psachs@miottawa.org
Sam Bolt (City of Wyoming)	P.O. Box 905 Wyoming, MI 49509-0905	(616) 443-4249 bolts@wyoming.mi.gov
Nicole Hofert (City of Wyoming)	P.O. Box 905 Wyoming, MI 49509-0905	(616) 530-7258 hofertn@wyomingmi.gov
Non-Voting Public Sector Reps: Representing areas with populations under 10,000		
Mike Womack City Manager (City of Cedar Springs)	66 S. Main St. Cedar Springs, MI 49319	(616) 696-1330 manager@cityofcedarsprings..org
Private Sector Representatives		
Regina Davis (At-Large Member)	76 Diamond NE Grand Rapids, MI 49503	(616) 516-0369 reginamariedavis@gmai
Robert J. Sarro (Allegan County)	Administration Building 3283 122nd Avenue Allegan, MI 49010	(269) 673-0239 rsarro@allegancounty.org
Dave Hatfield (Barry County)	221 W. State St., Hastings, MI 49058	(269) 945-2454
Vacancy (City of Big Rapids)		
Vacancy (City of Grand Rapids)		
Vacancy (Ionia County)		
James Sandy (Mecosta County)	Mecosta Co. Dev. Corp. 14330 Northland Dr. Big Rapids, MI 49307	(231) 592-3403 jsandy@co.mecosta.mi.u

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Robert Spohr (Montcalm County)	Montcalm Community College 2800 College Dr. Sidney, MI 48885	(989) 287-0168 robs@montcalm.edu
Morris Langworthy (Osceola County)	135 Pineview LeRoy, MI 49655	(231) 876-3483/ (231) 388-0915 cd_51235@yahoo.com
Amanda Murray (Ottawa County)	Lakeshore Advantage 201 W. Washington Ave. #410 Zeeland, MI 49464	(616) 772-5226 amanda.murray@ lakeshoreadvantage.com
Joseph Rizaullah (City of Wyoming)	2730 Maplewood Dr. SE Grand Rapids, MI 49506	(616) 822-6310 jrizqallah@signatureassociates.com
John Johansen (At Large)	3503 Monroe Road Greenville, MI 48838	(616) 835-5118 j.m.johansen6@gmail.com
Alternates		
Andy Bowman (City of Grand Rapids)	1120 Monroe NW Grand Rapids, MI 49503	(616) 456-3033 abowman@ci.grand-rapids.mi.us
William Routley (Mecosta County)	1491 Catherine St. Big Rapids, MI 49307	
Larry Emig (Osceola County)	436 W Osceola Ave Reed City, MI 49677	(231)832-4880
Robert Postema (City of Wyoming)	P.O. Box 905 Wyoming, MI 49509-0905	(616) 530-7258 Rob@rpaae.com
Gerald R. Ford International Airport Authority		
Thomas Cizauskas (Private Sector)	Gerald R. Ford Int. Airport 5500 44th St. SE, Grand Rapids MI 49512	(616) 233-6061 tcizauskas@grr.org

WMRPC Executive Committee

The WMRPC Executive Committee is comprised of the three officers elected by the WMRPC in January of each year, and additional members appointed by the Chair. In 2022 the Executive Committee was made-up of the following six people:

- David Hodges, Chair
- Roger Elkins, Vice Chair
- Paul Bullock, Treasurer
- Regina Davis, Member
- Frank Garcia, Member
- Nicole Hofert, Member
- Jim Sandy, Past Chair

Comprehensive Economic Development Strategy (CEDS) Committee

In all economic planning and development activities, the WMRPC staff works closely with the District's CEDS Committee, the members of which are listed in Table 2.

The CEDS Committee consists of members from each of the seven counties in the region, which allows for broad geographic representation and provides for close coordination with local governments and agencies. The CEDS Committee membership is also representative of the diverse interests in the Region to ensure that the viewpoints of all interests are considered and to take advantage of local skills in program formulation and implementation. Represented on the Committee are interests of local governments, business, industry, agriculture, finance, education, community organizations, minorities, and women. All CEDS Committee members have experience in dealing with planning problems from a regional perspective.

The CEDS Committee currently is a 16-member committee comprised of members from each of the seven counties within Region 8 and one at-large member. Due to three private sector vacancies the Committee is currently 56. 3 percent public-private – when the vacancies are filled the public sector will make up 47.4 percent of the Committee.

Table 2 – CEDS Committee

Name	Address	Telephone
Public Sector Representatives		
Jim Storey (Allegan County)	344 West 35th Holland, MI 49423	jstorey@allegancounty.org
Catherine Getty (Barry County)	11835 Lakeridge Dr, Wayland, MI 49348	(269) 953-3151 Catherine.getty33@gmail.com
Suzanne Wiggins (City of Big Rapids)	226 N. Michigan Big Rapids, MI 49307	(231) 592-4036 swiggins@cityofbr.org
Christian Borg (City of Grand Rapids)	300 Monroe NW Grand Rapids, MI 49503	(616) 456-3196 cborg@ci.grand-rapids.mi.us
Ryan Wilson (Ionia County)	125 Ottawa Avenue NW, #450 Grand Rapids, MI 49503	(616) 690-3613
James Sandy (Mecosta County)	Mecosta Co. Dev. Corp. 14330 Northland Dr. Big Rapids, MI 49307	(231) 592-3403 jsandy@co.mecosta.mi.us
S. Michael Scott (Montcalm County)	PO Box 285, Howard City, MI 49329	Panhandle_59@msn.com

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Vacancy (Osceola County)	301 W. Upton, Reed City, MI 49677	(231) 832-7397
Kyle Terpstra (Ottawa County)	1333 Bent Tree Ct., Hudsonville, MI 49426	(616) 532-8644 kterpstra@miottawa.org
Nicole Hofert (City of Wyoming)	P.O. Box 905 Wyoming, MI 49509-0905	(616) 530-7258 hofertn@wyomingmi.gov
Private Sector Representatives		
Nora Balgoyen-Williams (Allegan County)	3255 122nd Ave., #101 Allegan, MI 49010	(269) 686-5311 nbalgoyen@alleganaesa.org
Nicole Lyke (Barry County)	221 W. State St., Hastings, MI 49058	(269) 945-2454 nicole@mibarry.com
Vacancy (City of Big Rapids)		
Vacancy (City of Grand Rapids)		
Ronald Thomas (Ionia County)	2748 Hillcrest Dr., Ionia, MI 48846	(616) 466-6001 rwthomas51@gmail.com
David Hamelund (Mecosta County)	18256 Taft Road Big Rapids, MI 49307	hamtech@hamtechinc.com
Olivia Blomstrom (Montcalm County)	125 Ottawa Ave. NW, Suite 450 Grand Rapids, MI 49503	(616) 550-0114 blomstromo@rightplace.org
Vacancy (Osceola County)		
Amanda Murray (Ottawa County)	Lakeshore Advantage 201 W. Washington Ave. #410 Zeeland, MI 49464	(616) 772-5226 amanda.murray@ lakeshoreadvantage.com
Joseph Rizaullah (City of Wyoming)	2730 Maplewood Dr. SE Grand Rapids, MI 49506	(616) 822-6310 jrizqallah@signatureassociate

WMRPC Staff

The WMRPC staff includes the following:

Dave Bee, AICP, Director
West Michigan Regional Planning Commission
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Grand Rapids, Michigan 49505
Phone: (616) 774-8400
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Ethan Walthorn, Planner
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Nancy Murphy, Administrative Assistant
Phone: (616) 774-8400
Email: nkmurphy@wmrpc.org

CEDS Preparation and Approval Process

Every five years the WMRPC and the CEDS Committee updates the CEDS. This was last done in 2017, so 2022 is the next update year, and includes a Pandemic Recovery Plan (funded by the CARES Act). For each of the years between updates the WMRPC and the CEDS Committee developed Interim CEDS reports that provided updated information and provided opportunities for communities to submit new projects to the list of potential projects to consider for funding from EDA and other sources.

Each year, during the months of January through August, the WMRPC convenes meetings of the CEDS Committee. Meeting discussions include the status of implementation of CEDS projects, recent economic trends in the various counties and the region as a whole, changes in state and federal programs and regulations, project development and prioritization, program progress, and other matters related to economic development in the Region. In the course of these meetings, all local units are provided with an opportunity to submit potential projects for inclusion in the CEDS. Also, the CEDS goals, objectives, and performance measures are reviewed and updated; and the development strategies and implementation plan are formulated. Additionally, guest speakers attend CEDS meetings to provide insight into other programs and economic development opportunities. In 2020, 2021, and 2022 these meetings were held remotely due to restrictions related to the pandemic.

The Region's 2022 CEDS Update was prepared with assistance from WMRPC staff. In addition to the input received for the report from the CEDS Committee, assistance in reporting progress in economic development in each of the counties was received from various local officials and practitioners from throughout the Region.

After the report was drafted, it was reviewed and approved by resolution by each voting WMRPC member county and/or city within Region 8, the CEDS Committee, and the WMRPC. A 30 day public review period for the CEDS was also held in September 2022.

The WMRPC, with assistance from the CEDS Committee, has the responsibility to oversee and review the CEDS implementation. WMRPC staff provides support services.

Public and Private Sector Involvement

Prior to 2007 the WMRPC was a primarily a public sector-oriented body. WMRPC Members and CEDS Committee members were elected or appointed officials designated to serve on the various bodies of the WMRPC by member counties and communities. With EDA's administrative EDA rule changes adopted in September 2006 the private sector became part of the process and the WMRPC embraced this change even though most of our efforts continue to focus on public sector activities and improvements to public infrastructure. Bylaws were changed to require members to appoint public and private sector representatives to the WMRPC and the CEDS Committee. This change added representation from segments including education, workforce development, chambers of commerce, and traditional private sector.
The WMRPC and CEDS Committee both have private sector representation and the representatives benefit from ideas that both groups share. The private sector representatives currently review all of the same information as the public sector representatives and discuss the same issues around the same table – but most efforts still focus on the public sector since there are other organizations (some of which serve on the WMRPC and/or the CEDS Committee) that focus more on the needs of the private sector.

The WMRPC will continue to seek ideas from a wide range of representatives in order to move the Region forward.

Scheduled Meetings and General Agenda Items

West Michigan Regional Planning Commission

- January 2022 – Organizational, Audit Report, Educational, Collaboration
- March 2022 – Educational, Collaboration
- June 2022 – Adopt 2022 CEDS and Pandemic Recovery Plan, Review Budget, Collaboration
- September 2022 – Adopt 2023 Budget, Educational, Collaboration
- December 2022 – Review Goals, Joint Meeting with CEDS Committee, Collaboration
- January 2023 – Organizational, Audit Report, Educational, Collaboration
- March 2023 – Educational, Collaboration
- June 2023 – Educational, Review Budget, Collaboration
- September 2023 – Adopt 2024 Budget, Adopt 2023 Interim CEDS, Educational, Collaboration
- December 2023 – Review Goals, Joint Meeting with CEDS Committee, Collaboration
- January 2024 – Organizational, Audit Report, Educational, Collaboration
- March 2024 – Educational, Collaboration
- June 2024 – Educational, Review Budget, Collaboration
- September 2024 – Adopt 2025 Budget, Adopt 2024 Interim CEDS, Educational, Collaboration
- December 2024 – Review Goals, Joint Meeting with CEDS Committee, Collaboration
- January 2025 – Organizational, Audit Report, Educational, Collaboration
- March 2025 – Educational, Collaboration
- June 2025 – Educational, Review Budget, Collaboration
- September 2025 – Adopt 2026 Budget, Adopt 2025 Interim CEDS, Educational, Collaboration
- December 2025 – Review Goals, Joint Meeting with CEDS Committee, Collaboration
- January 2026 – Organizational, Audit Report, Educational, Collaboration
- March 2026 – Educational, Collaboration
- June 2026 – Educational, Review Budget, Collaboration
- September 2026 – Adopt 2027 Budget, Adopt 2026 Interim CEDS, Educational, Collaboration
- December 2026 – Review Goals, Joint Meeting with CEDS Committee, Collaboration

CEDS Committee

- January 2022 – Organizational, Project Solicitation Materials, Education, Collaboration
- March 2022 – CEDS Process, Educational, Collaboration
- May 2022 – Adopt 2022 CEDS and Pandemic Recovery Plan, Educational, Collaboration
- August 2022 – Educational, Collaboration
- December 2022 – Joint Meeting with WMRPC, Collaboration
- January 2023 – Organizational, Project Solicitation Materials, Education, Collaboration
- March 2023 – CEDS Process, Educational, Collaboration
- May 2023 – CEDS Process, Educational, Review Budget, Collaboration

- August 2023 – Adopt 2023 Interim CEDS, Educational, Collaboration
- December 2023 – Joint Meeting with WMRPC, Collaboration
- January 2024 – Organizational, Project Solicitation Materials, Education, Collaboration
- March 2024 – CEDS Process, Educational, Collaboration
- May 2024 – CEDS Process, Educational, Review Budget, Collaboration
- August 2024 – Adopt 2024 Interim CEDS, Educational, Collaboration
- December 2024 – Joint Meeting with WMRPC, Collaboration
- January 2025 – Organizational, Project Solicitation Materials, Education, Collaboration
- March 2025 – CEDS Process, Educational, Collaboration
- May 2025 – CEDS Process, Educational, Review Budget, Collaboration
- August 2025 – Adopt 2025 CEDS, Educational, Collaboration
- December 2025 – Joint Meeting with WMRPC, Collaboration
- January 2026 – Organizational, Project Solicitation Materials, Education, Collaboration
- March 2026 – CEDS Process, Educational, Collaboration
- May 2026 – CEDS Process, Educational, Review Budget, Collaboration
- August 2026 – Adopt 2026 Interim CEDS, Educational, Collaboration
- December 2026 – Joint Meeting with WMRPC, Collaboration

Executive Committee

- February 2022 – Review Policies, Administration
- May 2022 – Budget Amendments, Administration
- August 2021 – Begin Budget Process, Director Review
- November 2022 – Goals
- February 2023 – Review Policies, Administration
- May 2023 – Budget Amendments, Administration
- August 2023 – Begin Budget Process, Director Review
- November 2023 – Goals
- February 2023 – Review Policies, Administration
- May 2024 – Budget Amendments, Administration
- August 2024 – Begin Budget Process, Director Review
- November 2024 – Goals
- February 2025 – Review Policies, Administration
- May 2025 – Budget Amendments, Administration
- August 2025 – Begin Budget Process, Director Review
- November 2025 – Goals
- February 2026 – Review Policies, Administration
- May 2026 – Budget Amendments, Administration
- August 2026 – Begin Budget Process, Director Review
- November 2026 – Goals

WMRPC Overall Goals and Objectives

The West Michigan Regional Planning Commission (WMRPC) performed a strategic planning process in 2016 that identified that many people were unsure of the organization's focus. While the WMRPC had always maintained an extensive list of goals and objectives, most members and their representatives were not familiar with the complete list, which led to developing a more concise set of goals and objectives in 2017. This change is again reflected in the 2022 Goals and Objectives.

Another change was to include the mission statement, which was adopted in 2002.

"To assist planning efforts in community and economic development, provide a regional forum for sharing information and ideas, and promote cooperative solutions to regional issues."

The goals are listed in no particular order to importance since they are all related and dependent on the overall implementation for success.

Goal #1 – Promote the success of member communities through economic and community development activities.

Objectives:
1. The WMRPC will work with the U.S. Economic Development Administration (EDA) to maintain a Comprehensive Economic Development Strategy (CEDS) and designed to strengthen the public infrastructure necessary for the success of the public and private sector. The WMRPC will also work to develop a COVID Recovery Plan to aid communities and people in addressing issues related to the ongoing pandemic.
2. The WMRPC will work with member communities to identify their economic and community development needs and to match those needs with opportunities from state and federal programs.
3. The WMRPC will promote coordination between counties, cities, townships, villages, the federal government, the State of Michigan, non-profits and other community-based organizations.

Goal #2 – Coordinate efforts between the Michigan Department of Transportation (MDOT) and member communities related to maintaining and improving the Region's transportation network.

Objectives:
1. Work with Lansing and Grand Region MDOT officials to develop and implement annual work programs that include transportation planning, Rural Task Force program, Small Urban program, and other programs that arise such as transit studies and the Pure Michigan Byway program.
2. Work with member communities and county road commissions to identify transportation needs and opportunities through corridor committees, Rural Task Force meetings, Small Urban meetings, WMRPC meetings, CEDS Committee meetings, newsletters, website, e-

mails, and other means of communication.
3. Work with Michigan's Transportation Asset Management Council (TAMC), MDOT Grand Region, road commissions, and member communities to implement Michigan's Transportation Asset Management program through training, evaluating the condition of roadways, and reporting results to the TAMC.

Goal #3 – Maintain a membership-based organization that supports communities' needs.

Objectives:
1. Maintain an affordable and sustainable organization that is governed and guided by its member communities.
2. Encourage complete membership in the WMRPC through education and promotion of membership benefits.
3. Seek qualified staff and determine ways to motivate long-term sustainability.

Goal #4 – Promote coordination and cooperation both inside and outside the WMRPC boundaries.

Objectives:
1. Annually evaluate the value of membership in the Michigan Association of Regions (MAR), participation in the Michigan Transportation Planners Association, and other organizations that promote statewide coordination and cooperation.
2. Continuously seek participation by and in community-based organizations within the area served by the WMRPC.
3. Work with all state and federal agencies, Michigan's other Regional Commissions, member communities, and others to address the long-term and short-term impacts of the ongoing pandemic.

ECONOMIC DEVELOPMENT PARTNERS

The WMRPC works with a variety of agencies to promote economic and community development across the seven counties. This list changes as different issues arise, but the following is a good representation of the variety of the organizations in which the Region is involved.

Federal Programs

While there are numerous federal programs available to communities in Michigan, the two that are most closely tied to economic and community development include the U.S. Economic Development Administration (EDA) and U.S.D.A. Rural Development.

U. S. Economic Development Administration (EDA)

The WMRPC is the liaison between the U.S. Economic Development Administration (EDA) and communities in Region 8. This long-term relationship began in 1972 when the WMRPC was designated an EDA Economic Development District.

This program involves several ongoing components including the annual updating of the Comprehensive Economic Development Strategy (CEDS). The CEDS Committee, with the assistance of WMRPC staff, develops a five-year program and document that describes the economic conditions of the seven counties, recent successes, and ongoing challenges related to economic development. Interim reports are prepared annually.

The CEDS Committee also solicits economic development projects from each of the communities (counties, cities, villages, and townships) in Region 8 as well as other community-based organizations. The CEDS lists all of these projects, which communities feel would benefit the economic conditions of the area. After CEDS Committee and WMRPC adoption, this list of projects is forwarded to EDA, USDA, MEDC, state and federal legislators, and other organizations for funding consideration. EDA requires projects appear in a CEDS for funding consideration.

Identifying a community project in the CEDS does not automatically move the project forward. After listing the project, communities must meet with the Region and EDA to develop and promote projects. The WMRPC facilitates meetings between communities and EDA to determine if a community's project meets EDA's criteria.

EDA funds projects related to economic development and job creation – such as infrastructure improvements that benefit existing or potential businesses, the development of industrial parks, the development of business incubators, or other projects intended to increase the income of the Region's residents. Additionally, EDA's Investment Policy Guidelines (listed at the beginning of this document) provide communities with direction related to EDA's goals. Contact the West Michigan Regional Planning Commission for up-to-date contact information.

U.S. Department of Agriculture Rural Development

Rural Development is committed to improving the economy and quality of life in rural communities. Rural Development supports public facilities and services such as water and sewer systems, housing, health clinics, emergency service facilities, and telephone/electric services. Rural Development promotes economic development by supporting loans to businesses through banks and community-managed lending pools (such a program exists in Ionia, Montcalm, Mecosta, and Osceola counties). Rural Development also offers technical assistance to communities and businesses for such projects as starting agricultural and other cooperatives.

While Rural Development and the WMRPC do not have a formal working arrangement, the two agencies often work together on projects such as establishing the multi-county revolving loan program or specific community projects. Additionally, staff from Rural Development frequently presents information at Commission and CEDS Committee meetings.

Contact information varies by specific programs within Rural Development. Contact the West Michigan Regional Planning Commission for up-to-date contact information.

State of Michigan Programs/Statewide Organizations

Like federal programs, there are numerous programs available for communities' economic development needs. The two principal programs include the Michigan Economic Development Corporation (MEDC) and the Michigan Department of Transportation (MDOT).

Michigan Department of Transportation (MDOT)

Each year, the WMRPC receives state funds under the statewide "Regional Transportation Planning" Program (RTPP) as legislated by Act 51's Michigan Transportation Fund (MTF). The WMRPC's work program includes the following activities:

- Program Management
- Technical Assistance to MDOT
- Technical Assistance to Member Agencies
- Management of the Rural Task Force Process
- Public Involvement and Consultation Process for Non-Metropolitan Areas
- Public Involvement for Air Quality Conformity
- Access Management
- Asset Management
- Rural Safety Planning

The Michigan Department of Transportation (MDOT) recognizes the importance of the state-local partnership in delivering a safe and efficient transportation system. The Regional Transportation Planning Program (RTPP) was created by the MDOT Bureau of Transportation Planning (BTP) in 1974 in order to contract various planning services to be performed by the State Planning and Development Regions to assist BTP and local units of government.
The RTPP requires each participating regional planning agency to have an annual work program in accordance with a three-year Master Agreement. Over the years, the work elements and funding levels of the basic work program have been stable. In previous years the basic work program contained the following work elements: Administration, Technical Assistance to MDOT, Highway Performance Management System, Public Involvement and Local Technical Assistance.
However, BTP has made changes to the basic work elements of the FY 2012 Regional Transportation Planning Work Program. The FY 2012 work program addresses the federal Safe, Accountable, Flexible, and Efficient Transportation Equity Act: A Legacy for Users (2005) (SAFETEA-LU's) intent that local officials are involved with MDOT's Statewide Transportation Planning process, since the regional planning agencies represent local units of government throughout the entire state.

In FY 2012 the WMRPC received additional responsibilities including:

- Improving public involvement in non-metropolitan areas of the state.
- Managing the Rural Task Force process.

- Providing interagency coordination and public involvement for air quality conformity in non-attainment areas

Corridor Studies – The WMRPC has assisted in the development of four corridor studies in Region 8. These studies emphasize communities working together to enhance the capacity and safety of existing corridors through access management. Access management relates to the rational placement of entrances to corridors to reduce conflict between through traffic and traffic exiting or entering the corridor. Examples of access management include consolidation of driveways, aligning intersections, and service drives for connected businesses. MDOT has funded four studies in Region 8.

- **M-40/M-89 Corridor** – This corridor study began in 1998 and continues today with quarterly meetings of the M-40/M-89 Corridor Committee. The study area stretches from the northwest corner of Allegan County to the southeast corner and passes through numerous townships and cities.
- **M-179 Pure Michigan Byway** – This is the newest corridor effort and is a tourism promotion strategy in Allegan and Barry counties. The initiative is funded by MDOT.
- **Greenville Area Transportation Study** – This area-wide study was initiated by the WMRPC in June 2007.
- **Northland Drive Corridor Study** – This area-wide study was initiated by the WMRPC in July 2019.

Economic Development – In addition to traditional transportation improvements (road and bridge construction and maintenance, etc.) MDOT has several programs targeting economic development in Michigan. The Transportation Economic Development Fund provides for the distribution of money to counties and municipalities to assist in the funding of highway, road, and street projects necessary to support economic growth. The Transportation Enhancement Program funds enhancements that improve Michigan's intermodal transportation network and the quality of life in Michigan. The State Infrastructure Bank has a limited amount of money for low-interest loans for transportation improvements.

Contact the West Michigan Regional Planning Commission for up-to-date contact information.

Michigan Economic Development Corporation (MEDC)

MEDC is Michigan's primary agency promoting economic development statewide. The MEDC was formed in 1999 through an alliance between the State of Michigan and several local communities. It has a private sector board of directors comprised of business people, local economic developers, and educators.

MEDC provides many services for communities and businesses including consultation education training, export services, job training, selling to government programs, and helping communities and companies meet changing demands through strategic planning assistance.

Contact the West Michigan Regional Planning Commission for up-to-date contact information.

Michigan Association of Regions (MAR)

The Michigan Association of Regions (MAR) is a volunteer body of Michigan's 14 regional planning agencies dedicated to educating members about regional issues in Michigan, promoting interaction between Michigan's regions, and disseminating information about statewide and national programs.

Regional Programs

The Right Place, Inc.

The Right Place, Inc. serves the "Greater Grand Rapids Area" which includes Kent County and the surrounding counties as needs arise. Two member counties (Ionia and Montcalm) contract with The Right Place to provide staff for their economic development activities.

"The mission of the Right Place, Inc. is to promote wealth creation and economic growth in the areas of quality employment, productivity and innovation in West Michigan by developing jobs through leading business retention, expansion and attraction efforts" (The Right Place, Inc.).

The program offers a variety of services for manufacturing expansion or relocation including: local and state government liaison, site selection, workforce development, customized market research, and manufacturing assistance. Staff also markets the region to a worldwide audience and actively pursues companies, professionals and resources whose presence would enhance the competitiveness of area manufacturers or strengthen the regional economy. The Right Place, Inc. also provides a link between business and education to help ensure the area's workforce is prepared to meet the needs of business.

Randy Thelen, President
The Right Place Inc.
125 Ottawa Ave. NW, Suite 450
Grand Rapids, Michigan 49503
Telephone: (616) 771-0325

Lakeshore Advantage

Lakeshore Advantage is an organization that serves the economic development needs of a large portion of Ottawa County and several communities in northern Allegan County. Lakeshore Advantage's mission is to "drive the economic growth in our community through Vision, Innovation and Commitment." Lakeshore Advantage maintains a staff of professionals in three segments that service unique needs businesses and entrepreneurs face. These groups include the Business Services Group for growing and keeping businesses along the Lakeshore, the New Venture Group that assists entrepreneurs with new and emerging businesses, and the Innovation Group to help foster creativity that invigorates businesses and encourages new ways of thinking.

Lakeshore Advantage is a non-profit organization that works within the community to leverage the strengths of West Michigan. Lakeshore Advantage works to attract new businesses and encourage growth in local companies. The Board of Directors is comprised of leaders from both the private and public sectors. Likewise, the staff consists of business innovators with decades of experience in a variety of industries (Lakeshore Advantage).

Jennifer Owens, President
Lakeshore Advantage
201 W. Washington Ave., Suite 410
Zeeland, Michigan 49464
Telephone: (616) 772-5226

Allegan County

Allegan County

Allegan County is a member of the WMRPC and has two representatives and an alternate member on the WMRPC and two representatives on the CEDS Committee.

Allegan County promotes economic development in conjunction with Lakeshore Advantage.

Greg King, Business Solutions Manager
Lakeshore Advantage
201 West Washington Avenue, Loft 410
Zeeland, Michigan 49464
Telephone (616) 772-5226 x203

Cities

The following cities are represented on the WMRPC through Allegan County. Each city has staff representing the economic and community development needs of the community. Basic contact information is provided for each community.

City of Allegan –
Joel Dye, Manager
231 Trowbridge St.
Allegan, Michigan 49010
Telephone (269) 673-5511

City of Douglas –
Rich LaBombard, Manager
City of (The Village of) Douglas
86 W. Center St.
Douglas, Michigan 49406
Telephone (269) 857-1438

City of Fennville –
Amanda Morgan, Administrator
City of Fennville
125 S. Maple St.
Fennville, Michigan 49408
Telephone (269) 561-8321

City of Otsego –
Aaron Mitchell, Manager
City of Otsego
117 E. Orleans St.
Otsego, Michigan 49078
Telephone (269) 694-6146

City of Plainwell –
Erik Wilson, Manager
City of Plainwell
414 N. Main St.

Plainwell, Michigan 49080
Telephone (269) 685-6821

City of Saugatuck – Ryan Heise, Manager
City of Saugatuck
102 Butler St.
Saugatuck, Michigan 49453
Telephone: (269) 857-2603

City of Wayland – Joshua Eggleston, Manager
City of Wayland
103 S. Main St.
Wayland, Michigan 49348
Telephone (269) 792-2265

Villages and Townships

Allegan County has 24 townships and two villages that are all represented on the WMRPC through Allegan County. Each township and village has its own elected body and varying levels of staffing to promote economic development. For up-to-date information on individual townships and villages contact either Allegan County (see above) or the WMRPC.

Barry County

Barry County

Barry County is a new member of the WMRPC and has three representatives on the WMRPC and two representatives on the CEDS Committee.

Barry County promotes economic development in conjunction with the Chamber of Commerce.

Jennifer Heinzman, President
Barry County Chamber of Commerce &
Economic Development Alliance
221 West State Street
Hastings, Michigan 49058
Telephone (269) 945-2454
E-mail travis@mibarry.com

Cities

The following city is represented on the WMRPC through Barry County. The City has staff representing the economic and community development needs of the community.

City of Hastings – Gregg Guetschow, Manager
201 E. State St.
Hastings, Michigan 49058
Telephone (269) 945-2468

Villages and Townships

Barry County has 16 townships and four villages that are all represented on the WMRPC through Allegan County. Each township and village has its own elected body and varying levels of staffing to promote economic development. For up-to-date information on individual townships and villages contact either Barry County (see above) or the WMRPC.

Ionia County

Ionia County

Ionia County is a member of the WMRPC and has three representatives on the WMRPC and one representative on the CEDS Committee. Ionia County promotes economic development through the Ionia County Economic Alliance, which is staffed by a part-time person from The Right Place, Inc.

Ryan Wilson
The Right Place, Inc.
125 Ottawa Avenue NW, Suite 450
Grand Rapids, Michigan 49053
Telephone (616) 901-9343

Cities

City of Belding –

City of Belding
120 S. Pleasant St.
Belding, Michigan 48809
Telephone (616) 794-1900

City of Ionia – Precia Garland, Manager
City of Ionia
114 N. Kidd St.
Ionia, Michigan 48846
Telephone (616) 527-4170

City of Portland – S. Tutt Gorman, Manager
City of Portland
259 Kent St.
Portland, Michigan 48875
Telephone (517) 647-5027

Villages and Townships

Ionia County has 16 townships and seven villages that are all represented on the WMRPC through Ionia County. Each township and village has its own elected body and varying levels of staffing to promote economic development. For up-to-date information on individual townships and villages contact either Ionia County (see above) or the WMRPC.

Kent County

The West Michigan Regional Planning Commission (WMRPC) does not have a direct relationship with Kent County. The WMRPC regularly invites participation and keeps up-to-date on County interests, but there is no formal agreement. There are three communities that are members of the WMRPC.

Member Communities

The following cities are represented on the WMRPC as individual units. Each city has staff representing the economic and community development needs of the community. Basic contact information is provided for each community.

City of Cedar Springs – Mike Womack, Manager
City of Cedar Springs
66 S. Main St.
Cedar Springs, Michigan 49319
Telephone (616) 696-1330

City of Grand Rapids – Jeremiah Gracia, Economic Development Director
City of Grand Rapids
300 Monroe NW, Room 920
Grand Rapids, Michigan 49503
Telephone (616) 456-3196

City of Wyoming – Nicole Hofert, Planner
City of Wyoming
1155 28th St.
Wyoming, Michigan 49509
Telephone (616) 530-7258

Mecosta County

Mecosta County is a member of the West Michigan Regional Planning Commission and has three members on the WMRPC and two members on the CEDS Committee. The City of Big Rapids is also a separate member of the WMRPC. All communities in Mecosta County are represented on the WMRPC.

Mecosta County Development Corporation

The Mecosta County Development Corporation (MCDC) serves all of the communities and businesses in Mecosta County. MCDC is funded through Mecosta County, and individual communities across the County (cities, villages, and townships) as well as private businesses. MCDC provides a variety of services related to business retention and expansion including workforce training, small business classes and consultation, and technical assistance. MCDC also provides local economic development assistance to communities, gathers economic and demographic information, shares information about available buildings and land, and provides information to businesses seeking new opportunities. MCDC also participates in a multiple-county revolving loan program to assist businesses in funding projects. The MCDC Board is comprised of both private and public representatives.

Mecosta County Development Corporation
14330 Northland Drive
Big Rapids, Michigan 49307
Telephone (231) 592-3403

City of Big Rapids

The City of Big Rapids operates its own economic development activities. The primary contact person is:

Paula Priebe, City Planner
City of Big Rapids
226 North Michigan
Big Rapids, Michigan 49307
Telephone (231) 592-4035

Villages and Townships

Mecosta County has 16 townships and 4 villages that are all represented on the WMRPC through Mecosta County. Each township and village has its own elected body and varying levels of staffing to promote economic development. For up-to-date information on individual townships and villages contact either the Mecosta County Development Corporation (see above) or the WMRPC.

Montcalm County

Montcalm County is a member of the West Michigan Regional Planning Commission and has three members on the WMRPC and two members on the CEDS Committee. All communities in Montcalm County are represented on the WMRPC.

Montcalm Economic Alliance

The Montcalm Economic Alliance serves all of the communities and businesses in Montcalm County. Montcalm Economic Alliance is funded through Montcalm County, and individual communities across the County, as well as private businesses and citizens.

The Alliance provides a variety of services related to business retention and expansion including workforce training, small business classes and consultation, and technical assistance. The Alliance also provides local economic development assistance to communities, gathers economic and demographic information, shares information about available buildings and land, and provides information to businesses seeking new opportunities. Montcalm Alliance also participates in a multiple-county revolving loan program to assist businesses in funding projects. The Montcalm Alliance also serves many of the functions of a planning department. The Montcalm Alliance Board is comprised of both private and public representatives. Staff includes an Executive Director.

Olivia Blomstrom
Montcalm Economic Alliance
The Right Place, Inc.
125 Ottawa Avenue NW, Suite 450
Grand Rapids, Michigan 49053
Telephone (616) 550-0114

Cities

The following cities are represented on the WMRPC through Montcalm County. Each city has staff representing the economic and community development needs of the community. Basic contact information is provided for each community.

City of Carson City – Pam Hagerman, Manager
City of Carson City
123 E. Main St.
Carson City, Michigan 48811
Telephone (989) 584-3515

City of Greenville – George Bosanic , Manager
City of Greenville
411 S. Lafayette St.
Greenville, Michigan 48838
Telephone (616) 754-5645

City of Stanton – Jacob VanBoxel, Manager
City of Stanton
225 S. Camburn St.
Stanton, Michigan 48888
Telephone (989) 831-4440

Villages and Townships

Montcalm County has 20 townships and six villages that are all represented on the WMRPC through Montcalm County. Each township and village has its own elected body and varying levels of staffing to promote economic development. For up-to-date information on individual townships and villages contact either the Montcalm Alliance (see above) or the WMRPC.

Osceola County

Osceola County is a member of the West Michigan Regional Planning Commission and has three members on the WMRPC and two members on the CEDS Committee. The All communities in Osceola County are represented on the WMRPC.

Osceola County Community Development Department

Countywide economic development within Osceola County is the responsibility of Osceola County's Community Development Department. The Program's primary customers include manufacturers, existing and start-up small businesses, Osceola County Board of Commissioners, and local units of government within Osceola County.

The Community Development Department is involved in both community and economic development activities. Its mission is to "develop and maintain programs and activities that encourage and facilitate community and economic development in Osceola County, Michigan." Osceola County's Community Development program has four broad objectives:

1. Retain existing jobs and create new jobs by assisting local businesses and industry already in Osceola County.
2. Create new jobs by attracting new businesses and industry to Osceola County.
3. Increase private sector investment and the tax base in Osceola County.
4. Develop, coordinate, and deliver community development plans and programs that improve the quality of life in Osceola County.

In order to accomplish its broad objectives the Community Development program has established twelve more focused essential functions:

1. Conduct, in conjunction with the Michigan Economic Development Corporation, a Business Retention and Expansion program for manufacturers in Osceola County.
2. Assist both existing and start-up small businesses. When appropriate, make referrals to the Michigan Small Business & Technology Development Centers.
3. Conduct a Business Attraction Program.
4. Serve as Director of the Osceola County Brownfield Redevelopment Authority.
5. Develop and maintain County plans; such as the County Land Use Plan, Recreation Plan, Planning Commission Ordinance, and others.
6. Develop and maintain an Osceola County website.
7. Serve as Local Administrator of the Osceola County Housing Rehabilitation Program.
8. Represent Osceola County's interests on regional committees, such as Michigan Works West Central, West Michigan Regional Planning Commission, West Michigan Economic Development Collaborative and others as assigned.
9. Assist local units of government with community development related issues.
10. Make presentations to various boards and groups to inform and educate them on business or community development projects and opportunities.
11. Assist local units of government and community organizations by providing research, grant writing, and other community and economic development related tasks, as appropriate.

12. Perform the role of facilitator for various governmental and community strategic planning functions.

Osceola County, Michigan
301 W. Upton
Reed City, Michigan 49677
Telephone (231) 832-7397

Cities

The following cities are represented on the WMRPC through Osceola County. Each city has staff representing the economic and community development needs of the community. Basic contact information is provided for each community.

City of Reed City – Rich Saladin, Manager
City of Reed City
227 E. Lincoln St.
Reed City, Michigan 49677
Telephone (231) 832-2245

City of Evart – Sarah Dvoracek, Manager
City of Evart
5814 100th Avenue
Evart, Michigan 49631
Telephone (231) 734-2181

Villages and Townships

Osceola County has 16 townships and four villages that are all represented on the WMRPC through Osceola County. Each township and village has its own elected body and varying levels of staffing to promote economic development. For up-to-date information on individual townships and villages contact either the Osceola Economic Alliance (see above) or the WMRPC.

Ottawa County

Ottawa County Planning and Performance Improvements Department

Ottawa County has the most complete planning department and staff of any of the counties in Region 8. The department assists communities in planning efforts, operates a virtual agricultural business incubator, is involved in transportation planning and economic/community development, assists communities in seeking grants, has a complete planning library, and assists communities in numerous other ways. The Department is closely tied to the County's Geographic Information Systems (GIS) Department.

Paul Sachs, Director
Ottawa County Planning and Performance Improvements
12220 Fillmore, West Olive, Michigan 49460
Telephone: (616) 738-4852

Cities and Villages

The following cities and villages are represented on the WMRPC through Ottawa County. Each city has staff representing the economic and community development needs of the community. Basic contact information is provided for each community.

City of Holland – Mark Vanderploog, Director
City of Holland Planning Department
270 S. River Ave.
Holland, Michigan 49423
Telephone (616) 355-1300

City of Grand Haven – Patrick McGinnis, Manager
City of Grand Haven Planning Department
519 Washington Ave.
Grand Haven, Michigan 49417
Telephone (616) 842-3210

City of Ferrysburg – Craig Bessinger, Manager
City of Ferrysburg
408 Fifth St.
City of Ferrysburg, Michigan 49409
Telephone (616)

Village of Spring Lake – Christine Burns, Manager
Village of Spring Lake
102 W. Savidge St.
Spring Lake, Michigan 49456
Telephone (616) 842-1393

City of Zeeland – Tim Klunder, Manager
City of Zeeland
21 S. Elm St.
Zeeland, Michigan 49464
Telephone (616) 772-5352

City of Coopersville – Jonathan Seyferth, Manager
City of Coopersville
289 Danforth St.
Coopersville, Michigan 49404
Telephone (616) 997-9731

City of Hudsonville – Dan Strickwerda, Director
City of Hudsonville Planning Department
3275 Central Blvd.
Hudsonville, Michigan 49426
Telephone (616) 669-0200

Townships

Ottawa County has 17 townships that are all represented on the WMRPC through Ottawa County. Each township has its own elected body and varying levels of staffing to promote economic development. For up-to-date information on individual townships contact either Ottawa County (see above) or the WMRPC.

Other Partners

The WMRPC has partnerships with a variety of other organizations including:

- Michigan Transportation Asset Management Council
- Michigan Department of Natural Resources
- Michigan Department of Environmental Quality
- Macatawa Area Coordinating Council
- Grand Valley Metropolitan Council
- West Michigan Shoreline Regional Development Commission
- Michigan State University
- University of Michigan
- Grand Valley State University
- Coalition of Greater Greenville
- Michigan Association of Planning
- Michigan Association of Regions

COMMUNITY PROFILE

Region 8

Population & Demographics

Population Trends – Table 3 shows that Region 8's population (Allegan, Barry, Ionia, Kent, Mecosta, Montcalm, Osceola, and Ottawa counties) increased by 19.1 percent between 1990 and 2019 to reach a total of 1,305,616. The eight-county area grew at a much faster rate than Michigan, which increased by 7.4 percent during the same period to reach 9,986,857.

Table 3 -- Population Trends for Region 8 and Michigan

Area	1990	2000	2010	2019	% Change
Region 8	1,007,983	1,057,958	1,226,384	1,305,616	19.1
Michigan	9,295,297	993,844	9,877,574	9,986,857	7.4

Source: ACS 5-Year Estimates

Population Traits – Table 4 compares the Region's population to that of the State of Michigan. Between 2010 and 2019 the Region's population increased by 6.5 percent to reach 1,305,616 while the State of Michigan's population increased by 1.1 percent to reach 9,986,857 during the same period. Both the Region and Michigan have the same percentage of residents under the age of five – 5.7 percent. The Region has a higher percentage of residents under the age of 18 (22.6 percent) than Michigan (21.5 percent). Conversely, the Region has a lower percentage of residents 65 and over (17.3 percent) than Michigan as-a-whole (17.7 percent). The Region's median household size of 2.58 persons per household is larger than Michigan's median of 2.46. The Region has a lower percentage of women (49.5 percent) than Michigan (50.8 percent) – and a higher percentage of men (50.5 percent) than Michigan (49.2 percent).

Racial distribution is also different between the Region and the State of Michigan. There is a higher percentage of Whites in the Region (93.3 percent) than in Michigan (78.2 percent). The Region has a lower percentage of Blacks (3.7 percent) than Michigan (13.7 percent) and the Region also has a lower percentage of Asians (1.5 percent) than Michigan (3.3 percent). However, the Region has a higher percentage of American Indian and Alaska Natives (1.1 percent in the Region and 0.6 percent in Michigan). The Region has a lower (2.4 percent) of residents reporting two or more races than Michigan as-a-whole (3.0 percent). The Region has a slightly higher percentage of Hispanic or Latinos (5.4 percent) than Michigan (5.3 percent).

The Region's population has a slightly lower educational attainment level than Michigan. In the Region, 90.8 percent of the population 25 and over have a high school degree, compared to Michigan level of 91.4 percent. Similarly, 22.5 percent of the Region's population 25 and over have a bachelor's degree, compared to Michigan which has a level of 30.0 percent. The Region's Veteran's comprise 7.5 percent of the population and Michigan's make up 6.6 percent.

2022 Comprehensive Economic Development Strategy and Pandemic Recovery Plan

Region 8:
West Michigan Regional Planning Commission

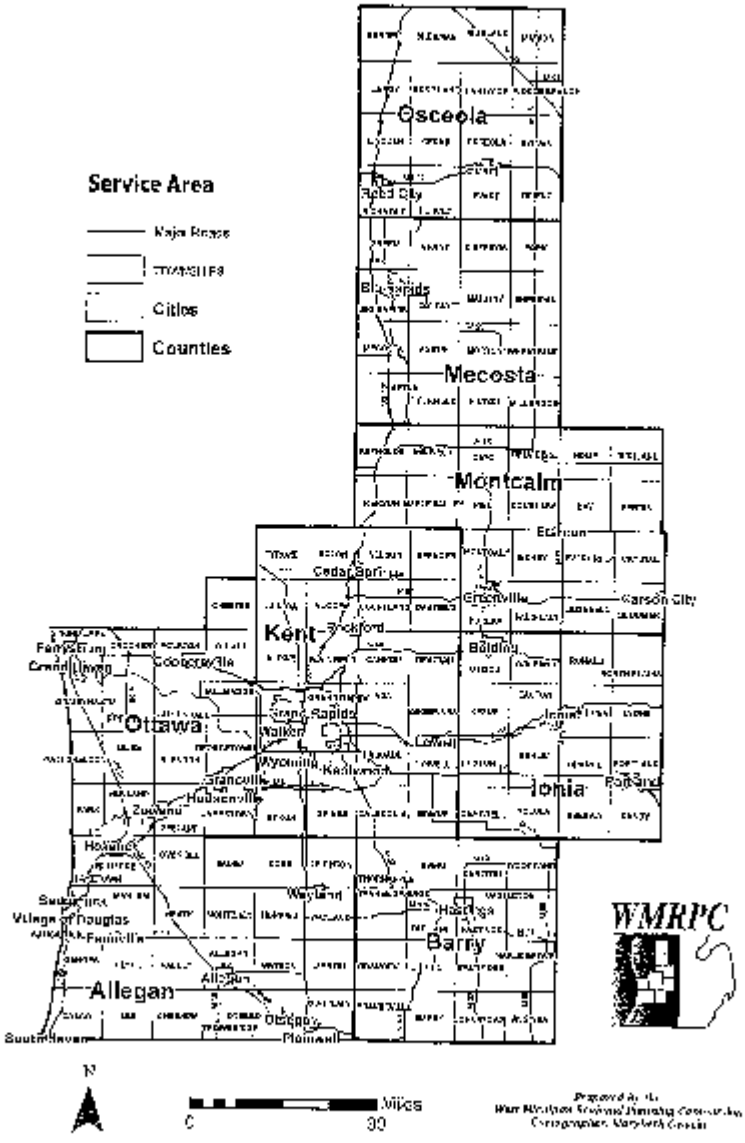

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Table 4 -- 2019 Population Traits for Region 8 and Michigan

Category	Region 8	Michigan
2010 Population	1,226,384	9,877,574
2019 Population	1,305,616	9,986,857
% Change 2010-2019	6.5	1.1
% Under 5	5.7	5.7
% Under 18	22.6	21.5
% 65 and Over	17.3	17.7
Number of Households	483,934	3,969,880
Persons Per Household	2.58	2.46
% Female	49.5	50.8
% Male	50.5	49.2
% White	93.3	78.2
% Black	3.7	13.7
% American Indian & Alaska Native	1.1	0.6
% Asian	1.5	3.3
% Native Hawaiian & Other Pacific Islander	0.1	0.0
% Reporting 2 or More Races	2.4	3.0
% Hispanic or Latino	5.4	5.3
% of People 25+ with High School Degree	90.8	91.4
% of People 25+ with Bachelor's Degree or Higher	22.5	30.0
% of Population Veterans	7.5	6.6

Source: ACS 5 Year 2019 Estimates

Table 5 -- 2019 Housing Traits for Region 8 and Michigan

Category	Region 8	Michigan
Number of Housing Units	531,735	4,629,605
Homeownership Rate (Percent)	77.8	71.6
Percent Multi Unit	10.0	18.0
Median Value of Owner-Occupied Housing Units $	144,363	169,600

Source: ACS 5 Year 2019 Estimates

Housing Traits – Table 5 identifies information about housing in the Region and the State of Michigan. The homeownership rate in the Region (77.8 percent of the housing units) is higher than Michigan's rate of 71.6 percent. The Region's housing units are comprised of 10.0 percent multiple family units compared to 18.0 percent for Michigan. Finally, the median value of owner-occupied housing in the Region is $144,363, which is much lower than the State's median of $169,600.

Income and Business Traits – Table 6 includes income information and business traits for Region 8 and the State of Michigan. Region 8's median household income of $56,920 is lower than Michigan's median of $59,584 and the Region's per capita income of $27,570 is also lower than Michigan's of $32,892. Region 8 has a lower percentage (11 percent) of residents below the poverty level than Michigan (12.7 percent).

Table 6 -- Income & Business Traits for Region 8 and Michigan

Category	Region 8	Michigan
2019 Median Household Income	$56,920	59,584
2019 Per Capita Income	$27,570	32,892
Persons Below Poverty Level	143,270	1,269,062
Number of Firms in 2012	101,701	834,087
Number of Firms Per Capita	0.078	0.083
Manufacturing Shipments ($1,000)	$38,541,890	238,892,383
Manufacturing Shipments Per Capita	$29,520	23,920
Wholesaler Sales ($1,000)	$21,359,485 (No Ionia/Mecosta)	254,318,884
Wholesaler Sales Per Capita	$17,828	25,465
Retail Sales ($1,000)	$14,297,670	119,302,046
Retail Sales Per Capita	$10,951	11,945
Accommodation and Food Services Sales ($1,000)	$1,797,920	17,962,356
Acc. and Food Services Sales Per Capita	$1,377	1,798
Building Permits (2020)		
Building Permits Per Capita		
Mean Travel Time to Work (minutes)	24.675	25.1

Source: ACS 5 Year 2019 Estimates

Table 6 also shows some facts related to business and sales. In 2012, Region 8 had 101,701 businesses which equaled 0.078 businesses per capita, which is nearly the same ratio as the State of Michigan (834,087 businesses or .083 businesses per capita. When the per capita sales of the various types of businesses are compared between the Region and Michigan it shows that the Region does better in Manufacturing Sales ($29,520 in the Region and $23,920 in Michigan), but does worse when it comes to Wholesaler Sales ($17,828 [Note: this is without Ionia and Mecosta county] in the Region and $25,465 in Michigan). Retail Sales are also slightly lower ($10,951 in the Region and $11,945 in Michigan). With per capita sales of $1,798, Michigan also did better than the Region ($1,377) in Accommodations. Overall, Region 8's commute time of 24.7 minutes is shorter than the State's average commute of 25.1 minutes.

Employment Traits – Table 7 shows differences between employment distribution in Region 8 and the State of Michigan. In Region 8 there are 654,828 people over 16 employed in the

civilian labor force. In Michigan, this number is 4,755,016. Region 8 has a higher percentage of people employed in Agriculture and related fields (1.9 percent) than Michigan as-a-whole (1.2 percent). Region 8 also has a higher percentage employed in Construction (5.9 percent) than Michigan (5.7 percent). Manufacturing accounts for 21.2 percent of the Region's workforce and 18.5 percent of Michigan's. Similarly, wholesale trade accounts for 3.6 percent in Region 8 and 2.4 percent in Michigan. Michigan and Region 8 have similar percentages in Retail (10.6 percent for the Region and 10.5 percent for Michigan), Information (1.3 and 1.2 percent), and Finance (5.1 percent and 5.4 percent). Michigan has a higher percentage of workers in Transportation (4.4 percent versus 3.9 percent in Region 8), Professional at 9.5 percent in Michigan and 8.7 percent in the Region, and Educational Services (23.4 percent in Michigan and 21.9 percent in Region 8). Arts and other categories were also higher in the State (9.9 percent) than in the Region (8.4 percent).

Table 7 -- 2019 Employment Traits for Region 8 and Michigan

Category	Region 8	Percentage	Michigan	Percentage
Population 16 and Over	1,029,390	N/A	8,095,913	N/A
In Labor Force	682,175	N/A	5,010,213	N/A
Civilian Employed Population 16 and Over	654,828	N/A	4,755,016	N/A
Agriculture, Forestry, Fishing and Hunting, and Mining	12,376	1.9	56,518	1.2
Construction	38,441	5.9	272,095	5.7
Manufacturing	138,553	21.2	878,855	18.5
Wholesale Trade	23,296	3.6	114,985	2.4
Retail Trade	69,423	10.6	497,136	10.5
Transportation and Warehousing, and Utilities	25,839	3.9	207,441	4.4
Information	8,522	1.3	57,036	1.2
Finance and Insurance, and Real Estate and Rental and Leasing	33,250	5.1	258,613	5.4
Professional, Scientific, and Management, and Administrative and Waste Management Services	56,975	8.7	450,625	9.5
Educational Services, and Health Care and Social Assistance	143,652	21.9	1,110,708	23.4
Arts, Entertainment, and Recreation, and Accommodation and Food Services	55,120	8.4	471,380	9.9
Other Services, Except Public Administration	31,970	4.9	224,808	4.7
Public Administration	15,830	2.4	154,816	3.3

Source: ACS 5-Year 2019 Estimates

Table 8 shows the unemployment rates for Region 8, Michigan, and the United States for the five

years between 2018 and 2022. During the five years, Region 8's unemployment rate remained steady until 2020 when the pandemic began and the rate increased to 7.5 percent. Region 8's unemployment rate was lower than Michigan's over the five years. Region 8's unemployment rate was lower than the national average during the five years.

Table 8 -- Employment Trends in Region 8, Michigan, and the United States

	2018	2019	2020	2021	2022 (Jan-May)
Region 8					
Unemployment Rate	3.1	3.0	7.5	4.6	3.6
Michigan					
Unemployment Rate	4.1	4.1	9.9	5.9	6.7
United States					
Unemployment Rate	3.9	3.7	8.1	5.3	5.9

Source: Michigan Department of Career Development, Labor Market Information

Physical Features

While demographics and SWOT analysis are provided for each of the individual counties within Region 8, a description of the physical features is included only for the Region as-a-whole.

Location – Map 1 shows the location of Region 8 and the eight counties within the Region's boundaries, along with the boundaries of each of the counties and the locations of the cities and villages.

Natural Features – Region 8 has many unique natural features that vary across the Region.

While only Allegan and Ottawa counties are located on Lake Michigan, its influence is felt across all eight counties. Lake Michigan creates a more moderate climate (cooler in the summer and warmer in the winter) and also creates "Lake Effect" snowstorms (heavy wet snow) that decrease in intensity further inland.

The Region's three major rivers include the Grand River, the Muskegon River, and the Kalamazoo River. There are dozens of smaller rivers all of which either flow into one of the major rivers or Lake Michigan. Additionally, the Region has hundreds of inland lakes.

The Region's topography is generally flat to rolling with elevations ranging from Lake Michigan's elevation of 581 feet above mean sea level to 1,739 feet above mean sea level in Osceola Township's Sherman Township.

The Region's wildlife is typical of that found in most of Michigan's Lower Peninsula. Common wildlife includes deer, raccoons, opossums, skunks, rabbits, badgers, muskrats, beavers, squirrels, rodents, and other small mammals. There are also occasional observations of other animals such as foxes, bears, coyotes, and bobcats. The area is home to a variety of birds including owls, wild

turkeys, pheasants, and many others. The area is also a seasonal home to many migratory birds including ducks and Canada Geese.

The Region was originally covered with a dense forest of deciduous and coniferous trees. As the area was cleared for farming and development, or the trees were removed for timber, the area's forests were replaced by farm fields, open field areas, orchards, and smaller forested areas containing both deciduous and coniferous trees.

To showcase the Region's natural features there are many Michigan State Parks, State Recreation Areas, State Forests, and State Game Areas. Additionally, there are parks maintained by each of the counties, all the cities, most villages, and many townships.

Counties, Communities, and Land Use Summary

Counties – Region 8 contains eight counties, listed below by 2019 population size:

- Kent County, 648,121
- Ottawa County, 286,558
- Allegan County, 116,143
- Ionia County, 64,300
- Montcalm County, 63,413
- Barry County, 60,540
- Mecosta County, 43,251
- Osceola County, 23,290

Cities – Region 8's cities, listed below by 2019 population include:

- Grand Rapids (Kent County), 198,401
- Wyoming (Kent County), 75,702
- Kentwood (Kent County), 51,693
- Holland (Allegan & Ottawa County), 33,402
- Walker (Kent County), 24,816
- Grandville (Kent County), 15,942
- East Grand Rapids (Kent County), 11,759
- Ionia (Ionia County), 11,147
- Grand Haven (Ottawa County), 10,994
- Big Rapids (Mecosta County), 10,355
- Greenville (Montcalm County), 8,396
- Hudsonville (Ottawa County), 7,366
- Hastings (Barry County), 7,311
- Rockford (Kent County), 6,254
- Belding (Ionia County), 5,718
- Zeeland (Ottawa County), 5,572

- Allegan (Allegan County), 5,036
- Coopersville (Ottawa County), 4,396
- Wayland (Allegan County), 4,197
- Lowell (Kent County), 4,096
- Otsego (Allegan County), 3,985
- Portland (Ionia County), 3,923
- Plainwell (Allegan County), 3,785
- Cedar Springs (Kent County), 3,666
- Ferrysburg (Ottawa County), 3,013
- Reed City (Osceola County), 2,472
- Fennville (Allegan County), 1,876
- Evart (Osceola County), 1,793
- Stanton (Montcalm County), 1,355
- Carson City (Montcalm County), 993
- Douglas (Allegan County), 936
- Saugatuck (Allegan County), 850

In addition to cities, Region 8 has 26 villages ranging in population from Pierson in Montcalm County with 172 residents, to Sparta in Kent County with 4,140 residents.

Townships – Townships are another important form of government in Michigan and Region 8 has 145 of these units that are typically 36 square miles. Townships range in population from 455 in Cedar Township (Osceola County) to 46,985 in Ottawa County's Georgetown Township (making it larger than all but three of the Region's cities).

Land Use – While there is no comprehensive land-use plan for the eight-county area, a general description is useful for understanding the variety that exists in Region 8. Overall, the eight-county area covers 5,300 square miles.

Allegan County, covering 832 square miles, has many smaller urbanized areas that are all separated by rural areas (as opposed to the larger urbanized areas in Kent and Ottawa counties that are linked to each other). The majority of Allegan County's land used for industrial purposes is in the northwest corner of the County but is also spread amongst the County's other cities. Commercial uses are in all the cities and most residential uses are in and immediately around the County's cities. Like Ottawa County, Allegan County has many agricultural areas. The Allegan State Game Area is a huge area that shapes development capacity in Allegan County. Natural and built features influencing development include Lake Michigan, the Kalamazoo River, I-196/US-31, and US-131.

Barry County, covering 576 square miles, is rural and focuses on state-owned recreational areas and agriculture. Hastings is the County's only city, which also has four villages. Housing is situated in the cities and villages and around many of the County's lakes. Natural and built features influencing development include Gun Lake (and many of the surrounding smaller lakes), the Thornapple River, Gun Lake Recreation Area, Barry State Game Area, M-37, M43,

and M-66.

Ionia County, covering 576 square miles, is fairly rural and focuses on agricultural uses. The County has three cities (Ionia, Belding, and Portland) that contain the majority of development related to manufacturing and retail. Housing is also located in and around these cities as well as the County's seven villages. Natural and built features influencing development include the Grand River, I-96, and M-66.

Kent County, covering 864 square miles, is the most urbanized of the eight counties. Grand Rapids and the surrounding cities and townships contain large amounts of land used for industrial purposes, retail uses, all types and densities of housing, and public uses. The northern third of Kent County, as well as areas on the east side of the county, are less developed and contain large amounts of agricultural land. Natural and built features influencing development include the Grand River, I-96/I-196/M-6, and US-131.

Mecosta County, covering 576 square miles, is fairly rural except for the City of Big Rapids and the surrounding townships, which contain the majority of development related to manufacturing and retail. Housing is also located in and around Big Rapids and the area known as Canadian Lakes, in the southeast quadrant of the County – as well as the County's four villages. Natural and built features influencing development include the Muskegon River, M-66, and US-131.

Montcalm County, covering 713 square miles, is fairly rural except for the City of Greenville and the surrounding townships, which contain the majority of development related to manufacturing and retail. Housing is also located in and around Greenville – as well as the County's six villages and the cities of Carson City and Stanton. Natural and built features influencing development include the Flat River, US-131, M-66, and M-57.

Osceola County, covering 576 square miles, is the Region's most rural county. The cities of Reed City and Evart contain the majority of development related to manufacturing and retail. Housing is also located in and around these cities as well as the County's four villages. Natural and built features influencing development include the Muskegon River, US-131, US-10, and M-66.

Ottawa County, covering 565 square miles, is very urbanized on the east side of the County (adjacent to the Grand Rapids Area) and the west side of the County – both to the south in Holland and the north in the Grand Haven-Ferrysburg-Spring Lake area. Like Kent County, Ottawa County's urbanized areas contain large amounts of land used for industrial purposes, retail uses, all types and densities of housing, and public uses. Ottawa County's rural areas are very productive agricultural areas. Natural and built features influencing development include Lake Michigan, the Grand River, I-96, I-196, M-6, and US-31.

Transportation Network

Region 8 is well-served by a network of roads maintained by the Michigan Department of

Transportation, the Region's eight-county road commissions, and the Region's cities and villages. Very few townships are responsible for maintaining roads. In addition to roads, the transportation network includes airports, rail, and transit.

Limited Access Highways – These are typically four-lane divided highways accessible only at interchanges. Speed limits are typically 70 miles per hour. These include:

- I-96 crosses Ionia, Kent, and Ottawa counties and stretches across from the east side of Michigan to the west side – linking Muskegon, Grand Rapid, Lansing, and Detroit.
- US-131 crosses Allegan, Kent, Montcalm, Mecosta, and Osceola counties and stretches from Michigan's southern border to the northern tip of Michigan's Lower Peninsula – linking Kalamazoo, Grand Rapids, Big Rapids, Cadillac, and Petoskey.
- US-31/I-196 crosses Allegan and Ottawa counties before splitting into US-31 that continues north along the Lake Michigan shoreline and I-196 that continues east to Grand Rapids.
- M-6 (the South Beltline) is the southern bypass around the Grand Rapids Area

Full Access Highways – These are typically two-lane roads that may include additional lanes in urbanized areas and may also include passing lanes and turning lanes. Speed limits are typically 55 miles per hour with reduced speed limits in cities and villages or other areas. Major trunklines in Region 8 include:

- US-10 is an east-west route that crosses southern Osceola County
- M-115 crosses the northeast corner of Osceola County
- M-66 is a north-south route that crosses Osceola, Mecosta, Montcalm, Ionia, and Barry counties
- M-20 is an east-west route that crosses Mecosta County
- M-46 is an east-west route that crosses northern Montcalm County
- M-82 is an east-west route that goes from the Howard City west into Newaygo County
- M-57 is an east-west route that crosses southern Montcalm and Northeast Kent counties
- M-44 is an east-west route that crosses portions of Kent and Ionia counties
- M-21 is an east-west route that crosses most of Kent County and all of Ionia County
- M-45 is an east-west route that crosses all of Ottawa County and some of Kent County
- M-37 is a north-south route that crosses Kent County and Barry County
- M-43 passes through Barry County, linking Lansing and Kalamazoo
- M-179 links US-131 in Allegan County to Hastings in Barry County
- M-50 skirts the southern boundary of Ionia County and the southeast corner of Kent County
- M-40/M-89 crosses Allegan County from the southeast corner to the northwest corner
- M-222 is an east-west route covering the eastern half of central Allegan County

Airports – The Region's major international airport is the Gerald R. Ford International Airport in Kent County. Other airports include the following:

- Padgham Field, Allegan (Allegan County)

- West Michigan Regional Airport, Holland (Allegan County)
- Plainwell Municipal, Plainwell (Allegan County)
- Hastings Airport (Barry County)
- Ionia County Airport, Ionia (Ionia County)
- Lowell City Airport, Lowell (Kent County)
- Miller-Sparta Airport, Sparta (Kent County)
- Roben-Hood Airport, Big Rapids (Mecosta County)
- Greenville Municipal Airport, Greenville (Montcalm County)
- Lakeview-Griffith Field, Lakeview (Montcalm County)
- Evart Municipal Airport, Evart (Osceola County)
- Park Township Airport, Holland (Ottawa County)
- Riverview Airport, Jenison (Ottawa County)
- Memorial Airpark, Grand Haven (Ottawa County)
- Ottawa Executive Airport, Zeeland (Ottawa County)

Transit – The Region has a variety of transit opportunities in each of the eight counties. Portions of the more urban counties have complete transit services, while the more rural counties rely primarily on "dial-a-ride" type services and/or limited fixed routes. Montcalm County currently does not have countywide transit. Transportation out of the region includes limited Amtrak Service and inter-city bus services.

Rail Service – Rail service includes CSX, Conrail, Mid-Michigan Railroad, Grand Trunk Western, Chesapeake & Ohio, Grand Rapids & Eastern Railroad, Norfolk Southern, Tuscola & Saginaw Bay, and Amtrak (stations in Grand Rapids and Holland).

Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis

Region-wide Strengths – The eight counties within the boundaries of the WMRPC have many strengths that make it a truly unique place that includes everything from the sandy beaches of Lake Michigan to a large metropolitan area, to small villages dotting the countryside, and thousands of square miles of farmland and forests. Some of the Region's strengths are grouped below:

Natural Features –

- Lake Michigan and other water resources
- Natural Resources and variety of agriculture
- Natural beauty of the area
- Four seasons
- State and Federal land

Built Attributes –

- Extensive multi-modal transportation network
- The location contains a big city (Grand Rapids) and proximity to bigger cities (Detroit,

Chicago)
- A mix of urban and rural communities
- Available public and private infrastructure
- Public and private investment in Region

Economy –
- Diverse economy survives economic cycles better than Michigan as-a-whole
- Commitment to economic development
- Region's many attractions (Cultural, Employment, Health, Tourism, Education)
- Life sciences in Grand Rapids and Region
- Philanthropy – individuals, businesses, and foundations

Education –
- Education opportunities (K-12)
- Many Colleges and Universities in Region (public and private)
- Variety of higher educational programs
- Many trade-schools and technical centers
- Distribution of higher education opportunities across Region

People –
- Growing population (greater growth than Michigan as-a-whole)
- Strong workforce
- Educated professionals living in communities
- Commitment to attracting a variety of people to West Michigan
- The increasing diversity of the population

Leadership and Programs –
- Michigan's programs targeting community development
- Variety of university programs
- Regional organizations
- Public and private partnerships
- Management of communities

Region-wide Weaknesses – There are many region-wide weaknesses across the eight-county area served by the WMRPC. Some of the Region's weaknesses are grouped below:

Natural Features –
- Distance to major population centers
- Weather (this is also seen as a strength, but winters seen by many as too long)
- Michigan's location (peninsula) takes it off the direct transportation route, increases the cost of transporting products
- The potential loss of agricultural and natural areas due to development
- Weather anomalies that impact crops

Built Attributes –

- The physical condition of Michigan's infrastructure
- Lack of interconnected transit that crosses borders
- Loss of rail
- Sustainability of the built environment
- An imbalance between excess built capacity in certain areas and lack of capacity in other areas

Economy –

- Communities having difficulties related to decreasing revenues
- Move from small farms to large farms influences small communities
- Companies losing local ownership Wage-rates compared to other areas
- Need to determine how to make up for jobs lost due to increased productivity and relocation of manufacturers
- Lack of investment capital

Education –

- Problems facing public schools (funding, decreasing enrollment, test scores, low graduation rates, perceptions, etc.)
- Smaller rural districts often lack advanced classes
- Skills of labor pool often do not match needs of industry
- Cost of higher education
- College graduates leaving Michigan

Leadership and Programs –

- Communities having difficulties related to decreasing revenues from the State of Michigan
- Unfunded mandates
- Government regulations
- Lack of promotion of Region
- Partisan issues

Region-wide Opportunities – There are many region-wide opportunities across the eight-county area served by the WMRPC. Many opportunities relate to the entire area. The following are some of the area's opportunities listed in similar groups:

Natural Features –

- Agricultural processing/value-added agriculture
- Lake Michigan and other natural resources
- Water – an abundance of water for agriculture and industry
- Increased agricultural productivity
- Environment, Grand River

Built Attributes –

- Expanding internet allows people to work anywhere
- M-66 turning into "Michigan's Mainstreet" with a slower-paced way to traverse Michigan from south to north
- Development near interchanges across the region
- Coordinating capacity of water and wastewater services
- Maintaining Transportation Network

Economy –

- Tourism and Service Industry
- Health services in the region
- West Michigan's economy is typically better than Michigan's as-a-whole
- Affordable land and cost-of-living
- Diversify economy

Education –

- Variety of programs offered at public universities
- Variety of programs offered at private colleges
- Importance of community colleges as an affordable option
- Increasing relationships between business and education
- Restructuring of the public k-12 education system

People –

- Build on engineering expertise
- Dedicated workforce
- Work to attract a diverse range of people to Region
- Increasing entrepreneurial opportunities for individuals
- Growing population

Leadership and Programs –

- Strong opportunities for manufacturing
- Stable government in Region and United States
- Communities need to find a niche and market themselves
- Intergovernmental cooperation

Region-wide Threats – There are many region-wide threats to the eight-county area served by the WMRPC. Many threats are related to the entire area. The following are some of the area's threats grouped in similar categories:

Natural Features –

- Loss/degradation of natural resources
- Distance to major population centers
- Demand for water in Great Lakes Basin

- Impacts of weather on many of the Region's crops (especially fruit)
- Invasive species (plant and animal)

Built Attributes –

- Unsustainable growth in rural areas
- Big box stores' impact on downtowns
- Inadequate funding for maintenance of public facilities and infrastructure
- Lack of funds to expand infrastructure to meet the needs of the private sector
- Gaps in high-speed internet service

Economy –

- Lack of diversification leads to increasing poverty and unemployment
- Globalization and businesses leaving the region for other parts of the USA or world
- Connection to "rust-belt" image
- Reliance on an automobile for employment and transportation

Education –

- Lack of appropriate worker skills
- Inadequate matching employers' needs with potential employees' skills
- Funding cuts
- Legacy cost of past employees and programs
- Cost of college education

People –

- Aging workforce – are there enough well-educated people to replace those leaving the workforce?
- Michigan's difficulties keeping young people after graduating from college
- People's image of Michigan
- Lack of entrepreneurial spirit in many used to work for large businesses
- The declining health of people and increasing cost related to health issues

Leadership and Programs –

- Continued decreases in revenue sharing and other community revenues impact services, facilities, and overall quality of life
- Loss of expertise as people retire from government
- The conflict between rural and urban areas/city-township issues
- Difficult to offer tax abatements to businesses when communities losing resources
- Partisan politics waste limited resources

Economic Clusters in Region 8

There are many economic clusters in West Michigan that can support continued job creation and help advance the Region's economy.

Manufacturing

While many manufacturing jobs have left the Region, manufacturing remains a major employer in West Michigan. Manufacturers that supply parts to the automotive industry are located in each of the eight counties in Region 8 – employing tens of thousands of people. The region is also home to several office furniture manufacturing companies that employ thousands of people – primarily in Kent, Ottawa, and Allegan counties, but in each of the other counties as well.

Health Sciences

Healthcare and research are growing fields in West Michigan. In addition to the major hospitals in Kent County, there are many satellite campuses and independent hospitals in all of Region 8's counties. Also, in addition to healthcare, there is research, health education, and health care/pharmaceutical product manufacturing. "Health Hill" in downtown Grand Rapids is busy with ongoing construction – Spectrum Health/Butterworth, St. Mary's Hospital, the Van Andel Institute, Grand Valley State University, Michigan State University, and several private health care providers are either just completing projects or are in the middle of huge construction projects – all within a five-block area. Adding to all of this is the importance of health education with Michigan State University, Grand Valley State University, and Ferris State University all providing opportunities. Nearby, in Wyoming, Metropolitan Hospital continues to grow and has established a relationship with the University of Michigan. Further away from Grand Rapids hospitals have expanded in Holland, Greenville, Carson City, and other areas of West Michigan. Additional health-related jobs include Perrigo in Allegan, which manufactures generic drugs.

Education

West Michigan has many public and private colleges and universities. Public Universities include Grand Valley State University in Ottawa and Kent counties and Ferris State University in Mecosta and Kent counties. Additionally, Kent County has branch campuses for Michigan State University and Western Michigan University. Community Colleges exist in Grand Rapids, Montcalm County, and Barry County (a branch of Kellogg Community College). Ottawa County is home to Hope College and Kent County is home to several private colleges including Calvin, Aquinas, and many others.

K-12 Education (both public and private) is also a major employer in West Michigan. The Region contains all or part of over 65 school districts that employ thousands of people across West Michigan.

Retail

There are many retail centers in Region 8. Kent County is the primary retail center with several regional malls located in major concentrations of retail. The 28th Street Retail Corridor stretches from Cascade Township in the east through Kentwood, Grand Rapids, and Wyoming to the west. Grandville has a major concentration of retail (including a regional mall). The Alpine Avenue Retail Corridor is located in the City of Walker and Alpine Township. Other retail corridors exist along the East Beltline, Plainfield Avenue, and retail is growing M-6 (South Beltline). Other concentrations of retail exist across much of the Region including in and around Greenville, Big Rapids, Ionia, Hastings, Holland, Grand Haven, and Otsego/Plainwell.

Public Sector Employment

Public sector employment provides jobs for people across West Michigan. Federal, State, County, City, Village, and Township governments employ people with a wide range of skills and education. In addition to the more typical forms of employment, several institutions provide additional employment such as the State Correctional Facilities in Ionia and Montcalm counties and the large concentration of state and federal employees in downtown Grand Rapids.

Tourism

Tourism is a large, and growing, industry in West Michigan. The Region's natural resources are a natural attraction for year-round recreation. The Region offers everything from swimming and camping in the summer to skiing and snowmobiling in the winter. Grand Rapid's downtown provides many attractions including museums, conference centers, performing arts centers, restaurants, nightlife, and shopping (although more shopping opportunities are available in the malls surrounding Grand Rapids). In addition to the large urban center of Kent County, many smaller communities cater to visitors such as Holland and Grand Haven in Ottawa County, Saugatuck, and Douglas in Allegan County, and the many other communities in the eastern portion of Region 8. A "hidden" tourism attraction in Region 8 is the large number of second homes in the more rural counties and along Lake Michigan. Owners of "cottages" fill communities on weekends, pay taxes year-round, and create a unique feel for many parts of Region 8.

Agriculture & Value-Added Agriculture Opportunities

Agriculture is a big part of West Michigan. The moderating effects of Lake Michigan and the varied elevations make Allegan, Ottawa, and parts of Kent County ideal for growing fruit such as apples and blueberries. Additionally, the Region has many cash crops such as corn and soybeans and is home to a variety of livestock.

There are many agricultural "value-added" operations in Region 8 that use agricultural products to produce a variety of food products such as cheese, yogurt, dairy products, egg products, poultry, fruits, vegetables, and other food processing companies. Not only are West Michigan's farmers an essential part of this, but the abundance of water resources is essential for the value-

added stages since water is key to growing and transforming agricultural products from field to retailers. In addition to value-added products, agri-tourism is a growing industry in West Michigan – with everything from wineries to tours of apple orchards.

In addition to the jobs created in value-added agriculture and agri-tourism, this category provides several other benefits including providing additional markets for farmers to sell their products, making farming more profitable, and preserving farmland from other types of development.

Renewable Energy

Businesses providing renewable energy sources are creating new jobs in West Michigan in a variety of ways. Wind energy farms are being installed across Michigan and these provide many opportunities for local businesses to manufacture the equipment used to generate wind energy. Solar power and bio-fuels are two other renewable energy sources that have seen growth over the past several years but have not completely succeeded in providing the number of jobs necessary to replace traditional manufacturing.

Allegan County

Population & Demographics

Population Trends – Allegan County's population increased by 28.3 percent between 1990 and 2019 to reach a total of 116,143 (Table 9). This rate of growth was higher than Region 8's rate of 19.1 percent and much higher than Michigan's growth rate of 7.4 percent.

Table 9 -- Population Trends for Allegan County, Region 8, and Michigan

Area	Trends				
	1990	2000	2010	2019	% Change
Allegan County	90,509	105,665	111,385	116,143	28.3
Region 8	1,096,502	1,161,623	1,226,384	1,305,616	19.1
Michigan	9,295,297	993,844	9,877,574	9,986,857	7.4

Source: ACS 5-Year 2019 Estimates

Population Traits – Table 10 compares Allegan County's population traits to the Region's and the State of Michigan's. Between 2010 and 2019 the County's population increased by 4.3 percent to reach 116,143 while the Region's population increased by 6.5 percent to reach 1,305,616 and the State of Michigan's population increased by 1.1 percent to reach 9,986,857 during the same period. The County's population under the age of five makes up 6.2 percent of the population, which is higher than both the Region's and Michigan's amount (5.7 percent). Allegan County has a higher percentage of residents under 18 (24.4 percent) than the Region (22.6 percent) or Michigan (21.5 percent). The County's population 65 and over makes up 16.1 percent of the population, which is below the Region's figure of 17.3 percent and Michigan's figure of 17.7 percent. The County's median household size of 2.65 persons per household is larger than both the Region's (2.58) and Michigan's median of 2.46. Allegan County has a split of 50 percent women and 50 percent men. The Region has a lower percentage of women (49.5 percent) than Michigan (50.8 percent) – and a higher ratio of men than the State as-a-whole.

Racial distribution is also different between the County, Region, and the State of Michigan. There is a higher percentage of Whites in Allegan County (96.0 percent) than either the Region (93.3 percent) or Michigan (78.2 percent). The County has a lower percentage of Blacks (2.3 percent) than The Region (3.7 percent) or Michigan (13.7 percent). The County's percentage of Native Indians and Alaska Native (1.4 percent) is similar to the Region and Michigan (1.1 percent in the Region and 0.6 percent in Michigan). The County has a lower percentage of Asians (1.0 percent) than the Region (1.5 percent) or Michigan (3.3 percent). The County has a higher percentage of residents reporting two or more races (2.6 percent) than the Region (2.4 percent), but lower than Michigan as-a-whole (3.0 percent). Allegan County's percentage of Hispanics or Latinos (7.3 percent) is higher than the Region (5.4 percent) and Michigan (5.3 percent).

In Allegan County, 90.9 percent of people over 25 have a high school degree, similar to 90.8

percent in the Region and 91.4 percent in Michigan. 22.6 percent of the County's population over the age of 25 has a bachelor's degree or higher, while 22.5 percent of the Region's population and 30.0 percent of Michigan's over 25 population has at least a bachelor's degree. The County's Veteran's make up 5.6 percent of the population while the Region's Veteran's comprise 7.5 percent of the population and Michigan's make up 6.6 percent.

Table 10 -- 2019 Population Traits for Allegan County, Region 8, and Michigan

Category	Allegan County	Region 8	Michigan
2010 Population	111,385	1,226,384	9,877,574
2019 Population	116,143	1,305,616	9,986,857
% Change 2010-2019	4.3	6.5	1.1
% Under 5	6.2	5.7	5.7
% Under 18	24.4	22.6	21.5
% 65 and Over	16.1	17.3	17.7
Number of Households	43,416	483,934	3,969,880
Persons Per Household	2.65	2.58	2.46
% Female	50.0	49.5	50.8
% Male	50.0	50.5	49.2
% White	96.0	93.3	78.2
% Black	2.3	3.7	13.7
% American Indian & Alaska Native	1.4	1.1	0.6
% Asian	1.0	1.5	3.3
% Native Hawaiian & Other Pacific Islander	0.1	0.1	0.0
% Reporting 2 or More Races	2.6	2.4	3.0
% Hispanic or Latino	7.3	5.4	5.3
% of People 25+ with High School Degree	90.9	90.8	91.4
% of People 25+ with Bachelor's Degree or Higher	22.6	22.5	30.0
% of Population Veterans	5.6	7.5	6.6

Source: ACS 5-Year 2019 Estimates

Housing Traits – Table 11 identifies information about housing in Allegan County, the Region, and the State of Michigan. Allegan County varies from the Region and Michigan, which are very similar to each other. The homeownership rate in Allegan County (82.6 percent) is much higher than in the Region (77.8 percent of the housing units) or Michigan (71.6 percent). The County's percentage of multi-family units (8.6 percent) is lower than the Region's rate of 10.0 percent or Michigan's figure of 18.0 percent. Finally, the median value of owner-occupied housing in Allegan County of $165,400 is higher than the Region's median of $144,363 but lower than the State's median of $169,600.

Table 11 -- 2019 Housing Traits for Allegan County, Region 8, and Michigan

Category	Allegan County	Region 8	Michigan
Number of Housing Units	51,177	531,735	4,629,605
Homeownership Rate (Percent)	82.6	77.8	71.6
Percent Multi Unit	8.6	10.0	18.0
Median Value of Owner-Occupied Housing Units	165,400	144,363	169,600

Source: ACS 5-Year 2019 Estimates

Income and Business Traits – Table 12 includes income information and business traits for Allegan County, Region 8, and the State of Michigan. Allegan County's median household income of $62,965 is higher than Region 8's median of $56,920 or Michigan's median of $59,584. The County's per capita income of $29,215 is similar to the Region's amount of $27,570 and Michigan's figure of $32,892. Allegan County has a lower percentage of people below the poverty level (8.4 percent) than Region 8 (10.9 percent) or Michigan (12.7 percent).

Table 12 -- Income & Business Traits for Allegan County, Region 8, and Michigan

Category	Allegan County	Region 8	Michigan
2019 Median Household Income	$62,965	$56,920	$59,584
2019 Per Capita Income	$29,215	$27,570	$32,892
Persons Below Poverty Level	11,890	143,270	1,269,062
Number of Firms in 2012	9835	101,701	834,087
Number of Firms Per Capita	0.085	0.078	0.083
Manufacturing Shipments ($1,000)	$5,286,560	$38,541,890	$238,892,383
Manufacturing Shipments Per Capita	$45,518	$29,520	$23,920
Wholesaler Sales ($1,000)	$609,441	$21,359,485 (No Ionia/Mecosta)	$254,318,884
Wholesaler Sales Per Capita	$5,247	$17,828	$25,465
Retail Sales ($1,000)	$949,923	$14,297,670	$119,302,046
Retail Sales Per Capita	$8,179	$10,951	$11,945
Accommodation & Food Services Sales ($1,000)	$131,893	$1,797,920	$17,962,356
Acc. and Food Services Sales Per Capita	$1,136	$1,377	$1,798
Mean Travel Time to Work (minutes)	23.9	24.6	25.1

Source: ACS 5-Year 2019 Estimates

Table 12 also shows some facts related to business and sales. In 2012 Allegan County had 9,835 businesses, which equaled 0.093 businesses per capita – which was higher than Region 8 which had 101,237 businesses which equaled 0.085 businesses per capita, and the State of Michigan

which had 0.083 businesses per capita. When the per capita sales of the various types of businesses are compared between the County, Region, and Michigan it shows that the County does better in Manufacturing Sales ($45,518 in Allegan County versus $29,520 in the Region and $23,920 in Michigan). Wholesaler Sales were lower in the County ($5,247 in Allegan County, $17,828 in the Region, and $25,465 in Michigan) as were Retail Sales ($8,179 in Allegan County, $10,951 in the Region, and $11,945 in Michigan). With per capita sales of $1,798, Michigan did better than the Region ($1,377) or Allegan County ($1,136) in Accommodations. Allegan County's commute time of 23.9 minutes was shorter than both the Region's commute of 24.6 minutes and Michigan's commute of 25.1 minutes.

Employment Traits – Table 13 shows differences between employment distribution in Allegan County, Region 8, and the State of Michigan. In Allegan County there are 57,393 people over 16 employed in the civilian labor force, In Region 8 this figure is 654,828 and in Michigan, the figure is 4,755,016. Allegan County has a higher percentage of people employed in Agriculture and related fields (2.7 percent) than either the Region (1.9 percent) or Michigan (1.2 percent). The County also has a higher percentage employed in construction (7.7 percent) than Region 8 (5.9 percent) or Michigan (5.7 percent). Manufacturing accounts for 26.3 percent of the County's jobs (the County's largest category), 21.2 percent of the Region's workforce, and 18.5 percent of Michigan's. Allegan County has a similar percentage of workers in Transportation (4.0 percent compared to 4.4 percent in Michigan and 3.9 percent in Region 8). Wholesale trade accounts for 3.4 percent in the County, 3.6 percent in Region 8, and 2.4 percent in Michigan. Michigan and Region 8 have similar percentages in Retail trade (10.6-10.5 percent) and Allegan County is at 9.8 percent - which is the third-largest employment category in all three areas.

In most of the other categories, the County has a lower percentage than in Region 8 or Michigan. Information accounts for .9 percent in the County, 1.3 percent in Region 8, and 1.2 percent in Michigan. Finance accounts for 3.2 percent in the County and 5.1 percent in the Region and 5.4 percent in Michigan. Professional accounts for 6.9 percent in Allegan County, 8.7 percent in Region 8, and 9.5 percent in Michigan. Education, Health Care, and Social Services account for 17.3 percent (the County's second-largest category) of the County's workforce, 21.9 percent of the Region's, and 23.4 percent of Michigan's. Arts, Entertainment, Accommodations, and Food Services account for 8.0 percent of the County's workforce, 8.4 percent of Region 8's, and 9.9 percent of the State's. Finally, Public Administration accounts for 2.1 percent of Allegan County's workforce, 2.4 percent of Region 8's, and 3.3 percent of Michigan's.

Table 13 -- 2019 Employment Traits in Allegan County, Region 8, and Michigan

Category	Allegan County	%	Region 8	%	Michigan	%
Population 16 and Over	91,234	N/A	1,029,390	N/A	8,095,913	N/A
In Labor Force	57,422	N/A	682,175	N/A	5,010,213	N/A
Civilian Employed Population 16 and Over	57,393	N/A	654,828	N/A	4,755,016	N/A
Agriculture, Forestry, Fishing and Hunting, and Mining	1,577	2.7	12,376	1.9	56,518	1.2
Construction	4,428	7.7	38,441	5.9	272,095	5.7
Manufacturing	15,083	26.3	138,553	21.2	878,855	18.5
Wholesale Trade	1,950	3.4	23,296	3.6	114,985	2.4
Retail Trade	5,633	9.8	69,423	10.6	497,136	10.5
Transportation and Warehousing, and Utilities	2,323	4.0	25,839	3.9	207,441	4.4
Information	489	0.9	8,522	1.3	57,036	1.2
Finance and Insurance, and Real Estate and Rental and Leasing	1,830	3.2	33,250	5.1	258,613	5.4
Professional, Scientific, and Management, and Administrative and Waste Management Service	3,933	6.9	56,975	8.7	450,625	9.5
Educational Services, and Health Care and Social Assistance	9,905	17.3	143,652	21.9	1,110,708	23.4
Arts, Entertainment, and Recreation, and Accommodation and Food Services	4,592	8.0	55,120	8.4	471,380	9.9
Other Services, Except Public Administration	2,858	5.0	31,970	4.9	224,808	4.7
Public Administration	1,211	2.1	15,830	2.4	154,816	3.3

Source: ACS 5-Year 2019 Estimates

Table 14 shows the employment trends for Allegan County, Region 8, Michigan, and the United States for the five years between 2018 and 2022. Allegan County's unemployment rate ranged from a high of 7.3 percent in 2020 to a low of 3.1 percent in 2019. The County's labor force remained fairly constant but decreased slightly in 2021 and making a partial recovery in 2022. Allegan County's unemployment rate very similar to Region 8's during the period but lower than Michigan's and the national average. Allegan County's unemployment rate ranged from a high of 7.3 percent in 2020 to a low of 3.1 percent in 2019. Allegan County's unemployment rate was lower than Michigan's during the entire five-year period. Allegan County's unemployment rate

was also lower than the national average.

Table 14 -- Employment Trends in Allegan County, Region 8, Michigan, and the United States

	2018	2019	2020	2021	2022 (Jan-May)
Allegan County					
Labor Force	62,239	62,275	62,253	60,557	61,320
Employment	60,206	60,325	57,710	57,735	59,045
Unemployment	2,033	1,950	4,543	2,822	2,275
Unemployment Rate	3.3	3.1	7.3	4.7	3.7
Region 8					
Unemployment Rate	3.1	3.0	7.5	4.6	3.6
Michigan					
Unemployment Rate	4.1	4.1	9.9	5.9	6.7
United States					
Unemployment Rate	3.9	3.7	8.1	5.3	5.9

Source: Michigan Department of Career Development, Labor Market Information

SWOT Analysis

Strengths – Allegan County has a variety of strengths including:

- Easy access to US-131 and US-31/I-196
- Allegan County has unique characteristics in each of the County's four quadrants
- Located on Lake Michigan

Weaknesses – Allegan County has a variety of weaknesses including:

- No plan for US-131 Corridor through Allegan County
- County pulled in four different directions (Grand Rapids, Kalamazoo, Holland, and South Haven)
- Parts of the County are viewed as too far from major transportation systems
- Need for wastewater in the eastern portion of the County

Opportunities – Allegan County has a variety of opportunities including:

- Need to be able to plan for growth and respond to challenges and opportunities
- Natural resources
- More cooperation between some communities

Threats – Allegan County has a variety of threats including:

- Lack of coordination between some communities
- Loss of future revenues to maintain public facilities
- Lack of opportunities for in-county higher education opportunities

Barry County

Population & Demographics

Population Trends – Barry County's population increased by 20.9 percent between 1990 and 2019 to reach a total of 60,540 (Table 15). The County grew at the same rate as Region 8, but much faster than Michigan as-a-whole

Table 15 -- Population Trends for Barry County, Region 8, and Michigan

Area	Trends				
	1990	2000	2010	2019	% Change
Barry County	50,057	56,775	59,576	60,540	20.9
Region 8	1,056,050	1,112,733	1,226,384	1,305,616	19.1
Michigan	9,295,297	993,844	9,877,574	9,986,857	7.4

Source: ACS 5-Year 2019 Estimates

Population Traits – Table 16 compares Barry County's population traits to Region 8's and the State of Michigan's. Between 2010 and 2019 the County's population increased by only 0.02% percent to reach 60,540 while the Region's population increased by 6.5 percent to reach 1,305,616 and the State of Michigan's population increased by 1.1 percent to reach 9,986,857 during the same period. The County's population under the age of five makes up 5.5 percent of the population, which is just barely lower than both the Region's and Michigan's amount of 5.7 percent. Barry County has a similar percentage of residents under 18 (22.3 percent) as the Region (22.6 percent) and Michigan (21.5 percent). The County's population 65 and over makes up 18.0 percent of the population, which is higher than the Region's figure of 17.3 percent and Michigan's figure of 17.7 percent. The County's household size of 2.46 persons per household is the same as Michigan's. The Region's is slightly bigger with 2.58 persons. Barry County is unusual since it has fewer women than men (49.7 percent women and 50.3 percent men). The Region has a lower percentage of women (49.5 percent) than Michigan (50.8 percent) – and a higher ratio of men than the State as-a-whole.

Racial distribution is also different between the County, Region, and the State of Michigan. There is a higher percentage of Whites in Barry County (96.3 percent) than either the Region (93.3 percent) or Michigan (78.2 percent). The County has a lower percentage of Blacks (0.7 percent) than the Region (3.7 percent) or Michigan (13.7 percent). The County's percentage of Native Indian and Alaska Native (0.0 percent) is similar to the Region and Michigan (0.1 percent in the Region and 0.0 percent in Michigan). The County has a lower percentage of Asians (0.6 percent) than the Region (1.5 percent) or Michigan (3.3 percent). The County has a lower percentage of residents reporting two or more races (1.4 percent) than the Region (2.4 percent) or Michigan as-a-whole (3.0 percent). Barry County's percentage of Hispanics or Latinos (3.0 percent) is lower than the Region (5.4 percent) and Michigan (5.3 percent).

Table 16 -- 2019 Population Traits for Barry County, Region 8, and Michigan

Category	Barry County	Region 8	Michigan
2010 Population	59,576	1,226,384	9,877,574
2019 Population	60,540	1,305,616	9,986,857
% Change 2010-2019	1.6	6.5	1.1
% Under 5	5.5	5.7	5.7
% Under 18	22.3	22.6	21.5
% 65 and Over	18.0	17.3	17.7
Number of Households	24,296	483,934	3,969,880
Persons Per Household	2.46	2.58	2.46
% Female	49.7	49.5	50.8
% Male	50.3	50.5	49.2
% White	96.3	93.3	78.2
% Black	0.7	3.7	13.7
% American Indian & Alaska Native	0.4	1.1	0.6
% Asian	0.6	1.5	3.3
% Native Hawaiian & Other Pacific Islander	0.0	0.1	0.0
% Reporting 2 or More Races	1.4	2.4	3.0
% Hispanic or Latino	3.0	5.4	5.3
% of People 25+ with High School Degree	92.7	90.8	91.4
% of People 25+ with Bachelor's Degree or Higher	21.1	22.5	30.0
% of Population Veterans	8.4	7.5	6.6

Source: ACS 5-Year 2019 Estimates

In Barry County, 92.7 percent of people over 25 have a high school degree compared to 90.8 percent of the population in the Region and 91.4 percent in Michigan. Conversely, 21.1 percent of the County's population over the age of 25 has a bachelor's degree or higher, while 22.5 percent of the Region's population and 30.0 percent of Michigan's over 25 population has at least a bachelor's degree. The County's Veteran's make up 8.4 percent of the population while the Region's Veteran's comprise 7.5 percent of the population and Michigan's make up 6.6 percent.

Housing Traits – Table 17 identifies information about housing in Barry County, the Region, and the State of Michigan. Barry County varies from the Region and Michigan, which are very similar to each other. The homeownership rate in Barry County (83.5 percent) is higher than in the Region (77.8 percent of the housing units) or Michigan (71.6 percent). The County's percentage of multi-family units (4.6 percent) is much lower than the Region's rate of 10.0 percent or Michigan's figure of 18.0 percent. Finally, the median value of owner-occupied housing in Barry County of $158,400 is higher than the Region's median of $144,363 but lower

than the State's median of $169,600.

Table 17 -- 2019 Housing Traits for Barry County, Region 8, and Michigan

Category	Barry County	Region 8	Michigan
Number of Housing Units	27,586	531,735	4,629,605
Homeownership Rate (Percent)	83.5	77.8	71.6
Percent Multi Unit	4.6	10.0	18.0
Median Value of Owner-Occupied Housing Units	158,400	144,363	169,600

Source: ACS 5-Year 2019 Estimates

Income and Business Traits – Table 18 includes income information and business traits for Barry County, Region 8, and the State of Michigan. Barry County's median household income of $64,490 is higher than Region 8's median of $56,920 or Michigan's median of $59,584, and the County's per capita income of $31,760 is higher than the Region's amount of $27,570 but lower than Michigan's figure of $32,892. Barry County has a lower percentage of people below the poverty level (7.6 percent) than Region 8 (10.9 percent) or Michigan (12.7 percent).

Table 18 -- Income & Business Traits for Barry County, Region 8, and Michigan

Category	Barry County	Region 8	Michigan
2019 Median Household Income	$64,490	$56,920	$59,584
2019 Per Capita Income	$31,760	$27,570	$32,892
Persons Below Poverty Level	4,613	143,270	1,269,062
Number of Firms in 2012	4,239	101,701	834,087
Number of Firms Per Capita	0.07	0.078	0.083
Manufacturing Shipments ($1,000)	$1,115,663	$38,541,890	$238,892,383
Manufacturing Shipments Per Capita	$18,429	$29,520	$23,920
Wholesaler Sales ($1,000)	$122,531	$21,359,485 (No Ionia/Mecosta)	$254,318,884
Wholesaler Sales Per Capita	$2,023	$17,828	$25,465
Retail Sales ($1,000)	$286,016	$14,297,670	$119,302,046
Retail Sales Per Capita	$4,724	$10,951	$11,945
Accommodation & Food Services Sales ($1K)	$38,485	$1,797,920	$17,962,356
Acc. and Food Services Sales Per Capita	$635	$1,377	$1,798
Mean Travel Time to Work (minutes)	27.9	24.8	25.1

Source: ACS 5-Year 2019 Estimates

Table 18 also shows some facts related to business and sales. In 2012, Barry County had 4,613 businesses, which equaled 0.07 businesses per capita – which was lower than the State of Michigan (0.083) and the Region (0.078). When the per capita sales of the various types of

businesses are compared between the County, Region, and Michigan it shows that the County has fewer per capita Manufacturing Sales ($18,429 in Barry County versus $29,520 in the Region and $23,920 in Michigan). Wholesaler Sales were much lower in the County ($2,023 per capita in Barry County, $17,828 in the Region, and $25,465 in Michigan) as were Retail Sales ($4,724 in Barry County, $10,951 in the Region, and $11,945 in Michigan). With per capita sales of $1,798, Michigan did better than the Region ($1,377) or Barry County ($635) in Accommodations. Barry County's commute time of 27.9 minutes was longer than the Region's commute of 24.8 minutes or Michigan's commute of 25.1 minutes.

Table 19 -- 2019 Employment Traits in Barry County, Region 8, and Michigan

Category	Barry County	%	Region 8	%	Michigan	%
Population 16 and Over	48,631	N/A	1,029,390	N/A	8,095,913	N/A
In Labor Force	30,603	N/A	682,175	N/A	5,010,213	N/A
Civilian Employed Population 16 and Over (# / %)	29,100	N/A	654,828	N/A	4,755,016	N/A
Agriculture, Forestry, Fishing and Hunting, and Mining	888	3.1	12,376	1.9	56,518	1.2
Construction	2,492	8.6	38,441	5.9	272,095	5.7
Manufacturing	6,992	24.0	138,553	21.2	878,855	18.5
Wholesale Trade	910	3.1	23,296	3.6	114,985	2.4
Retail Trade	2,813	9.7	69,423	10.6	497,136	10.5
Transportation and Warehousing, and Utilities	1,179	4.1	25,839	3.9	207,441	4.4
Information	300	1.0	8,522	1.3	57,036	1.2
Finance and Insurance, and Real Estate and Rental and Leasing	1,580	5.4	33,250	5.1	258,613	5.4
Professional, Scientific, and Management, and Administrative and Waste Management Service	1,931	6.6	56,975	8.7	450,625	9.5
Educational Services, and Health Care and Social Assistance	5,335	18.3	143,652	21.9	1,110,708	23.4
Arts, Entertainment, and Recreation, and Accommodation and Food Services	2,023	7.0	55,120	8.4	471,380	9.9
Other Services, Except Public Administration	1,693	5.8	31,970	4.9	224,808	4.7
Public Administration	964	3.0	15,830	2.4	154,816	3.3

Source: ACS 5-Year 2019 Estimates

Table 19 shows differences between employment distribution in Barry County, Region 8, and the State of Michigan. In Barry County there are 29,100 people over 16 employed in the civilian labor force, In Region 8 this figure is 654,828 and in Michigan, the figure is 4,755,016. Barry County has a higher percentage of people employed in Agriculture and related fields (3.1 percent) than either the Region (1.9 percent) or Michigan (1.2 percent). The County also has a higher percentage employed in construction (8.6 percent) than Region 8 (5.9 percent) or Michigan (5.7 percent). Manufacturing accounts for 24.0 percent of the County's jobs (the County's largest category), 21.2 percent of the Region's workforce, and 18.5 percent of Michigan's. Finance accounts for 5.4 percent of Barry County's workforce compared to 5.1 percent in Region 8 and 5.4 percent in Michigan. Public Administration accounts for 3.0 percent of Barry County's workforce, 2.4 percent of Region 8's, and 3.3 percent of Michigan's. Wholesale trade accounts for 3.1 percent in the County, 3.6 percent in Region 8, and 2.4 percent in Michigan.

In other categories, the County has a lower percentage than in Region 8 or Michigan. The County has a lower percentage of Retail workers (9.7 percent) than Michigan (10.5 percent) and Region 8 (10.6 percent) which is the third-largest employment category in all three areas. Barry County has a lower percentage of workers in Transportation, when compared to Michigan (4.1 percent versus 4.4 percent in Michigan) but is higher than Region 8 at 3.9 percent. Information accounts for 1.0 percent in the County, 1.3 percent in Region 8, and 1.2 percent in Michigan. Professional accounts for 6.6 percent in Barry County, 8.7 percent in Region 8, and 9.5 percent in Michigan. Education, Health Care, and Social Services account for 18.3 percent (the County's second-largest category) of the County's workforce, 21.9 percent of the Region's, and 23.4 percent of Michigan's. Arts, Entertainment, Accommodations, and Food Services account for 7.0 percent of the County's workforce, 8.4 percent of Region 8's, and 9.9 percent of the State's.

Table 20 -- Employment Trends in Barry County, Region 8, Michigan, and the United States

	2018	2019	2020	2021	2022 (Jan-May)
Barry County					
Labor Force	31,664	31,665	31,350	30,851	31,325
Employment	30,585	30,638	29,033	29,443	30,136
Unemployment	1,079	1,027	2,317	1,408	1,189
Unemployment Rate	3.4	3.2	7.4	4.6	3.8
Region 8					
Unemployment Rate	3.1	3.0	7.5	4.6	3.6
Michigan					
Unemployment Rate	4.1	4.1	9.9	5.9	6.7
United States					
Unemployment Rate	3.9	3.7	8.1	5.3	5.9

Source: Michigan Department of Career Development, Labor Market Information

Table 20 shows the employment trends for Barry County, Region 8, Michigan, and the United States for the five years between 2018 and 2022. Barry County's unemployment rate ranged

from a high of 7.4 percent in 2020 to a low of 3.2 percent in 2019. The County's labor force remained fairly constant over the period. Barry County's unemployment rate was similar to Region 8's but lower than Michigan's for the entire period. Region 8's unemployment rate was lower than Michigan's or the Nations during the entire five-year period.

SWOT Analysis

Strengths – Barry County has a variety of strengths including:

- A rural environment in a central location
- Many natural features
- Diversity of income – in-county, Lansing, Kalamazoo, and Grand Rapids

Weaknesses – Barry County has a variety of weaknesses including:

- Lack of interstate highways
- Lack of funding for communities to carry out goals
- Boundary issues – different regions serve different roles

Opportunities – Barry County has a variety of opportunities including:

- Need to expand opportunities related to County's agricultural base and natural resources
- Development in and around Hastings
- Desirable mid-point location between Grand Rapids, Kalamazoo, and Lansing

Threats – Barry County has a variety of threats including:

- Lack of interstate access
- Loss of future revenues to maintain public facilities
- Lack of adequate opportunities for in-county higher education opportunities

Ionia County

Population & Demographics

Population Trends– Ionia County's population increased by 12.7 percent between 1990 and 2019 to reach a total of 64,300 (Table 21).

Table 21 -- Population Trends for Ionia County, Region 8, and Michigan

Area	Trends				
	1990	2000	2010	2019	% Change
Ionia County	57,024	61,518	64,651	64,300	12.7
Region 8	1,063,017	1,117,476	1,226,384	1,305,616	19.1
Michigan	9,295,297	993,844	9,877,574	9,986,857	7.4

Source: ACS 5-Year 2019 Estimates

Population Traits – Table 21 compares Ionia County's population traits to the Region's and the State of Michigan's. Between 2010 and 2019 the County's population decreased by 0.5 percent to 63,300 while the Region's population increased by 6.5 percent to reach 1,305,616 and the State of Michigan's population increased by 1.1 percent to reach 9,986,857 during the same period. The County's population under the age of five makes up 5.7 percent of the population, which is the same as both the Region's and Michigan's amount. Ionia County has a similar percentage of residents under 18 (23.1 percent) as the Region (22.6 percent) and Michigan (21.5 percent). The County's population 65 and over makes up 14.3 percent of the population, which is lower than the Region's figure of 17.3 percent and Michigan's figure of 17.7 percent. The County's and Region's similar median household sizes of 2.63 and 2.58 persons per household are larger than Michigan's median of 2.46. Ionia County is unusual since it has fewer women than men (46.7 percent women and 53.3 percent men) due in part to the concentration of prisons in the County. The Region has a lower percentage of women (49.5 percent) than Michigan (50.8 percent) – and a higher ratio of men than the State as-a-whole.

Racial distribution is also different between the County, Region, and the State of Michigan. There is a higher percentage of Whites in Ionia County (93.7 percent) than either the Region (93.3 percent) or Michigan (78.2 percent). The County has a higher percentage of Blacks (5.6 percent) than The Region (3.7 percent), but a lower percentage than Michigan (13.7 percent). The County's percentage of Native Indian and Alaska Native (1.1 percent) is similar to the Region and Michigan (1.1 percent in the Region and 0.6 percent in Michigan). The County has a lower percentage of Asians (0.8 percent) than the Region (1.5 percent) or Michigan (3.3 percent). The County has a lower percentage of residents reporting two or more races (2.3 percent) than the Region (2.4 percent) or Michigan as-a-whole (3.0 percent). Ionia County's percentage of Hispanics or Latinos (4.8 percent) is lower than the Region (5.8 percent) and Michigan (5.3 percent).

Table 22 -- 2019 Population Traits for Ionia County, Region 8, and Michigan

Category	Ionia County	Region 8	Michigan
2010 Population	64,651	1,226,384	9,877,574
2019 Population	64,300	1,305,616	9,986,857
% Change 2010-2019	-0.5	6.5	1.1
% Under 5	5.7	5.7	5.7
% Under 18	23.1	22.6	21.5
% 65 and Over	14.5	17.3	17.7
Number of Households	22,964	483,934	3,969,880
Persons Per Household	2.63	2.58	2.46
% Female	46.7	49.5	50.8
% Male	53.3	50.5	49.2
% White	93.7	93.3	78.2
% Black	5.6	3.7	13.7
% American Indian & Alaska Native	1.1	1.1	0.6
% Asian	0.8	1.5	3.3
% Native Hawaiian & Other Pacific Islander	0.1	0.1	0.0
% Reporting 2 or More Races	2.3	2.4	3.0
% Hispanic or Latino	4.8	5.4	5.3
% of People 25+ with High School Degree	90.5	90.8	91.4
% of People 25+ with Bachelor's Degree or Higher	16.4	22.5	30.0
% of Population Veterans	7.3	7.5	6.6

Source: ACS 5-Year 2019 Estimates

In Ionia County, 90.5 percent of people over 25 have a high school degree compared to 90.8 percent of the population in the Region and 91.4 percent in Michigan. Similarly, 16.4 percent of the County's population over the age of 25 has a bachelor's degree or higher, while 22.5 percent of the Region's population and 30.0 percent of Michigan's over 25 population has at least a bachelor's degree. The County's Veteran's make up 7.3 percent of the population while the Region's Veteran's comprise 7.5 percent of the population and Michigan's make up 6.6 percent.

Housing Traits – Table 23 identifies information about housing in Ionia County, the Region, and the State of Michigan. The homeownership rate in Ionia County (76.6 percent) is lower than the Region (77.8 percent of the housing units) but higher than Michigan (71.6 percent). The County's percentage of multi-family units (12.6 percent) is higher than the Region's rate of 10.0 percent but lower than Michigan's figure of 18.0 percent. Finally, the median value of owner-occupied housing in Ionia County of $131,800 is lower than the Region's median of $144,363 or the State's median of $169,600.

Table 23 -- 2019 Housing Traits for Ionia County, Region 8, and Michigan

Category	Ionia County	Region 8	Michigan
Number of Housing Units	24,967	531,735	4,629,605
Homeownership Rate (Percentage)	76.6	77.8	71.6
Percent Multi Unit	12.6	10.0	18.0
Median Value of Owner-Occupied Housing Units	131,800	144,363	169,600

Source: ACS 5-Year 2019 Estimates

Income and Business Traits – Table 24 includes income information and business traits for Ionia County, Region 8, and Michigan. Ionia County's median household income of $57,043 is higher than Region 8's median of $56,920 but lower than Michigan's median of $59,584, and the County's per capita income of $24,286 is lower than the Region's amount of $27,570 or Michigan's figure of $32,892. Ionia County has a higher percentage of people below the poverty level (11.1 percent) than Region 8 (10.9 percent), but lower than Michigan (12.7 percent).

Table 24 -- Income & Business Traits for Ionia County, Region 8, and Michigan

Category	Ionia County	Region 8	Michigan
2019 Median Household Income	$57,043	$56,920	$59,584
2019 Per Capita Income	$24,864	$27,570	$32,892
Persons Below Poverty Level	7,129	143,270	1,269,062
Number of Firms in 2012	4,163	101,701	834,087
Number of Firms Per Capita	0.065	0.078	0.083
Manufacturing Shipments ($1,000)	$1,362,984	$38,541,890	$238,892,383
Manufacturing Shipments Per Capita	$21,197	$29,520	$23,920
Wholesaler Sales ($1,000)	N/A	$21,359,485 (No Ionia/Mecosta)	$254,318,884
Wholesaler Sales Per Capita	N/A	$17,828	$25,465
Retail Sales ($1,000)	$430,395	$14,297,670	$119,302,046
Retail Sales Per Capita	$6,694	$10,951	$11,945
Accommodation & Food Services Sales ($1K)	$35,460	$1,797,920	$17,962,356
Acc. and Food Services Sales Per Capita	$551	$1,377	$1,798
Mean Travel Time to Work (minutes)	26.7	24.675	25.1

Source: ACS 5-Year 2019 Estimates

Table 24 also shows some facts related to business and sales. In 2012 Ionia County had 4,163 businesses, which equaled 0.065 businesses per capita – which was lower than the State of Michigan and the Region (0.083 and 0.078). When the per capita sales of the various types of businesses are compared between the County, Region, and Michigan it shows that the County has fewer Manufacturing Sales ($21,197 in Ionia County versus $29,520 in the Region and

$23,920 in Michigan). With per capita sales of $1,798, Michigan did better than the Region ($1,377) or Ionia County ($551) in Accommodations. Ionia County's commute time of 26.7 minutes was longer than the Region's commute of 24.7 minutes or Michigan's commute of 25.1 minutes.

Table 25 -- 2019 Employment Traits in Ionia County, Region 8, and Michigan

Category	Ionia County	%	Region 8	%	Michigan	%
Population 16 and Over	51,310	N/A	1,029,390	N/A	8,095,913	N/A
In Labor Force	30,381	N/A	682,175	N/A	5,010,213	N/A
Civilian Employed Population 16 and Over	28,978	N/A	654,828	N/A	4,755,016	N/A
Agriculture, Forestry, Fishing and Hunting, and Mining	1,375	4.7	12,376	1.9	56,518	1.2
Construction	1,908	6.6	38,441	5.9	272,095	5.7
Manufacturing	6,083	21.0	138,553	21.2	878,855	18.5
Wholesale Trade	714	2.5	23,296	3.6	114,985	2.4
Retail Trade	3,328	11.5	69,423	10.6	497,136	10.5
Transportation and Warehousing, and Utilities	1,151	4.0	25,839	3.9	207,441	4.4
Information	319	1.1	8,522	1.3	57,036	1.2
Finance and Insurance, and Real Estate and Rental and Leasing	1,635	5.6	33,250	5.1	258,613	5.4
Professional, Scientific, and Management, and Administrative and Waste Management Service	1,912	6.6	56,975	8.7	450,625	9.5
Educational Services, and Health Care and Social Assistance	5,174	17.9	143,652	21.9	1,110,708	23.4
Arts, Entertainment, and Recreation, and Accommodation and Food Services	2,098	7.2	55,120	8.4	471,380	9.9
Other Services, Except Public Administration	1,350	4.7	31,970	4.9	224,808	4.7
Public Administration	1,931	6.7	15,830	2.4	154,816	3.3

Source: ACS 5-Year 2019 Estimates

Table 25 shows differences between employment distribution in Ionia County, Region 8, and the State of Michigan. In Ionia County there are 28,978 people over 16 employed in the civilian labor force, In Region 8 this figure is 654,828 and in Michigan, the figure is 4,755,016. Ionia County has a higher percentage of people employed in agriculture and related fields (4.7 percent) than either the Region (1.9 percent) or Michigan (1.2 percent). The County also has a higher percentage employed in construction (6.6 percent) than Region 8 (5.9 percent) or Michigan (5.7 percent). Manufacturing accounts for 21.0 percent of the County's jobs (the County's largest category), 21.2 percent of the Region's workforce, and 18.5 percent of Michigan's. The County has a higher percentage of Retail workers (11.5 percent) than Michigan and Region 8 (10.5 percent and 10.6 percent) which is the third-largest employment category in all three areas. Ionia County has a similar percentage of workers in Transportation (4.0 percent versus 4.4 percent in Michigan and 3.9 percent in Region 8). Finance accounts for 5.6 percent of Ionia County's workforce compared to 5.1 percent in Region 8 and 5.4 percent in Michigan. Public Administration accounts for 6.7 percent of Ionia County's workforce, 2.4 percent of Region 8's, and 3.3 percent of Michigan's. Wholesale trade accounts for 2.5 percent in the County, 3.6 percent in Region 8, and 2.4 percent in Michigan.

In other categories, the County has a lower percentage than in Region 8 or Michigan: Information accounts for 1.1 percent in the County, 1.3 percent in Region 8, and 1.2 percent in Michigan; Professional accounts for 6.6 percent in Ionia County, 8.7 percent in Region 8 and 9.5 percent in Michigan; Education, Health Care, and Social Services account for 17.9 percent (the County's second-largest category) of the County's workforce, 21.9 percent of the Region's, and 23.4 percent of Michigan's; and Arts, Entertainment, Accommodations, and Food Services account for 7.2 percent of the County's workforce, 8.4 percent of Region 8's and 9.9 percent of the State's.

Table 26 -- Employment Trends in Ionia County, Region 8, Michigan, and the United States

	2018	2019	2020	2021	2022 (Jan-May)
Ionia County					
Labor Force	30,119	30,280	30,414	29,513	29,711
Employment	29,082	29,252	28,000	28,105	28,566
Unemployment	1,037	1,028	2,414	1,408	1,145
Unemployment Rate	3.4	3.4	7.9	4.8	3.9
Region 8					
Unemployment Rate	3.1	3.0	7.5	4.6	3.6
Michigan					
Unemployment Rate	4.1	4.1	9.9	5.9	6.7
United States					
Unemployment Rate	3.9	3.7	8.1	5.3	5.9

Source: Michigan Department of Career Development, Labor Market Information

Table 26 shows the unemployment trends for Ionia County, Region 8, Michigan, and the United States for the five years between 2018 and 2022. Ionia County's unemployment rate ranged

from a low of 3.4 percent in 2018 and 2019 to a high of 7.9 percent in 2020. The County's labor force increased slightly between 2018 and 2-19 before dropping in 2020 and partially recovering in 2021 and 2022. Ionia County's unemployment rate was higher than Region 8's for the period and lower than Michigan's for period. Region 8's unemployment rate ranged from a low of 3.0 percent in 2019 to a high of 7.5 percent in 2020. Region 8's unemployment rate was lower than Michigan's during the entire five-year period. Region 8's unemployment rate was also lower than the national average for the five-year period.

SWOT Analysis

Strengths – Ionia County has a variety of strengths including:

- Location between Lansing and Grand Rapids on I-96
- Commercial development on M-66 between Ionia and I-96
- Ionia County has a diversity of income – in-county, Lansing, and Grand Rapids

Weaknesses – Ionia County has a variety of weaknesses including:

- Image of prisons in Ionia County
- Lack of funding for communities to carry out goals
- Many communities have no planning or zoning

Opportunities – Ionia County has a variety of opportunities including:

- Need to expand opportunities related to Ionia County's agricultural base
- Development south of Ionia on M-66
- Desirable mid-point location between Grand Rapids and Lansing

Threats – Ionia County has a variety of threats including:

- Underemployment
- Lack of industry in Ionia County
- Dependent on many public sector jobs (prisons)

Kent County

Population & Demographics

Population Trends – Kent County's population increased by 7.9 percent between 1990 and 2019 to reach a total of 648,121 (Table 27). Kent County grew at a slightly faster rate when compared to Michigan as-a-whole, which increased by 7.4 percent between 1990 and 2019.

Table 27 -- Population Trends for Kent County, Region 8, and Michigan

Area	Trends				
	1990	2000	2010	2019	% Change
Kent County	600,631	574,335	599,432	648,121	7.9
Region 8	1,606,624	1,630,293	1,226,384	1,305,616	19.1
Michigan	9,295,297	993,844	9,877,574	9,986,857	7.4

Source: ACS 5-Year 2019 Estimates

Population Traits – Table 28 compares Kent County's population traits to the Region's and the State of Michigan's. Between 2010 and 2019 the County's population increased by 8.1 percent to reach 648,121 while the Region's population increased by 6.5 percent to reach 1,305,616 and the State of Michigan's population increased by 1.1 percent to reach 9,986,857 during the same period. The County's population under the age of five makes up 6.8 percent of the population, which is higher than the Region's amount of 5.9 percent and the State of Michigan figure of 5.9 percent. Kent County has a higher percentage of residents under 18 (24.4 percent) than the Region (22.6 percent) or Michigan (21.5 percent). The County's population 65 and over makes up 13.3 percent of the population, which is lower than the Region's figure of 17.3 percent and Michigan's figure of 17.7 percent. The County's median household size of 2.68 is larger than both the Region's figure of 2.58 and Michigan's median of 2.46. Kent County is made up of 51.4 percent women and 48.6 percent men. The Region has a lower percentage of women (49.5 percent) than Michigan (50.8 percent) – and a higher ratio of men than the State as-a-whole.

Racial distribution is also different between the County, Region, and the State of Michigan. There is a lower percentage of Whites in Kent County (79.6 percent) than the Region (93.3 percent) and a slightly higher percentage than Michigan (78.2 percent). The County has a higher percentage of Blacks (9.6 percent) than The Region (3.7 percent) and a lower percentage than Michigan (13.7 percent). The County's percentage of Native Indian and Alaska Native (0.4 percent) is similar to the Region and Michigan (1.1 percent in the Region and 0.6 percent in Michigan). The County has a higher percentage of Asians (3.0 percent) than the Region (1.5 percent) and is similar to Michigan (3.3 percent). The County has a higher percentage of residents reporting two or more races (4.1 percent) than the Region (2.4 percent) or Michigan as-a-whole (3.0 percent). Kent County's percentage of Hispanics or Latinos (10.6 percent) is higher than the Region (5.4 percent) or Michigan (5.3 percent).

In Kent County, 91.6 percent of people over 25 have a high school degree compared to 90.8 percent of the population in the Region and 91.4 percent in Michigan. A large percentage (35.7

percent) of the County's population over the age of 25 has a bachelor's degree or higher, while 22.5 percent of the Region's and 30.0 percent of Michigan's over 25 population has at least a bachelor's degree. The County's Veteran's make up 5.9 percent of the population while the Region's Veteran's comprise 7.5 percent of the population and Michigan's make up 6.6 percent.

Table 28-- 2019 Population Traits for Kent County, Region 8, and Michigan

Category	Kent County	Region 8	Michigan
2010 Population	599,432	1,226,384	9,877,574
2019 Population	648,121	1,305,616	9,986,857
% Change 2010-2019	8.1	6.5	1.1
% Under 5	6.8	5.7	5.7
% Under 18	24.4	22.6	21.5
% 65 and Over	13.3	17.3	17.7
Number of Households	241,746	483,934	3,969,880
Persons Per Household	2.63	2.58	2.46
% Female	51.4	49.5	50.8
% Male	48.6	50.5	49.2
% White	79.6	93.3	78.2
% Black	9.6	3.7	13.7
% American Indian & Alaska Native	0.4	1.1	0.6
% Asian	3.0	1.5	3.3
% Native Hawaiian & Other Pacific Islander	0.0	0.1	0.0
% Reporting 2 or More Races	4.1	2.4	3.0
% Hispanic or Latino	10.6	5.4	5.3
% of People 25+ with High School Degree	91.6	90.8	91.4
% of People 25+ with Bachelor's Degree or Higher	35.7	22.5	30.0
% of Population Veterans	5.9	7.5	6.6

Source: ACS 5-Year 2019 Estimates

Housing Traits – Table 29 identifies information about housing in Kent County, the Region, and the State of Michigan. The homeownership rate in Kent County (69.8 percent) is lower than in the Region (77.8 percent of the housing units) or Michigan (71.6 percent). The County's percentage of multi-family units (22.8 percent) is much higher than the Region's rate of 10.0 percent of Michigan's figure of 18.0 percent. Finally, the median value of owner-occupied housing in Kent County of $173,00 is slightly higher than the Region's median of $144,363 or the State's median of $169,600

Table 29 -- 2019 Housing Traits for Kent County, Region 8, and Michigan

Category	Kent County	Region 8	Michigan
Number of Housing Units	255,024	531,735	4,629,605
Homeownership Rate (Percentage)	69.8	77.8	71.6
Percentage Multi Unit	22.8	10.0	18.0
Median Value of Owner-Occupied Housing Units	173,700	144,363	169,600

Source: ACS 5-Year 2019 Estimates

Income and Business Traits – Table 30 includes income information and business traits for Kent County, Region 8, and the State of Michigan. Kent County's median household income of $63,053 is slightly higher than Region 8's median of $56,920 and Michigan's median of $59,584. The County's per capita income of $32,524 is higher than the Region's amount of $27,570 and lower than Michigan's figure of $32,892. Kent County has a higher percentage of people below the poverty level (11.5 percent) than Region 8 (10.9 percent) but lower than Michigan (12.7 percent).

Table 30 -- Income & Business Traits for Kent County, Region 8, and Michigan

Category	Kent County	Region 8	Michigan
2019 Median Household Income	$63,053	$56,920	$59,584
2019 Per Capita Income	$32,524	$27,570	$32,892
Persons Below Poverty Level	74,720	143,270	1,269,062
Number of Firms in 2012	52,666	101,701	834,087
Number of Firms Per Capita	0.081	0.078	0.083
Manufacturing Shipments ($1,000)	$17,535,625	$38,541,890	$238,892,383
Manufacturing Shipments Per Capita	$27,056	$29,520	$23,920
Wholesaler Sales ($1,000)	$17,703,041	$21,359,485 (No Ionia/Mecosta)	$254,318,884
Wholesaler Sales Per Capita	$27,314	$17,828	$25,465
Retail Sales ($1,000)	$8,698,608	$14,297,670	$119,302,046
Retail Sales Per Capita	$13,421	$10,951	$11,945
Accommodation & Food Services Sales ($1K)	$1,154,358	$1,797,920	$17,962,356
Acc. and Food Services Sales Per Capita	$1,781	$1,377	$1,798
Mean Travel Time to Work (minutes)	21.3	24.675	25.1

Source: ACS 5-Year 2019 Estimates

Table 30 also shows some facts related to business and sales. In 2012 Kent County had 52,666 businesses, which equaled 0.081 businesses per capita – which was higher than the State and the Region (0.078 and 0.083). Kent County's Manufacturing Sales ($27,056 per capita) were lower

than $29,520 in the Region but higher than $23,920 in Michigan. Wholesaler sales were much higher in the County ($27,314 in Kent County, $17,828 in the Region, and $25,465 in Michigan) as were Retail Sales ($1,421 in Kent County, $10,951 in the Region, and $11,945 in Michigan). With per capita sales of $1,798, Michigan did better than the Region ($1,377) and Kent County ($1,781) in Accommodations. Kent County's commute time of 21.3 minutes was shorter than the Region's commute of 24.7 minutes or Michigan's commute of 25.1 minutes.

Table 31 -- 2019 Employment Traits in Kent County, Region 8, and Michigan

Category	Kent County	%	Region 8	%	Michigan	%
Population 16 and Over	507,206	N/A	1,029,390	N/A	8,095,913	N/A
In Labor Force	351,235	N/A	682,175	N/A	5,010,213	N/A
Civilian Employed Population 16 and Over (# / %)	335,479	N/A	654,828	N/A	4,755,016	N/A
Agriculture, Forestry, Fishing and Hunting, and Mining	4,075	1.2	12,376	1.9	56,518	1.2
Construction	17,073	5.1	38,441	5.9	272,095	5.7
Manufacturing	63,574	19.0	138,553	21.2	878,855	18.5
Wholesale Trade	13,691	4.1	23,296	3.6	114,985	2.4
Retail Trade	36,091	10.8	69,423	10.6	497,136	10.5
Transportation and Warehousing, and Utilities	13,392	4.0	25,839	3.9	207,441	4.4
Information	4,982	1.5	8,522	1.3	57,036	1.2
Finance and Insurance, and Real Estate and Rental and Leasing	19,688	5.9	33,250	5.1	258,613	5.4
Professional, Scientific, and Management, and Administrative and Waste Management Service	33,902	10.1	56,975	8.7	450,625	9.5
Educational Services, and Health Care and Social Assistance	77,383	23.1	143,652	21.9	1,110,708	23.4
Arts, Entertainment, and Recreation, and Accommodation and Food Services	29,312	8.7	55,120	8.4	471,380	9.9
Other Services, Except Public Administration	15,903	4.7	31,970	4.9	224,808	4.7
Public Administration	6,413	1.9	15,830	2.4	154,816	3.3

Source: ACS 5-Year 2019 Estimates

Table 31 shows differences between employment distribution in Kent County, Region 8, and

Michigan. In Kent County there are 335,479 people over 16 employed in the civilian labor force, In Region 8 this figure is 654,828 and in Michigan, the figure is 4,755,016. Since Kent County is the largest of the eight counties in Region 8, it has a similar employment distribution to Region 8 (and Michigan as-a-whole). Education is the largest category for each of the comparison areas, followed by Manufacturing, and Retail Trade. Most of the categories are within one percentage point between the County, Region, and State. Manufacturing makes up a larger percentage of the workforce in Kent County (19.0 percent) and the Region (21.2 percent) than in the State as-a-whole (18.5 percent). Wholesale Trade is another category with a greater than one percentage point difference – with the County at 4.1 percent, the Region at 3.6 percent, and Michigan at 2.4 percent. Education services account for 23.9 percent of Kent County's jobs – which is more than the Region (21.9 percent) but less than Michigan (23.4 percent).

Table 32 shows the unemployment trends for Kent County, Region 8, Michigan, and the United States for the five years between 2018 through 2022. Kent County's unemployment rate ranged from a high of 7.6 percent in 2020 to a low of 2.9 percent in 2019. The County's labor force between 2018 and 2019 and then dropped in 2020 and 2021 before beginning to increase in 2022. Kent County's unemployment rate was lower than Region 8's for all but 2020 and 2021, and lower than Michigan's for the entire period. Region 8's unemployment rate ranged from a high of 7.5 percent in 2020 to a low of 3.0 percent in 2019. Region 8's unemployment rate was lower than Michigan's during the entire five-year period. Region 8's unemployment was also lower than the national average for the five years.

Table 32 -- Employment Trends in Kent County, Region 8, Michigan, and the United States

	2018	2019	2020	2021	2022 (Jan-May)
Kent County					
Labor Force	358,900	359,924	357,123	349,738	353,980
Employment	348,246	349,535	330,032	332,738	341,682
Unemployment	10,654	10,389	27,091	16,429	12,299
Unemployment Rate	3.0	2.9	7.6	4.7	3.5
Region 8					
Unemployment Rate	3.1	3.0	7.5	4.6	3.6
Michigan					
Unemployment Rate	4.1	4.1	9.9	5.9	6.7
United States					
Unemployment Rate	3.9	3.7	8.1	5.3	5.9

Source: Michigan Department of Career Development, Labor Market Information

SWOT Analysis

Strengths – Kent County has a variety of strengths including:

- Strong urban center and regional job center
- Strong Health Care/Health Sciences Emphasis
- Many higher education opportunities

Weaknesses – Kent County has a variety of weaknesses including:

- Challenges facing several urban school districts
- Fiscal challenges in communities
- The development of rural areas threatens the agricultural base of Kent County

Opportunities – Kent County has a variety of opportunities including:

- Continued improvement of Grand Rapids' downtown
- Life Sciences in County
- Expanding university and college presence

Threats – Kent County has a variety of threats including:

- Loss of population and tax base in some communities
- Loss of manufacturing employment in Kent County
- Loss of agricultural base in Kent County

Mecosta County

Population & Demographics

Population Trends– Mecosta County's population increased by 15.9 percent between 1990 and 2019 to reach a total of 43,251 (Table 27). While this is not as fast of a growth as the Region, it was much higher than Michigan's.

Table 33 -- Population Trends for Mecosta County, Region 8, and Michigan

Area	Trends				
	1990	2000	2010	2019	% Change
Mecosta County	37,308	40,553	42,730	43,251	15.9
Region 8	1,043,301	1,096,511	1,226,384	1,305,616	19.1
Michigan	9,295,297	993,844	9,877,574	9,986,857	7.4

Source: ACS 5-Year 2019 Estimates

Population Traits – Table 34 compares Mecosta County's population traits to the Region's and the State of Michigan's. Between 2010 and 2019 the County's population increased by 1.2 percent to reach 42,251 while the Region's population increased by 6.5 percent to reach 1,305,6161 and the State of Michigan's population increased by 1.1 percent to reach 9,986,857 during the same period. The County's population under the age of five makes up 4.8 percent of the population, which is lower than the Region's amount of 5.7 percent and the State of Michigan figure of 5,7 percent. Mecosta County has a lower percentage of residents under 18 (18,6 percent) than the Region (22.6 percent) or Michigan (21.5 percent). The County's population 65 and over makes up 18.1 percent of the population, which is higher than the Region's figure of 17.3 percent and Michigan's figure of 17.7 percent. The County's median household size of 2.58 is lower than the Region's median of 2.58 but larger than Michigan's median of 2.46. Mecosta County is unusual since it has fewer women than men (49.6 percent women and 50.4 percent men) due in part to the programs offered at Ferris State University. The Region has a lower percentage of women (49.5 percent) than Michigan (50.8 percent) – and a higher ratio of men than the State as-a-whole.

Racial distribution is also different between the County, Region, and the State of Michigan. There is a higher percentage of Whites in Mecosta County (95.1 percent) than either the Region (93.3 percent) or Michigan (78.2 percent). The County has a higher percentage of Blacks (3.8 percent) compared to The Region (3.7 percent), but lower than Michigan at (13.7 percent). The County's percentage of Native Indian and Alaska Native (1.6 percent) is similar to the Region and Michigan (1.1 percent in the Region and 0.6 percent in Michigan). The County has a lower percentage of Asians (1.4 percent) than the Region (1.5 percent) or Michigan (3.3 percent). The County has a slightly lower percentage of residents reporting two or more races (2.3 percent) than the Region (2.4 percent) or Michigan as-a-whole (3.0 percent). Mecosta County's percentage of Hispanics or Latinos (2.3 percent) is lower than the Region (5.4 percent) or Michigan (5.3 percent).

Table 34 -- 2019 Population Traits for Mecosta County, Region 8, and Michigan

Category	Mecosta County	Region 8	Michigan
2010 Population	42,730	1,226,384	9,877,574
2019 Population	43,251	1,305,616	9,986,857
% Change 2010-2019	1.2%	6.5%	1.1%
% Under 5	4.8%	5.7%	5.7%
% Under 18	18.6%	22.6%	21.5%
% 65 and Over	18.1%	17.3%	17.7%
Number of Households	15,808	483,934	3,969,880
Persons Per Household	2.55	2.58	2.46
% Female	49.6%	49.5%	50.8%
% Male	50.4%	50.5%	49.2%
% White	95.1%	93.3%	78.2%
% Black	3.8%	3.7%	13.7%
% American Indian & Alaska Native	1.6%	1.1%	0.6%
% Asian	1.4%	1.5%	3.3%
% Native Hawaiian & Other Pacific Islander	0.1%	0.1%	0.0%
% Reporting 2 or More Races	2.3%	2.4%	3.0%
% Hispanic or Latino	2.3%	5.4%	5.3%
% of People 25+ with High School Degree	90.2%	90.8%	91.4%
% of People 25+ with Bachelor's Degree or Higher	22.7%	22.5%	30.0%
% of Population Veterans	8.2%	7.5%	6.6%

Source: ACS 5-Year 2019 Estimates

In Mecosta County, 90.2 percent of people over 25 have a high school degree compared to 90.8 percent of the population in the Region and 91.4 percent in Michigan. Conversely, 22.7 percent of the County's population over the age of 25 has a bachelor's degree or higher, while 22.5 percent of the Region's population and 30.0 percent of Michigan's over 25 population has at least a bachelor's degree (many are seeking degrees at Ferris State University). The County's Veteran's make up 8.2 percent of the population while the Region's Veteran's comprise 7.5 percent of the population and Michigan's make up 6.6 percent.

Housing Traits – Table 35 identifies information about housing in Mecosta County, the Region, and the State of Michigan. The homeownership rate in Mecosta County (73.3 percent) is lower than the Region (77.8 percent of the housing units) but higher than Michigan's at (71.6 percent). The County's percentage of multi-family units (11.8 percent) is higher than the Region's rate of 10.0 percent but lower than Michigan's figure of 18.0 percent. Finally, the median value of

owner-occupied housing in Mecosta County of $121,400 is lower than the Region's median of $144,463 or the State's median of $169,600.

Table 35 -- 2019 Housing Traits for Mecosta County, Region 8, and Michigan

Category	Mecosta County	Region 8	Michigan
Number of Housing Units	21,539	531,735	4,629,605
Homeownership Rate	73.3%	77.8%	71.6%
% Multi Unit	11.8%	10.0%	18.0%
Median Value of Owner-Occupied Housing Units	121,400	144,363	169,600

Source: ACS 5-Year 2019 Estimates

Income and Business Traits – Table 36 includes income information and business traits for Mecosta County, Region 8, and the State of Michigan. Mecosta County's median household income of $45,018 lower than Region 8's median of $56,920 or Michigan's median of $59,584 and the County's per capita income of $23,431 is lower than the Region's amount of $27,570 or Michigan's figure of $32,892. Mecosta County has a higher percentage of people below the poverty level (19.7 percent) than Region 8 (10.9 percent) or Michigan (12.5 percent).

Table 36 -- Income & Business Traits for Mecosta County, Region 8, and Michigan

Category	Mecosta County	Region 8	Michigan
2019 Median Household Income	$45,018	$56,920	$59,584
2019 Per Capita Income	$23,431	$27,570	$32,892
Persons Below Poverty Level	8,541	143,270	1,269,062
Number of Firms in 2012	3,130	101,701	834,087
Number of Firms Per Capita	0.072	0.078	0.083
Manufacturing Shipments ($1,000)	$676,995	$38,541,890	$238,892,383
Manufacturing Shipments Per Capita	$15,653	$29,520	$23,920
Wholesaler Sales ($1,000)	N/A	$21,359,485 (No Ionia/Mecosta)	$254,318,884
Wholesaler Sales Per Capita	N/A	$17,828	$25,465
Retail Sales ($1,000)	$488,245	$14,297,670	$119,302,046
Retail Sales Per Capita	$11,289	$10,951	$11,945
Accommodation & Food Services Sales ($1K)	$45,676	$1,797,920	$17,962,356
Acc. and Food Services Sales Per Capita	$1,056	$1,377	$1,798
Mean Travel Time to Work (minutes)	23.1	24.675	25.1

Source: ACS 5-Year 2019 Estimates

Table 36 also shows some facts related to business and sales. In 212 Mecosta County had 3,130 businesses, which equaled 0.072 businesses per capita, which was lower than the State of

Michigan (0.083) and the Region (0.078). When the per capita sales of the various types of businesses are compared between the County, Region, and Michigan it shows that the County has fewer Manufacturing Sales ($15,653 in Mecosta County versus $29,520 in the Region and $23,920 in Michigan). Retail Sales ($11,289 per capita in Mecosta County were higher than the Region ($10,951) and lower than Michigan ($11,945). With per capita sales of $1,798 Michigan did better than the Region ($1,377) or Mecosta County ($1,056) in Accommodations. Mecosta County's commute time of 23.1 minutes was shorter than the Region's commute of 24.7 minutes and Michigan's 25.1 minutes.

Table 37 -- 2019 Employment Traits in Mecosta County, Region 8, and Michigan

Category	Mecosta County	%	Region 8	%	Michigan	%
Population 16 and Over	36,233	N/A	1,029,390	N/A	8,095,913	N/A
In Labor Force	19,980	N/A	682,175	N/A	5,010,213	N/A
Civilian Employed Population 16 and Over (# / %)	18,616	N/A	654,828	N/A	4,755,016	N/A
Agriculture, Forestry, Fishing and Hunting, and Mining	459	2.5	12,376	1.9	56,518	1.2
Construction	1,227	6.6	38,441	5.9	272,095	5.7
Manufacturing	2,891	15.5	138,553	21.2	878,855	18.5
Wholesale Trade	292	1.6	23,296	3.6	114,985	2.4
Retail Trade	2,527	13.6	69,423	10.6	497,136	10.5
Transportation and Warehousing, and Utilities	571	3.1	25,839	3.9	207,441	4.4
Information	155	0.8	8,522	1.3	57,036	1.2
Finance and Insurance, and Real Estate and Rental and Leasing	604	3.2	33,250	5.1	258,613	5.4
Professional, Scientific, and Management, and Administrative and Waste Management Service	988	5.3	56,975	8.7	450,625	9.5
Educational Services, and Health Care and Social Assistance	5,570	29.9	143,652	21.9	1,110,708	23.4
Arts, Entertainment, and Recreation, and Accommodation and Food Services	1,916	10.3	55,120	8.4	471,380	9.9
Other Services, Except Public Administration	828	4.4	31,970	4.9	224,808	4.7
Public Administration	588	3.2	15,830	2.4	154,816	3.3

Source: ACS 5-Year 2019 Estimates

Table 37 shows differences between employment distribution in Mecosta County, Region 8, and the State of Michigan. In Mecosta County there are 18,616 people over 16 employed in the civilian labor force, In Region 8 this figure is 654,828 and in Michigan, the figure is 4,755,016. Mecosta County has a much higher percentage of people employed in Educational Services, Health Care, and Social Assistance (29.9 percent) than the Region (21.9 percent) or Michigan (23.4 percent). This one category makes up almost one-third of the County's employment. The County has a larger proportion of workers employed in Agriculture and related fields (2.5 percent than either the Region (1.9 percent) or Michigan (1.2 percent). The County also has a higher percentage employed in construction (6.6 percent) than Region 8 (5.9 percent) or Michigan (5.7 percent). The County has a higher percentage of Retail workers (13.6 percent) than Michigan (10.5 percent) and Region 8 (10.6 percent) which is the second-largest employment category in Mecosta County. Arts, Entertainment, Accommodations, and Food Services account for 10.3 percent of the County's workforce, 8.4 percent of Region 8's, and 9.9 percent of the State's. Public Administration accounts for 3.2 percent of Mecosta County's workforce, 2.4 percent of Region 8's, and 3.3 percent of Michigan's.

In other categories, the County has a lower percentage than in Region 8 or Michigan. Manufacturing accounts for 15.5 percent of the County's jobs (the County's third-largest category), 21.2 percent of the Region's workforce, and 18.5 percent of Michigan's. Wholesale trade accounts for 1.6 percent in the County, 3.6 percent in Region 8, and 2.4 percent in Michigan. Mecosta County has a lower percentage of workers in Transportation (3.1 percent versus 4.4 percent in Michigan and 3.9 percent in Region 8). Information accounts for 0.8 percent in the County, 1.3 percent in Region 8, and 1.2 percent in Michigan. Finance accounts for 3.2 percent of Mecosta County's workforce compared to 5.1 percent in Region 8 and 5.4 percent in Michigan. Professional accounts for 5.3 percent in Mecosta County, 8.7 percent in Region 8, and 9.5 percent in Michigan.

Table 38 -- Employment Trends in Mecosta County, Region 8, Michigan, and the United States

	2018	2019	2020	2021	2022 (Jan-May)
Mecosta County					
Labor Force	18,562	18,247	18,415	17,735	18,133
Employment	17,642	17,390	16,740	16,605	17,121
Unemployment	920	857	1,675	1,130	1,012
Unemployment Rate	5.0	4.7	9.1	6.4	5.6
Region 8					
Unemployment Rate	3.1	3.0	7.5	4.6	3.6
Michigan					
Unemployment Rate	4.1	4.1	9.9	5.9	6.7
United States					
Unemployment Rate	3.9	3.7	8.1	5.3	5.9

Source: Michigan Department of Career Development, Labor Market Information

Table 38 shows the unemployment trends for Mecosta County, Region 8, Michigan, and the United States for the five years between 2018 and 2022. Mecosta County's unemployment rate ranged from a high of 9.1 percent in 2020 to a low of 4.7 percent in 2019. The County's labor force remained fairly constant over the period except for a drop in 2021. Mecosta County's unemployment rate was higher than any of the comparison areas for the entire five years, except for the US in 2022 and Michigan in 2020. Region 8's unemployment rate ranged from a high of 7.5 percent in 2020 to a low of 3.0 percent in 2019. Region 8's unemployment rate was lower than Michigan's during the entire five-year period. Region 8's unemployment rate was also lower than the national average.

SWOT Analysis

Strengths – Mecosta County has a variety of strengths including:

- Natural features and tourism
- Diversified manufacturing base that continues to prosper even though many of Michigan's industries are struggling
- Ferris State University

Weaknesses – Mecosta County has a variety of weaknesses including:

- East-west access across County
- Limited north-south access through Big Rapids
- Many public-school districts struggling

Opportunities – Mecosta County has a variety of opportunities including:

- The cost of living in northern Michigan will promote growth
- Affordable housing will promote growth
- Canadian Lakes' continued growth

Threats – Mecosta County has a variety of threats including:

- Lack of adequate east-west access across County
- Limited north-south access through Big Rapids
- Loss of young families impacts on employment and school districts

Montcalm County

Population & Demographics

Population Trends– Montcalm County's population increased by 19.5 percent between 1990 and 2019 to reach a total of 61,266 (Table 39). This rate of growth was similar to Region 8's rate of 19.1 percent and much higher than Michigan's growth rate of 7.4 percent.

Table 39 -- Population Trends for Montcalm County, Region 8, and Michigan

Area	Trends				
	1990	2000	2010	2019	% Change
Montcalm County	53,059	61,266	63,553	63,413	19.5
Region 8	1,059,052	1,117,224	1,226,384	1,305,616	19.1
Michigan	9,295,297	993,844	9,877,574	9,986,857	7.4

Source: ACS 5-Year 2019 Estimates

Population Traits – Table 40 compares Montcalm County's population traits to the Region and the State of Michigan. Between 2010 and 2019 the County's population decreased by 0.2 percent to drop to 63,413 while the Region's population increased by 5.7 percent to reach 1,305,616 and the State of Michigan's population increased by 1.1 percent to reach 9,986,857 during the same period. The County's population under the age of five makes up 5.7 percent of the population, which is the same as the Region's and Michigan's amount. Montcalm County has a lower percentage of residents under 18 (22.5 percent) than the Region (22.6 percent), but a slightly higher percentage than Michigan (21.5 percent). The County's population 65 and over makes up 17.1 percent of the population, which is lower than the Region's figure of 17.3 percent and Michigan's figure of 17.7 percent. The County's household size of 2.54 persons per household is a little lower than the Region's median of 2.58 but higher than Michigan's median of 2.46. Montcalm County is unusual since it has fewer women than men (48.6 percent women and 51.4 percent men) due in-part to the prison in Carson City. The Region has a lower percentage of women (49.5 percent) than Michigan (50.8 percent) – and a higher ratio of men than the State.

Racial distribution is also different between the County, Region, and the State of Michigan. There is a higher percentage of Whites in Montcalm County (96.3 percent) than either the Region (93.3 percent) or Michigan (78.2 percent). The County has a lower percentage of Blacks (3.0 percent) than The Region (3.7 percent) or Michigan (13.7 percent). The County's percentage of Native Indian and Alaska Native (1.1 percent) is similar to the Region and Michigan (1.1 percent in the Region and 0.6 percent in Michigan). The County has a lower percentage of Asians (0.6 percent) than the Region (1.5 percent) or Michigan (3.3 percent). The County has a lower percentage of residents reporting two or more races (1.8 percent) than the Region (2.4 percent) or Michigan as-a-whole (3.0 percent). Montcalm County's percentage of Hispanics or Latinos (3.5 percent) is lower than the Region (5.4 percent) or Michigan (5.3 percent).

Table 40 -- 2019 Population Traits for Montcalm County, Region 8, and Michigan

Category	Montcalm County	Region 8	Michigan
2010 Population	63,553	1,226,384	9,877,574
2019 Population	63,413	1,305,616	9,986,857
% Change 2010-2019	-0.2%	6.5%	1.1%
% Under 5	5.7%	5.7%	5.7%
% Under 18	22.5%	22.6%	21.5%
% 65 and Over	17.1%	17.3%	17.7%
Number of Households	23,913	483,934	3,969,880
Persons Per Household	2.54	2.58	2.46
% Female	48.6%	49.5%	50.8%
% Male	51.4%	50.5%	49.2%
% White	96.3%	93.3%	78.2%
% Black	3.0%	3.7%	13.7%
% American Indian & Alaska Native	1.1%	1.1%	0.6%
% Asian	0.6%	1.5%	3.3%
% Native Hawaiian & Other Pacific Islander	0.3%	0.1%	0.0%
% Reporting 2 or More Races	1.8%	2.4%	3.0%
% Hispanic or Latino	3.5%	5.4%	5.3%
% of People 25+ with High School Degree	88.7%	90.8%	91.4%
% of People 25+ with Bachelor's Degree or Higher	13.3%	22.5%	30.0%
% of Population Veterans	7.9%	7.5%	6.6%

Source: ACS 5-Year 2019 Estimates

In Montcalm County, 88.7 percent of people over 25 have a high school degree compared to 90.8 percent of the population in the Region and 91.4 percent in Michigan. Additionally, 13.3 percent of the County's population over the age of 25 has a bachelor's degree or higher, while 22.5 percent of the Region's population and 30.0 percent of Michigan's over 25 population has at least a bachelor's degree. The County's Veteran's make up 7.9 percent of the population while the Region's Veteran's comprise 7.5 percent of the population and Michigan's make up 6.6 percent.

Housing Traits – Table 41 identifies information about housing in Montcalm County, the Region, and the State of Michigan. The homeownership rate in Montcalm County (78.1 percent) is higher than in the Region (77.8 percent of the housing units) or Michigan (71.6 percent). The County's percentage of multi-family units (8.5 percent) is lower than the Region's or Michigan's figure of 10 percent and 18.0 percent. Finally, the median value of owner-occupied housing in

Montcalm County of $113,900 is significantly lower than the Region's median of $144,363 or the State's median of $169,600.

Table 41 -- 2019 Housing Traits for Montcalm County, Region 8, and Michigan

Category	Montcalm County	Region 8	Michigan
Number of Housing Units	28,598	531,735	4,629,605
Homeownership Rate (Percent)	78.1	77.8	71.6
Percent Multi Unit	8.5	10.0	18.0
Median Value of Owner-Occupied Housing Units	113,900	144,363	169,600

Source: ACS 5-Year 2019 Estimates

Income and Business Traits – Table 42 includes income information and business traits for Montcalm County, Region 8, and the State of Michigan. Montcalm County's median household income of $49,448 is considerably lower than Region 8's median of $56,920 or Michigan's median of $59,584, and the County's per capita income of $24,200 is lower than the Region's amount of $27,570 or Michigan's figure of $32,892. Montcalm County has a higher percentage of people below the poverty level (13.7 percent) than Region 8 (10.9 percent) or Michigan (12.7 percent).

Table 42 -- Income & Business Traits for Montcalm County, Region 8, and Michigan

Category	Montcalm County	Region 8	Michigan
2019 Median Household Income	$49,448	$56,920	$59,584
2019 Per Capita Income	$24,200	$27,570	$32,892
Persons Below Poverty Level	8,706	143,270	1,269,062
Number of Firms in 2012	3,952	101,701	834,087
Number of Firms Per Capita	0.062	0.078	0.083
Manufacturing Shipments ($1,000)	$528,282	$38,541,890	$238,892,383
Manufacturing Shipments Per Capita	$8,331	$29,520	$23,920
Wholesaler Sales ($1,000)	$144,610	$21,359,485 (No Ionia/Mecosta)	$254,318,884
Wholesaler Sales Per Capita	$2,280	$17,828	$25,465
Retail Sales ($1,000)	$601,750	$14,297,670	$119,302,046
Retail Sales Per Capita	$9,489	$10,951	$11,945
Accommodation & Food Services Sales ($1K)	$44,885	$1,797,920	$17,962,356
Acc. and Food Services Sales Per Capita	$708	$1,377	$1,798
Mean Travel Time to Work (minutes)	29.4	24.675	25.1

Source: ACS 5-Year 2019 Estimates

Table 42 also shows some facts related to business and sales. In 2012, Montcalm County had 3,952 businesses, which equaled 0.062 businesses per capita, which was lower than the State of Michigan (0.083) and the Region (0.078). When the per capita sales of the various types of businesses are compared between the County, Region, and Michigan it shows that the County has fewer per capita Manufacturing Sales ($8,331 in Montcalm County versus $29,520 in the Region and $23,920 in Michigan). Wholesaler sales figures were lower for the County ($2,280 per capita) than in the Region ($17,828) or Michigan ($25,465). Retail Sales ($9,489 per capita in Montcalm County were lower than the Region ($10,951) and Michigan ($11,945). With per capita sales of $1,798, Michigan did better than the Region ($1,377) or Montcalm County ($708) in Accommodations. Montcalm County's commute time of 29.4 minutes was longer than the Region's commute of 24.7 minutes or Michigan's commute of 25.1 minutes.

Table 43 -- 2019 Employment Traits in Montcalm County, Region 8, and Michigan

Category	Montcalm County	%	Region 8	%	Michigan	%
Population 16 and Over	50,724	N/A	1,029,390	N/A	8,095,913	N/A
In Labor Force	28,475	N/A	682,175	N/A	5,010,213	N/A
Civilian Employed Population 16 and Over (# / %)	27,378	N/A	654,828	N/A	4,755,016	N/A
Agriculture, Forestry, Fishing and Hunting, and Mining	965	3.5	12,376	1.9	56,518	1.2
Construction	2,320	8.5	38,441	5.9	272,095	5.7
Manufacturing	5,697	20.8	138,553	21.2	878,855	18.5
Wholesale Trade	804	2.9	23,296	3.6	114,985	2.4
Retail Trade	3,601	13.2	69,423	10.6	497,136	10.5
Transportation and Warehousing, and Utilities	1,271	4.6	25,839	3.9	207,441	4.4
Information	315	1.2	8,522	1.3	57,036	1.2
Finance & Insurance, & Real Estate & Rental & Leasing	980	3.6	33,250	5.1	258,613	5.4
Professional, Scientific, & Management, & Admin. & Waste Management Service	1,881	6.9	56,975	8.7	450,625	9.5
Educational Services, & Health Care & Social Assistance	5,390	19.7	143,652	21.9	1,110,708	23.4
Arts, Entertainment, & Rec.& Accommod. & Food Services	1,581	5.8	55,120	8.4	471,380	9.9
Other Services, Except Public Administration	1,397	5.1	31,970	4.9	224,808	4.7
Public Administration	1,176	4.3	15,830	2.4	154,816	3.3

Source: ACS 5-Year 2019 Estimates

Table 44 shows the employment trends for Montcalm County, Region 8, Michigan, and the United States for the five years between 2018 and 2022. Montcalm County's unemployment rate ranged from a high of 9.1 percent in 2020 to a low of 4.1 percent in 2019. The County's labor force remained fairly constant before decreasing in 2021 and 2022. Montcalm County's unemployment rate was higher than Region 8's for the entire period and both higher and lower than Michigan's depending on the year. Region 8's unemployment rate ranged from a high of 7.5 percent in 2020 to a low of 3.0 percent in 2019. Region 8's unemployment rate was lower than Michigan's and the national average for the five years.

Table 44 -- Employment Trends in Montcalm County, Region 8, Michigan, and the United States

	2018	2019	2020	2021	2022 (Jan-May)
Montcalm County					
Labor Force	28,474	28,350	28,133	27,073	27,400
Employment	27,270	27,196	25,578	25,561	26,151
Unemployment	1,204	1,154	2,555	1,512	1,249
Unemployment Rate	4.2	4.1	9.1	5.6	4.6
Region 8					
Unemployment Rate	3.1	3.0	7.5	4.6	3.6
Michigan					
Unemployment Rate	4.1	4.1	9.9	5.9	6.7
United States					
Unemployment Rate	3.9	3.7	8.1	5.3	5.9

Source: Michigan Department of Career Development, Labor Market Information

SWOT Analysis

Strengths – Montcalm County has a variety of strengths including:

- Available workforce
- Recreation and many lakefront properties
- Agriculture industry

Weaknesses – Montcalm County has a variety of weaknesses including:

- Perceived as too rural for some types of development, commuting
- Lower incomes and persistent higher unemployment rates
- A disconnect between needed and available skills

Opportunities – Montcalm County has a variety of opportunities including:

- Renewable energy opportunities
- Greenville's growth in housing and population
- Tourism

Threats – Montcalm County has a variety of threats including:

- Loss of manufacturing
- Lower per-capita income
- Higher unemployment rate

Osceola County

Population & Demographics

Population Trends – Osceola County's population increased by 15.6 percent between 1990 and 2019 to reach a total of 23,290 (Table 45). This rate of growth was lower than Region 8's rate of 15.6 percent but much higher than Michigan's rate of 7.4 percent.

Table 45 -- Population Trends for Osceola County, Region 8, and Michigan

Area	Trends				
	1990	2000	2010	2019	% Change
Osceola County	20,146	23,197	23,681	23,290	15.6
Region 8	1,026,139	1,079,155	1,226,384	1,305,616	19.1
Michigan	9,295,297	993,844	9,877,574	9,986,857	7.4

Source: ACS 5-Year 2019 Estimates

Population Traits – Table 46 compares Osceola County's population traits to the Region's and the State of Michigan's. Between 2010 and 2019 the County's population decreased 1.7 percent, dropping to 23,290 while the Region's population increased by 6.5 percent to reach 1,305,616 and the State of Michigan's population increased by 1.1 percent to reach 9,986,857 during the same period. The County's population under the age of five makes up 5.6 percent of the population, which is lower than both the Region's and Michigan's amount of 5.7 percent. Osceola County has a similar percentage of residents under 18 (22.7 percent) when compared to the Region (22.6 percent) and Michigan (21.5 percent). The County's population 65 and over makes up 20.6 percent of the population, which is higher than the Region's figure of 17.3 percent and Michigan's figure of 17.7 percent. The County's household size of 2.48 persons per household is a little lower than the Region's average of 2.58 but larger than Michigan's household size of 2.46. Osceola County's females make up 49.3 percent of the population and males make up 50.7 percent. The Region has a lower percentage of women (49.5 percent) than Michigan (50.8 percent) – and a higher ratio of men than the State as-a-whole.

Racial distribution is also different between the County, Region, and the State of Michigan. There is a higher percentage of Whites in Osceola County (97.6 percent) than either the Region (93.3 percent) or Michigan (78.2 percent). The County has a lower percentage of Blacks (1.6 percent) than The Region (3.7 percent) or Michigan (13.7 percent). The County's percentage of Native Indian and Alaska Native (1.5 percent) is higher than the Region and Michigan (1.1 percent in the Region and 0.6 percent in Michigan). The County has a lower percentage of Asians (0.6 percent) than the Region (1.5 percent) or Michigan (3.3 percent). The County has a lower percentage of residents reporting two or more races (1.6 percent) than the Region (2.4 percent) or Michigan as-a-whole (3.0 percent). Osceola County's percentage of Hispanics or Latinos (1.9 percent) is lower than the Region (5.4 percent) or Michigan (5.3 percent).

Table 46 -- 2019 Population Traits for Osceola County, Region 8, and Michigan

Category	Osceola County	Region 8	Michigan
2010 Population	23,681	1,226,384	9,877,574
2019 Population	23,290	1,305,616	9,986,857
% Change 2010-2019	-1.65%	6.5%	1.1%
% Under 5	5.6%	5.7%	5.7%
% Under 18	22.7%	22.6%	21.5%
% 65 and Over	20.6%	17.3%	17.7%
Number of Households	9,181	483,934	3,969,880
Persons Per Household	2.48	2.58	2.46
% Female	49.3%	49.5%	50.8%
% Male	50.7%	50.5%	49.2%
% White	97.6%	93.3%	78.2%
% Black	1.6%	3.7%	13.7%
% American Indian & Alaska Native	1.5%	1.1%	0.6%
% Asian	0.6%	1.5%	3.3%
% Native Hawaiian & Other Pacific Islander	0.1%	0.1%	0.0%
% Reporting 2 or More Races	1.6%	2.4%	3.0%
% Hispanic or Latino	1.9%	5.4%	5.3%
% of People 25+ with High School Degree	88.7%	90.8%	91.4%
% of People 25+ with Bachelor's Degree or Higher	14.2%	22.5%	30.0%
% of Population Veterans	10.9%	7.5%	6.6%

Source: ACS 5-Year 2019 Estimates

In Osceola County, 88.7 percent of people over 25 have a high school degree compared to 90.8 percent of the population in the Region and 91.4 percent in Michigan. Additionally, 14.2 percent of the County's population over the age of 25 has a bachelor's degree or higher, while 22.5 percent of the Region's population and 30.0 percent of Michigan's over 25 population has at least a bachelor's degree. The County's Veteran's make up 10.9 percent of the population while the Region's Veteran's comprise 7.5 percent of the population and Michigan's make up 6.6 percent.

Housing Traits – Table 47 identifies information about housing in Osceola County, the Region, and the State of Michigan. The homeownership rate in Osceola County (80.7 percent) is higher than in the Region (77.8 percent of the housing units) or Michigan (71.6 percent). The County's percentage of multi-family units (5.6 percent) is much lower than the Region's (10.0 percent) or Michigan's figure of 18.0 percent. Finally, the median value of owner-occupied housing in Osceola County of $98,500 is lower than the Region's median of $144,363 or the State's median

of $169,600.

Table 47 -- 2019 Housing Traits for Osceola County, Region 8, and Michigan

Category	Osceola County	Region 8	Michigan
Number of Housing Units	13,784	531,735	4,629,605
Homeownership Rate	80.7%	77.8%	71.6%
% Multi Unit	5.6%	10.0%	18.0%
Median Value of Owner-Occupied Housing Units	98,500	144,363	169,600

Source: ACS 5-Year 2019 Estimates

Income and Business Traits – Table 48 includes income information and business traits for Osceola County, Region 8, and the State of Michigan. Osceola County's median household income of $44,032 is considerably lower than Region 8's median of $56,920 or Michigan's median of $59,584, and the County's per capita income of $22,692 is lower than the Region's amount of $27,570 or Michigan's figure of $32,892. Osceola County has a higher percentage of people below the poverty level (17.6 percent) than Region 8 (10.9 percent) or Michigan (12.7 percent).

Table 48 -- Income & Business Traits for Osceola County, Region 8, and Michigan

Category	Osceola County	Region 8	Michigan
2019 Median Household Income	$44,032	$56,920	$59,584
2019 Per Capita Income	$22,692	$27,570	$32,892
Persons Below Poverty Level	4,102	143,270	1,269,062
Number of Firms in 2012	1,874	101,701	834,087
Number of Firms Per Capita	0.080	0.078	0.083
Manufacturing Shipments ($1,000)	$968,493	$38,541,890	$238,892,383
Manufacturing Shipments Per Capita	$41,584	$29,520	$23,920
Wholesaler Sales ($1,000)	$134,712	$21,359,485 (No Ionia/Mecosta)	$254,318,884
Wholesaler Sales Per Capita	$5,784	$17,828	$25,465
Retail Sales ($1,000)	$176,149	$14,297,670	$119,302,046
Retail Sales Per Capita	$7,563	$10,951	$11,945
Accommodation & Food Services Sales ($1K)	$25,381	$1,797,920	$17,962,356
Acc. and Food Services Sales Per Capita	$1,090	$1,377	$1,798
Mean Travel Time to Work (minutes)	24.6	24.675	25.1

Source: ACS 5-Year 2019 Estimates

Table 48 also shows some facts related to business and sales. In 2012 Osceola County had 1,874 businesses, which equaled 0.080 businesses per capita, which was slightly lower than the State of

Michigan (0.08), but higher than the Region (0.078). When the per capita sales of the various types of businesses are compared between the County, Region, and Michigan it shows that the County has more Manufacturing Sales ($41,584 in Osceola County versus $29,520 in the Region and $23,920 in Michigan). Wholesaler sales figures were lower for the County ($5,784 per capita) than in the Region ($17.828) or Michigan ($25,465). Retail Sales ($7,563 per capita) in Osceola County were lower than the Region ($10,951) and Michigan ($11,945). With per capita sales of $1,798, Michigan did better than the Region ($1,377) or Osceola County ($1,090) in Accommodations. Osceola County's commute time of 24.6 minutes was shorter than the Region's commute of 24.7 minutes and Michigan's commute of 25.1 minutes.

Table 49 -- 2019 Employment Traits in Osceola County, Region 8, and Michigan

Category	Osceola County	%	Region 8	%	Michigan	%
Population 16 and Over	18,710	N/A	1,029,390	N/A	8,095,913	N/A
In Labor Force	9,600	N/A	682,175	N/A	5,010,213	N/A
Civilian Employed Population 16 and Over (# / %)	8,934	N/A	654,828	N/A	4,755,016	N/A
Agriculture, Forestry, Fishing and Hunting, and Mining	455	5.1	12,376	1.9	56,518	1.2
Construction	717	8.0	38,441	5.9	272,095	5.7
Manufacturing	2,163	24.2	138,553	21.2	878,855	18.5
Wholesale Trade	164	1.8	23,296	3.6	114,985	2.4
Retail Trade	969	10.8	69,423	10.6	497,136	10.5
Transportation and Warehousing, and Utilities	505	5.7	25,839	3.9	207,441	4.4
Information	99	1.1	8,522	1.3	57,036	1.2
Finance and Insurance, and Real Estate and Rental and Leasing	304	3.4	33,250	5.1	258,613	5.4
Professional, Scientific, and Management, and Administrative and Waste Management Service	368	4.1	56,975	8.7	450,625	9.5
Educational Services, and Health Care and Social Assistance	1,862	20.8	143,652	21.9	1,110,708	23.4
Arts, Entertainment, Recreation, Accommodation and Food Services	579	6.5	55,120	8.4	471,380	9.9
Other Services, Except Public Administration	425	4.8	31,970	4.9	224,808	4.7
Public Administration	324	3.6	15,830	2.4	154,816	3.3

Source: ACS 5-Year 2019 Estimates

Table 49 shows differences between employment distribution in Osceola County, Region 8, and the State of Michigan. In Osceola County there are 8,934 people over 16 employed in the civilian labor force, In Region 8 this figure is 654,828 and in Michigan, the figure is 4,755,016. Osceola County has a higher percentage of people employed in agriculture and related fields (5.1 percent) than either the Region (1.9 percent) or Michigan (1.2 percent). The County also has a higher percentage employed in construction (8.0 percent) than Region 8 (5.9 percent) or Michigan (5.7 percent). Manufacturing accounts for 24.2 percent of the County's jobs (the County's largest category), 21.2 percent of the Region's workforce, and 18.5 percent of Michigan's. Osceola County has a higher percentage of workers in Transportation (5.7 percent) than in the Region (3.9 percent) and in Michigan (4.4 percent). Public Administration accounts for 3.6 percent of Osceola County's workforce, 2.4 percent of Region 8's, and 3.3 percent of Michigan's. Education, Health Care, and Social Services account for 20.8 percent (the County's second-largest category) of the County's workforce, 21.9 percent of the Region's, and 23.4 percent of Michigan's. The County has a higher percentage of Retail workers (10.8 percent) than Michigan (10.5 percent) and Region 8 (10.6 percent) which is the third-largest employment category in all three areas.

In other categories, the County has a lower percentage than in Region 8 or Michigan. Wholesale trade accounts for 1.8 percent in the County, 3.6 percent in Region 8, and 2.4 percent in Michigan. Information accounts for 1.1 percent in the County, 1.3 percent in Region 8, and 1.2 percent in Michigan. Finance accounts for 3.4 percent of Osceola County's workforce compared to 5.1 percent in Region 8 and 5.4 percent in Michigan. Professional accounts for 4.1 percent in Osceola County, 8.7 percent in Region 8, and 9.5 percent in Michigan. Arts, Entertainment, Accommodations, and Food Services account for 6.5 percent of the County's workforce, 8.4 percent of Region 8's, and 9.9 percent of the State's.

Table 50 -- Employment Trends in Osceola County, Region 8, Michigan, and the United States

	2018	2019	2020	2021	2022 (Jan-May)
Osceola County					
Labor Force	10,884	11,202	11,606	11,277	11,479
Employment	10,401	10,749	10,641	10,653	10,925
Unemployment	483	453	965	624	554
Unemployment Rate	4.4	4.0	8.3	5.5	4.8
Region 8					
Unemployment Rate	3.1	3.0	7.5	4.6	3.6
Michigan					
Unemployment Rate	4.1	4.1	9.9	5.9	6.7
United States					
Unemployment Rate	3.9	3.7	8.1	5.3	5.9

Source: Michigan Department of Career Development, Labor Market Information

Table 50 shows the employment trends for Osceola County, Region 8, Michigan, and the United States for the five years between 2018 and 2022. Osceola County's unemployment rate ranged

from a high of 8.3 percent in 2020 to a low of 4.0 percent in 2019. The County's labor force increased overall during the five years. Osceola County's unemployment rate was higher than Region 8's for the entire period and was both higher and lower than Michigan's depending on the year. Region 8's unemployment rate ranged from a high of 7.5 percent in 2020 to a low of 3.0 percent in 2019. Region 8's unemployment rate was lower than Michigan's or the United States during the entire five-year period.

SWOT Analysis

Strengths – Osceola County has a variety of strengths including:

- Cooperative attitudes (with surrounding townships) in Evart and Reed City
- Industry in Osceola County
- Retired people like the area

Weaknesses – Osceola County has a variety of weaknesses including:

- Local manufacturers very cyclical
- Lack of adequate high-speed internet
- The county seat in corner of County and perceived as not serving parts of County

Opportunities – Osceola County has a variety of opportunities including:

- Evart Industrial Park has space for new businesses
- Recreation opportunities
- US-131, US-10, and M-66

Threats – Osceola County has a variety of threats including:

- Loss of manufacturing jobs
- Not enough people with appropriate skills to replace those retiring
- Lack of natural resource-based vision

Ottawa County

Population & Demographics

Population Trends – Ottawa County's population increased by 52.6 percent between 1990 and 2019 to reach a total of 286,558 (Table 51). The County's rate of growth was much greater than growth rates for Region 8 or Michigan.

Table 51 -- Population Trends for Ottawa County, Region 8, and Michigan

Area	Trends				
	1990	2000	2010	2019	% Change
Ottawa County	187,768	238,314	261,376	286,558	52.6
Region 8	1,193,761	1,294,272	1,226,384	1,305,616	19.1
Michigan	9,295,297	993,844	9,877,574	9,986,857	7.4

Source: ACS 5-Year 2019 Estimates

Population Traits – Table 51 compares Ottawa County's population traits to the Region's and the State of Michigan's. Between 2010 and 2019 the County's population increased by 9.6 percent to reach 286,376 while the Region's population increased by 6.5 percent to reach 1,305,616 and the State of Michigan's population increased by 1.1 percent to reach 9,986,857 during the same period.

The County's population under the age of five makes up 5.6 percent of the population, which is just lower than both the Region's and Michigan's amount of 5.7 percent. Ottawa County has a higher percentage of residents under 18 (22.7 percent) than the Region (22.6 percent) or Michigan (21.5 percent). The County's population 65 and over makes up 20.6 percent of the population, which is higher than the Region's figure of 17.3 percent and lower than Michigan's figure of 17.7 percent. The County's household size of 2.70 persons per household is greater than the Region's household size of 2.58 persons per household and Michigan's median of 2.46. Ottawa County's females account for 50.6 percent of the population and males make up 49.4 percent. The Region has a lower percentage of women (49.5 percent) than Michigan (50.5 percent) – and a higher ratio of men than the State as-a-whole.

Racial distribution is also different between the County, Region, and the State of Michigan. There is a lower percentage of Whites in Ottawa County (92.0 percent) than the Region (93.3 percent), but a greater amount than Michigan (78.2 percent). The County has a lower percentage of Blacks (2.6 percent) than The Region (3.7 percent) or Michigan (13.7 percent). The County's percentage of Native Indian and Alaska Native (1.0 percent) is slightly lower than the Region but higher than Michigan (1.1 percent in the Region and 0.6 percent in Michigan). The County has a higher percentage of Asians (3.6 percent) than the Region (1.5 percent) or Michigan (3.3 percent). The County has a lower percentage of residents reporting two or more races (2.8 percent) than Michigan (3.0 percent), but higher than the Region at 2.4 percent. Ottawa County's percentage of Hispanics or Latinos (9.8 percent) is higher than the Region (5.4 percent) and Michigan (5.3 percent).

Table 52 -- 2019 Population Traits for Ottawa, Region 8, and Michigan

Category	Ottawa County	Region 8	Michigan
2010 Population	261,376	1,226,384	9,877,574
2019 Population	286,558	1,305,616	9,986,857
% Change 2010-2019	9.6%	6.5%	1.1%
% Under 5	5.6%	5.7%	5.7%
% Under 18	22.7%	22.6%	21.5%
% 65 and Over	20.6%	17.3%	17.7%
Number of Households	102,610	483,934	3,969,880
Persons Per Household	2.7	2.58	2.46
% Female	50.6%	49.5%	50.8%
% Male	49.4%	50.5%	49.2%
% White	92.0%	93.3%	78.2%
% Black	2.6%	3.7%	13.7%
% American Indian & Alaska Native	1.0%	1.1%	0.6%
% Asian	3.6%	1.5%	3.3%
% Native Hawaiian & Other Pacific Islander	0.1%	0.1%	0.0%
% Reporting 2 or More Races	2.8%	2.4%	3.0%
% Hispanic or Latino	9.8%	5.4%	5.3%
% of People 25+ with High School Degree	93.0%	90.8%	91.4%
% of People 25+ with Bachelor's Degree or Higher	34.1%	22.5%	30.0%
% of Population Veterans	5.9%	7.5%	6.6%

Source: ACS 5-Year 2019 Estimates

In Ottawa County, 93.0 percent of people over 25 have a high school degree compared to 90.8 percent of the population in the Region and 91.4 percent in Michigan. Additionally, 34.1 percent of the County's population over the age of 25 has a bachelor's degree or higher, while 22.5 percent of the Region's population and 30.0 percent of Michigan's over 25 population has at least a bachelor's degree. The County's Veteran's make up 5.9 percent of the population while the Region's Veteran's comprise 7.5 percent of the population and Michigan's make up 6.6 percent.

Housing Traits – Table 53 identifies information about housing in Ottawa County, the Region, and the State of Michigan. The homeownership rate in Ottawa County (77.7 percent) is higher than in Michigan (71.6 percent of the housing units) but lower than in the Region (77.8 percent). The County's percentage of multi-family units (18.1 percent) is higher than the Region's rate of 10.0 percent and Michigan's figure of 18.0 percent. Finally, the median value of owner-occupied housing in Ottawa County of $191,800 is higher than the Region's median of $144,363

or the State's median of $169,600.

Table 53 -- 2019 Housing Traits for Ottawa County, Region 8, and Michigan

Category	Ottawa County	Region 8	Michigan
Number of Housing Units	109,060	531,735	4,629,605
Homeownership Rate	77.7%	77.8%	71.6%
% Multi Unit	18.1%	10.0%	18.0%
Median Value of Owner-Occupied Housing Units	191,800	144,363	169,600

Source: ACS 5-Year 2019 Estimates

Income and Business Traits – Table 54 includes income information and business traits for Ottawa County, Region 8, and the State of Michigan. Ottawa County's median household income of $69,314 is higher than Region 8's median of $56,920 or Michigan's median of $59,584. The County's per capita income of $31,872 is higher than the Region's amount of $27,570 but a little lower than Michigan's figure of $32,892. Ottawa County has a lower percentage of people below the poverty level (8.2 percent) than Region 8 (10.9 percent) or Michigan (12.7 percent).

Table 54 -- Income & Business Traits for Ottawa County, Region 8, and Michigan

Category	Ottawa County	Region 8	Michigan
2019 Median Household Income	$69,314	$56,920	$59,584
2019 Per Capita Income	$31,872	$27,570	$32,892
Persons Below Poverty Level	23,569	143,270	1,269,062
Number of Firms in 2012	21,842	101,701	834,087
Number of Firms Per Capita	0.076	0.078	0.083
Manufacturing Shipments ($1,000)	$11,067,288	$38,541,890	$238,892,383
Manufacturing Shipments Per Capita	$38,621	$29,520	$23,920
Wholesaler Sales ($1,000)	$2,645,150	$21,359,485 (No Ionia/Mecosta)	$254,318,884
Wholesaler Sales Per Capita	$9,231	$17,828	$25,465
Retail Sales ($1,000)	$2,666,584	$14,297,670	$119,302,046
Retail Sales Per Capita	$9,306	$10,951	$11,945
Accommodation & Food Services Sales ($1K)	$321,782	$1,797,920	$17,962,356
Acc. and Food Services Sales Per Capita	$1,123	$1,377	$1,798
Mean Travel Time to Work (minutes)	20.5	24.675	25.1

Source: ACS 5-Year 2019 Estimates

Table 54 also shows some facts related to business and sales. In 2012 Ottawa County had 21,842 businesses, which equaled 0.076 businesses per capita – which was just a little lower than Region 8 which had 0.078 businesses per capita, and the State of Michigan which had 0.083. When the per capita sales of the various types of businesses are compared between the County,

Region, and Michigan it shows that the County does better in Manufacturing Sales ($38,621 in Ottawa County versus $29,520 in the Region and $23,920 in Michigan). Wholesaler Sales were lower in the County ($9,231 in Ottawa County, $17,828 in the Region, and $11,945 in Michigan) as were Retail Sales ($9,306 in Ottawa County, $10,951 in the Region, and $11,945 in Michigan). With per capita sales of $1,798, Michigan did better than the Region ($1,377) or Ottawa County ($1,123) in Accommodations. Ottawa County's commute time of 20.5 minutes was shorter than the Region's commute of 24.7 or Michigan's commute of 25.1 minutes.

Table 55-- 2019 Employment Traits in Ottawa County, Region 8, and Michigan

Category	Ottawa County	%	Region 8	%	Michigan	%
Population 16 and Over	225,342	N/A	1,029,390	N/A	8,095,913	N/A
In Labor Force	154,479	N/A	682,175	N/A	5,010,213	N/A
Civilian Employed Population 16 and Over (# / %)	148,950	N/A	654,828	N/A	4,755,016	N/A
Agriculture, Forestry, Fishing and Hunting, and Mining	2,582	1.7	12,376	1.9	56,518	1.2
Construction	8,276	5.6	38,441	5.9	272,095	5.7
Manufacturing	36,070	24.2	138,553	21.2	878,855	18.5
Wholesale Trade	4,771	3.2	23,296	3.6	114,985	2.4
Retail Trade	14,461	9.7	69,423	10.6	497,136	10.5
Transportation and Warehousing, and Utilities	5,447	3.7	25,839	3.9	207,441	4.4
Information	1,863	1.3	8,522	1.3	57,036	1.2
Finance and Insurance, and Real Estate and Rental and Leasing	6,629	4.5	33,250	5.1	258,613	5.4
Professional, Scientific, and Management, and Administrative and Waste Management Service	12,060	8.1	56,975	8.7	450,625	9.5
Educational Services, and Health Care and Social Assistance	33,033	22.2	143,652	21.9	1,110,708	23.4
Arts, Entertainment, and Recreation, and Accommodation and Food Services	13,019	8.7	55,120	8.4	471,380	9.9
Other Services, Except Public Administration	7,516	5.0	31,970	4.9	224,808	4.7
Public Administration	3,223	2.2	15,830	2.4	154,816	3.3

Source: ACS 5-Year 2019 Estimates

Employment Traits – Table 55 shows differences between employment distribution in Ottawa County, Region 8, and the State of Michigan. In Ottawa County there are 148,950 people over 16 employed in the civilian labor force, In Region 8 this figure is 654,828 and in Michigan, the figure is 4,755,016. Ottawa County has a higher percentage of people employed in agriculture and related fields (1.7 percent) than Michigan (1.2 percent), but lower than the Region (1.9 percent). Manufacturing accounts for 24.2 percent of the County's jobs (the County's largest category), 21.2 percent of the Region's workforce, and 18.5 percent of Michigan's.

The County also has a similar percentage employed in construction (5.6 percent) as Region 8 (5.9 percent), which are both similar to Michigan (5.7 percent). Ottawa County has a similar percentage of workers in Transportation (3.7 percent versus 4.4 percent in Michigan and 3.9 percent in Region 8). Wholesale trade accounts for 3.2 percent in the County, 3.6 percent in Region 8, and 2.4 percent in Michigan.

In most of the other categories, the County has a lower percentage than in Region 8 or Michigan. The County has a lower percentage working in Retail Trade (9.7 percent) than in Region 8 (10.6 percent) or Michigan (10.5 percent) – this is the third-largest employment category in all three areas. Information accounts for 1.3 percent in the County, 1.3 percent in Region 8, and 1.2 percent in Michigan. Finance accounts for 4.5 percent in the County and 5.1 percent in the Region and 5.4 percent in Michigan. Professional accounts for 8.1 percent in Ottawa County, 8.7 percent in Region 8, and 9.5 percent in Michigan. Education, Health Care, and Social Services account for 22.2 percent (the County's second-largest category) of the County's workforce, 21.9 percent of the Region's, and 23.4 percent of Michigan's; Arts, Entertainment, Accommodations, and Food Services account for 8.7 percent of the County's workforce, 8.4 percent of Region 8's and 9.9 percent of the State's. Public Administration accounts for 2.2 percent of the County's workforce, 2.4 percent of Region 8's, and 3.3 percent of Michigan's.

Table 56 -- Employment Trends in Ottawa County, Region 8, Michigan, and the United States

	2018	2019	2020	2021	2022 (Jan-May)
Ottawa County					
Labor Force	160,101	161,102	158,936	156,739	159,122
Employment	155,593	156,664	148,077	150,355	154,090
Unemployment	4,508	4,438	10,859	6,384	5,032
Unemployment Rate	2.8	2.8	6.8	4.1	3.2
Region 8					
Unemployment Rate	3.1	3.0	7.5	4.6	3.6
Michigan					
Unemployment Rate	4.1	4.1	9.9	5.9	6.7
United States					
Unemployment Rate	3.9	3.7	8.1	5.3	5.9

Source: Michigan Department of Career Development, Labor Market Information

Table 56 shows the employment trends for Ottawa County, Region 8, Michigan, and the United States for the five years between 2018 and 2022. Ottawa County's unemployment rate ranged from a high of 6.8 percent in 2020 to a low of 2.8 percent in 2018 and 2019. The County's labor force increased between 2018 and 2019 and then decreased between 2019 and 2020 before increasing in both 2021 and 2022. Ottawa County's unemployment rate was lower than Region 8's for the period, lower than Michigan's, and lower than the national average. Region 8's unemployment rate ranged from a high of 7.5 percent in 2020 to a low of 3.0 percent in 2019. Region 8's unemployment rate was lower than Michigan's during the entire five-year period and lower than the national average.

SWOT Analysis

Strengths – Ottawa County has a variety of strengths including:

- Strong and diversified industrial base and well-educated labor pool
- Population growth in Ottawa County – continues to be one of Michigan's fastest-growing counties
- Tourism, including State, County, and community parks

Weaknesses – Ottawa County has a variety of weaknesses including:

- Schools do not react as fast as business and industry
- Companies losing local ownership and concentration of manufacturing
- The labor pool does not always match the training required for new jobs

Opportunities – Ottawa County has a variety of opportunities including:

- Jobs available if people are properly trained
- Manufacturing continues to expand in Ottawa County
- Downtowns continue to thrive in Ottawa County

Threats – Ottawa County has a variety of threats including:

- Jobs must meet the needs of families
- Unsustainable growth in townships and rural areas
- Loss of local businesses

Cities of Grand Rapids and Wyoming

Due to the size and importance of Grand Rapids and Wyoming to Region 8, they are compared to Kent County, Region 8, and Michigan.

Population & Demographics

Population Trends – The City of Grand Rapids' population increased by 4.9 percent between 1990 and 2019 to reach 198,401 (Table 57). The City of Wyoming's population increased by 18.4 percent between 1990 and 2019 to reach 75,702. Kent County's population increased by 7.9 percent between 1990 and 2019 to reach a total of 574,335. Kent County grew at a greater rate than Michigan as-a-whole, which increased by 7.4 percent between 1990 and 2019.

Table 57 -- Population Trends for Grand Rapids, Wyoming, Kent County, Region 8, and Michigan

Area	Trends				
	1990	2000	2010	2019	% Change
Grand Rapids	189,126	197,800	190,441	198,401	4.9
Wyoming	63,891	69,368	71,816	75,702	18.4
Kent County	600,631	574,335	599,432	648,121	7.9
Region 8	1,193,761	1,294,272	1,226,384	1,305,616	19.1
Michigan	9,295,297	993,844	9,877,574	9,986,857	7.4

Source: ACS 5-Year 2019 Estimates

Population Traits – Table 58 compares population traits for the cities of Grand Rapids and Wyoming to Kent County, the Region, and the State of Michigan. Between 2010 and 2019 the City of Grand Rapids' population increased by 4.2 percent to reach 198,401, the City of Wyoming's increased by 5.4 percent to reach 75,702, the County's population increased by 6.8 percent to reach 648,121 while the Region's population increased by 6.5 percent to reach 1,305,616 and the State of Michigan's population increased by 1.1 percent to reach 9,986,857 during the same period. Grand Rapids' population under the age of five makes up 6.9 percent of the population, Wyoming's makes up 7.6 percent, the County's population under the age of five makes up 6.8 percent of the population, which is higher than the Region's and Michigan's amount of 5.7. Grand Rapids' population under the age of 18 accounts for 22.2 percent of the City's population and Wyoming's comprises 25.5 percent of the population. Kent County has a higher percentage of residents under 18 (24.4 percent) than the Region (22.6 percent) or Michigan (21.7 percent). As for the percentage 65 years and older, Grand Rapids is 12.1 percent, Wyoming is 10.5 percent, the county is 13.3, the region is 17.3 percent, and Michigan is 17.7 percent. Grand Rapids has an average household size of 2.50 persons per household and Wyoming's is 2.63 persons per household. The County's household size of 2.63 is higher than the Region's figure of 2.68 and Michigan's median of 2.46. Females make up 51.0 percent of Grand Rapids' population and 51.4 percent of Wyoming's while males make up 49.0 percent of Grand Rapids' population and 48.6 percent of Wyoming's population. Kent County is made up of 51.4 percent women and 48.6 percent men. The Region has a lower percentage of women

(49.5 percent) than Michigan (50.8 percent) – and a higher ratio of men than the State as-a-whole.

Racial distribution is also different between the cities, the County, Region 8, and the State of Michigan. There is a lower percentage of Whites in Grand Rapids (72.2 percent) and in Wyoming (72.9 percent) than in Kent County (79.6 percent) the Region (93.3 percent) or Michigan (78.2 percent). Grand Rapids has a higher percentage of Blacks (22.3 percent) than Wyoming (7.8 percent), the County (9.6 percent), the Region (3.7 percent), or Michigan (13.7 percent). Grand Rapids' percentage of Native Indian and Alaska Native (1.9 percent) is similar to Wyoming's percentage (1.1 percent), Kent County's (0.4 percent), the Region's and Michigan's (1.1 percent in the Region and 0.6 percent in Michigan). Asians comprise 3.3 percent of Grand Rapids' population, 3.2 percent of Wyoming's, 3.0 percent of Kent County's, 1.5 percent of the Region's, and 3.3 percent of Michigan's population. Wyoming has a higher percentage of residents reporting two or more races (6.3 percent) than Grand Rapids 4.1 percent, the Region (2.4 percent), Kent County (4.1 percent), or Michigan as-a-whole (3.0 percent). Wyoming has the highest percentage of Hispanics or Latinos (22.9 percent) when compared to Grand Rapids (16.1 percent) Kent County (10.6 percent), the Region (5.4 percent), or Michigan (5.3 percent).

In Grand Rapids, 86.7 percent of the population over 25 has a high school degree and in Wyoming, this figure is 85.2 percent. In Kent County, 91.6 percent of people over 25 have a high school degree compared to 90.8 percent of the population in the Region and 91.4 percent in Michigan. A large percentage (35.7 percent) of the County's population over the age of 25 has a bachelor's degree or higher, while 22.5 percent of the Region's, 30.0 percent of Michigan's, 36.4 percent of Grand Rapids', and 20.7 percent of Wyoming's over 25 population has at least a bachelor's degree.

Table 58 – 2019 Population Traits for City of Grand Rapids, City of Wyoming, Kent County, Region 8, and Michigan

Category	Grand Rapids	Wyoming	Kent County	Region 8	Michigan
2010 Population	190,441	71,816	599,432	1,226,384	9,877,574
2019 Population	198,401	75,702	648,121	1,305,616	9,986,857
% Change 2010-2019	4.2%	5.4%	8.1%	6.5%	1.1%
% Under 5	6.9%	7.6%	6.8%	5.7%	5.7%
% Under 18	22.2%	25.5%	24.4%	22.6%	21.5%
% 65 and Over	12.1%	10.5%	13.3%	17.3%	17.7%
Number of Households	77,128	28,313	241,746	483,934	3,969,880
Persons Per Household	2.50	2.66	2.63	2.58	2.46
% Female	51.0%	51.4%	51.4%	49.5%	50.8%
% Male	49.0%	48.6%	48.6%	50.5%	49.2%
% White	72.2%	72.9%	79.6%	93.3%	78.2%

% Black	22.3%	7.8%	9.6%	3.7%	13.7%
% American Indian & Alaska Native	1.9%	1.1%	0.4%	1.1%	0.6%
% Asian	3.3%	3.2%	3.0%	1.5%	3.3%
% Native Hawaiian & Other Pacific Islander	0.2%	0.1%	0.0%	0.1%	0.0%
% Reporting 2 or More Races	4.1%	6.3%	4.1%	2.4%	3.0%
% Hispanic or Latino	16.1%	22.9%	10.6%	5.4%	5.3%
% of People 25+ with High School Degree	86.7%	85.2%	91.6%	90.8%	91.4%
% of People 25+ with Bachelor's Degree or Higher	36.4%	20.7%	35.7%	22.5%	30.0%
% of Population Veterans	4.9%	6.0%	5.9%	7.5%	6.6%

Source: ACS 5-Year 2019 Estimates

Housing Traits – Table 59 identifies information about housing in Grand Rapids, Wyoming, Kent County, the Region, and the State of Michigan. The City of Grand Rapids has a lower homeownership rate (56.5 percent) than Wyoming (63.4 percent), Kent County (69.8 percent), the Region (77.8 percent of the housing units), or Michigan (71.6 percent). Grand Rapids has a higher percentage of multi-family units (34.1 percent) than Wyoming (28.3 percent), Kent County (22.8 percent), the Region (10.0 percent), or Michigan's figure of 18.0 percent. Finally, the median value of owner-occupied housing in Kent County is 173,700, followed by Michigan at $169,600, then Grand Rapids at $168,300, then Wyoming with $155,100, and in last is Region 8 with $144,363.

Table 59 – 2019 Housing Traits for the City of Grand Rapids, the City of Wyoming, Kent County, Region 8, and Michigan

Category	Grand Rapids	Wyoming	Kent County	Region 8	Michigan
Number of Housing Units	85,549	29,549	255,024	531,735	4,629,605
Homeownership Rate	56.5%	63.4%	69.8%	77.8%	71.6%
% Multi Unit	34.1%	28.3%	22.8%	10.0%	18.0%
Median Value of Owner-Occupied Housing Units	168,300	155,100	173,700	144,363	169,600

Source: ACS 5-Year 2019 Estimates

Income and Business Traits – Table 60 includes income information and business traits for Grand Rapids, Wyoming, Kent County, Region 8, and the State of Michigan. Grand Rapids' median household income of $50,103 is lower than Wyoming's median of $54,328. Kent County's median household income of $63,053 is slightly higher than Region 8's median of $56,920 and Michigan's median of $59,584. Grand Rapids' per capita income of $27,482 is also lower than Wyoming's per capita income of $30,448. The County's per capita income of

$32,524 is higher than the Region's amount of $27,570 and lower than Michigan's figure of $32,892. Grand Rapids has a higher percentage of people below the poverty level (20.4 percent) than Wyoming (12.1 percent). Kent County has a higher percentage of people below the poverty level (11.5 percent) than Region 8 (10.9 percent) but a lower percentage than Michigan (12.7 percent).

Table 60 also shows some facts related to business and sales. In 2012 Grand Rapids had 16,153 firms, which equaled 0.081 businesses per capita. Wyoming had a total of 5,270 businesses for a per capita rate of 0.07 businesses per capita. Kent County had 52,666 businesses, which equaled 0.081 businesses per capita – which was slightly lower than the State of Michigan (0.083) but higher than the Region (0.078). Grand Rapids' Manufacturing Sales of $35,431 per capita were higher than Wyoming's per capita figure of $22,227. Kent County's Manufacturing Sales ($27,056 per capita) were lower than $29,520 in the Region but higher than $23,920 in Michigan. Grand Rapids Wholesaler Sales of $24,087 per capita were lower than Wyoming's per capita Wholesaler Sales of $40,725. Wholesaler sales were much higher in the County ($27,056 in Kent County, $17,828 in the Region, and $25,465 in Michigan). Grand Rapids' per capita Retail Sales were $8,431, which were lower than Wyoming's figure of $14,719, Kent County's per capita sales of $13,421, the Region's sales of $10,951, or Michigan's figure of $11,945. Grand Rapids' per capita sales in Accommodations of $2,261 were higher than Wyoming's figure of $1,317. With per capita sales of $1,798, Michigan did better than the Region ($1,377), and Kent County ($1,781) in Accommodations. Grand Rapid's average commute time of 19.1 minutes was less than Wyoming's time of 20.6 minutes. Kent County's commute time of 21.3 minutes was shorter than the Region's commute of 24.7 minutes or Michigan's commute of 25.1 minutes.

Table 60 -- Income & Business Traits for the City of Grand Rapids, the City of Wyoming, Kent County, Region 8, and Michigan

Category	Grand Rapids	Wyoming	Kent County	Region 8	Michigan
2019 Median Household Income	$50,103	$54,328	$63,053	$56,920	$59,584
2019 Per Capita Income	$27,482	$30,448	$32,524	$27,570	$32,892
Persons Below Poverty Level	20.4%	12.1%	74,720	143,270	1,269,062
Number of Firms in 2012	16,153	5,270	52,666	101,701	834,087
Number of Firms Per Capita	0.081	0.07	0.081	0.078	0.083
Manufacturing Shipments ($1,000)	$7,029,490	$1,682,627	$17,535,625	$38,541,890	$238,892,383
Manufacturing Shipments Per Capita	$35,431	$22,227	$27,056	$29,520	$23,920

Wholesaler Sales ($1,000)	$4,778,902	$3,082,980	$17,703,041	$21,359,485 (No Ionia/Mecosta)	$254,318,884
Wholesaler Sales Per Capita	$24,087	$40,725	$27,314	$17,828	$25,465
Retail Sales ($1,000)	$1,672,643	$1,114,227	$8,698,608	$14,297,670	$119,302,046
Retail Sales Per Capita	$8,431	$14,719	$13,421	$10,951	$11,945
Accommodation & Food Services Sales ($1K)	$448,575	$99,688	$1,154,358	$1,797,920	$17,962,356
Acc. and Food Services Sales Per Capita	$2,261	$1,317	$1,781	$1,377	$1,798
Mean Travel Time to Work (minutes)	19.1	20.6	21.3	24.675	25.1

Source: ACS 5-Year 2019 Estimates

Table 61 -- 2019 Employment Traits in Grand Rapids, Wyoming, Kent County, Region 8, and Michigan

Category	Grand Rapids	%	Wyoming	%	Kent County	%	Region 8	%	Michigan	%
Population 16 and Over	158,855	N/A	58,216	N/A	507,206	N/A	1,029,390	N/A	8,095,913	N/A
In Labor Force	109,223	N/A	41,638	N/A	351,235	N/A	682,175	N/A	5,010,213	N/A
Civilian Employed Population 16 and Over (# / %)	102,217	N/A	39,734	N/A	335,479	N/A	654,828	N/A	4,755,016	N/A
Agriculture, Forestry, Fishing and Hunting, and Mining	1,693	1.7	349	0.9	4,075	1.2	12,376	1.9	56,518	1.2
Construction	4,312	4.2	2,417	6.1	17,073	5.1	38,441	5.9	272,095	5.7
Manufacturing	16,945	16.6	9,475	23.8	63,574	19.0	138,553	21.2	878,855	18.5
Wholesale Trade	3,280	3.2	2,093	5.3	13,691	4.1	23,296	3.6	114,985	2.4
Retail Trade	11,000	10.8	4,517	11.4	36,091	10.8	69,423	10.6	497,136	10.5
Transportation and Warehousing, and Utilities	3,569	3.5	2,078	5.2	13,392	4.0	25,839	3.9	207,441	4.4%
Information	1,913	1.9%	422	1.1	4,982	1.5	8,522	1.3	57,036	1.2
Finance and Insurance, and Real Estate and Rental and Leasing	5,321	5.2	1,786	4.5	19,688	5.9	33,250	5.1	258,613	5.4
Professional, Scientific, and Management, and	10,883	10.6	3,338	8.4	33,902	10.1	56,975	8.7	450,625	9.5

Administrative and Waste Management Service										
Educational Services, and Health Care and Social Assistance	25,922	25.4	7,569	19.0	77,383	23.1	143,652	21.9	1,110,708	23.4
Arts, Entertainment, and Recreation, and Accommodation and Food Services	11,490	11.2	3,472	8.7	29,312	8.7	55,120	8.4	471,380	9.9
Other Services, Except Public Administration	4,425	4.3	1,828	4.6	15,903	4.7	31,970	4.9	224,808	4.7
Public Administration	1,464	1.4	390	1.0	6,413	1.9	15,830	2.4	154,816	3.3

Source: ACS 5-Year 2019 Estimates

Table 61 shows differences between employment distribution in Grand Rapids, Wyoming, Kent County, Region 8, and the State of Michigan. Grand Rapids has a total of 102,217 people 16 and over employed in the labor force and Wyoming has a total of 39,734. When compared to Kent County, Region 8, and Michigan the two cities have several differences in employment distribution. Grand Rapids has a lower percentage of people employed in Construction and Wyoming has a higher percentage than the County, Region, and State. Similarly, Grand Rapids has a lower percentage of people employed in Manufacturing and Wyoming has a higher percentage than the County, Region, and State. Grand Rapids has a higher percentage of people employed in Professional and Wyoming has a lower percentage than the County, Region, and State. Similarly, Grand Rapids has a higher percentage of people employed in Education and Wyoming has a lower percentage than the County, Region, and State. Both communities have a lower percentage of people employed in Public Administration.

Table 62 -- Employment Trends in Grand Rapids, Wyoming, Kent County, Region 8, Michigan, and the United States

	2017	2018	2019	2020	2021 (Jan-Mar)
Grand Rapids					
Labor Force	104,076	105,196	105,490	105,796	102,928
Employment	99,325	101,001	101,524	95,269	95,972
Unemployment	4,751	4,195	3,966	10,527	6,955
Unemployment Rate	4.6	4.0	3.8	10.0	6.8
Wyoming					
Labor Force	44,451	44,526	44,412	43,795	43,039
Employment	42,905	43,237	43,362	40,998	40,638
Unemployment	1,546	1,289	1,050	2,797	2,400
Unemployment Rate	3.5	2.9	2.4	6.4	5.6

Kent County					
Labor Force	355,111	358,900	359,924	357,123	350,366
Employment	342,568	348,246	349,535	330,032	332,467
Unemployment	12,543	10,654	10,389	27,091	17,899
Unemployment Rate	3.5	3.0	2.9	7.6	5.1
Region 8					
Unemployment Rate	3.7	3.1	3.0	7.5	5.1
Michigan					
Unemployment Rate	4.6	4.1	4.1	9.9	5.5
United States					
Unemployment Rate	4.4	3.9	3.7	8.1	6.5

Source: Michigan Department of Career Development, Labor Market Information

Table 62 shows the employment trends for Grand Rapids, Wyoming, Kent County, Region 8, Michigan, and the United States for the five years between 2017 and 2021. Grand Rapids' unemployment rate ranged from a high of 10.0 percent in 2020 to a low of 3.8 percent in 2019. The City's labor force remained fairly constant except for a decrease in 2021, which only shows data for the first three months. Grand Rapids' unemployment rate was higher than Wyoming's, Kent County's, Region 8's, and the Nation's for the five-year period and was higher and lower than Michigan's depending on the year. Wyoming's unemployment rate ranged from a high of 7.4 percent in 2012 to a low of 3.5 percent in 2016. The City's labor force increased 40,906 in 2012 to 44,407 in 2016. Wyoming's unemployment rate was lower than Grand Rapids', Kent County's, Region 8's (except 2021) and Michigan's (except for 2021). Kent County's unemployment rate ranged from a high of 7.6 percent in 2020 to a low of 2.9 percent in 2019. The County's labor force increased each year from 320,517 in 2012 to 350,803 in 2016. Region 8's unemployment rate was lower than Michigan's or the Nation's during the entire five-year period.

GOALS AND OBJECTIVES

The Goals and Objectives are divided into two categories: 1) Organizational Goals and Objectives and 2) Community and Economic Development Goals and Objectives. The West Michigan Regional Planning Commission (WMRPC) has primary control over the Organization Goals and Objectives. While the WMRPC can assist in implementation of the Community and Economic Development Goals and Objectives, there are more organizations and influences that the WMRPC does not have full control over that can impact these goals and objectives. The primary difference in the two sets of goals relate to the fact that the organizational goals tend to use the words "shall" or "will," while the community goals tend to use the word "should" since the WMRPC cannot impose its goals on individual communities.

Organizational Goals and Objectives

The following three goals and the related objectives relate to the WMRPC, the CEDS Committee, and staff.

Goal #1
The WMRPC shall maintain an active and productive role with the U.S. Economic Development Administration (EDA).

Objectives:

1. Maintain contact with the Economic Development Representative for Michigan through telephone calls, e-mails, or personal contacts. Contact will be made with the Economic Development Representative at least monthly.
2. The WMRPC will meet or exceed the rules set forth by EDA for maintaining an Economic Development District – including staffing, Commission representation, CEDS Committee representation, the development of a CEDS, and the proper administration of EDA funds.
3. The WMRPC will keep communities informed of programs offered by EDA and emphasize the CEDS Committee's role in project selection.

Goal #2
The WMRPC shall promote coordination between counties, cities, townships, villages, the federal government, the State of Michigan, non-profits and other community-based organizations.

Objectives:

1. The WMRPC will continue to disseminate information through Commission meetings, CEDS Committee meetings, speakers, newsletters, mailings, telephone calls, the internet, and other means; and the WMRPC will continue to serve as the regional clearinghouse for federally funded projects.
2. The WMRPC will inform members of state, federal, and local programs through regular speakers at Commission and CEDS Committee meetings.

3. The WMRPC will encourage the identification and used of "best practices" by identifying new and better ways that member communities are accomplishing community development.

Goal #3
While EDA is the primary partner related to economic development, the WMRPC shall actively participate with other community and economic development organizations.

Objectives:

1. The WMRPC will promote the well-being of member communities by maintaining an active relationship, and supporting planning efforts and programs, with the Michigan Economic Development Corporation (MEDC), the Michigan Department of Transportation (MDOT) and other state agencies or initiatives that promote community and economic development.
2. The WMRPC will actively participate in the Michigan Association of Planning (MAP), the Michigan Association of Regions (MAR), and other initiatives related to economic and community development.
3. The WMRPC will participate in Member Economic Development initiatives when appropriate as a means of sharing information about EDA and the WMRPC.

Community and Economic Development Goals and Objectives

The following goals and the related objectives relate to the counties, cities, villages, and townships within the eight-county area served by the WMRPC.

Goal #1
Communities should support and participate in the WMRPC and CEDS process through membership.

Objectives:

1. Maintain membership at a county-level when possible to include the county, cities, villages, and townships.
2. Individual memberships are welcomed if county-wide membership is not desired, or if an individual community chooses to be a member.
3. In addition to annual dues, membership requires a long-term commitment of designated representatives to serve on the WMRPC and the CEDS Committee in order to develop a meaningful Comprehensive Economic Development Strategy.

Goal #2
Communities should maintain an up-to-date vision related to community and economic development.

Objectives:

1. Communities interested in economic development should provide regular updates related to potential projects to the WMRPC for inclusion in the CEDS.
2. All communities should strive to maintain up-to-date master plans that define each community's preferred vision. The WMRPC will assist in planning processes whenever possible and will review all plans submitted for review.
3. Communities should recognize the relationship that exists between healthy urban centers and healthy rural areas.

Goal #3
Communities should promote a diverse economy that recognizes the Region's and individual communities' varied strengths.

Objectives:

1. Communities should tailor economic development actions to match their individual strengths – such as urban centers' built environments, capacity of infrastructure, agricultural areas, tourism, and natural resources such as lakes, streams, and forests.
2. Communities should work with existing employers to identify existing and future growth areas and natural employment "clusters" such as health care, tourism, or value-added agriculture.

3. Communities should look at neighboring communities' economic development capacity to determine if potential projects are needed or if there is already excess capacity in the region.

Goal #4
Communities should investigate and emphasize the long-range impacts of projects as opposed to seeking short-term solutions to issues.

Objectives:

1. Determine the fiscal benefits and obligations for each potential community project – including jobs created (including "spin-off" jobs) taxes generated, costs to complete project, costs to maintain facilities, impacts on other public facilities, etc.
2. Determine if projects could have an adverse impact on the Region's natural resources.
3. Seek long-term commitments of businesses seeking improvements to public facilities.

Goal #5
Communities should maintain an appropriate level of public infrastructure to meet the needs of residents and businesses.

Objectives:

4. Maintain a public water and sewer system if population density and private sector demand is present to allow for a sustainable operation.
5. Plan improvements and expansions of water and sewer systems to allow for long-term growth of population and business/employment opportunities.
6. If a community chooses to provide additional public infrastructure, such as a public electric company or internet provider, ensure that capacity is available for existing and future growth.

Goal #6
Communities should establish an appropriate level of resources to encourage employment opportunities for the area's residents.

Objectives:

1. Define areas (through planning) appropriate for commercial, office, and industrial development.
2. Develop or expand industrial park opportunities if appropriate.
3. Work with existing businesses to determine long-range needs.

Goal #7
Communities should promote an appropriate level of private sector utilities to meet the demands of residents and businesses.

Objectives:

1. Work with power companies (electric and natural gas) to identify potential growth opportunities.
2. Work with communication providers (telephone, internet/broadband (see Goal #7), cable television, etc.) to improve services and to provide complete coverage across the region.
3. Work with existing businesses and residents to identify level of demand and priorities.

Goal #8
Communities should promote expanded internet and broadband services for businesses and residents.

Objectives:

1. Work with existing economic development organizations, internet/broadband advocacy groups, and internet providers to identify areas lacking appropriate services.
2. Work with internet providers to identify service gaps in communities and seek public and private funding solutions to address.
3. Communities should plan for future broadband by encouraging denser residential development that is more efficient attractive to internet/broadband providers.

Goal #9
Communities should promote all types of housing to attract a range of residents.

Objectives:

1. Plan for housing by identifying appropriate areas for a range of single family and multiple family housing.
2. Plan for the public utilities and services necessary to serve an expanded population, such as water, sewer, roads, schools, parks, public safety, and public buildings.
3. Encourage residential development by working with developers and others in a cooperative manner that includes uniform and fair development processes and permitting.

Goal #10
Communities should promote services that provide employees and employers with resources to support growth.

Objectives:

1. Encourage the provision of services to support employees needs related to allowing people to work while having a family, such as day care, after school care, and pre-school.
2. Encourage public transit services, carpooling, and other means to support transportation to and from employment centers.
3. Encourage education programs for all ages to support the growth of a skilled workforce.

Goal #11
Communities should promote alternate ways of meeting and soliciting public input.

Objectives:

1. Allow for remote meetings using internet and telephone services during emergencies and or to provide residents a safe and easy way to access meetings.
2. Maintain an up-to-date website and consider social media for distributing information and soliciting opinions.
3. Establish alternate locations for meetings that allow for larger groups or socially distanced meetings.

Goal #12
Communities should promote recreation and tourism activities for the physical and social health of the community and as an economic opportunity for businesses and employees.

Objectives:

1. Maintain an up-to-date Parks and Recreation plan the Michigan Department of Natural Resources that emphasizes the community's natural and build recreation opportunities.
2. Seek funding for improvements to public parks, trails, and other resources and encourage private sector partnerships to promote the area.
3. Work with local chambers of commerce, recreation departments, public schools, convention and visitor bureaus, lodging facilities, campgrounds, restaurants, and other related businesses to develop strategies to attract visitors and to encourage residents to participate.

COMMUNITY PROJECTS

Overview

This section also includes all of the projects submitted for funding consideration from communities within Region 8. For the 2021 CEDS, the CEDS Committee requested that no projects just be "rolled over" from the previous years. This approach required communities to complete a project submission form and forward it to the WMRPC for inclusion in the 2021 CEDS or to edit projects to address needed changes. This generated new projects and encouraged communities to fine-tune and resubmit projects that are essential to the economic well-being of the Region. The projects are divided into "EDA Targeted Community Projects," which are aligned with EDA's goals and "Community Projects," which may not meet EDA's criteria but are important to the community.

Each of the projects received for the CEDS was reviewed and endorsed by the CEDS Committee under the overall policy guidance of the WMRPC, and is therefore consistent with the strategy for economic development. In addition, resolutions were passed by all voting Economic Development District members who use the CEDS for their planning purposes.

Projects listed under the EDA Targeted Community Projects were prioritized utilizing the ranking criteria and point system presented in Table 63. These criteria are used by the CEDS Committee to identify projects that are competitive under other funding sources in addition to EDA. Table 64 shows the eligibility and work force information also used in the rankings. As in previous years, a point system was utilized which reflects the economic distress of each county, jobs created or retained by the project, commitment of business, availability of local funding, planning, and project readiness. A project's point value consists of the cumulative point value it receives in satisfying these criteria. This past year, project totals ranged from a high of 64 to a low of 33. The highest possible score is 84 points. There are a total of 27 EDA Targeted Community Projects and 11 Community Projects. The scores each project received are shown along with the description of the projects.

2022 EDA Targeted Community Projects

City of Allegan – Allegan County – Allegan Area Business Park

This project seeks to acquire and develop a 60-acre site in Allegan Township that is available and adjacent to the existing Allegan Business Park, Allegan Airport, and Allegan Technical Center. The Park will provide land for a large employer and will include up-to-date public and private utilities and infrastructure. The site is adjacent to M-222 and provides direct access to US-131. This expansion can be used to attract new businesses or can be used for the area's existing businesses to expand. The site would allow for a minimum of 100 new employees.

Estimated Cost: $1,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	1	WMRPC Membership	5
Ratio of EDA Share to Jobs	4	Community Goals	0
Investment Priorities	3	Private Sector Support	0
Regional Impact	4	Private Sector Investment	5
Matching Funds	0	Regional Cooperation	5
Engineering	0	**Total**	**39**
Utilities	7	**Ranking**	**12**

Gun Lake Area Sewer Authority (GLASA) – Allegan County and Barry County – Lift Station 23 Rehabilitation

A complete rehab of the system's largest sewage lift station is needed. The lift station is over 40 years old. Lift Station #23 is the most important lift station on the system. This lift station is part of a system that is the major source directly responsible for the water quality in five lakes and the Gun River. GLASA serves for townships (Yankee Springs, Orangeville, Wayland, and Martin) spanning both Allegan and Barry County all of which would benefit from this project.

Estimated Cost: $60,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	0	WMRPC Membership	5
Ratio of EDA Share to Jobs	5	Community Goals	5
Investment Priorities	2	Private Sector Support	0
Regional Impact	3	Private Sector Investment	0
Matching Funds	2	Regional Cooperation	3
Engineering	0	**Total**	**34**
Utilities	4	**Ranking**	**22**

City of Holland – Allegan County – New Industrial Road South of 48th St.

The City of Holland will work with Johnson Controls and Challenge Manufacturing to construct a new public road south of 48th Street between their two parcels to open up vacant land to more industrial development.

Estimated Cost: $12,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	0	WMRPC Membership	5
Ratio of EDA Share to Jobs	0	Community Goals	0
Investment Priorities	3	Private Sector Support	0
Regional Impact	5	Private Sector Investment	5
Matching Funds	0	Regional Cooperation	3
Engineering	0	**Total**	**33**
Utilities	7	**Ranking**	**24**

Village of Hopkins – Allegan County – Village Infrastructure Improvements

The Village of Hopkins plans to set up a Tax Increment Finance Area/Downtown Development Authority to allow for improvements to the Village's infrastructure including providing water, sewer, storm drainage, natural gas, and high-speed internet. Improvements will also include constructing/improving an all-season road, converting overhead electrical to underground service, and developing a variety of streetscaping and signage to the Village.

Estimated Cost: $20,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	2	WMRPC Membership	5
Ratio of EDA Share to Jobs	0	Community Goals	5
Investment Priorities	2	Private Sector Support	0
Regional Impact	3	Private Sector Investment	5
Matching Funds	0	Regional Cooperation	5
Engineering	0	**Total**	**36**
Utilities	4	**Ranking**	**18**

Lee Township – Allegan County – Provision of Natural Gas

Lee Township, is a rural township that includes unincorporated town of Pullman. It is ten miles from Lake Michigan and sits between South Haven and Holland. Lee Township began as a logging town in the late 1800's. By the mid 1900's Pullman boasted of over 20 businesses. By

2000, all manufacturing had left Pullman for more metropolitan areas that could better serve their needs. Hundreds of jobs were lost. Twenty years later, Pullman has a handful of businesses, mostly family owned with minimal employee base. Improvement to basic infrastructure needs that created business decline (natural gas, water, broadband) remains a stumbling block for economic growth. Lee Township recognizes these deficiencies and improvements in these areas are a part of the township master plan, but with a limited tax base, funds for such significant infrastructure improvements have remained out of reach. Securing grant funds and America Recovery Plan Act resources is the only way to make a change. Lee Township's economic recovery rests on one single factor, bringing back light manufacturing to Pullman. But without a natural gas utility, that will never happen. Michigan's natural gas system has over 50,000 miles of distribution pipelines and over 3 million service lines and one of them (ARN Pipeline) runs right through our downtown. Natural gas access added 1.9 million jobs across the U.S. economy in 2015, including 60,000 in manufacturing and 347,000 from new natural gas transmission lines alone. (study by National Association of Manufacturers (NAM). Despite incentives for natural gas expansion most funds continue to support Michigan aging gas infrastructure. Interest from Southwest MI gas utilities has been non-committal at best thus Lee Township is left without. It is for that reason our Township seeks to push forward and support interest in area economic development by accessing natural gas assets. Grant funds are being sought with the goal to engineer and construct a gate station on the ARN pipeline (TC Energy) less than 1 mile from the center of Pullman. In addition, the Township will seek to form a public utility or engage private partnerships to extend gas services to existing businesses and residential customers. Specific costs associated with this project would be clarified during the engineering study phase of this multi-phase process. Lee Township is actively working on securing local and private funds for the project.

Estimated Cost: $1,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	2	WMRPC Membership	5
Ratio of EDA Share to Jobs	5	Community Goals	5
Investment Priorities	2	Private Sector Support	0
Regional Impact	1	Private Sector Investment	0
Matching Funds	0	Regional Cooperation	5
Engineering	0	**Total**	**36**
Utilities	6	**Ranking**	**18**

Martin Township – Allegan County – 122nd Avenue Road Construction

Reconstruction of an all-seasons road within Martin Township. The road will be reconstructed from 10th Street to 6th Street.

Estimated Cost: $738,574

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	0	WMRPC Membership	5
Ratio of EDA Share to Jobs	0	Community Goals	5
Investment Priorities	1	Private Sector Support	0
Regional Impact	4	Private Sector Investment	0
Matching Funds	5	Regional Cooperation	3
Engineering	3	**Total**	**35**
Utilities	4	**Ranking**	**20**

City of Plainwell – Allegan County – Industrial Park Expansion

Expansion of utilities and new road into new addition of Industrial Park is necessary for existing businesses to expand and to be able to serve new businesses' needs. The site is adjacent to a successful industrial park that has easy access to US-131 and is conveniently located between two metro areas.

Estimated Cost: $1,643,350

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	3	WMRPC Membership	5
Ratio of EDA Share to Jobs	5	Community Goals	5
Investment Priorities	4	Private Sector Support	3
Regional Impact	5	Private Sector Investment	5
Matching Funds	3	Regional Cooperation	5
Engineering	5	**Total**	**60**
Utilities	7	**Ranking**	**3**

City of Plainwell – Allegan County – Plainwell Mill Redevelopment

The 36-acre site of the former Plainwell Paper Mill is under redevelopment. In 2000 the Plainwell Paper Mill closed its doors for good. The loss to Plainwell was devastating for our community, our economy and for the city budget. In 2002 a community vision for the site was created with significant input from residents and business owners. The plan embraces sustainable development principles calling for extensive green space, new residential offerings and modern work spaces that will allow a variety of job creating / knowledge-based economy users to take root. We anticipate having over 100,000 of sq. ft. available for tech, light industrial, research and development and/or incubator space. Plainwell still has not fully recovered economically from this closure. The unemployment rate in Plainwell as of April of 2019: 2.8 % in Plainwell, the State was 3.7 % and National rate was 3.6%.

In the first phase we gained 30-60 jobs, and we estimate an additional 50-150 jobs would follow throughout the course of the redevelopment. With many steps to go we have made progress and our community vision is becoming a reality. The next step needed is the critical infrastructure on the site. A connecting road that will travel east to west on the property site will establish the fundamental building blocks for the strategic mill adoptive reuse, mixed use, light industrial, research and development and/or incubator opportunities along M89 and near US 131. A portion of the road, Prince St., has been extended during the construction of SW Donut Mill in 2018, which added an additional 20+ jobs.

With remediation underway and a grant from MEDC under consideration, the Mill is in a phenomenal position for redevelopment. The City is seeking to have the necessary infrastructure (road, water, sewer, parking, etc.) that will attract job creators. Over the years, the City's vision has been tested, refined, expanded and is viable due to the comments we have received from developers.

Estimated Cost: $7,600,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	3	WMRPC Membership	5
Ratio of EDA Share to Jobs	0	Community Goals	5
Investment Priorities	3	Private Sector Support	0
Regional Impact	5	Private Sector Investment	5
Matching Funds	0	Regional Cooperation	5
Engineering	0	**Total**	**43**
Utilities	7	**Ranking**	**11**

City of Hastings – Barry County – Wastewater Treatment Plant Upgrade

The project is an upgrade of the existing Wastewater Treatment Plant. The following is a summary of the problems that presently exist at the City of Hastings Wastewater Treatment Plant:

1. There is currently no grit removal or fine screening at the headworks to the plant. This results in severe operation and maintenance issues at the plant on the downstream processes. Both of these processes should be added.
2. Raw wastewater pumping lacks proper access for O&M and pumps are nearing the end of their useful life.
3. The entire primary, thickened, scum, and waste and return sludge pumping/distribution system has outlived its useful life and should be replaced.
4. Primary treatment tanks require a new clarifier mechanism on one of the tanks.
5. UV disinfection equipment has outlived its useful life and should be replaced.
6. Odor control should be added to the headworks building.
7. Office and records storage area need to be added to the plant.

8. The gravity thickener mechanism has outlived its useful life and should be replaced.
9. Existing steel hand-railing and stairs are in disrepair and should be replaced.

The collection system is currently sized adequately to handle the flow and there are no major structural issues existing in the system.

Industry makes up 11.0 percent of the wastewater that the plant receives. The request would be for the portion of the cost of the project that would benefit industry and improve the process at the plant.

Estimated Cost: $9,800,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	0	WMRPC Membership	5
Ratio of EDA Share to Jobs	0	Community Goals	5
Investment Priorities	3	Private Sector Support	0
Regional Impact	5	Private Sector Investment	0
Matching Funds	0	Regional Cooperation	5
Engineering	3	**Total**	**38**
Utilities	7	**Ranking**	**17**

Village of Muir – Ionia County – Sanitary Sewer Improvement Project

This project would include abandoning the villages main lift station and replacing the liftstation (LS) and influent forcemain (FM) to the Village's Wastewater Treatment Facility (WWTF). The LS and the associated force main are the only means of conveying the wastewater from the entire village to the WWTF. The Village's has identified LS/FM replacement as the most critical need due to it's age, high maintenance needs. The pumps and valves in the LS are in poor condition and the probability of the LS/FM to fail is high due to its age.

The LS's and FM's ability to transmit wastewater are at or near capacity. Because of this the village is at or near its capacity for wastewater disposal. This hinders the village from further development because the added wastewater would overwhelm the LS and FM. Several businesses are looking to start operations in the village. A new LS/FM would ensure that adequate wastewater capacity is there it accommodate these new businesses.

Estimated Cost: $1,500,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	3	Ownership	5
Employment	0	WMRPC Membership	5
Ratio of EDA Share to Jobs	0	Community Goals	5
Investment Priorities	2	Private Sector Support	0
Regional Impact	1	Private Sector Investment	5
Matching Funds	0	Regional Cooperation	5
Engineering	2	**Total**	**39**
Utilities	6	**Ranking**	**12**

City of Grand Rapids – Kent County – Seward Avenue Extension, Wealthy Street to Butterworth Street

Throughout the years, the City of Grand Rapids, in partnership with Michigan Department of Transportation and Economic Development Administration, has constructed the Seward Avenue corridor from Butterworth Street to Leonard Street. This provided a much-needed north-south industrial connector, west of US-131, for the City's west side. The current request for the piece from Wealthy Street to Butterworth Street would improve access to industrial properties in the area and divert industrial truck traffic away from adjacent residential neighborhoods. This section would also provide a critical link to US-131 via Wealthy Street. The construction would include acquisition of 85' wide right-of-way, water mains, storm and sanitary sewers, bike lanes, street lighting, railroad, business and residential relocations. The project will continue to leverage substantial private investment and result in additional industrial capacity as well as considerable job creation and retention. Future phases of the extension would continue north to Richmond Street, possibly to Ann Street and could eventually connect with West River Drive, providing a regional connector and an alternative route to US-131.

Estimated Cost: $10,300,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	2	Ownership	5
Employment	1	WMRPC Membership	5
Ratio of EDA Share to Jobs	4	Community Goals	2
Investment Priorities	3	Private Sector Support	0
Regional Impact	5	Private Sector Investment	5
Matching Funds	0	Regional Cooperation	5
Engineering	2	**Total**	**46**
Utilities	7	**Ranking**	**10**

City of Grand Rapids – Kent County – 201 Market Grand River Corridor Trail

Since 2010, the Grand River has been at the heart of transformative planning efforts in Grand Rapids. Beginning with Green Grand Rapids, a Master Plan update which imagined a future with a revitalized River, and continuing with the efforts of Grand Rapids Whitewater, the citizens of Grand Rapids have identified the significant opportunities the River provides from a cultural, recreational, and economic development perspective. Put simply, the revitalization of the Grand River is our community's game changer.

Building on, and coordinating with, the ongoing efforts to revitalize the River, the recently-adopted *GR Forward* includes a new Downtown and River Corridor Plan. The effort engaged more than 5,000 Grand Rapidians and nearby neighbors in developing a vision for the land on the Grand River's banks. A centerpiece of that vision is a continuous, multi-use trail on the east and west banks along the River throughout the city. The trail would connect to the existing trail network within the region and the state, such as to the Lake Michigan Shoreline and the North Country Trail.

Among the benefits, the trail provides an opportunity to increase connectivity throughout Downtown and adjacent neighborhoods, which are some of the largest employment centers in the city and entire region. Further, in conjunction with the naturalization of the River, more than 500,000 new visitor days will be generated annually, resulting in up to $19 million in economic activity and 96 new jobs.

While the recreation improvements will be significant, the greatest potential lies in the job creation from new commercial development on River adjacent parcels. As part of GR Forward, a goal of adding 5,000 new households has been established, and several sites along the River are viewed as prime mixed-use opportunity sites. One of those identified opportunity sites is 201 Market, which is a City-owned parcel that currently houses City services, including the storage of maintenance vehicles. Initial projections identify investment potential at 201 Market in the hundreds of millions, with the possibility of 600+ jobs being created. When the development occurs, the open spaces and connected trail will play an integral role in connecting the site and its amenities to the rest of the City.

There is an endeavor currently underway to sell the public land at 201 Market Avenue SW that consists of approximately 18 acres of riverfront property. Approximately 11 acres of the property is currently under option to the Grand Rapids-Kent County Convention/Arena Authority which is contemplating the development of a +/- 12,000 seat outdoor multi-purpose amphitheater. The remainder of the property will be developed by private developers or for public greenspace. The City currently utilizes the property for its public services group but has an option to acquire the former Kent County Road Commission property on Scribner Avenue for relocation of these operations. The site will also create river access for the river revitalization project.

The City also solicited national riverfront urban planning firms to reactivate riverbanks with a theme that "brands and provides identify" to the Grand River. A menu of options was created for developers in the format of design guidelines that includes pathway materials, lighting and site furniture types, typology along the river pathway network, interface between the river and the land, and other features. This is analogous to other national cities that have reactivated their river resource such as Pittsburgh, PA, Columbus, OH, and Chicago, IL. Twenty-two opportunity sites were identified in the GR Forward Plan which were vetted by a schematic design process involving public engagement and eventual design and construction of certain sites pending financial investment strategies. The Grand River has been considered a water trail pathway by the Michigan Department of Natural Resources. Similar to the Cass River corridor in Michigan's "Thumb" region, this connectivity would provide reactional and economic investment in the region.

Estimated Cost: $2,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	2	Ownership	5
Employment	3	WMRPC Membership	5
Ratio of EDA Share to Jobs	5	Community Goals	5
Investment Priorities	4	Private Sector Support	0
Regional Impact	5	Private Sector Investment	5
Matching Funds	5	Regional Cooperation	5
Engineering	2	**Total**	**57**
Utilities	7	**Ranking**	**5**

City of Grand Rapids – Kent County – Leonard to Ann Street Grand River Corridor Trail

Since 2010, the Grand River has been at the heart of transformative planning efforts in Grand Rapids. Beginning with Green Grand Rapids, a Master Plan update which imagined a future with a revitalized River, and continuing with the efforts of Grand Rapids Whitewater, the citizens of Grand Rapids have identified the significant opportunities the River provides from a cultural, recreational, and economic development perspective. Put simply, the revitalization of the Grand River is our community's game changer.

Building on and coordinating with the ongoing efforts to revitalize the River, the recently adopted *GR Forward* includes a new Downtown and River Corridor Plan. The effort engaged more than 5,000 Grand Rapidians and nearby neighbors in developing a vision for the land on the Grand River's banks. A centerpiece of that vision is a continuous, multi-use trail on the east and west banks along the River throughout the city. The trail would connect to the existing trail network within the region and the state, such as to the Lake Michigan Shoreline and the North Country Trail.

On the east banks of the River, there is currently a connected trail from Fulton to Leonard Street. However, north of Leonard the trail is less developed, and in some stretches not accessible. By completing the .75-mile connection from Leonard to Ann Street, the trail would connect into Riverside Park, creating more than 4 miles of a connected trail. Additionally, at the northern edge of Riverside Park is the White Pine Trail, a 92-mile linear State Park that runs from Grand Rapids to Cadillac.

In addition to the recreation improvements, additional value lies in the job creation from new commercial development on River and trail adjacent parcels. In conjunction with the naturalization of the River, more than 500,000 new visitor days will be generated annually, resulting in up to $19 million in economic activity and 96 new jobs. As part of GR Forward, a goal of adding 5,000 new households has been established, and several sites along the River are viewed as prime mixed-use opportunity sites. One of those identified opportunity sites is the Baker Furniture site, which is a privately-owned redevelopment site. Initial projections identify investment potential at the Baker Furniture site over $100 million, with the possibility of 250+ jobs being created. The restored River and connected trail system are seen as potential catalysts for the project, and once established will play an integral role in connecting the site and its amenities to the rest of the City.

The City is also in the process of soliciting national riverfront urban planning firms to reactivate riverbanks with a theme that "brands and provides identify" to the Grand River. A menu of options will be available for developers in the format of design guidelines that includes pathway materials, lighting and site furniture types, typology along the river pathway network, interface between the river and the land, and other features. This is analogous to other national cities that have reactivated their river resource such as Pittsburgh, PA, Columbus, OH, and Chicago, IL. Twenty-two opportunity sites have been identified in the GR Forward Plan which will also be further vetted by a schematic design process involving public engagement and eventual design and construction of certain sites pending financial investment strategies. The Grand River has been considered a water trail pathway by the Michigan Department of Natural Resources. Similar to the Cass River corridor in Michigan's "Thumb" region, this connectivity would provide reactional and economic investment into the region.

Estimated Cost: $10,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	2	Ownership	5
Employment	2	WMRPC Membership	5
Ratio of EDA Share to Jobs	2	Community Goals	5
Investment Priorities	3	Private Sector Support	0
Regional Impact	5	Private Sector Investment	5
Matching Funds	5	Regional Cooperation	5
Engineering	2	**Total**	**53**
Utilities	7	**Ranking**	**8**

City of Grand Rapids – Kent County – Grand Rapids Eastern Rail Corridor from Leonard Street/Plainfield Avenue to Michigan Street/East Beltline

This five-mile rail corridor parallels a major portion of Michigan Street. The Michigan Street corridor is a burgeoning 5-mile long life sciences corridor, experiencing nearly $1 billion in investment over the past decade. More than 10,000 employees work on Michigan Street, 41,000 students attend classes annually in close proximity, and greater than 1.25 million visitors travel the corridor every year. The concentrated life sciences core is located on approximately 50 acres of land in and near downtown. Seven urban neighborhoods with 7,800 housing units within ½ mile (2000 Census) surround Michigan Street; including a Federally-designated Historic District. Neighborhoods are feeling traffic and parking impacts associated with more employees, students and visitors. Traffic volumes On Michigan Street range from 22,000 Average Daily Traffic (ADT) to 31,000 ADT. Projected volumes are anticipated to reach to 30,000 to 50,000 ADT by 2040, depending on corridor development. Four interchanges from I-196 connect in close proximity to Michigan Street and influence operations. The Level of Service (LOS) along the Michigan corridor deteriorates significantly during peak hours, particularly at Lafayette and College Avenues.

The Grand Rapids/Eastern Railroad continues to service customers in the Grand Rapids area, but currently the use of this line is infrequent each week. The funding would allow the acquisition of the underlying property and may include a lease back to the railroad for the near term. The 100' wide corridor could be used for additional purposes such as all modes of transportation including bus rapid transit or light rail, non-motorized and offer additional capacity for the Michigan Street corridor for vehicles. The project would include the acquisition of the corridor and includes the potential construction of a 50' wide multimodal street. The funding request does not include bus rapid transit or light rail facilities. It may also be desirable in the future to acquire additional sections of this corridor both the east side and west side of the Grand River for further development.

Estimated Cost: $26,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	2	Ownership	0
Employment	0	WMRPC Membership	5
Ratio of EDA Share to Jobs	0	Community Goals	2
Investment Priorities	6	Private Sector Support	0
Regional Impact	4	Private Sector Investment	5
Matching Funds	0	Regional Cooperation	5
Engineering	2	**Total**	**38**
Utilities	7	**Ranking**	**15**

City of Grand Rapids – Kent County – Circulation Improvements at Butterworth Street SW, Winter Avenue SW, and Front Avenue SW

Michigan Department of Transportation, Office of Rail has worked tirelessly with two rail carriers to provide access to Padnos Recycling, while eliminating four street/railroad crossings. In connection with the effort, the City of Grand Rapids will reconstruct Butterworth Street SW from Lexington Avenue SW to Front Avenue SW and is pursuing the realignment and extension of Winter Avenue SW from Butterworth Street SW to Watson Street SW. The work will include the elimination of: 1) Watson Street SW from Winter Avenue SW to Front Avenue SW, and 2) Front Avenue SW from Butterworth Street SW to Watson Street SW. The realignment of Butterworth Street SW and extension of Winter Avenue SW will allow for the continued development of Grand Valley State University and provide a more direct access for freight.

Estimated Cost: $2,680,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	2	Ownership	5
Employment	0	WMRPC Membership	5
Ratio of EDA Share to Jobs	0	Community Goals	2
Investment Priorities	3	Private Sector Support	0
Regional Impact	5	Private Sector Investment	5
Matching Funds	0	Regional Cooperation	3
Engineering	2	**Total**	**39**
Utilities	7	**Ranking**	**12**

Grand Rapids Center for Community Transformation – Kent County – Ignite: The Movement

Launched in 2015, Grand Rapids Center for Community Transformation (GRCCT) has a mission to create opportunities for transformation. Our approach is rooted in a strong evidence-based and social justice lens so that it can be embraced by the local community and integrated into larger community and economic development strategies. Located in the heart of the Madison Square neighborhood, GRCCT headquarters is positioned to initiate and accelerate change in a neighborhood that has experienced some of the greatest economic declines and least significant recoveries in the City of Grand Rapids.

The innovation in GRCCT's model is, in part, its propensity for collaboration and aligning efforts and resources. The core tenants/partners in the GRCCT model are NAACP of Greater Grand Rapids, Bethany Christian Services, and the Grand Rapids Nehemiah Project (the parent company of two social enterprises, Rising Grinds Café and Building Bridges Professional Services). This project targets low-income residents and supports workforce and business development located within the City of Grand Rapids' 49507 zip code, specifically concentrating on the Madison Square neighborhood. As an area that has experienced persistently poor

economic conditions, it is entirely within a Qualified Opportunity Zone. As the table below details, the 49507 zip code has a higher percentage of residents of color (89.1% compared to 42.2% for Grand Rapids, 25.2% for Michigan, and 38.5% for the U.S.), a higher unemployment rate, a higher rate of residents living in poverty, and lower educational attainment than the City of Grand Rapids, Michigan, and United States as a whole.

Estimated Cost: $1,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	2	Ownership	5
Employment	0	WMRPC Membership	5
Ratio of EDA Share to Jobs	5	Community Goals	3
Investment Priorities	3	Private Sector Support	5
Regional Impact	1	Private Sector Investment	5
Matching Funds	3	Regional Cooperation	5
Engineering	5	**Total**	**54**
Utilities	7	**Ranking**	**7**

City of Wyoming – Kent County – Site36 (Redevelopment of 36th Street GM Plant)

This is the site of a former GM Plant located on a 92 acre site on 36th Street, just east of US-131. The former 3 million square foot facility has been demolished and the site is being prepared and marketed for manufacturers and other businesses. Site36 is designed as a public-private partnership between the City of Wyoming, the developer, Lormax Stern, and the economic developer, The Right Place, Inc. Together, this redevelopment team has set a vision to attract one or two large-scale smart manufacturers that will carry forward the site's legacy of generating long-term economic growth (the former plant was built in the 1930s and employed 3,500 people).

Located in the City of Wyoming in the heart of West Michigan, the expansive site is serviced by nearly every major mode of transportation. This site has immediate access to a major north/south highway, US-131, direct freight rails service, and is eight miles from the Gerald R. Ford International Airport. Site36 offers some of the best industrial infrastructure in Michigan. The site is development-ready with industrial water, sewer, power, and unlimited options for added utility infrastructure and support. From high speed fiber-optic communication lines to state-of-the-art power, Site36 has the capacity to power any business into the future.

Since this project was submitted the City of Wyoming sold a large portion of the property to a developer, so project scope has changed considerably.

Estimated Cost: $1.8 million

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	2	Ownership	5
Employment	6	WMRPC Membership	5
Ratio of EDA Share to Jobs	5	Community Goals	5
Investment Priorities	4	Private Sector Support	5
Regional Impact	5	Private Sector Investment	5
Matching Funds	5	Regional Cooperation	5
Engineering	0	**Total**	**64**
Utilities	7	**Ranking**	**1**

City of Big Rapids – Mecosta County – Airport Runway Extension

The City needs to extend the existing airport runway from 4,300 feet to 5,000 feet to accommodate larger aircraft. Potential larger aircraft would be able to aid local businesses, industries and Ferris State University.
Estimated Cost: $3,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	3	Ownership	5
Employment	0	WMRPC Membership	5
Ratio of EDA Share to Jobs	0	Community Goals	5
Investment Priorities	2	Private Sector Support	0
Regional Impact	5	Private Sector Investment	2
Matching Funds	0	Regional Cooperation	5
Engineering	0	**Total**	**38**
Utilities	6	**Ranking**	**15**

City of Greenville – Montcalm County – High Strength Sanitary Sewer Trunkline and Wastewater Treatment Expansion

EDA Project includes approximately two miles of sanitary sewer trunkline to carry high strength waste from locations in the City's Industrial Park to the wastewater treatment plant. The existing trunkline is undersized and susceptible to attach by corrosive materials expected from beneficiary.

Estimated Cost: To Be Determined

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	3	Ownership	5
Employment	5	WMRPC Membership	5
Ratio of EDA Share to Jobs	2	Community Goals	5
Investment Priorities	2	Private Sector Support	0
Regional Impact	5	Private Sector Investment	5
Matching Funds	0	Regional Cooperation	0
Engineering	5	**Total**	**48**
Utilities	5	**Ranking**	**9**

Osceola County – Michigan Potash Company, LLC, New Facility

Michigan Potash Company (MPC), LLC is proposing to build and operate a multi-million dollar potash solution mining facility that will produce over a million tons of potash and salt per year. Extensive studies and other work have taken place; however, financing has not been secured. The project will create approximately 170 full-time jobs upon commissioning of the facility. Construction of the facility will take approximately 30 months to complete. A construction date has not been set. Approximately 300 construction jobs will be created during the construction phase. In addition to job creation, royalty payments may approximate $10 million per year.

The following public improvements will be needed to support the project:

- 1.5 miles unpaved portion of Schofield will need to be upgraded to a Class A road.
- An approximate one mile unpaved portion of 135th Avenue will need to be upgraded to a Class A road.
- The corner of Schofield and 135th Avenue will need to be re-engineered to accommodate larger vehicles.
- Utilities will need to be extended to the facility.

Estimated Cost: $35,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	3	Ownership	5
Employment	9	WMRPC Membership	5
Ratio of EDA Share to Jobs	4	Community Goals	2
Investment Priorities	1	Private Sector Support	0
Regional Impact	5	Private Sector Investment	5
Matching Funds	0	Regional Cooperation	5
Engineering	0	**Total**	**46**
Utilities	2	**Ranking**	**10**

City of Reed City – Osceola County – WWTP Infrastructure Improvements

The results of the condition and capacity assessment of the unit processes at the Reed City Wastewater Treatment Plant (WWTP) determined significant upgrades are needed to keep the facility functioning. Each unit process at the plant was evaluated, and its overall performance/condition rating and estimated remaining useful life was determined. Some of the unit processes, such as the PF, grinder and auger screen, and the coagulation/flocculation system located at the South Plant have exceeded their useful life. The South Plant site treatment facilities are experiencing problems due to age, condition, water damage, code compliance or capacity, and will require improvements or replacement immediately. The processes located at the South Plant need to be replaced with similar unit processes located on the North Plant site. By locating these processes to the North Plant site, the City's WWTP staff will be more efficient and effective in their daily routine thus controlling the future cost of operation and maintenance. The condition of the 8-inch force main and gravity lines that cross underneath the Hersey River is also unknown. These lines currently represent a significant risk for the City. The report on the Condition Assessment for Asset Management includes budgets for the replacement of the equipment and processes currently located on the South Plant site. The new facilities are proposed to be on the North Plant site. See the attached report for additional detail. The report was completed in May 2016. Based on estimating indecencies, the 2019 budget for this project is $9,075,000.

Estimated Cost: $9,075,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	3	Ownership	5
Employment	15	WMRPC Membership	5
Ratio of EDA Share to Jobs	5	Community Goals	5
Investment Priorities	2	Private Sector Support	0
Regional Impact	5	Private Sector Investment	2
Matching Funds	0	Regional Cooperation	5
Engineering	2	**Total**	**61**
Utilities	7	**Ranking**	**2**

Allendale Charter Township – Ottawa County – Allendale Township WWTP Improvements

A local food production industry is looking to expand their facilities, which could require an upgrade to their wastewater treatment and disposal systems. An alternate to this is to expand the Allendale Wastewater Treatment Plant (WWTP) to take some or all of this pre-treated flow to allow for this expansion. The intent is to have them push all of their proposed flows through their existing system (rather than upgrade) and send the pretreated effluent to the Allendale WWTP to be fully treated.

This project includes replacements and upgrades to the existing (WWTP) at Allendale Charter Township. The existing Rotating Biological Contactors (RBCs) are outdated and need to be replaced. The proposed project will implement a new technology to treat more wastewater in a smaller footprint than the existing equipment. These upgrades would increase the WWTP's design flow from 1.60 MGD to 5.2 MGD. The proposed system will utilize activated granular sludge reactors to accomplish the biological treatment with minimal energy and chemical consumption. The project will also include new mechanical sludge thickening and dewatering equipment to dispose of the waste biosolids in a more economical and sustainable manner. A new anaerobic digester will also be installed to accommodate the projected increase in flows and solids within the waste water. In summary, this project will implement four (4) new reactors with associated blowers, piping and valves, (1) new sludge thickener, (2) new biosolids dewatering presses, a new anaerobic digester and receiving station, miscellaneous piping and pump upgrades, and miscellaneous electrical, controls, tankage, and demolition required.

This project fits very well with the EDA Investment Priorities of Recovery and Resilience, Critical Infrastructure, and Workforce Development & Manufacturing. The expansion to this industry which creates high value products will provide a large increase in high paying manufacturing jobs to the West Michigan community. The update and replacement of critical infrastructure at the WWTP provides for economic resilience of the businesses within the service area, and allows for their continued prosperity and expansion.

Estimated Cost: $17,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	2	WMRPC Membership	5
Ratio of EDA Share to Jobs	5	Community Goals	5
Investment Priorities	4	Private Sector Support	3
Regional Impact	4	Private Sector Investment	5
Matching Funds	5	Regional Cooperation	5
Engineering	3	**Total**	**58**
Utilities	7	**Ranking**	**4**

Grand Haven/Spring Lake Wastewater Authority – Ottawa County – Capacity Upgrade Supporting Industry

The Grand Haven Spring Lake Sewer Authority (GHSLSA) owns and operates a wastewater collection system and treatment plant serving the communities of Grand Haven and Grand Haven Township south of the Grand River, and Spring Lake Township, the Village of Spring Lake and the City of Ferrysburg north of the river. The Grand River bisects the GHSLSA's service area, which includes a significant number of economically important manufacturing employers on both sides of the river. In addition to a strong manufacturing base, GHSLSA's service area supports a robust regional tourism economy.

A 45-year-old wastewater pumping station pushes all the wastewater collected from the three communities on the north side of the Grand River to the GHSLSA wastewater treatment plant on the south side through a 3,500-ft.-long, 12-in.-diameter forcemain buried under the river. The pump station and river crossing pipe handle 1.2 million gallons of wastewater each day.

Both the pumping station and the forcemain under the river are nearing their 50-year design life and need replaced with increased capacity to support anticipated growth. Spring Lake Township (2015) received an MDEQ asset management "SAW" planning grant to assess the condition of their wastewater facilities. One of the key findings in Spring Lake Township's MDEQ-funded SAW grant was the need to upgrade its river crossing forcemain with a larger one. Another recommendation was replacing its pump station with a new one with a higher pumping capacity to meet projected flow increases including immediate and significant growth in its industrial customer base.

The pumping station needs frequent maintenance. It features one 40 hp pump and two 150 hp pumps. The 40 hp pump can't add any capacity at high flows and they often shut down to one 150 hp pump during maintenance – two to three times a week—removing clogs. GHSLSA proposes a new, higher capacity pumping station using energy-efficient variable frequency drives to consume less energy and cut wear and tear on the pumping equipment. The new pumping station's estimated cost is $2.5 million.

To meet projected capacity needs, GHSLSA proposes a new 16-in.-diameter river crossing forcemain to the treatment plant. The larger pipe will increase the existing river crossing's flow capacity by 77 percent and serve the area's needs for the next 50 years. Until it reaches its capacity, it will lower the cost to pump wastewater through it. The variable frequency drives at the new pumping station will match the pumping effort to the actual flow, saving energy. The river crossing's estimated cost is $3.0 million.

GHSLSA's MDEQ-funded SAW grant identified the wastewater treatment plant's headworks for replacement due to its age, condition and functionality. The headworks receives incoming wastewater before it enters the treatment process. Equipment in the headworks removes grit, rags, and other harmful material from wastewater. The new headworks will cost $3.0 million.

Estimated Cost: $5,700,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	2	WMRPC Membership	5
Ratio of EDA Share to Jobs	4	Community Goals	5
Investment Priorities	3	Private Sector Support	5
Regional Impact	4	Private Sector Investment	5
Matching Funds	5	Regional Cooperation	5
Engineering	2	**Total**	**57**
Utilities	7	**Ranking**	**5**

City of Zeeland – Ottawa County – Downtown Zeeland Snowmelt System

The City of Zeeland is requesting EDA funding for the installation of a public snowmelt system along the sidewalks and Main Street in a three-block section of the downtown Zeeland central business district. Neighboring communities (Holland, Grand Haven) have proven that the addition of a snowmelt system is an innovative method that can drastically improve the accessibility and functionality of the district during Michigan's winter months, which are known for high precipitation and lake effect snow.

The City of Zeeland established a downtown snowmelt system as a goal to pursue in 2013; exploration of the project has also appeared in the 2017, 2018, 2019, 2020 and 2021 Strategic Action Plans. The City has been actively pursuing a complete snowmelt system over the past year; has consulted with engineers, stakeholders, focus groups, consultants and neighboring communities. The City has formed a snowmelt plan and has gained interest and support from the majority of downtown stakeholders; who would have likely been asked to assist in paying for the system, via a special assessment.

In light of the economic downturn due to Covid-19, the City of Zeeland believes it will take our local small businesses several years to rebuild what they have lost. Although a snowmelt system would still be abundantly beneficial to the district, adding a new special assessment to the list of expenses for these businesses may make rebuilding their businesses impossible. Additionally, the city's portfolio was also struck by the volatility of the market and part of the funding that the City of Zeeland could have directed toward a snowmelt system has been used for relief pay for city employees and other expenses needed to protect our community from the effects of the pandemic.

The downtown Zeeland business community would benefit from a snowmelt system, now, more than ever. Independent businesses will need every tool available to attract customers back to their door, as they recover from this crisis. Snowmelt would give local businesses the advantage of clear streets and sidewalks, free of winter elements, making downtown Zeeland attractive to customers and give the district a competitive position with our neighboring snowmelted communities.
We predict that snowmelt would increase sales in the first quarter, each year, which is traditionally a very difficult season for our downtown businesses. Improving this season will begin to yield healthier businesses annually. As this occurs, our businesses will once again be in a position to expand and add employees and we will reestablish downtown Zeeland as a desirable place to invest and attract new businesses.

In addition to economic advantages, streets and sidewalks that are clear of snow and ice contributes to placemaking and allows downtown to become a safe and walkable route year-round. This increases public safety, health and wellness. An inviting downtown also has a positive impact on investment in adjacent residential neighborhoods.

The proposed snowmelt system brings the technology used in radiant flooring systems to the outside. Water will be combined with an anti-freezing agent heated by boilers and pumped through a network of flexible plastic tubes embedded in sand or gravel underneath the street and sidewalk. The heat is transferred from the water to the material around it including the surface material above, and this heat melts snow and ice and increases the speed at which the melted water evaporates. The sum of this is that surfaces are kept free of snow and ice buildup and dry quickly; plowing and salting become unnecessary; and roads last longer since there is no freeze-thaw cycle. This decrease in road maintenance is a cost savings to the city. Similarly, individual property owners appreciate reduced wear and tear on exterior doors, exterior building trim and materials, interior floors and rugs thanks to the elimination of winter salt.

The cost estimates for the project include the installation of distribution piping, and the replacement of the street and sidewalk disturbed by distribution piping. Receiving an EDA grant for a complete downtown snowmelt system would allow the City of Zeeland to move forward with the project without a shared cost to the downtown business community. The grant would also allow the City to condense the construction schedule and potentially complete the project in a single construction season, rather than alternatively spreading the project over multiple seasons or years, which could have repetitive damage on the downtown economy. We realize that, in addition to relief resources, it will take a lot of collaboration and creative thinking to bring recovery and revitalization back to small downtowns, such as ours. However, we believe that a grant for the implantation of a downtown snowmelt system is a concentrated way to leverage EDA recovery funds with city matching dollars to provide direct benefit to the entire downtown. This stimulus would be targeted in scope but have broad effects on the heart of the Zeeland community; enhancing the most historic and cherished part of the city.

Estimated Cost: $4,180,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	0	WMRPC Membership	5
Ratio of EDA Share to Jobs	0	Community Goals	5
Investment Priorities	3	Private Sector Support	0
Regional Impact	1	Private Sector Investment	2
Matching Funds	4	Regional Cooperation	0
Engineering	3	**Total**	**35**
Utilities	7	**Ranking**	**20**

City of Zeeland – Ottawa County – Collection System Improvements

This project will include three main portions:

1. The replacement of approximately 3,500 feet of the west end sanitary trunk sewer line that is both deteriorating and subject to failure due to poor ground conditions. The pipe is made of

outdated asbestos cement and has multiple structural defects. It is also located in a high groundwater area that has caused the pipe to bend and dip in places, preventing the sewage from flowing freely through it. There are multiple areas where the pipe is constantly full of sewage and in risk of clogging or breaking. This pipe serves a large population area with both residential and commercial customers and is currently undersized to effectively handle the flows that it experiences. ($3,000,000)

2. The televising and condition rating of the entire sanitary sewer collection system. The City currently only has about 10% of the system visually inspected via camera in the last 10 years, so the majority of pipe conditions are unknown. There could be significant defects and risks to the health and safety of the system and the residents who live there, and detrimental effects to business that utilize this infrastructure for operations. ($500,000)

3. Re-routing the force main from the Roosevelt Ave Lift Station. Over the past 10 years, the industrial development of the areas served by the Roosevelt Lift Station and State Street trunk sewer has grown significantly. The current State St trunk sewer that collects flow from the Roosevelt Lift Station is flowing near capacity during peak hourly flows. This project will re-direct this force main to another trunk sewer (Church St) which is mostly commercial and residential, since there is minimal space for expansion to allow for additional capacity within the State St trunk sewer for future industrial growth. This would include approximately 950 feet of 16” force main piping, extending past the existing inverted siphon. This will eliminate a bottleneck point along the trunk sewer that this force main would discharge to. ($750,000)

The main reasons for these projects are to improve infrastructure that is in poor condition and to provide adequate facilities that can transport sewer flows from areas that are important for business growth and expansion, in addition to providing sufficient conveyance to continue supporting the established businesses in these areas. The trunk sewers are nearing capacity and this project will help mitigate risk of failures and backups for these customers, which will also protect the health and safety of the environment and residents of the area.

Estimated Cost: $4,250,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	0	WMRPC Membership	5
Ratio of EDA Share to Jobs	0	Community Goals	5
Investment Priorities	2	Private Sector Support	0
Regional Impact	3	Private Sector Investment	0
Matching Funds	4	Regional Cooperation	5
Engineering	3	**Total**	**34**
Utilities	7	**Ranking**	**22**

City of Zeeland – Ottawa County – Fiber/Broadband Project

The City of Zeeland has identified in its 2021 Strategic Action Plan an action step to evaluate "Fiber (broadband) Throughout the City". City leaders believe there is a need for fiber broadband infrastructure which would provide gigabit speed internet access for both homes and businesses.

Zeeland residential, commercial, and industrial entities do not currently have access to competitively priced, reliable gigabit-speed broadband services. Zeeland residents have very limited available options for high-speed broadband service. There have been reports that Zeeland residents and businesses are dis-satisfied with their current internet service providers. There have also been recent reports that, with substantially increased broadband traffic from teleworkers and remote learners due to the pandemic crisis, existing copper broadband infrastructure in Zeeland and the surrounding area has been overwhelmed since the system was never intended to support such high demand. It is unlikely that the incumbent providers will upgrade their copper broadband infrastructure to fiber within the foreseeable future as they perceive such an investment would provide insufficient return on investment. The lack of available fiber broadband infrastructure in Zeeland and the surrounding area seems mis-aligned with the fact that this community is a major employment center in West Michigan.

The COVID-19 crisis has dramatically changed the way day-to-day business is accomplished, whether that be teleworking, attending school, shopping for essential supplies, or performing banking and other financial transactions remotely. This mode of business operations and daily living will likely be sustained from this point forward, forever changing the way everyday citizens go about their daily routines. Zeeland and surrounding areas have, for all intents and purposes, been underserved in terms of fiber broadband infrastructure. And the deficiencies in this infrastructure, which have been ever-present in Zeeland, have become increasingly apparent every day as citizens navigate this new era that necessitates a construct of rapid response and readiness on the part of all.
The Zeeland Fiber to the Home/Business proposal involves the following major activities:
1. Strategic Planning - $10,000
2. Needs Assessment - $25,000
3. Preliminary Network Design - $30,000
4. Business Plan Development - $35,000
5. Final Network Design and Construction - $7.5M – $10.0M

The final network design would be based on outcomes from the previously mentioned steps.

The Zeeland Fiber to the Home/Business proposal aligns perfectly with the goals of the U.S. Economic Development Administration's investment priorities. The project also effectively addresses the creation and/or retention of high-quality jobs. The project will leverage other resources, both public and private, and will demonstrate Zeeland's capacity to promptly commence the project, and to use funds quickly and effectively. The project will provide a clear scope of work that includes a description of specific and measurable project outputs.

Estimated Cost: $10,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	15	WMRPC Membership	5
Ratio of EDA Share to Jobs	5	Community Goals	5
Investment Priorities	3	Private Sector Support	0
Regional Impact	1	Private Sector Investment	0
Matching Funds	0	Regional Cooperation	0
Engineering	0	**Total**	**46**
Utilities	7	**Ranking**	**10**

Table 63 -- EDA Targeted Community Projects Summary – Ranked in Order

Rank/Pts.	Project	Cost
1/64	City of Wyoming – Kent Co. – Site36, Redevelopment of Site 36	$1,800,000
2/61	City of Reed City – Osceola County – WWTP Inf. Improvements	$9,075,000
3/60	City of Plainwell – Allegan County – Industrial Park Expansion	$1,643,350
4/58	Allendale Charter Township – Ottawa County – Allendale Township WWTP Improvements	$17,000,000
5/57	Grand Haven/Spring Lake Wastewater Authority – Ottawa County – Capacity Upgrade Supporting Industry	$5,700,000
5/57	City of Grand Rapids – Kent County – 201 Market Grand River Corr. Trail	$2,000,000
7/54	Grand Rapids Center for Community Transformation – Kent County – Ignite: The Movement	$1,000,000
8/53	City of Grand Rapids – Kent County – Leonard to Ann River Corridor Trail	$10,000,000
9/48	City of Greenville – Montcalm County – High Strength Sanitary Sewer Trunkline and Wastewater Treatment Expansion	TBD
10/46	City of Zeeland – Ottawa County – Fiber/Broadband Project	$10,000,000
10/46	Osceola County – Michigan Potash Company, LLC, New Facility	$35,000,000
10/46	City of Grand Rapids – Kent County – Seward Avenue Extension, Wealthy Street to Butterworth Street	$10,300,000
11/43	City of Plainwell – Allegan County – Plainwell Mill Redevelopment	$7,600,000
12/39	City of Allegan – Allegan County – Allegan Area Business Park	$1,000,000
12/39	City of Grand Rapids – Kent County – Circulation Improvements at Butterworth Avenue SW, Winter Avenue SW, and Front Avenue SW	$2,680,000
12/39	Village of Muir – Ionia County – Sanitary Sewer Improvement Project	$1,500,000
15/38	City of Big Rapids – Mecosta County – Airport Runway Extension	$3,000,000
15/38	City of Grand Rapids – Kent County – Grand Rapids Eastern Rail Corridor from Leonard Street/Plainfield Avenue to Michigan Street/East Beltline	$26,000,000
17/38	City of Hastings – Barry County – Wastewater Treatment Plant Upgrade	$9,800,000
18/36	Lee Township – Allegan County – Provision of Natural Gas	$1,000,000
18/36	Village of Hopkins – Allegan County – Village Infrastructure Improvements	$20,000,000
20/35	City of Zeeland – Ottawa County – Downtown Zeeland Snowmelt System	$4,180,000
20/35	Martin Township – Allegan County – 122nd Avenue Road Construction	$738,574
22/34	Gun Lake Area Sewer Authority (GLASA) – Allegan County and Barry County – Lift Station 23 Rehabilitation	$60,000
22/34	City of Zeeland – Ottawa County – Collection System Improvements	$4,250,000
24/33	City of Holland – Allegan Counties – New Industrial Rd. South of 48th St.	$12,000,000
Total		**$197,326,924**

Community Projects and Plans

City of Grand Rapids – Kent County – Grand Rapids Downtown Market Feasibility Study

The Grand Rapids Downtown Market is a unique food innovation hub that catalyzes the West Michigan food system by providing shared and affordable food production facilities, technical services, and marketing opportunities to the region's food entrepreneurs. The Downtown Market provides the critical missing infrastructure that helps food producers, processors, and consumers connect, increasing regional food commerce and innovation, and provides new food business opportunities as well as opportunities in supporting sectors. The facility, which opened in the spring of 2013, will lead to innovation and product commercialization and will put West Michigan into a clear leadership position within the national effort to create regional food clusters.

The Downtown Market Education Foundation (DMEF) and the Michigan State University (MSU) Product Center (Food-Ag-Bio) intend to conduct a feasibility assessment related to providing expanded agricultural processing technology acceleration space and equipment beyond what is currently offered at the Downtown Market and available in the area. The study will focus on the following: economic feasibility, market feasibility, technical feasibility, financial feasibility and management feasibility. To the greatest degree possible, the format will follow the outline in RD 4279-B Appendix A Guide for the Completion of Feasibility Studies from the U.S. Department of Agriculture Rural Development. This will allow the DMEF to use the feasibility assessment for other grant and loan guarantee programs. The feasibility assessment will also be used to aid DMEF in developing its business plan for the potential accelerator.

Economic feasibility will focus on sufficiency of inputs. Of particular importance will be the access to inputs and labor. Access to critical infrastructure will also be included. Market feasibility will focus on the price of services, potential users, and potential competitors. Technical feasibility will focus on the technology used at the facility including the equipment used and needed, the experience of the firms producing and installing the equipment and previous experience with the technology being considered. Financial feasibility will focus on profitability of the venture. Partial budgeting will be used to generate prospective income statements and balance sheets. Cash flow will also be analyzed. Management feasibility focuses on the management team and their experience. The organizational structure of the incubator will also be analyzed.

Estimated Cost: $70,000

City of Grand Rapids – Kent County – Green Infrastructure Portfolio Standards (GIPS)

To significantly reduce the volume and pollutant load of stormwater runoff that enters the storm sewer system and provide other benefits to the community by incrementally but steadily scaling up the use of stormwater green infrastructure practices by incorporating them in public and private projects that are planned and seeking opportunities to retrofit existing impervious surfaces. Green infrastructure is an approach to wet weather management that uses natural

systems—or engineered systems that mimic natural processes—to enhance overall environmental quality and provide utility services. Unlike conventional stormwater management (gray infrastructure) which uses curbs and gutters and underground piping to convey water away from developed landscapes, green infrastructure relies heavily on water infiltration and evapotranspiration to capture raindrops where they fall. The utilization of the Portfolio allows for quantifying the impact of green infrastructure and to establish goals for reductions the volume and pollutant load of stormwater runoff that enters the storm sewer system. The GIPS will apply to project areas within the City selected by the GIPS Task Force and will be implemented in each project area until the annual goals established for that area are achieved. Investment in resiliency is especially necessary due to the Grand River reaching flood levels as recent as 2013 and 2017.

Estimated Cost: $1.5 Million

City of Grand Rapids – Kent County – Revolving Loan Fund

The City of Grand Rapids is interested in establishing a revolving loan fund to assist in developing new local businesses and helping existing businesses expand. The program would be administered by the City's Economic Development Corporation. This community is experiencing the loss of major manufacturing jobs, with Grand Rapids Chair, Precision Aerospace, and Benteler Automotive all relocating outside the City in the next few months. The funds made available through this Fund would assist in restoring this loss of employment throughout the community. The Fund would focus investments to entrepreneurs affecting clean energy, green technology, sustainable manufacturing, information technology infrastructure, those impacted by auto industry restructuring, innovations in high growth technologies and health care. Support of those companies promoting environmentally sustainable development would also be considered for funding where possible.

Estimated Cost: $110,000

City of Grand Rapids – Kent County – North Monroe Mobility Connections

This project will provide an accessible, non-motorized path that connects housing, education, jobs, healthcare, and prime recreational assets. In particular, the project will connect the Neighbors of Belknap Lookout (NOBL) neighborhood and Grand Valley State University (GVSU), Spectrum Health's Center for Health Transformation and Innovation (CTI) and Michigan State University's Innovation Park, and the Medical Mile, which is a densely developed area on Michigan Street that is one of the largest employment centers in the state with hospitals, universities, and businesses. The connection will be provided in two ways.

First, the Hastings Street non-motorized path will connect the Monroe North business district, including Spectrum CTI, MSU Innovation Park, and Grand River frontage, to the NOBL neighborhood, GVSU, and the Medical Mile. Monroe North is part of the NOBL neighborhood.

However, they are separated by a 100' high bluff and the existing stairs are in disrepair. The improvements include an elevated walkway, path, overlook, lighting, benches, and landscaping.

Second, an abandoned railroad tunnel under the I-196 freeway will be repurposed for pedestrian/non-motorized use. This will connect Spectrum CTI in Monroe North and MSU's Innovation Park on Michigan Street. It will create a non-motorized path connecting the two campuses through the tunnel and will allow free flowing access between the districts. This path will also connect to the Grand River Edges Trail, linking this off-road commuting route to the Medical Mile.

This area struggles to balance transportation demands of residents and businesses. Non-motorized infrastructure is critically needed to deter and mitigate automobile traffic. Carefully providing linkage between these three critical districts will provide for the free flow of ideas and pedestrians along the Medical Mile.

Estimated Cost: $4,780,000

City of Grand Rapids – Kent County – Grand Rivers Edges (West) – North of Watson Street to Pearl

This project will construct a trail along the west bank of the Grand River that will connect the Grand Valley State University campus, Grand Rapids Public Museum, and the Gerald R. Ford Presidential Museum. This non-motorized trail is part of the Grand River Edges Trail system, which provides pedestrian and bicycle routes along the east and west banks of the Grand River. It is also part of the 7.5-mile river trail loop in downtown Grand Rapids, connecting institutions on both sides of the river via a non-motorized route.

The project includes construction of a new trail to address a gap in the system and renovation of an old section that is not universally accessible. These new universally designed pathways will change the mobility of the region, especially for the westside of Grand Rapids. The trail will connect to bike lanes and regional trails, providing accessible alternatives for local commuters, reduce traffic and parking congestion, improve mobility throughout the downtown region, and connect residential neighborhoods with business districts and cultural institutions in the urban core.

In addition, the project is anticipated to accelerate completion of the Van Andel Public Museum's vision for the activation of its river frontage. It will jumpstart the reorientation of the museum facility to make use of its southern exposure and revolutionize its customer experience. This will increase public riverfront access on the west side.

The GR Forward plan identifies the project's reach as two separate opportunity sites in the overall work to restore and reactive the Grand River. The trail is part of the vision of these sites. Overall river restoration and expanded recreational uses of the river and riverfront is estimated to

stimulate net new economic impact of $15.9 million to $19.1 million annually (Anderson Economic Group).

This project will complete a key river trail segment, thus improving bike/pedestrian mobility and safety and facilitating access to the restored river. It will address equity for the westside residents, many of whom depend on bicycles for transportation. This project is prioritized based on outcomes of the GR Forward and River For All planning processes, which engaged thousands of community constituents.

Estimated Cost: $5,000,000

City of Grand Rapids – Kent County – Wealthy Street – Fuller to East City Limits

Project Description: This significant, Minor Arterial, brick corridor serves 6,000 vehicles/day and is in Fair condition. Throughout the City, Wealthy Street has been reconstructed over the years with Federal, State and City investment.

The project will remove the existing street, replace/rehab aging infrastructure: water main (1909), sanitary and storm sewer (1896-1931), reconstruct the brick street, upgrade Street Lighting/Traffic Signals to LED, possibly ornamental lighting, and porous pavers in the parkway/parking lanes, green infrastructure/trees will be placed where possible. This meets Federal, State and City goals to maintain the existing system of streets in good condition.

This continues the public/private investment in the Eastown area which is part of the Uptown Business Improvement District and is consistent with the purpose of Uptown.

Estimated Cost: $9,530,000

City of Grand Rapids – Kent County – Division Avenue – Fulton Street to Michigan Street

Project Description: This former MDOT trunkline serves 11,000 vehicles/day and is in Poor-Fair condition. The funding will remove the existing street, replace/rehab aging infrastructure (1885-1940), upgrade Street Lighting/Traffic Signals to LED, improve pedestrian signals and replace end of life Street Lighting/Consumers Energy (added $3.25 million investment) conduit systems and reconstruct the street to current Vital Streets standards, including green infrastructure and provide for all modes of transportation. This meets Federal, State and City goals to maintain the existing system of streets in good condition.

The “GR Forward Plan” and “Equitable Economic Development and Mobility Strategic Plan” will be used to inform the design.

Estimated Cost: $10,760,000

City of Grand Rapids – Kent County – Cesar Chavez Avenue – Clyde Park Avenue to Franklin Street

Project Description: (Attach Additional Sheets if Necessary) Transformation has begun. Plaza Roosevelt, just north, a $50 million P3 includes new housing, high school, City park and expansion of health care/arts/cultural opportunities and is nearing completion. If funded, this will complete the corridor, improve safety, add green infrastructure and provide significant investment in an underserved Neighborhood of Focus and open up redevelopment possibilities.

The “Viva La Avenida Long Live the Avenue Plan" will be incorporated into the project.

Estimated Cost: $7,000,000

City of Grand Rapids – Kent County – Division/Ionia Avenues to I-196/Mason Street

For many years, the Grand Rapids community has desired a better connection between the Monroe North Area and the Neighbors of Belknap Lookout neighborhood. There is a 100’ difference in elevation between the areas and they are also divided by the Ionia Avenue/Division Avenue busy corridor. The community is beginning the conceptual design process for access improvements throughout the area titled: “Hill + River Network.” The focus is on a non-motorized connection between the areas and the Grand River, and also to improve pedestrian safety and comfort when crossing Ionia Avenue/Division Avenue.

As the City and Federal/State partners implement the Grand River Restoration projects estimated at $45 to $50 million, the Monroe North Area has begun seeing significant investment as a natural extension of the Medical Mile, including investment in the Michigan State University Grand Rapids Innovation Park, 601 Bond, the Spectrum Health Center for Transformation and Innovation campus, and Embassy Suites. With these developments estimated to total $475 million, there is great opportunity to improve the Ionia Avenue/Division Avenue corridor and provide additional space for a multitude of uses and redevelopment.

Division Avenue was a MDOT trunkline, cut into the Belknap Hill in the 1930s. In 2017, the City entered into a turnback agreement for jurisdictional control of Division Avenue. Ionia Avenue and Division Avenue parallel each other in the section from I-196 to Mason Street. Ionia Avenue has limited access to the street network and is in Very Poor to Fair condition.

This project would reconstruct Division Avenue on the Ionia Avenue footprint. This relocation will provide an additional direct connection to the $136 million Spectrum Health Center for Transformation and Innovation campus at Fairbanks Street, provide direct access to underutilized Ionia Avenue parcels on the West side, allow for the design of the street to better serve non-motorized crossing by limiting the crossing lengths and also reducing vehicular speeds and, finally, provide about four acres along the east side of the new Division Avenue for a linear park, public space and/or redevelopment (utilizing the old Division Avenue footprint). It would also provide better options for connection to Division Avenue should the WB I-196 to NB Division Avenue ramp move forward. At a minimum, this relocation will provide much better options to

the Hill + River Network landing at the bottom of Belknap hill than is currently available. In addition, reduction in pavement will result in approximately three acres which will reduce runoff to the river and reduce street maintenance in the future.

Estimated Cost: $2,475,000

City of Grand Rapids – Kent County – Godfrey Avenue from Oxford Street to Market Avenue

The Godfrey Avenue corridor has played a critical role throughout the years by providing the only access to a major industrial area of Grand Rapids. This Principal Arterial street and the underlying infrastructure have outlived their useful lives. The condition of the street is currently rated as Poor (PASER rating 3 to 4 out of 10) and requires complete reconstruction. Providing large storm trunk sewers throughout the corridor will allow the City to separate large geographic areas upstream, resulting in additional capacity at the Wastewater Treatment Plant or postponing the need for expansion. There have been a series of utility breaks and collapses which have further degraded the pavement and demonstrate the poor conditions of the water main and combined sewers. The area is experiencing a revitalization of tired, old industrial sites to new facilities or rehabilitation. The construction of the Leslie E. Tassell M-Tec Center by Grand Rapids Community College for workforce training demonstrates the region's desire to revitalize the area. In addition, there is interest in a large development on the west side of Godfrey. Due to the area's topography, including hills and the Grand River, Godfrey Avenue plays a critical role in transporting goods and services to Grand Rapids, Wyoming and beyond. It is linked to I-196 via Market Avenue and to US-131 via Hall Street.

The project will construct a 4'x10' storm sewer outfall to the Grand River to separate approximately 200 acres of underserved industrial, commercial and residential area. It will also include 36" sanitary sewer; 84" upland storm sewer; low land storm sewer for flood control; 16" and 24" water mains and complete street reconstruction and reconfiguration.

In 2020 and 2021, the City invested $8.6 million in the sewer separation, water main replacement and reconstruction of Godfrey Avenue between the south City limits and Oxford Street. Also, in 2020, the City leveraged a $241,500 Michigan Natural Resources Trust Fund grant and invested $1.25 million to improve the Roberto Clemente Park which is at the corner of Godfrey Avenue and Oxford Street.

Estimated Cost: $12,200,000

City of Big Rapids – Mecosta County – Riverwalk

The City of Big Rapids will develop a connection between the existing riverwalk and Ferris State University. The riverwalk runs along the Muskegon River from the south side of the City, to downtown, and on to Northend Park to connect with the Fred Meijer White Pine State Park.

Estimated Cost: $450,000

City of Big Rapids – Mecosta County – Housing Commission Infrastructure Improvements

A portion of land has been donated by a private individual for housing development. Improvements needed to develop this land include watermain, street improvements, and sanitary sewer.

Estimated Cost: $300,000

City of Big Rapids – Mecosta County – Utility Master Plan

Utility Master Planning is required for the NE quadrant of the City where storm water, sanitary sewer, and water main are lacking. A plan is needed to determine the type, rational, priority, and costs. Plans to serve areas west of US-131 and north of 19 Mile road should also be developed.

Estimated Cost: $100,000

City of Big Rapids – Mecosta County – Recreation Complex

The City of Big Rapids is in need of more baseball and soccer fields and would like to be able to bring tournaments to the area to boost the economy. A recreation complex is planned to be located at the Roben Hood Airport excess land area.

Estimated Cost: $500,000

City of Big Rapids – Mecosta County – Railroad Depot Restoration

The City of Big Rapids' historic railroad depot is located along the State's rails to trails system and is used as a staging area. Repairs need to be made due to vandalism. The City plans to purchase the property from the State and renovate it for use as a museum and retail shop. The surrounding area would also be made into a park-like staging area for the trail.

Estimated Cost: $600,000

Broadband Internet Partnership – Mecosta County – Broadband Implementation and Training

This is a project to bring Broadband/High Speed Internet to the underserved rural population in Mecosta County. The project will include education programs and computer centers. BIP is working with Connect Michigan on all of the parts of the project as well as working to make Mecosta Count a certified wired community, thus helping to improve quality of life, employment, and incomes.

Estimated Cost: To be determined

Osceola County – Countywide Tourism Study

Osceola County's employment base is heavily dependent on manufacturing. The purpose of the tourism study is to inventory the County's assets and then determine to what extent tourism can be used to supplement the existing employment base.

Estimated Cost: $50,000

City of Holland – Ottawa County – James DeYoung Coal Plant

Originally constructed nearly 80 years ago, the coal-fired James DeYoung Power Plan on Pine Avenue has served the Holland community with reliable electricity for decades, expanding to meet increased demand in 1960 and 1968. The plant officially stopped burning coal in April 2016 and was retired in 2017 after completion of the new Holland Energy Park. The $240 million natural gas fired plant will power the community for many years to come. The City of Holland has the unique opportunity to envision something new for this 16-acre waterfront site.

The community has started a series of community conversations to discuss not only this site, but the overall vision of the waterfront for the community to ensure redevelopment fits in with the overall strategic plan for the area.

No specific redevelopment priorities or needs have been established. A detailed market needs analysis is the next step in determining an action plan.

Estimated Cost: To be determined

CEDS Project Evaluation Criteria

The following criteria were used by Region 8's CEDS Committee to rank all EDA Targeted Community Projects (Community Projects were not ranked). The ranking of projects assists in identifying projects that are competitive for EDA and other funding sources. Each EDA Targeted Community Project submitted for inclusion in the 2021 CEDS received a project ranking against all other projects based on the following information.

Project Benefits

1. EDA Eligibility (For County in which Proposed Project is Located) (Maximum 5 Points)

- 24 Month Unemployment Rate is at least 1% greater than the national average or the per capita income is not more than 80% of the national average…… 2
- 24 Month Unemployment Rate is at least 175% of the national average or the per capita income is not more than 65% of the national average……... 3
- 24 Month Unemployment Rate is at least 200% of the national average or the per capita income is not more than 60% of the national average……... 4
- 24 Month Unemployment Rate is at least 225% of the national average or the per capita income is not more than 50% of the national average……... 5

2. Employment (Maximum 15 Points)

- Projected Number of Full Time Jobs that Address EDA's Criteria Created Within 3 Years……..... 1 point/0.2 percent of county's 24 mo. Average workforce
- Anticipated Number of Full Time Jobs that Address EDA's Criteria Retained…….....

3. Ratio of EDA Share of Project Cost to Number of Jobs Created and/or Retained (Max. 5 Pts)

- Greater than $37,500 per job……..... 0
- $30,001 - $37,500 per job……. 1
- $22,501 - $30,000 per job……. 2
- $15,001 - $22,500 per job……. 3
- $7,501 - $15,000 per job……..... 4
- $7,500 or less per job……..... 5

4. Addresses EDA Investment Priorities (see below) (Maximum 7 Points)

- EDA currently has seven investment priorities. A complete description was provided in the packet materials. 1 point/ investment priority

5. Impact of Project on Region (Maximum 5 Points)

- Project would impact community where project located…….. 1
- Project would impact adjacent communities ……..... 3
- Project would impact County-wide Population……. 4
- Project would impact Region-wide Population ……..... 5

Project Readiness

1. Matching Funds (Maximum 5 Points)

- Not Secured……..... 0
- Secured and Account for less than 30 percent of Total Project Cost……..... 2
- Secured and Account for 30-39 percent of Total Project Cost……..... 3
- Secured and Account for 40-49 percent of Total Project Cost……..... 4
- Secured and Account for 50 percent or more of Total Project Cost…… 5

2. Engineering and Project Cost Estimates (Maximum 5 Points)

- Project Engineering Not Started……... 0
- Project Engineering In-Progress…….. 2
- Project Engineering and Cost Estimates Completed……..... 5

3. Availability of Utilities (Maximum 7 Points)

- Site has access to adequate public water, sanitary and storm water treatment, all-season road, natural gas, electricity, telephone, and broadband internet services…….. 1 Point/Utility

4. Ownership (Maximum 5 Points)

- Public Body has option to purchase property where improvements are proposed……..... 2
- Public Body owns property where improvements are proposed or has control/easement of property……..... 5

Public and Private Commitment

1. Member of WMRPC (Maximum 5 Points)

- Community or County is member of WMRPC……..... 5

2. Project Matches Community Goals (Maximum 5 Points)

- Project Listed in Previous CEDS Document, but no local Plan……..... 2
- Project Listed in Comprehensive Plan and/or Capital Improvements Plan……... 5

3. Private Sector Support (Maximum 5 Points)

- Letter of Intent from Private Sector Businesses…… 3
- Letter of Commitment from Private Sector Businesses…… 5

4. Private Sector Investment (Maximum 5 Points)

- None 0
- Less than EDA Investment……...…… 2
- Equal to or Greater than EDA Investment…… 5

5. Regional Cooperation (Maximum 5 Points)

- Support from Community (Project Submission Form)……..... 1
- Letter of Support/Resolution from Adjacent Community *or* County (CEDS Rep. or other)… 3
- Letter of Support/Resolution Adjacent Community *and* County…….. 5

Community Distress

Distress and eligibility are also important for determining a project's ranking. The information shown in Table 64 is used to determine the eligibility of a community. The numbers in Table 63 show that currently Ionia County, Mecosta County, Montcalm County, and Osceola County, are eligible for EDA grants based on per capita income figures. For the first time in decades, no counties (as a whole) qualify based on the unemployment rate. Eligibility requirements include one percentage point above the national average for 24 months or less than 80 percent of the national per capita income. A third qualifier is "other" which can include natural disasters, plant closings, or other events that impact the economy – the pandemic has opened eligibility for all areas in Region 8 for an unknown period of time.

Table 64 -- Eligibility of Counties

Area	24 Month Average Employment (June 2020-May 2022)				Income	
	Employed	Work Force	Unemployed	Unemployment Rate	2016 Personal Per Capita Income	% of USA
USA	152,116,917	161,571,292	9,454,292	5.9	$49,246	100.0
Michigan	4,491,792	4,8125,583	320,875	6.7	$44,253	89.9
Allegan County	58,157	61,249	3,092	5.0	$40,389	82.0
Barry County	29,569	31,139	1,570	5.0	$40,469	82.2
Ionia County	28,251	29,798	1,546	5.2	$31,467	***63.9***
Kent County	334,187	352,799	18,612	5.3	$49,599	100.7
Mecosta County	16,742	17,965	1,223	6.8	$30,441	***61.8***
Montcalm County	25,670	27,357	1,687	6.2	$31,981	***64.9***
Osceola County	10,767	11,437	669	5.9	$32,901	***66.8***
Ottawa County	150,999	158,199	7,200	4.6	$44,035	89.4

Source: US Census of Population; Michigan Department of Career Development, Labor Market Information; Stats America

Coronavirus Aid, Relief, and Economic Security (CARES) Act Projects
Member Project Submissions

The following projects were solicited between March 2020 and August 2020 through e-mails, telephone calls, and conference calls. Each project was provided to EDA's Michigan Representative for review and comment and potentially successful projects were then developed and expanded by communities. While none of these projects have received CARES Act funding, the projects could be considered for traditional EDA funding or other opportunities since they are projects that can benefit each of the communities originally submitting their projects.

Allegan County

Community	City of Allegan
Project Title	Allegan Streetscape Project
Contact Information	Joel Dye, 269-673-5511
Community Impact	Project will lead to private investment in Allegan's Downtown and help businesses impacted by COVID-19.
Project Readiness	Match is secured, engineering completed, supported by surrounding communities and Allegan County.
Total Cost of Project	$2,386,221, requesting $1,193,110 from EDA/CARES Act

Project Description: Based on the success, increased investment, and job creation occurring as a result of the riverfront redevelopment effort, the City of Allegan conducted an assessment of other downtown infra-structure needs and created a conceptual plan for a comprehensive redevelopment of the downtown area that would result in the following:

- Revitalized commercial opportunities for both small and large businesses.
- Create an environment which supports employee attraction and retention efforts of employers.
- Improved traffic flow.
- New streets and improved accessibility.

Phase II anticipates completing the Locust Street and Brady Street sections of the downtown area which are the spinal column from which the rest of the downtown fans out. In short, these two streets are the heart of Downtown Allegan. The requested funds will be used to replace all pavement, sidewalks, curbs and gutters in the project area. Site amenities will be furnished by the owner (tables, chairs, trash, and bench) and installed by the contractor.

Improvements and benefits of the Phase II work will include:

- Converting Locust Street from one-way to two-way in order to improve consumers' ability to access businesses downtown and improve vehicular flow.
- Developing a festival street design for Locust Street allowing the area to both serve as a traditional downtown street that can be easily converted to a public space to hold festivals and draw consumers to the downtown area in an effort to support small local businesses.
- Bumping out areas for café seating to support local restaurants and create public gathering areas.
- Improving connectivity between the recently completed riverfront project to the downtown area.
- Updating streetscape amenities to include varied seating options, technology, recycling, drinking fountain with pet bowl, dog waste stations, etc.
- Providing easy accessibility to downtown businesses and amenities for the employees of the area's large businesses, including Perrigo and Allegan General Hospital.
- Improving wayfinding signage.

Community	Allegan County
Project Title	Otsego Paper Mill Redevelopment – Infrastructure Improvements
Contact Information	Dan Wedge, 269-686-4529
Community Impact	Supported by adjacent communities and Allegan County. Will lead to private sector investment.
Project Readiness	Match is secured.
Total Cost of Project	$3,275,425, requesting $2,300,340 from EDA/CARES Act.

Project Description:
In response to the solicitation for projects by the U.S. Economic Development Administration (EDA), the following are the areas that Allegan County and the City of Otsego believe would be appropriate to include in the application to drive redevelopment and economic development. The city has been seeking redevelop this area, however budget constraints have always made it an impossibility. Redevelopment of the former paper mill (Rock Tenn) and creation of additional housing to the existing neighborhood will be of a great improvement. The following are estimated calculations of what the improvements will cost.

Infrastructure Improvements

The Rock-Tenn redevelopment is in the middle of an aging neighborhood that is in need of many improvements related to the roads. Helen Ave. is in dire need of reconstruction. It is long overdue and its very structure will be questioned if heavy truck traffic goes over the aging street. Along with standard street resurfacing there are the following needs:

• **Culvert-** Helen Ave. has an old culvert that is failing and in need of replacement. The culvert was at one time repaired many years ago, but it is currently failing and in need of a complete overhaul and redesign.

• **John St. -** John St. is in need of a widening. Truck traffic currently is unable to utilize that road with the appropriate safety measures. The additional 33 ft. of right-of-way has been given to the city for this purpose. The plan is to reshape and build John St. to standards that would be capable of handling truck traffic for any and all development of the area.

• **Bridge Repair-** The North St. bridge is in need of some attention. There are no major emergency repairs needed, but it is due for some significant attention.

Community	Hopkins Township
Project Title	Infrastructure Development US-131 Corridor – Water, Sewer, Roads
Contact Information	Mark Evans, 269-217-4915
Community Impact	Supported by surrounding communities. Will lead to private sector investment and 500 potential jobs.
Project Readiness	Engineering completed
Total Cost of Project	$20,000,000, requesting $4,000,000 from EDA/CARES Act.

Project Description:
Water storage and distribution & Sewer collection and treatment plant to service about 500 acres in the US 131 corridor. Construct 2 miles All-season road.

Community	Laketown Township in cooperation with Saugatuck Township
Project Title	63rd Street Utility Improvements
Contact Information	Al Meshkin, 616-335-3050
Community Impact	Supported by adjacent communities and Allegan County. Will lead to private sector investment. Creation of 335 jobs.
Project Readiness	Match is secured. Engineering is completed.
Total Cost of Project	$7,700,00 requesting $6,160,000 from EDA/CARES Act (this request has since been amended)

Project Description: Construct a 14,000 foot sanitary sewer extension to serve an approximately 775 acre commercial, industrial, and residential area. Construct an elevated storage tank to serve a future projected 2665 acre combined area, and construct a 1,500 foot water extension to serve a 145 acre immediate industrial and commercial area. Project includes 300,000 gallon elevated storage tank, improvements to an existing booster station, and a submersible sanitary sewer lift station. Project Detail and Cost:
63rd Street Gravity Trunk Sewer in Easement, Lift Station, Elevated Storage Tank, and Water Main
1. 14,100 l.f. of 12" sanitary sewer (63rd/Old Allegan) $ 1,775,000
2. 60 Service Laterals (in road right of way) $ 180,000
3. Submersible Lift Station (Jack Wilson Dr.) $ 700,000
4. Dewatering $ 210,000
5. 1,500 l.f. of 6" force main (Jack Wilson Dr.) and tie-in $ 120,000
Wastewater System Subtotal $ 2,985,000
1. 300,000 Gallon Elevated Storage Tank $ 1,700,000
2. 1,500 l.f. of 12" water main (63rd/134th) $ 165,000
3. Booster Station Improvements $ 75,000
4. 5 Water Services (in road right of way) $ 13,000
Water System Subtotal $ 1,953,000
1. 500 ft. 63rd Street Road Reconstruction $ 115,000
2. 4,100 ft. Old Allegan Road Reconstruction (west of 63rd) $ 700,000
3. 1,500 ft. Jack Wilson Drive Reconstruction $ 150,000
Road Reconstruction Subtotal $ 965,000
Construction Subtotal $ 5,903,000
Engineering, Contingency, and Administration Subtotal $ 1,770,000
Total Estimated Project $ 7,673,000

Barry County

Community	Village of Middleville
Project Title	Waste Water Treatment Plant
Contact Information	Brian Urquhart, 269-795-3385
Community Impact	Capacity expansion necessary to meet demands of growing industry
Project Readiness	Matching funds available and engineering in progress
Total Cost of Project	$6,300,000.00

Project Description:
The Village Waste Water Treatment plant is near its capacity. The expansion is estimated at $6,300,000 the village currently has $2,000,000 available for this project. The expansion is needed to support the current needs of the village plus residential and industrial growth. Bradford White Corp. is expanding operations 1600 current employees and expecting to expand their work force. Last year the village added 50 single family homes, the year so far 15 new home starts.

Ionia County

Community	Village of Lake Odessa
Project Title	Improve Water System on Ionia, Pearl, Pleasant, and Emerson Streets
Contact Information	Patrick Reagan 616-374-8698
Community Impact	The project will provide the Village with improved water infrastructure.
Project Readiness	Match is secured and engineering is in completed
Total Cost of Project	$1,370,000.00 ($1,096,000.00 requested)

Project Description: This project involves the replacement of existing water main within the Ionia, Pearl, Pleasant, and Emerson Street areas within the Village of Lake Odessa. The existing water main is over 100 years old. In addition, the existing service lines serving the houses in this neighborhood are suspected to have lead goose neck connections between the main and galvanized service. This qualifies these services as lead service lines, which per the recent rule changes from the State of Michigan, will require full replacement, rather than partial replacement to the curb stop.

This block of work is mostly residential, however it is only a block from the Village downtown area, and does serve commercial businesses along the south end of the project. In addition, there is a senior living center on the north end of the project. By providing improved water service in this area, along with new roads and upgraded neighborhood experiences alongside the downtown, the Village will provide a more attractive location for potential business as well as for workers for those businesses. In addition, obtaining grant funding would help to reduce potential burden on the Village's largest water user, Cargill. This user helps to fund a significant portion of the water system maintenance through their usage fees. By obtaining a grant, the Village will be able to keep any rate increases to a minimum for this and other users, allowing these businesses to continue to invest those funds into their own prosperity.

Community	Village of Muir
Project Title	Improve Water System
Contact Information	Doug Hyland/Susan Craft 517-292-7455/989-855-2144
Community Impact	The project will provide the Village with improved water infrastructure.
Project Readiness	Match is secured and engineering is in progress
Total Cost of Project	$2,182,000.00 ($1,360,000.00 requested)

Project Description: Replacement of water supply infrastructure with new ductile iron pipe and modern appurtenances (hydrants, valves, services, etc.) The sections to be replaced have been identified as deficient in both the 2015 Water Reliability Study and the Village's current 6-year Capital Improvement Plan:

- Garden Street from Liberty Street to Plain Street
- Prospect Street from Ionia Street to Plain Street
- Cliff Street from Ionia Street to Liberty Street
- Superior Street from Liberty Street to Plain Street
- Plain Street from Superior street to Garden Street

Includes repair of the associated road surface on Garden, Prospect, Cliff, Superior and Plain Street. Superior Street and Plain Street has experienced significant drainage issues and is a main collector from M21 and points north to the south through Lyons and I96. The roadway improvements will include upgrades to the Village's storm sewer system, including a new bioswale detention/infiltration are to reduce surface runoff and provide stormwater treatment prior to release.

Muir is an important crossroad with a bridge over the Maple River for traffic north, south, east and west of M21. M21 being a major traffic corridor east and west and traffic for I96 through Muir and Lyons heading north and south.

Community	Village of Muir
Project Title	Improve Village Roads and Streets
Contact Information	Doug Hyland/Susan Craft 517-292-7455/989-855-2144
Community Impact	The project will provide the Village with improved all season roads to improve access for businesses and residents.
Project Readiness	Match is secured and engineering is in progress
Total Cost of Project	$356,930.00 ($285,544.00 requested)
Project Description: Overlay road surfaces on Railroad St, Center St., Blanchard St, East St., Prospect St. Arthurberg St., Garden St. and the Oakwood Cemetery with 2" of bituminous material to extend the life of the streets. Drainage repair as necessary.	

Community	Village of Muir
Project Title	Sanitary Sewer Improvements
Contact Information	Doug Hyland/Susan Craft 517-292-7455/989-855-2144
Community Impact	The project will provide the Village with improvements to its sanitary sewer system which is essential for the future success of the Village.
Project Readiness	Match is secured and engineering is in progress
Total Cost of Project	$180,000.00 ($150,000.00 requested)
Project Description: Televising, cleaning, and repairing of Sanitary Sewer System manholes and mains in the Village of Muir Previous televising has revealed areas of needed repair to the Sanitary sewer system to prevent intrusion of groundwater and roots. Repairs to be done in existing pipe by lining in place technology. Standby generator power for the lift station at 116 Plain Street A functioning sanitary sewer system is necessary for public health and to provide the facilities necessary for economic growth and sustainability.	

Community	Village of Muir
Project Title	Railroad Park Improvements
Contact Information	Doug Hyland/Susan Craft 517-292-7455/989-855-2144
Community Impact	The project will enhance the Village's recreation resources, the adjacent downtown, and the nearby CIS Trail. The project will provide unique resources available to surrounding communities as well as the Village.
Project Readiness	Match is secured and engineering is in progress
Total Cost of Project	$260,000.00 ($208,000.00 requested)
Project Description: The Village of Muir and Twin Rivers Elementary have many sensory and hearing-impaired children in the community. The village proposes to open a sensory park addition to Railroad Park along the CIS Trail. Sensory elements include play structures with vibration tone, musical components and sensory swings. A permanent roof structure over the existing octagon concrete picnic area in Railroad Park plus adjacent paved handicap parking and sidewalk to enhance the accessibility and uses of the park.	

Community	Village of Pewamo
Project Title	Improve All Season Roads
Contact Information	Carl Hafner, 989-593-2553
Community Impact	Improve All Season Roads to improve access for businesses and residents.
Project Readiness	Match funding is secured and engineering is completed. Project is supported by surrounding communities and Ionia County.
Total Cost of Project	$20,725.00 ($16,925.00 request)
Project Description: Provide a two-inch overlay on local street to extend the life up to seven years on North Street, between State Street west to dead end.	

Community	Village of Pewamo
Project Title	Local Streets Chip and Fog Seal
Contact Information	Carl Hafner, 989-593-2553
Community Impact	Improve All Season Roads to improve access for businesses and residents.
Project Readiness	Match funding is secured and engineering is completed. Project is supported by surrounding communities and Ionia County.
Total Cost of Project	$24,600.00 ($19,680.00 request)
Project Description: Chip and fog seal to extend life of local streets preventative maintenance. Streets that will be improved include Leona Dr., Yates St., Louis Ct., Higham St., and Washington St.	

Community	Village of Pewamo
Project Title	Preventative Maintenance on Major Streets
Contact Information	Sandy Wolniakowski, 989-593-2553
Community Impact	Improve All Season Roads to improve access for businesses and residents.
Project Readiness	Match funding is secured and engineering is completed. Project is supported by surrounding communities and Ionia County.
Total Cost of Project	$20,725.00 ($16,925.00 request)
Project Description: Provide a two-inch overlay on major streets to extend the life up to seven years on West Jefferson servicing elementary school; and West Lincoln, between State Street and Spaulding Street.	

Community	Village of Pewamo
Project Title	Improve Downtown Parking
Contact Information	Sandy Wolniakowski, 989-593-2553
Community Impact	Improve Downtown parking lot to improve access to local businesses.
Project Readiness	Match funding is secured and engineering is completed. Project is supported by surrounding communities and Ionia County.
Total Cost of Project	$106,000.00 ($95,400.00 request)
Project Description: Develop a parking lot adjacent to the Village Community Center that will provide improved parking access to public and private downtown facilities as well as adjacent recreation opportunities.	

Kent County

Community	Grand Rapids Center for Community Transformation
Project Title	Ignite: The Movement
Contact Information	Dr. Justin Beene, 616-706-7371
Community Impact	Supported by adjacent communities and County
Project Readiness	Matching funds secured and engineering completed
Total Cost of Project	$1,000,000.00 ($350,000.00 requested)

Project Description:
GRCCT's core partners have strategically joined forces to launch a comprehensive campaign – "Ignite: The Movement" – which would position us for collaborative and sustained impact. A significant portion of the campaign is allocated building improvements that will support our community development efforts.
An extensive renovation will be completed to create the following spaces:

- 5,560 square-foot community space which will be used for events, conferences, and other uses. As part of the renovation, a multi-layer exterior deck will be constructed with replicated gantry cranes, paying homage to the building's historic manufacturing use.
- Commercial kitchen to support the community space, provide more capacity for the Rising Grinds Café to expand its catering services, and provide community members access to develop food-related ventures.
- Enhanced office and production space for partner organizations.
- New elevator, providing handicap accessibility to the entire building.
- Enhanced vocational training classrooms to support Bethany Christian Services' youth programs.
- New parking lot and landscaping to improve exterior aesthetics.

Community	City of Wyoming
Project Title	Clay Avenue Flooding South of 54th Street
Contact Information	Russ Henckel, 616-530-7254
Community Impact	Supported by surrounding communities and County. Improvements will reduce impacts on industry and commercial trucking due to frequently flooded roadways currently limiting access.
Project Readiness	Preliminary engineering completed
Total Cost of Project	$8,000,000.00

Project Description: Clay Avenue, south of 54th St in Wyoming is a long industrial cul de sac with over 30 businesses and trucking companies. Near the 54th Street cul de sac outlet, Clay Avenue crosses over Buck Creek. Frequently, this section of Buck Creek floods Clay Avenue preventing access to and from businesses in the south of Buck Creek. If businesses south of the creek cannot evacuate in before flooding prevents leaving, the City of Wyoming coordinates with MDOT to close the US-131 NB 54th St off ramp. Once the ramp is closed, a temporary access road is built onto the off ramp to allow businesses to evacuate the area. The off ramp remains closed until the flooding recedes and Clay Avenue is re-opened. Then the temporary

access drive is removed and restored and the freeway ramp re-opened.

The City of Wyoming is requesting assistance to allow access in and out of Clay Avenue during the periods of high water to build a bridge to cross Buck Creek and allow secondary outlet to Clay Avenue during the periods of high water events. The Bridge/secondary access will allow the businesses to remain open during high water events and will eliminate the emergency need to close US-131 freeway off ramp during evacuation periods. The bridge is proposed to connect to 56th Street on the east side of Buck Creek near the intersection of 56th Street and Crippen Avenue. The new access route would cross Buck Creek and the Grand Elk Railroad to provide a secondary outlet during flooded periods. The outlet would be through a residential neighborhood and would not be used as a regular access area.

City of Grand Rapids

On May 7, 2020, the U.S. Economic Development Administration (EDA) announced a Notice of Funding Opportunity (NOFO) for $1.5 billion appropriated to the EDA by the 2020 Coronavirus Aid, Relief, and Economic Security Act (CARES Act). The EDA is now accepting grant applications to support local initiatives including technical assistance, capitalization of revolving loan funds, construction of infrastructure and other economic development projects, as well as innovation grants. Of the $1.5 billion appropriated, it is estimated that the six-state region to which Michigan belongs will receive approximately $225 million.

Traditionally, EDA grants have been awarded to projects focused on public infrastructure including improvements to water/sewer systems, road construction and development of industrial parks. These grants required municipal applicants to meet specific conditions of economic distress, a 50% local match, and investment connected to large-scale job creation such as manufacturing. Due to the current crisis, every community in Michigan is now eligible to receive EDA funding under the NOFO, the local match requirement is lowered to 20%, and projects benefitting all types of
businesses are eligible to apply. The EDA is allowing up to three years to spend grant
funds awarded and will be giving priority to “shovel ready” projects.

In response to this opportunity, City staff has reviewed various projects with the West Michigan Regional Planning Commission (WMRPC), the City’s liaison with the EDA. Originally there were five projects identified for further consideration to apply to the EDA for grant awards under the NOFO but three have been deleted. These projects will be included in the 2022 Comprehensive Economic Development Strategy (CEDS) submission to the WMRPC, and subsequently, the EDA. Inclusion in the CEDS is just the first step in the process, and staff will continue to evaluate the projects and determine which will be most competitive to submit for the limited funding opportunity.

1. Boston Square
    i. Evergreen Street extension and Ramona Street modifications
    ii. Estimated cost: $850,000
    iii. Status: Preliminary design
2. Wireless internet study

i. Evaluation study, including community survey of residents and businesses to analyze digital access, affordability and literacy, and pre-engineering report for wireless internet service at public locations in Grand Rapids
ii. Estimated Cost: $600,000
iii. Status: Preliminary evaluation

Montcalm County

Community	City of Greenville
Project Title	Waste Water Treatment Plant (Phase II and Phase III)
Contact Information	George Bosanic, 616-754-5645
Community Impact	Expansion necessary for growth of industry in community
Project Readiness	Phase I in progress, other two phases ready over the next year
Total Cost of Project	I $4,000,000.00, II $7,000,000.00, III$10,000,000.00
Project Description: Several parts of the existing plant are very old and in need of upgrades. Currently the plant is at capacity for solids treatment and would require an upgrade of digester capacity as well as storage capacity of bio-solids and bio-solids treatment. This would require upgrading the existing digesters mixing and gas collection/storage and then adding an additional new digester to expand treatment capacity. The other areas that need replacement or updates include the bio-solids storage, the grit system, primary treatment, the old trickling filter tower, and the secondary clarifiers. Also needed is an expansion of the secondary treatment wet wells and possibly the chlorine contact chamber. This would take place over three phases.	
Community	City of Greenville
Project Title	Industrial Park Drive
Contact Information	George Bosanic, 616-754-5645
Community Impact	Improve access to industrial areas
Project Readiness	Engineering completed and match in place.
Total Cost of Project	$2,500,000.00
Project Description: Replacement of 1.04 miles of existing HMA pavement with failing base and one side of concrete curb and gutter with a concrete pavement and drainage adjustments to narrow the cross section. Increasing ADT and weight of incoming trucks has accelerated base failure.	

Community	City of Greenville
Project Title	High Strength Sanitary Sewer Trunkline
Contact Information	George Bosanic, 616-754-5645
Community Impact	Improvements required for new food processor/dairy
Project Readiness	Engineering completed and match in place
Total Cost of Project	$3,000,000.00
Project Description: This sewer trunkline will separate all industrial wastewater from the existing trunkline system and deliver it within materials that are not susceptible to degradation from higher strength loads. It is anticipated to be needed in preparation for Foremost Farms Phase 2 expansion. We are anticipating this to be completed in the spring of 2021 and is estimated to be a three month	

construction project.

Community	City of Stanton
Project Title	Veterans Park
Contact Information	Vester Davis, 989-831-4440 …New manager?? Call these guys Alec
Community Impact	Supported by surrounding communities and County
Project Readiness	Engineering completed and match in place
Total Cost of Project	$1,955,000.00 ($1,564,000.00 requested)
Project Description: The proposed park will include three little league fields with concession/restroom facilities and bleacher seating. The park would introduce new playground equipment as well as paved parking and sidewalks. The park would include a paved pathway connecting to the Fred Meijer Heartland Trail. A disc golf course is also proposed. The City would construct a Veterans Memorial Plaza to commemorate its US Service Branches.	

Community	City of Stanton
Project Title	Water and Wastewater System Improvements
Contact Information	Vester Davis, 989-831-4440 …New manager?? Call these guys Alec
Community Impact	Supported by surrounding communities and County
Project Readiness	Engineering completed and match in place
Total Cost of Project	$4,712,470.00 ($2,000,000.00 requested)
Project Description: After completion of the Storm Water and Wastewater Asset Management Grant (SAW) in 2019 the City of Stanton voted to move ahead with some significant capital improvement project throughout the City addressing infrastructure needs in the storm, sanitary collection systems and in the water distribution system. There are also a few projects providing improvements at the WWTP and wastewater pump stations.	

Osceola County

Community	City of Evart
Project Title	Broadband Expansion
Contact Information	Sarah Dvoracek, 231-734-2181
Community Impact	Supported by surrounding communities and County
Project Readiness	Engineering completed and match in place
Total Cost of Project	To be determined
Project Description: The pandemic has shed light on many inefficiencies with our city operations. Expanding broadband within our industrial park, water well houses, wastewater lift stations, wastewater treatment plant, department of public works buildings, parks, and campground will allow the city to significantly improve efficiency, security, safety, internal communications while simultaneously expanding our community's desperate need of broadband access. Broadband access is fundamental to all future economic development, business retention and growth, schools and health facilities. COVID-19 has our community at crossroad if we don't provide broadband to our current businesses and future businesses, residents, and	

students we will be left behind. We need to rebuild our community after this pandemic to ensure we are prepared for what our future holds. Having access to broadband is a necessity for employees to remote in for work, e-commerce expansion strategies, and education. Our rural community will not be able to compete against the urban economies.

Ottawa County

Community	Ottawa County
Project Title	Countywide High-Speed Internet
Contact Information	Paul Sachs, 616-738-4852
Community Impact	Countywide Effort
Project Readiness	Match Funding Secured
Total Cost of Project	$180,000.00

Project Description:

Ottawa County has been working diligently over the last 10+ years to address gaps in high-speed internet access countywide. Public-private partnerships have resulted in more than 95% of the County having access to wireless, cellular-based internet access. However, despite these efforts unique topographical challenges have continued to leave multiple gaps in coverage across the county. Moreover, data caps and expensive cellular-based plans have resulted in an even larger percentage of the population with an inability to attain high-speed internet service. Expansion of terrestrial fiber-based technology is the next step to improving high-speed access countywide. In an effort to better understand its broadband challenges, Ottawa County partnered with ConnectMichigan to conduct a comprehensive survey of internet access and affordability. That study was completed in 2018, however, and unfortunately, the resulting data from that effort failed to narrow-down gaps in coverage to less than a census track perspective. That type of high-level analysis did not offer the County with the type of granular-level data that is needed to truly and accurately understand its gaps in coverage. Without these types of house-level analysis it has proven inexplicably difficult to encourage the private-sector to expand its services to necessary areas of the County…whether in rural areas where families still reside or even in neighborhoods that are within 1,500 feet of a fiber connection but local providers are still unwilling to extend their service without requiring homeowners to pay thousands of dollars to extend that service. Affordable high-speed internet should be viewed as an essential utility in this day and age, especially in light of the current pandemic which has required students to engage in remote learning and forced employees to telework. Our strong ag community also remains highly challenged with accessing high-speed services which is resulting in economic strain and business challenges. Accordingly, the County, in collaboration with multiple stakeholders, is pursuing a 3-prong approach to address its connectivity concerns. The first prong involves a house-level, census-type data collection to garner connectivity data. The second prong involves the creation of an engineering/infrastructure plan (with cost modeling) that layouts out what is needed to address the identified gaps in coverage. The third prong consists of leveraging local assets and partnerships with the private-sector to build, own, and maintain the connectivity infrastructure. EDA funds are being considering to help support the first two prongs of the countywide connectivity strategy. Additionally, this intensive effort in Ottawa County is being viewed as a possible pilot for the entire 13-county region which are also dealing with connectivity concerns.

Community	City of Ferrysburg
Project Title	Smith's Bridge Replacement
Contact Information	Craig Bessinger 616-842-5803
Community Impact	Project is supported by surrounding communities and Ottawa County.
Project Readiness	Matching funds are secured and engineering is in progress.
Total Cost of Project	$13,000,000.00 ($10,400,000.00 requested)

Project Description:
The City of Ferrysburg is seeking funding for the West Spring Lake Road Bridge Replacement Project. The City will use this funding to replace the 447-foot-long West Spring Lake Bridge over Smith's Bayou. The West Spring Lake Road Bridge was built in 1972 and bridge inspection reports have stressed the critical need to replace the bridge due to deterioration and safety concerns. The City has completed maintenance on the bridge since constructed in 1972 and most recently completed a major rehabilitation project of the bridge in 2008.

The bridge was designed and constructed using side-by-side prestressed concrete box beams, a design that is no longer utilized for constructing bridges due to the accelerated deterioration of these types of bridges.

The bridge has 5' concrete sidewalks on either side of the bridge which is part of a 13-mile path which encircles Spring Lake. This paved trail system provides non-motorized access throughout the Ferrysburg, Spring Lake, and Grand Haven areas as well as Ottawa and Muskegon Counties.

Without this bridge, those using the non-motorized path around Spring Lake may not come into the City and visit the City's businesses. Without this bridge vehicles would have to detour and not pass the nearby convenience stores and gas stations affecting these businesses and employees negatively.

This bridge serves a critical junction for the safety of the community and is used by emergency medical service vehicles, police vehicles, and fire vehicles to service the eastern section of the City and Spring Lake Township. Additionally, the bridge is used for public transportation vehicles, school vehicles, and visitors who use the bridge to access businesses, schools, and Lake Michigan.

Community	City of Grand Haven
Project Title	Harbor Island Electrical Substation Reconstruction
Contact Information	David Walters 616-607-1260
Community Impact	Project is supported by surrounding communities and Ottawa County.
Project Readiness	Matching funds are secured and engineering is completed.
Total Cost of Project	$4,000,000.00
Project Description: The coal-fired Sims Power Plant on Harbor Island is to be demolished beginning June 1, 2020. The site also is home to several older 69,000-volt to 13,200-volt electrical distribution substations serving the downtown district of Grand Haven and the surrounding residential community. As part of the redevelopment of the Sims property, these existing substations will be condensed into a single substation and be rebuilt to provide adequate service to the area without Sims operating. These reconstruction efforts will be completed during 2020.	

Community	City of Grand Haven
Project Title	Sims Power Plant Demolition
Contact Information	David Walters 616-607-1260
Community Impact	Project is supported by surrounding communities and Ottawa County.
Project Readiness	Matching funds are secured and engineering is completed.
Total Cost of Project	$5,200,000.00
Project Description: The coal-fired Sims Power Plant on Harbor Island is to be demolished beginning June 1, 2020. Environmental remediation and wetland mitigation will occur simultaneously and sequentially thereafter. The site property will then be redeveloped for public use and a portion to be reused by the BLP for an electrical substation and other buildings and facilities (potentially power generation, snowmelt equipment, operations center and technical services work and garage spaces). Demolition, site remediation and mitigation, and redevelopment efforts are now expected to total between 30 and 65 million dollars, depending on the amount of generation equipment, if any, that is to accompany other redevelopment plans. https://ghblp.org/2020/03/26/harbor-island-site-improvements-and-rollout-of-advanced-meter-infrastructure/	

Community	City of Grand Haven
Project Title	Snowmelt Boilers
Contact Information	Pat McGinnis 616-847-4888
Community Impact	Project is supported by surrounding communities and Ottawa County.
Project Readiness	Engineering is in progress.
Total Cost of Project	$1,000,000 ($750,000.00 requested)
Project Description: Coal burning power plant previously provided energy for downtown snowmelt system. Plant decommissioned in 2020 and need to purchase natural gas boilers and install them at a projected cost of $1 million. Should system be decommissioned, downtown commerce will evaporate in the wintertime.	

Community	City of Holland
Project Title	6th Street Reconstruction
Contact Information	Mark Vanderploeg, 616-335-1494
Community Impact	Expands downtown to the north for retail and manufacturing
Project Readiness	Matching funds secured and engineering in progress
Total Cost of Project	$5,545,000.00 ($4,436,000.00 requested)
Project Description: 1. Roadwork & Storm Sewer 2,206,000 2. Watermain 339,000 3. Sanitary Sewer 82,000 4. Electric 233,000 5. Broadband 69,000 6. Snowmelt Transmission 1,070,000 7. Snowmelt Distribution 1,246,000 8. Future Planning - North of 6th St 300,000	

Community	City of Holland
Project Title	Holland Area Water Reclamation Facility Anaerobic Digester
Contact Information	Jane Monroe, 616-335-1634
Community Impact	Supported by surrounding communities and Ottawa County
Project Readiness	Matching funds secured and engineering in progress
Total Cost of Project	$32,000,000.00
Project Description: The project includes the installation of a 2 million gallon conventional, mesophilic anaerobic digester, three anoxic thermophilic pretreatment (ATP) reactors, biogas storage, natural gas and dual fuel (biogas and NG) boilers, CHP unit, ammonia side-stream treatment, sludge thickening and ancillary buildings and process equipment. The entire project will be located within the east plant site of the Holland Area WRF and will replace existing structures that are no longer in use. The entire design is in accordance with the *Recommended Standards for Wastewater Facilities.*	

Community	City of Holland
Project Title	Pine Avenue Reconstruction
Contact Information	Mark Vanderploeg, 616-335-1494
Community Impact	Supported by surrounding communities and Ottawa County
Project Readiness	Matching funds secured and engineering in progress
Total Cost of Project	$5,000,000.00 ($4,000,000.00 requested)
Project Description: This two-way conversion would provide improved access to the waterfront parcels as the redevelop. The project would also provide an alternative route for commercial trucks serving the area's industries.	

Community	City of Holland
Project Title	Demolition of James De Young Power Plan
Contact Information	Mark Vanderploeg, 616-335-1494
Community Impact	Removal of coal powered power plant
Project Readiness	Matching funds secured and engineering in progress
Total Cost of Project	$8,050,000.00 ($6,440,000.00 requested)

Project Description:
Holland Board of Public Works (HBPW) is completing due diligence and business planning efforts to assess the costs for the potential abatement and demolition of the James DeYoung (JDY) Power Plant
(the "Site") located at 64 Pine Avenue in Holland, Michigan. The JDY Power Plant consists of five coal fired units rated for a total of 63 Megawatts. The plant operated from approximately 1951 through June 2016 and is currently idle. HBPW retained Environmental Resources Management Michigan, Inc. (ERM) to develop budget level cost estimates for two demolition scenarios, full Site demolition and partial demolition. The budget level estimates include the abatement and demolition costs for both scenarios as well as the asset value of ferrous and non-ferrous metals which might be used to offset the demolition cost if HBPW elects to demolish the facility.

Community	Holland Board of Public Works
Project Title	City Fiber Optic Broadband Expansion
Contact Information	Pete Hoffswell, 616-355-1624
Community Impact	Supported by surrounding communities and Ottawa County
Project Readiness	Matching funds secured and engineering in progress
Total Cost of Project	$997,315.00 ($797,852.00 requested)

Project Description:
HBPW proposes developing fiber-optic broadband service to the mixed residential, commercial, and government service zone to the south of the downtown corridor around Hope College and the Herrick District Library. The area comprises 501 properties and 640 potential services.

Community	Jamestown Township
Project Title	Industrial Park Expansion
Contact Information	Ken Bergwerff 616-896-8376
Community Impact	Project is supported by Ottawa County.
Project Readiness	Matching funds are secured and engineering is in progress.
Total Cost of Project	$11,000,000.00 ($10,000,000.00 requested)

Project Description:
Jamestown Charter Township has master planned for an extension of an existing industrial park that has no more lots available. This 140 acre addition will provide an additional 27 five acre industrial lots that will serve to further expand the economic base of the community. The land is situated close to the 32nd Ave/ I-196 interchange and will benefit those in the surrounding communities with high paying jobs and local sources for manufactured goods.

Community	Jamestown Township
Project Title	Water System Storage Tank
Contact Information	Ken Bergwerff 616-896-8376
Community Impact	Project is supported by surrounding communities and Ottawa County.
Project Readiness	Matching funds are secured and engineering is in progress.
Total Cost of Project	$2,000,000.00 ($1,600,000.00 requested)

Project Description:
Jamestown Charter Township has grown to the point where the existing water system storage tank is not sufficiently sized to allow the new connections that are anticipated in the next 5 years. This constraint will lead to limitations in growth for businesses and residential development. This project would not only create immediate jobs for 10 construction workers, it would allow the existing 500 +/- existing jobs that support and build the new residential homes and businesses to continue. It would also allow for vacant land to be developed into new industries and expansion of existing businesses. Jamestown's water system is part of a Regional water system that begins at the Lake Michigan Shore and extends into mid Kent County. Storage added anywhere in the system will be a benefit to the system as a whole during emergencies and times of high demand.

Community	Jamestown Township
Project Title	Sanitary Sewer Infrastructure Rehabilitation
Contact Information	Ken Bergwerff 616-896-8376
Community Impact	Project is supported by adjacent communities and Ottawa County.
Project Readiness	Matching funds are secured and engineering is in progress.
Total Cost of Project	$5,000,000.00 ($4,000,000.00 requested)

Project Description:
Jamestown Charter Township has undersized and aging sanitary infrastructure serving its downtown area. The constraints are leading to limitations in growth for businesses and residential development. This project would not only create immediate jobs for 20 construction workers, it would allow the existing 500 +/- existing jobs served by the aging infrastructure from suffering harm due to potential pump station and force main failures. The project will allow for new industries, expansion of existing businesses, and the continuing of the formally robust residential construction sector without the hindrance of sanitary sewer capacity limitations. The current system also produces H2S gases that are causing corrosion issues in downstream Jamestown Sewers as well contributing to issues in a shared Regional Trunk Sewer that serves Georgetown Charter Township, the City of Hudsonville, and Jamestown Township; is operated by the Ottawa County Road Commission; and ultimately discharges at the City of Grandville WWTP.

Community	Jamestown Township
Project Title	Riley Street Path
Contact Information	Ken Bergwerff 616-896-8376
Community Impact	Project is supported by Ottawa County.
Project Readiness	Matching funds are secured and engineering is in progress.
Total Cost of Project	$550,000.00 ($440,000.00 requested)

Project Description: Jamestown Township would like to extend a non-motorized trail 3,700' east of Brindle Drive to 16th Ave. This would connect approximately 47 existing homes and a proposed 85 lot development to the downtown business district. It would also connect the downtown business district and 100's of homes to a community church near 16th Ave. The project would provide many customers to the existing and future businesses in the downtown area.

Community	Jamestown Township
Project Title	Downtown Jamestown Beautification
Contact Information	Ken Bergwerff 616-896-8376
Community Impact	Project is supported by Ottawa County.
Project Readiness	Matching funds are secured.
Total Cost of Project	$4,500,000.00 ($4,450,000.00 requested)
Project Description: Beautify the town center corridors of Jamestown Township in all 4 directions from the intersection of Riley Street and 24th Avenue. This area has existing commercial, government, and residential uses and adding beauty and functionality will draw customers downtown causing the existing businesses to grow and new business to locate here. The plan is to improve pedestrian safety utilizing street scaping to separate pedestrians from the street and on-street parking. The streetscape will include street trees, curbing, decorative streetlight poles and LED fixtures, clearly defined on-street parking that is separated from pedestrian pathways or pedestrian gathering spaces, outdoor seating benches, infill sidewalk gaps, defined pedestrian pathways, brick crosswalks to establish pedestrian crossings with identifiable longevity, burial of overhead utility lines, wayfinding signage, public garbage cans, and bike racks.	

Community	Spring Lake Township
Project Title	Industrial Park
Contact Information	Gordon Gallagher 616-844-2103
Community Impact	Provide industrial land for the expansion of existing businesses and the development of new businesses in an area of Michigan that has a range of industries providing jobs for people from multiple counties.
Project Readiness	Match funds from the Michigan Department of Transportation and support from surrounding communities and Ottawa County.
Total Cost of Project	$4,500,000.00 ($3,000,000.00 request)
Project Description: Purchase a 50-acre site and develop an industrial park to serve the existing and future businesses in the northwest corner of Ottawa County. Improvements would include acquiring property, developing industrial park facilities, extending utilities, and improving a nearby intersection to allow for easier access to the site.	

Community	Spring Lake Village
Project Title	Tanglewood Park Redevelopment
Contact Information	Christine Burns 616-842-1393
Community Impact	Provide variety of opportunities for public facilities.

Project Readiness	Match funds from the Michigan Department of Transportation and support from surrounding communities and Ottawa County.
Total Cost of Project	$4,300,000.00 ($2,000,000.00 request)

Project Description:
The Village is redeveloping Tanglefoot Park from an RV Park to a water gateway to our downtown business district. The Park sits on the Grand River and is the last piece of publicly owned waterfront land within the Village. We have applied to the DNRTF for funding to help turn the outdoor amenities into 100% universally accessible features (fishing pier, kayak launch, etc). The Village will be responsible for the construction of a pavilion to house a weekly Farmer's Market. The pavilion would also be utilized for art & garden shows, private events (i.e open houses, weddings, etc.) and public functions. It would be necessary to install some traffic calming and wayfinding so that visitors know what the downtown businesses, located within a block's walking distance, have to offer.

Community	City of Zeeland
Project Title	Clean Water Plant Improvements
Contact Information	Doug Engelsman 616-836-5042
Community Impact	Matching funds are secured and project has support of adjacent communities.
Project Readiness	Engineering is in progress.
Total Cost of Project	$2,500,000 ($2,000,000 request)

Project Description:
The City of Zeeland Clean Water Plant (CWP) provides sanitary sewer treatment to the City of Zeeland, parts of Zeeland Township, and Holland Township, including the residences and industries connected to the system. Currently, the CWP uses a Sieve Drum Concentrator (SDC) to thicken its treated biosolids to dispose of them via land application as Class B biosolids. The SDC is at the end of its useful life, does not efficiently remove enough water, and the building that it is currently located in is not sufficiently sized for a new piece of equipment due to space and electrical constraints. This existing building will be re-used as a maintenance shop on top of the other current functions it provides for the CWP.
The proposed project includes installing a new Gravity Belt Thickener (GBT) and new building on site to place it in, along with the necessary discharge pumps, piping, and controls to properly dispose of the biosolids via land application. This project will allow the Zeeland CWP to continue to meet regulations and schedule short- and long-term improvements. It is imperative the CWP can effectively treat wastewater from the surrounding community in order to support continued investment, build customer trust, and operate under excellent odor-control and solids disposal practices. The thickening improvements will enable the plant to handle increased flows and cut biosolids storage and transportation costs, thereby improving the community that the CWP serves. This project also represents environmentally conscious practices. By implementing this new thickening equipment, the CWP will reduce its annual biosolids waste by approximately 1.2 million gallons. This project will result in the employment/continued employment of numerous equipment manufacturers of the solids thickening equipment, pumps, piping, building construction products, etc. as well as local contractors including earthwork, mechanical, electrical, controls, and sludge haulers. It also allows for future expansion within the CWP service area, which is expected to continue growing within the next 10 years. The CWP serves many large industries in Zeeland / Zeeland Township, and this project provides extra solids treatment capacity to better serve these industries.
This project will also include the removal and replacement of the CWP's aging Ultraviolet (UV)

disinfection system. Their current UV system is at the end of its useful life and is not nearly as electrically efficient as today's technology. The new system will reduce energy usage by up to 30% and provide the CWP with reliable disinfection for the water before discharging to the local stream. The Project supports EDA's Investment Priorities of "Critical Infrastructure" for sewer projects, and also "Recovery & Resilience" for creating sustainable infrastructure to allow businesses to continue to thrive and grow within the collection area. The City of Zeeland will be able to procure letters of support from several local business in the manufacturing sector served by the sewer system related this project. The project is virtually designed, and will be "shovel ready" by May of 2020, with measurable outcomes of waste reduction and energy savings beginning immediately.

Community	City of Zeeland
Project Title	Fiber to the Home/Business Broadband Project
Contact Information	Andrew Boatright 616-772-6212
Community Impact	
Project Readiness	
Total Cost of Project	$10,000,000.00
Project Description 1. Strategic Planning - $10,000 We would evaluate various business models, system technologies, funding models, and partnership opportunities 2. Needs Assessment - $25,000 This process would involve the performance of due diligence on incumbent providers, as well as conducting stakeholder outreach and residential surveying 3. Preliminary Network Design - $30,000 Based on outcomes through the Strategic Planning and Needs Assessment processes, a high-level network design would be developed, thereby providing a basis for Business Plan Development 4. Business Plan Development - $35,000 This is would involve a deep dive into financial aspects of the project including, but not limited to, long-term financial forecasting, pro-forma financial statements, and projected capital, personnel, and operating expenses. 5. Final Network Design and Construction - $7.5M – $10.0M The final network design would be based on outcomes from the previously mentioned steps.	

Community	City of Zeeland
Project Title	Snow Melt System
Contact Information	Tim Klunder 616-772-6400
Community Impact	Currently seeking support of surrounding communities and Ottawa County
Project Readiness	Matching funds are secured and engineering is in-progress.
Total Cost of Project	$3,900,400 ($3,070,265 request)
Project Description: The City of Zeeland is requesting EDA funding for the installation of a public snowmelt system along the sidewalks and Main Street in a three-block section of the downtown Zeeland central business district. Neighboring communities (Holland, Grand Haven) have proven that the	

addition of a snowmelt system is an innovative method that can drastically improve the accessibility and functionality of the district during Michigan's winter months, which are known for high precipitation and lake effect snow.

Multi-County/University Projects

Community	Grand Valley State University -- Statewide
Project Title	Michigan Veteran Entrepreneur Lab (MVE-Lab)
Contact Information	Julie Cowie 269-214-1227
Community Impact	NA
Project Readiness	NA
Total Cost of Project	$322,500.00 ($258,000.00 requested)

Project Description:
Michigan Veteran Entrepreneur Lab (MVE-Lab) is a cohort-based entrepreneurship accelerator program for military-connected people in the community. Research shows that 45% of veterans prefer self-employment. Pre Covid-19, the unemployment rate of veterans was significantly higher than the general population. As an economic recovery strategy triggered by this pandemic, GVSU seeks to expand its engagement with military-connected people. The Richard M. and Helen DeVos Center for Entrepreneurship & Innovation at Grand Valley State University seeks $258,000 in EDA CARES Act Recovery Assistance. These funds will be used to train at least 90 military-connected people in business development in six state-wide cohorts in Michigan during a two-year period, October 1, 2020 to September 30, 2022. MVE-Lab offers the following at no charge to military-connected participants:
• A co-facilitator team comprised of 3 entrepreneurs, two of whom are veterans themselves
• Licensed use of the CO.STARTERS curriculum, hands-on entrepreneurship training for adult learners based on the business model canvas
• Mentors from the business community and SCORE with a majority being veteran entrepreneurs
• Guest speakers from Entrepreneur Support Organizations such as SBDC, VetBizCentral.org, SBA, business incubators and accelerators, and supplier diversity
• Rotating judges for the final pitch competition, including bankers, angel investors, and economic development professionals
• $10,000 in prize money to provide seed funding to pitch competition winners
• A flexible model that encourages camaraderie and builds connections and a professional network, whether delivered in person or online
• Free consultation provided to program participants through the LendGR program, an Initiative that pairs university students and startups to provide low-cost or no-cost technical assistance with marketing and business pitch development MVE-Lab has conducted 4 cohorts of military-connected participants in Grand Rapids since September 2018. We seek to expand to Detroit and other regional centers in the next two years. MVE-Lab has a track record of reaching diverse program participants:
Low to Moderate Income 55% (based on Kent County)
Status 74% service members & veterans / 26% spouses & partners
Gender 64% male / 36% female
Black or African American 21%
Hispanic/Latino 10%
White 58%
Service-disabled veterans 42% (self-reported in surveys conducted by CO.STARTERS)

American Rescue Plan Act of 2021 Projects

EDA published the rules for the $3.0 Billion it received from the American Rescue Plan Act (ARPA) of 2021 in July of 2021. All of the previous projects listed in this CEDS can apply for ARPA funding, but should consult with the WMRPC and EDA prior to filling out a complete application in order to assemble a competitive application. The following projects have been discussed for potential funding using one or more of the six ARPA focus areas.

Ottawa County Coal Impacted Communities

EDA, through several programs, offers coal-impacted communities an opportunity to mitigate the economic impacts of moving away from coal as a source of energy generation. Impacts include loss of coal mining jobs, loss of jobs related to transporting coal, and the closure of coal powered electrical generation plants. Ottawa County has several coal powered plants that have already closed (impacts can go back 15 years) and has another that is slated to close in the next couple years. The County has met with EDA, the WMRPC, and the Michigan Department of Treasury to discuss possible approaches to mitigating the impacts of these closures and has decided that site specific projects are more appropriate than an all-in-one approach since each site has different challenges and timelines.

The Dragon at Hardy Pond

Mecosta County and Newaygo County (in Michigan's Region 14) are in the process of building a 50-mile mountain biking trail around Hardy Pond (an impoundment of the Muskegon River from the Hardy Dam, which is an electrical generating dam owned by Consumers Energy). The two counties' Recreation Departments, and the several individual communities the project passes through, have designed a world-class mountain biking destination that will provide a destination for cyclists from beyond Michigan to help West Michigan's tourism and recreation-related economy recover and thrive. The two counties have met with the WMRPC and EDA to discuss the potential for funding the second half of the trail. Funding from the Michigan Natural Resources Trust have been secured and local contributions have also been secured.

City of Grand Haven

The City of Grand Haven has met with the WMRPC and EDA to discuss the potential for assistance for several projects that can be tied to the closure of a coal-fired plant. Potential projects include reuse of the site, located on Lake Michigan, and mitigating the loss of heat generated by the plant that was to be used as a snow-melt system to promote year-round tourism in the City's downtown.

City of Plainwell

The City of Plainwell has met with the WMRPC and EDA to discuss improvements/expansion of an industrial park in the City and adjacent township. Improvements will allow for the expansion of existing businesses and the recruitment of new businesses to the area. The City applied for an EDA/ARPA grant for this project but was not selected for funding but was encouraged to apply under the regular EDA Public Works program.

City of Grand Rapids

Grand Rapids Downtown Inc. has met with the WMRPC and EDA to discuss improvements to a large site on the Grand River in Downtown Grand Rapids. Proposed improvements range from wastewater improvements to recreation-related improvements including a large pavilion for outdoor music performances.

Hopkins Township

Hopkins Township is considering developing additional infrastructure to address the needs of commercial and industrial development. Water and wastewater are the two biggest expenses. Matching funds will come from a tax increment finance program.

Projects Receiving EDA Funding Assistance Since 2008

March 2008 – City of Reed City – Osceola County –Waste Water Treatment Plant Improvements
Received $1.7 million EDA Grant

May 2008 – Village of Howard City – Montcalm County – Waste Water Treatment Improvements
Received $1.4 million EDA Grant

August 2009 – City of Greenville – Montcalm County – Waste Water Treatment Plant Upgrade and Expansion
Received $1.9 million EDA Grant

September 2009 – City of Allegan – Allegan County – Water Treatment Facility Improvements
Received $4.2 million EDA Grant

April 2010 – Spring Lake Township – Ottawa County – Lift Station Upgrades
Received $1.2 million EDA Grant

April 2010 – City of Grand Rapids – Kent County – Street Improvements
Received $1.5 million EDA Grant

November 2011 – Lakeshore Advantage & Michigan State University – Ottawa County – Michigan State University Bio-Economy Center
Received $586,000 from EDA/I-6 Grant

June 2012 – Village of Lake Odessa – Ionia County – Lakewood Wastewater
Received $2.1 million EDA Grant

2013-2018 – West Michigan Regional Planning Commission – Planning Grants
Received $358,848 in EDA Grants

September 2013 – City of Big Rapids – Mecosta County – Baldwin Street Bridge and Industrial Park Improvements
Received $2.6 million EDA Grant

September 2014 – City of Zeeland – Ottawa County – Clean Water Plant Improvements
Received $2.1 million EDA Grant

September 2016 – City of Grand Rapids – Kent County – Street Improvements
Received $606,000 EDA Grant

January 2018 – City of Coopersville – Ottawa County – Water System Improvements
Received $2.1 million EDA Grant

January 2019 – City of Cedar Springs – Kent County – Industrial Park Utilities
Received $872,220 EDA Grant (in progress).

PLAN OF ACTION

The Plan of Action is an expanded version of the Organizational Goals and Objectives.

Actions related to Organizational Goal #1: The WMRPC shall maintain an active and productive role with the U.S. Economic Development Administration (EDA)

Action #1-1
The Director of the WMRPC will maintain contact with the Economic Development Representative for Michigan through telephone calls, e-mails, and personal contacts. Contact will be made with the Economic Development Representative at least monthly. Additionally, the Director will invite the EDA representative to at least one Board Meeting and/or CEDS Committee meeting every year. The Director will also strive to attend at least one EDA meeting per year outside of Michigan to stay current with EDA rules and initiatives. The Director will also maintain a relationship with the Michigan Association of Regions (MAR) in order to keep abreast of issues in other regions. The Director will maintain a current list of community projects suitable for EDA assistance and will advocate for communities by arranging meetings with EDA and will assist in the preparation of grant applications – including identifying appropriate roles for communities and EDA.

Action #1-2
The Director of the WMRPC will ensure that the WMRPC meets or exceeds the rules set forth by EDA for maintaining and Economic Development District. The Director will maintain an adequate staff to support the CEDS process. The Director will also work with member communities, the WMRPC, and the CEDS Committee to ensure Commission members and CEDS Committee members represent the needs of West Michigan and are well informed of EDA's goals and objectives.

Action #1-3
The Director of the WMRPC shall keep communities informed of programs offered by the U.S. Economic Development Administration (EDA) through a variety of methods such as Commission and CEDS Committee meetings, newsletters, website, community visits, e-mails, telephone calls and coordinating meetings between EDA and communities with potential projects.

Actions related to Organizational Goal #2: The WMRPC shall promote coordination between counties, cities, townships, villages, the federal government, the State of Michigan, non-profits and other community-based organizations.

Action #2-1
The staff of the WMRPC will disseminate information at WMRPC and CEDS Committee meetings. Additionally the staff will coordinate or prepare speakers, newsletters, mailings, telephone calls, our website, and other means to disseminate information. The WMRPC will continue to serve as the regional clearinghouse for federally funded projects.

Action #2-2
The WMRPC will inform members of state, federal, and local programs through regular speakers at WMRPC and CEDS Committee meetings.

Action #2-3
The WMRPC will encourage the identification and used of "best practices" by identifying new and better ways that member communities are accomplishing community development. Communities will be encouraged to share these practices at WMRPC and CEDS Committee meetings.

Actions related to Organizational Goal #3: While EDA is the primary partner related to economic development, the WMRPC shall actively participate with other community and economic development organizations.

Action #3-1
The WMRPC will promote the well-being of member communities by maintaining an active relationship, and supporting planning efforts and programs, with the Michigan Economic Development Corporation (MEDC), the Michigan Department of Transportation (MDOT) and other state agencies that promote community and economic development. Each of these groups will be regularly invited to attend both WMRPC and CEDS Committee meetings by staff of the WMRPC.

Action #3-2
The Director of the WMRPC will actively participate in the Michigan Association of Planning (MAP) the Michigan Association of Regions (MAR), and other initiatives related to economic and community development as they arise. Staff will also maintain contact with the Michigan Transportation Planning Association, MICamp, and other planning and educational organizations.

Action #3-3
The Director of the WMRPC will participate in Member Economic initiatives when appropriate as a means of sharing information about EDA and the WMRPC.

PERFORMANCE MEASURES

The purpose of the West Michigan Regional Planning Commission's (WMRPC's) CEDS Program is to direct and coordinate efforts that will lead toward the maximum impacts of a reduction in local unemployment and poverty, a more stable and diversified economy, and improved living conditions within economically distressed areas of our district.

The CEDS Committee outlined the following performance measures that will be used to measure progress toward each of the major work program activities during the period between 2021 and 2025.

CEDS Maintenance and Document Update

The WMRPC will identify and rank economic development projects for Region 8, track economic trends, review the goals and strategies of the CEDS Program, and prepare an Annual CEDS Report/Status Report as required by the U.S. EDA. As a part of this effort, summary reports on the economic development strengths and weaknesses of the area will be prepared. These reports will be circulated to inform local officials, state and federal representatives, and the general public regarding economic development needs and opportunities within West Michigan. The WMRPC will work closely with communities and EDA to develop viable community projects with the financial assistance of EDA.

Technical Assistance to Local Government and Development Agencies

The WMRPC will provide technical assistance and advisory services to local units of government, development agencies, and the private sector as follows:

- **CEDS Project Implementation.** The WMRPC will educate local officials regarding the CEDS process and availability of EDA grants for projects via telephone, mail, and presentations; provide technical assistance to communities working on potential EDA projects; evaluate EDA grant eligibility of local projects; and provide supplemental technical assistance in planning, zoning, and grantsmanship as needed for project implementation. We will strive to obtain at least one EDA grant public works project within Region 8 each year.
- **Information Clearinghouse.** WMRPC staff will support and participate in local economic development initiatives and events occurring throughout Region 8; track evolving state and federal policy that effect local economic development and strengthen partnerships with key community and economic development agencies. The WMRPC will also publish its "Region 8 Notes" newsletter six times annually and conduct outreach visits to disseminate relevant information to its membership on grant application deadlines; economic development and planning issues; and sources of data, maps and technical assistance.
- **Federal and State Project Review.** The WMRPC will continue to function as the regional clearinghouse for state and federally funded programs as requested. On average, the WMRPC reviews 100 projects each year under the Federal Project Review System for communities seeking federal assistance.

Maintenance of a Data Center

The WMRPC will continue to respond to data requests from government, educational, private, and community organizations and individuals in West Michigan.

Forum for Local Economic Development Organizations

Through its CEDS process, the WMRPC will maintain a regional network of professionals, which can respond effectively to economic opportunities as they arise. The CEDS Committee members will share ideas and information on common economic concerns and changing technologies and policies. The Committee will also provide direction to the WMRPC on technical assistance needs throughout the Region and look for opportunities to build new partnerships and leverage for outside funding and resources.

Identification of Additional Resources

The WMRPC will pursue additional resources and funding to build our capability to provide more in-depth technical assistance to local communities, particularly fee-for-services and state and federal grants if the programs or activities advance the goals of the WMRPC and its member communities. We will also support funding applications of local communities for economic and community development initiatives within Region 8.

Environmental Protection Program

As needed, the WMRPC will support environmental protection efforts, update the WMRPC's in-house environmental data, and assist in the preparation of environmental impact assessments for economic development projects as required by EDA. We will also seek opportunities to assist local communities revitalize abandoned or under-utilized properties in the older sections of communities throughout the Region 8.

Plant Closure Data

The WMRPC will supply EDA's Economic Development Representative (EDR) with timely information on plant closures or possible plant closures, as well as the number of employees affected by these actions, and otherwise assist EDA to identify areas which are eligible for sudden economic distress assistance.

Emergency Response

The WMRPC will meet with communities that have experienced a natural disaster as soon as possible to determine if there are needs that could be addressed with the assistance of an EDA grant or other resources.

Special Projects: Research and Training

The WMRPC will strive to complete any special projects that arise to the best of its ability to complete special projects in a timely manner with limited staffing and other resources.

RECOVERY PLAN

Introduction

While the entire 2022 Comprehensive Economic Development Strategy and Pandemic Recovery Plan was developed with COVID-19 and the many impacts of the pandemic in mind, the remainder of this document is specific to the Pandemic Recovery Plan and includes information about the pandemic and actions to address issues specific to the short and long-term impacts of the pandemic.

Work Program

The following was the basis of the program. The WMRPC submitted this work program to EDA in June 2020. EDA allowed regional planning organizations to request up to $400,000, to be spent over a two-year period, but the WMRPC felt it would be difficult to spent that amount without permanently altering the scope of the organization, so limited the request to $250,000 (which was approved).

1. **Short-Term and Long-Term Economic Development Planning and Coordination**
   Update the Comprehensive Economic Development Strategy (CEDS). The CEDS was last updated in 2017, so should be updated during the two-year period covered by EDA's CARES Act Grant. While the WMRPC develops an interim CEDS every year, these are not comprehensive enough to address the scope of the impact on the Region created by the Coronavirus Pandemic.

   While WMRPC staff always makes an effort to visit communities to determine needs, additional efforts will be made to gain an understanding of the issues created by the pandemic and to identify appropriate responses on an individual basis. This will be accomplished through meetings and workshops (when possible), e-mails, phone calls, and staff visits with community leaders. The already established Commission and CEDS Committee will play a key role in creating a complete understanding of the ongoing and future issues created by the pandemic.

   It is anticipated that the existing CEDS Committee will need to be expanded to include organizations and officials that were not typically part of the CEDS process. The WMRPC and its members will seek out qualified representatives to serve on the CEDS Committee throughout the process, and most likely into the future afterwards. The CEDS Committee currently meets four times annually and this may be adequate if additional communications between members is established through the use of e-mails or other methods.

   The CEDS will include long-term planning efforts and goals (covering the next five years). This year's Interim CEDS will include short term planning efforts and goals covering the next year.

2. Assign Staff to Assist in Disaster Recovery

Funding from this program will be used to fund the existing Director and Planner while other funds will be used to fund a two-year position addressing regular regional programs and transportation planning – as well as assisting in the disaster recovery effort. The WMRPC feels the importance of this program requires staff that are already familiar with the Region's communities and its people.

Staff will work with EDA, communities, existing economic development organizations, and the State of Michigan to assist in Coronavirus recovery efforts. This process began in March 2020 and will continue as long as needed and has already included notifying communities of opportunities, seeking projects, and working with EDA and the communities to identify appropriate projects. At this time, we can only guess which communities will be most impacted economically, since Michigan is still in transition with regards to moving towards allowing people to congregate in groups of ten or more and allowing non-essential businesses to reopen. In addition to health and economic issues, we are now also looking at issues related to unrest across the nation that will add to the overall recovery efforts of many of our communities.

3. Technical Assistance and Capacity Building

The WMRPC will use a portion of the CARES Act grant to assist existing member organizations (seven counties and all of the communities within those counties; and four individual cities) with technical assistance and in seeking federal and state assistance. The WMRPC will assist in identifying appropriate funding opportunities including EDA/CARES Act grant, and other state and federal opportunities. Staff will assist communities in working through grant applications by providing any demographic information needed and working through the actual application whenever possible.

In addition to the existing CEDS Committee, this action will also establish opportunities for communities to form more localized committees (county level or smaller) to identify needs related to the economic recovery from the pandemic. The WMRPC will coordinate committees comprised of a combination of public and private leadership to identify issues and potential solutions. At this time, it is anticipated that the committees will meet remotely using primarily e-mail groups in order to allow for safe and well-documented meetings. The WMRPC will continue to send communications out to all of our member counties, cities, villages, and townships using e-mail and other electronic resources.

4. Organizational Capacity Support

In addition to hiring additional support staff to allow existing staff to focus on recovery efforts the WMRPC will increase capacity for existing staff to work outside of the office in case the need to work from home continues, or resurfaces in the future. Currently, staff picked up what pieces they needed as the State ordered residents to shelter in place and limited the travel to non-essential businesses. Three employees will be provided with duplicate computers and printers and be reimbursed for expenses such as internet service, office equipment, and other expenses. While most operations were able to be covered from home over the past months, accounting and paying bills remotely was not possible, requiring

staff to go into the office – addressing this issue will require some assistance. Some software and training on video conferencing may also be required if meetings continue to, or return to, meeting remotely. The WMRPC will also update its website to incorporate easier ways of distributing and collecting information from member communities.

Work Program Amendment

Time Extension

The West Michigan Regional Planning Commission (WMRPC) received an extension to its U.S. Economic Development Administration (EDA) Non-Competitive Coroavirus Aid, Relief, and Economic Security (CARES) Act Award, which was granted in 2020. The WMRPC requested and received an extension to December 31, 2022. The WMRPC did not request additional funds to the $250,000 award.

Challenges Creating the Need for an Extension

The WMRPC faced several challenges during the original planning period related to the the COVID-19 Pandemic, staffing issues, and personal health-related issues. Challenges of the pandemic include the inability to meet in person, visit communities, or even for the CEDS Committee or the WMRPC to meet remotely until staff, commissioners and committee members had the tools and knowledge to meet remotely. Understanding the public requirements of such meetings was also an issue that has yet to be completely understood as Michigan has not officially changed requirements. Additionally, requirements have varied from county to county. Staffing issues have been a serious issue through the pandemic.

When EDA granted the $250,000 CARES Act award (the WMRPC decided that $400,000 was not necessary) the WMRPC hired additional planners to supplement our small staff (typically we have 2.8 full time equivalents). The WMRPC hired an additional two people. In late 2020/early 2021 two of the three planner positions departed (both left Michigan for spouses' employment needs). The third Planner left in January 2022. A new Planner has been hired and will begin in April 2022. While the primary person performing the CARES Act work is still with the WMRPC (the Director), his has been spent performing the duties of the planners that includes tasks other than just EDA/CARES Act such as transportation planning. Time was also spent hiring new people in a very challenging job market.

Finally, as far as reasons and justifications for requiring additional time, there were two health-related events impacting the primary staff person. The first was in the beginning of 2021 (surgery) that required time off for recovery. Then in February 2022 the staff person broke his leg and required surgery again.

Plan for Completing the CEDS and Recovery Plan

The WMRPC originally proposed completing the CEDS in 2021 which would have been a year before the end of the scheduled five-year cycle for the 2017 CEDS. The WMRPC is now planning on adopting the CEDS in either May or August 2022. The WMRPC is performing the Recovery Plan in conjunction with the CEDS, so was originally planning on adopting it along with the CEDS. While adopting the plan with the CED is still very likely, the WMRPC would like to spend some additional time on completing the Recovery Plan. The following actions are proposed for completing the Recovery Plan:

- June-October 2022 – Resume in-person visits to cities, villages, larger townships, and counties to gain an understanding of unique needs of each community.
- Develop a plan for creating an up-to-date inventory of master plans and reviewing goals and capital improvement plans to identify potential projects and overall needs of the region as-a-whole. Begin inventory process and complete as much as time allows. Remainder of inventory will be completed the following year using existing EDA planning grant and general funds. Work with communities to encourage developing new plans when needed. It is felt that the pandemic, and the dollars designated to assist communities in their recovery efforts, has emphasized the importance of planning.
- Develop a plan for creating an up-to-date inventory the capacity of communities' water and wastewater capacity. Additionally, an inventory of available industrial land is also needed. Begin inventory process and complete as much as time allows. Remainder of inventory will be completed the following year using existing EDA planning grant and general funds. Like planning, it is felt that the pandemic, and the dollars designated to assist communities in their recovery efforts, has emphasized the importance of having adequate capacity of growth related to infrastructure.

News, History, and Timeline

The following timeline shows some of the events that influenced West Michigan between 2019 and 2021. A report from the Detroit Free Press was used for 2019 and 2020 information.

2019

December

While not impacting West Michigan at the time, the first cases of COVID-19 appear in China in December. On December 31, 2019 China informs the World Health Organization (WHO) of an unusual case of pneumonia in Wuhan, a city of 11 million people.

2020

January

While still not impacting day-to-day life in West Michigan the virus begins impacting areas beyond China. China closes the Huanan Seafood Wholesale Market in Wuhan. The WHO asks China for more information to assess the risk. China quarantines Wuhan, suspending air, rail and bus travel, as well as subways and ferries, to try to prevent the virus from spreading. The WHO declares a public health emergency of international concern as China reports thousands of coronavirus cases. The U.S. state department warns not to travel to China, and the next day, the president suspends travel of foreign nationals from China. Airlines around the world shut down flights to and from China and airlines begin screening for the virus.

February

In February 2020 West Michigan is still not seriously impacted by the virus, but people sense it is coming. Deaths in China reach 500 in the beginning of the month. Midway through the month there are over 30 confirmed cases in the United States and several European countries also reporting cases. Stocks begin to fall and the president asks Congress for $1.25 billion to combat the virus. Over 300 Michiganders are being monitored and self-isolating.

March

March 2020 is the month that the virus began impacting life in West Michigan. The first reported death in the United States occurred in late February. People start to begin stock piling food, cleaning supplies, and toilet paper. Gas prices fall and the Federal Reserve cuts rates to stimulate the economy. On March 10 Governor Whitmer declares a state of emergency after two confirmed cases in Southeast Michigan. The WHO declares the outbreak a pandemic on March 11 and Governor Whitmer orders Michigan's schools closed for three weeks. Communities, companies, and others begin planning for employees to work from home. On March 13 a national emergency is declared. On March 16 Governor Whitmer orders bars, restaurants,

theaters, and casinos to close and restricts gatherings to less than 50 people, and Michigan's unemployment benefits expand.

By the middle of the month the number of Michigan cases reaches 65 people, hospitals begin offering testing, and stores begin closing. Michigan's first death occurs on March 18 and the border between the United States and Canada closes for all but essential travel at the same time as auto plants begin shutting down. Michigan's jobless claims rise to 108,000 in a week.

During the last week of the month Governor Whitmer issues a stay-at-home order. Deaths in Michigan from the virus approach 140 people, auto manufacturers switch to the manufacturing of respirators, and guidelines for people begin to understand the need for social distancing and other measures.

April

The pandemic is in full swing in West Michigan when 31 residents and five staff test positive at a West Michigan nursing home on April 1. Fines for violating stay-at-home order goes up to a $1,000 civil fine, a $500 criminal fine, and 90 days in jail (there were not any examples of this actually occurring). Many services such as grocery delivery are overwhelmed. By April 9 over 1,000 Michigan residents have died from the virus and the stay-at-home order is extended to May 1. Michigan's economy is being hit hard as people cannot work or shop. More that 25 percent of Michigan's workforce has filed for unemployment. Hospitals are beginning to perform non-essential surgeries after a brief interval. By the middle of the month there are protests and lawsuits are being filed over the stay-at-home order while prisons are hot spots for the virus. Contract tracing begins, but not without disagreements. By the end of the month cases near 40,000 in Michigan with 3,500 deaths.

May

On May 1 Governor Whitmer extends the state of emergency to May 28. Manufacturing resumes in many factories in the beginning of the month and Michigan ranks highest in the nation in prisoner deaths from the virus. While Michigan passes 50,000 cases by mid-month and over 4,800 deaths the State reports the lowest death total since March. Pfizer begins planning for the production of a vaccine. Governor Whitmer begins to lift parts of stay-at-home order in northern Michigan. Nursing homes are hard hit with cases and deaths with Michigan being fifth in the nation in nursing home deaths.

June

Michigan surpasses 58,000 cases and nears 5,600 deaths at the beginning of the month. Polling shows Michiganders support Governor Whitmer's orders and fear a second wave of the virus. By mid-June cases are rising again. Many supplies are still hard to find and there are endless conflicts related to mask-wearing and social distancing.

July - August

As availability of testing increases, so do the number of cases as the pandemic moves into July. Conflicts over mask wearing and other precautions turn even more political as virus surges in some Republican territories. Some prisoners kept in segregation for more than four months because of virus, and a convent loses 13 sisters to the virus.

September - December

Many politicians contract the virus including a State Senator and the President of the United States. In October a plot to kidnap Governor Whitmer is discovered by Federal law enforcement agencies and the State Supreme Court rules against the Governor's emergency powers. In November West Michigan hospitals near capacity as cases grow exponentially. Joseph Biden is elected President of the United States. The number of deaths passes 10,000 in Michigan in the beginning of December and a new strain of the virus from the United Kingdom appears in Canada. Vaccines become available to healthcare workers at the end of year.

2021

January

Vaccines begin becoming available to essential workers, residents 65 and over, and people with health challenges. While limited supplies of the three available vaccines creates angst for those wanting to be vaccinated, by January 6 Michigan had administered 124,689 doses. Divisiveness over the November election peaks on January 6 at the U.S. Capitol. On January 11 Michigan began paying $300 supplemental benefit payments. Michigan began allowing indoor group exercise and non-contact sports on January 16.

February

Michigan makes great strides vaccinating residents of nursing homes and their care-givers. While virus cases begin to decrease, the latest variant is responsible for many new cases. February also was the start of Michigan's restaurants and some other businesses reopening with limitations on capacity and hours of operation in-place. The latest variant is detected in Ionia prisoners. Michigan residents have several options for signing up for a vaccine. West Michigan opens a large vaccine clinic in Grand Rapids that vaccinates thousands of residents daily. President Biden and Governor Whitmer visit Pfizer Facility in Kalamazoo. The United States surpasses 500,000 deaths due to the pandemic.

March

At the beginning of March Michigan expands restaurant capacities and allows for visits at nursing homes. On March 12 Michigan expanded access to vaccines to anyone over 16 years with medical conditions. Federal legislation extends unemployment benefit programs for

Michigan workers on March 17. Fully vaccinated individuals may gather at residences without masks per CDC and capacity at outdoor stadiums increases on March 19.

April

All Michiganders age 16 and up become eligible for vaccines on April 5. There is a surge in cases in April putting Michigan in the national news for the increases. Over 3.5 million doses administered by mid-April. On April 16 the Michigan Department of Health and Human Services (MDHHS) extends epidemic order and strengthens mask requirement for children.

May

Over 7 million vaccines administered by May 3 and by May 7, 54 percent of residents have received the first dose of a vaccine. MDHHS lifts mask requirements for outdoor gatherings of under 100 people. On May 14 Governor Whitmer lifts mask requirement for fully vaccinated Michiganders.

June

During June Michigan began to see many changes related to restrictions as the number of new cases and deaths declined. Office workers began returning to work, and mask requirements were limited to the unvaccinated and those with health challenges. Restaurants and bars were allowed to operate at full capacity and other businesses were also allowed to fully operate. Many businesses struggled to find employees due to uncertainty and a shift in types of employment – such as a shift to delivery services which allows for flexible hours.

July

Michigan began a lottery to encourage people to get vaccinated due to lagging interest by many in receiving a vaccination. Many people faced the possibility of having to return unemployment benefits in Michigan. Tourism began to recover in July as Michigan's summer arrived. Michigan's legislature repealed some of the Governor's emergency powers. Automobiles, both used and new, were hard to come by as demand peaked and production waned.

August

Canada opened its borders to some travelers after banning border crossings during the pandemic. Some Michigan universities and colleges announced vaccine mandates for students returning in the fall. Cases of the Delta Variant began to rise in Michigan creating recommendations for indoor masking. Vaccination rates still not as high as hoped. Schools are having a difficult time hiring teachers. Businesses begin vaccine mandates.

September

Schools reopened after summer break with a range of mandates depending on schools. There was a hope that Michigan avoided a late summer surge in COVID, but it was short-lived as hospitals began to fill. President Biden implemented a vaccine mandate for large employers. Booster shots began to be given to people.

October

The number of cases continued to rise in October, with rates high in rural areas. Vaccinated Canadians are again allowed to cross into Michigan. One in eight hospital beds occupied by COVID patients. FDA approves all boosters including "mix and match." Vaccines expanded to youth aged 5-11.

November

Michigan set to receive more than $10 Billion from Infrastructure Bill. People still fighting vaccine mandates, including healthcare workers. Michigan has the highest rate of COVID cases in the nation, due in part to the fact that over 4 million residents are not vaccinated. Labor shortages remain an issue and workers continue to leave their jobs. 85 percent of inpatient and ICU beds are full, with some patients being turned away. Most cases are still the Delta Variant.

December

25 percent of hospital patients have COVID. A school shooting in Michigan occurred with several students killed. The Omicron Variant began showing up in Michigan as residents traveled during Christmas break. Air travel during the holidays was often delayed due to lack of airlines staffing and other issues. Inflation hit a 39 year high.

While the pandemic continued past 2021, this report ends prior to 2022 to recognize the need to finish the plan and the fact that the impacts of the pandemic on health were minimized in 2022 with fewer hospitalizations and deaths due to the disease. Masks became voluntary in most settings and travel opened up. Concerns shifted away from the pandemic to other issues facing the United States and the rest of the world.

MI Safe Start: A Plan to Re-Engage Michigan's Economy

The following is taken from Michigan's recovery plan that was published May 7, 2020 and guided Michigan through much of the pandemic.

In Governor Whitmer's Safe Start Plan, we evaluate where the state and each of its regions are across six phases of this epidemic:

1. Uncontrolled growth: Increasing number of new cases every day, likely to overwhelm the health system. Only critical infrastructure remains open.

2. Persistent spread: Continue to see high case levels with concern about health system capacity. Only critical infrastructure remains open, with lower-risk recreational activities allowed.

3. Flattening: Epidemic is no longer increasing and health system capacity is sufficient for current needs. Specified lower-risk businesses can reopen given adherence to strict safety measures.

4. Improving: Epidemic clearly decreasing and health system capacity is strong with robust testing and contact tracing. Additional businesses can reopen given adherence to strict safety measures.

5. Containing: Epidemic levels are extremely low and outbreaks can be quickly contained. Health system capacity is strong with robust testing and tracing. Most businesses can reopen given adherence to strict safety measures.

6. Post-pandemic: Community spread is not expected to return (e.g., because of a vaccine) and the economy is fully reopened.

Assessing which phase we are in involves a comprehensive review of the facts on the ground. Guided by our experts, we are closely monitoring data that allows us to answer three questions:

A. Is the epidemic growing, flattening, or declining?

B. Does our health system have the capacity to address current needs? Can it cope with a potential surge of new cases?

C. Are our testing and tracing efforts sufficient to monitor the epidemic and control its spread?

We have also worked with our best public health experts and the business community to assess the infection risks posed by workplaces across every sector of the economy. In general, those

businesses that are likely to re-open sooner are those that present lower levels of infection risk and whose work cannot be performed remotely. We have also evaluated risk mitigation strategies to minimize the chance that any infection will spread at the workplace. Within each phase, businesses may reopen in a staggered manner to ensure safety. Finally, as our understanding of this disease improves, our assessments of what is appropriate in each phase could change to match the latest scientific evidence.

We are also establishing working groups to advise the state on how we can safely re-engage child care and summer camps, as well as businesses such as restaurants and bars, travel and tourism, and entertainment venues, so that when it is safe, there are best practices established for how to partially open in a low-risk manner.

The following sections outline our approach for moving between phases as well as details on each phase of the MI Safe Start Plan.

When do we move between phases? Guided by our public health experts, we are carefully evaluating the best available data to understand the degree of risk and readiness in Michigan. We are complementing that analysis with an understanding of the on-the-ground contextual realities. This comprehensive assessment is a critical input into whether we are prepared to move to the next phase and – just as importantly – whether the disease is surging and we need to adjust our approach.

It is crucial that we monitor the impact of each set of re-engagement activities before moving into the next phase. New transmission can take some time to become visible, and we need to understand any impact of previous re-engagement activities on new disease spread before evaluating a transition to the next stage. As we move into later phases, or if our progress stalls out, it may take longer to move from one phase to another.

Furthermore, it is important to evaluate indicators together: even though some may point to a lower level of risk, others may not. For example, if cases are declining but the health system does not have capacity to address a sudden uptick in cases, the degree of overall risk may still be high.

We will also examine whether different regions within Michigan may be at different phases. That inquiry, too, must be holistic: a region with a low rate of infection may have limited hospital capacity, for example, which puts it at relatively greater risk if an outbreak occurs. Where appropriate, however, regional tailoring makes sense for a state as large and diverse as ours.

Examples of the evidence reviewed for each of the three questions is described below:

A. Is the epidemic growing, flattening, or declining?

Evidence analyzed includes:

- The number of new cases per million: low levels of new cases can suggest limited continued transmission; high levels of new cases can suggest continued transmission activity.

- Trends in new daily cases: sustained decreases may suggest that there has not been new takeoff of the disease; increases would provide concern that there has been new takeoff.
- % positive tests: if testing levels are high, a low proportion of positive tests is further evidence of declining spread, and also suggests that we have a good understanding of the state of the epidemic. If there is a high proportion of positive tests, it could suggest further disease spread, or that we have a poor understanding of the true extent of the epidemic.

B. Does our health system have the capacity to address current needs as well as a potential increase, should new cases emerge?

Evidence analyzed includes:
- Hospital capacity: if hospitals are able to surge to accommodate a higher case load, it suggests that, if a small uptick in new cases occurred during additional re-engagement, our health system would not be overwhelmed. If hospitals are not able to surge in this way, any new case spread could threaten our health system.
- PPE availability: if hospitals have sufficient PPE to manage increased caseloads, it suggests health system capability to handle a small uptick in new cases.

C. Are our testing and tracing efforts sufficient to monitor the epidemic and control its spread?
Evidence analyzed includes:
- Testing capacity: if we are able to ensure that the individuals at risk in each re-engagement phase have access to testing when needed, we will be able to give individuals the information they need to stay safe and, at the same time, allow us to closely track the impact of re-engagement activities on our case growth. If we do not have this testing capacity, it will be harder to give our people and our decision-makers the information they need.
- Tracing and containment effectiveness: if we are able to quickly follow up on any newly identified cases and associated contacts, and if those individuals effectively self-isolate, we can more successfully contain any new increase in disease spread. Otherwise, transmission is likely to be higher, increasing our risk.

As new guidance continues to be provided by the CDC and other public health experts, our assessment will adjust to be continually informed by the best available science.

PHASE 1: UNCONTROLLED GROWTH

The number of daily new cases increases by a constant rate every day, which leads to an increasingly accelerating case curve. If a community remains in this phase for an extended period of time, healthcare facilities could quickly be overwhelmed. Because unmitigated behavior contributes to the exponential growth, communities can slow the growth rate and exit this phase by introducing social distancing practices and wearing masks when in public.

Businesses and organizations

Only work that is necessary to protect or sustain life will be permitted

- Retail: Limited to grocery stores and other critical retail (e.g., pharmacies)
- Public Transportation: Permitted
- Restaurants & Bars: Available for take-out, delivery and drive-through only
- Manufacturing: Critical manufacturing only
- Construction: Only permitted for critical infrastructure projects
- Food & Agriculture: Permitted
- Offices: Closed to all non-critical workers during this phase
- Education & Child Care: Remote learning in K-12 and higher education, child care for critical workers

Personal and social

- Social Distancing: In place, maintain a six-foot distance from others when outdoors / in public • Face coverings: Required
- Gatherings: Not permitted • Outdoor Recreation: Walking, hiking, biking permitted • Quarantine/Isolation: Individuals who have confirmed or suspected COVID-19 must isolate, and any individual with a known exposure must quarantine, according to CDC and public health guidance
- At-risk populations: All at-risk individuals should continue to shelter in place. Members of households with at-risk residents should be aware that by returning to work or other environments where distancing is not possible, they could carry the virus back home. Precautions should be taken to isolate from at-risk residents. Businesses should strongly consider special accommodations for personnel who are members of an at-risk population.

PHASE 2: PERSISTENT SPREAD

This phase occurs after the Uncontrolled Growth phase, but when the epidemic is still expanding in the community. There are still high case levels, but the growth rate might gradually decrease. Within this phase, the epidemic is widespread in a community and source of infection is more difficult to trace. Even though the growth rate of new cases is decreasing, high volumes of infected individuals mean that health systems could become overwhelmed, leading to higher mortality rates. During this phase, it is important to maintain social distancing practices in order to slow the spread to a level that health systems can handle as they are continuing to build capacity.

Businesses and organizations

Only work that is necessary to protect or sustain life will be permitted

- Retail: Limited to grocery stores and other critical retail (e.g., pharmacies), plus curbside or delivery for nonessential retail
- Public Transportation: Permitted
- Restaurants & Bars: Available for take-out, delivery and drive-through only
- Manufacturing: Critical manufacturing only
- Construction: Only permitted for critical infrastructure projects
- Food & Agriculture: Permitted
- Offices: Closed to all non-critical workers during this phase

- Education & Child Care: Remote learning in K-12 and higher education, child care for critical workers

Personal and social

- Social Distancing: In place, maintain a six-foot distance from other when outdoors / in public
- Face coverings: Required
- Gatherings: Not permitted
- Outdoor Recreation: Walking, hiking, biking permitted. Additional recreation allowed, including golfing and motorboating
- Quarantine/Isolation: Individuals who have confirmed or suspected COVID-19 must isolate, and any individual with a known exposure must quarantine, according to CDC and public health guidance
- At-risk populations: All at-risk individuals should continue to shelter in place. Members of households with at-risk residents should be aware that by returning to work or other environments where distancing is not possible, they could carry the virus back home. Precautions should be taken to isolate from at-risk residents. Businesses should strongly consider special accommodations for personnel who are members of an at-risk population

PHASE 3: FLATTENING

This phase occurs when daily new cases and deaths remain relatively constant over a time period. Often, this occurs because communities have started to use social distancing practices and transmission rates have fallen to manageable levels. Because new cases are not constantly increasing, health system capacity has time to expand to epidemic needs and is not typically overwhelmed. During this phase, testing and contact tracing efforts are ramped up statewide. To prevent each infected individual from spreading the virus unchecked, rapid case investigation, contact tracing, and containment practices are necessary within a community.

Businesses and organizations

Non-critical businesses that pose lower risk of infection are able to open with increased safety measures during this phase:

- Retail: Limited to grocery stores and other critical retail (e.g., pharmacies), plus curbside or delivery for nonessential retail
- Public Transportation: Permitted
- Restaurants & Bars: Available for take-out, delivery and drive-through only
- Manufacturing: Permitted with additional safety measures and guidelines
- Construction: Permitted with additional safety measures and guidelines
- Food & Agriculture: Permitted
- Offices: Closed to all non-critical workers
- Education & Child Care: Remote learning in K-12 and higher education, child care for critical workers and anyone resuming work activities
- Outdoor work: Permitted with additional safety measures and guidelines

Personal and social

- Social Distancing: In place, maintain a six-foot distance from other when outdoors / in public
- Face coverings: Required
- Gatherings: Not permitted
- Outdoor Recreation: Walking, hiking, biking, golfing, boating permitted
- Quarantine/Isolation: Individuals who have confirmed or suspected COVID-19 must isolate, and any individual with a known exposure must quarantine, according to CDC and public health guidance
- At-risk populations: All at-risk individuals should continue to shelter in place. Members of households with at-risk residents should be aware that by returning to work or other environments where distancing is not possible, they could carry the virus back home. Precautions should be taken to isolate from at-risk residents. Businesses should strongly consider special accommodations for personnel who are members of an at-risk population

PHASE 4: IMPROVING

This phase occurs when the number of new cases and deaths has fallen for a period of time, but overall case levels are still high. When in the Improving phase, most new outbreaks are quickly identified, traced, and contained due to robust testing infrastructure and rapid contact tracing. Health system capacity can typically handle these new outbreaks, and therefore case fatality rate does not rise above typical levels. Though a community might be in a declining phase, the overall number of infected individuals still indicate the need for distancing to stop transmission and move to the next phase.

Businesses and organizations

Most business and organizations will be open throughout this phase under strict safety measures. These include:

- Retail: Permitted with additional safety measures and guidelines (e.g., limited capacity)
- Public Transportation: Permitted
- Restaurants & Bars: Available for take-out, delivery and drive-through only
- Manufacturing: Permitted with additional safety measures and guidelines
- Construction: Permitted with additional safety measures and guidelines
- Food & Agriculture: Permitted • Offices: Open (remote work still required where feasible)
- Education: Remote learning in K-12 and higher education, summer programs in small groups
- Outdoor work: Permitted with additional safety measures and guidelines

Personal and social

- Social Distancing: In place, maintain a six-foot distance from other when outdoors / in public
- Face coverings: Required
- Gatherings: Limited to small groups with social distancing
- Outdoor Recreation: Walking, hiking, biking, golfing, boating permitted. Activities permitted in small groups with social distancing

- Quarantine/Isolation: Individuals who have confirmed or suspected COVID-19 must isolate, and any individual with a known exposure must quarantine, according to CDC and public health guidance
- At-risk populations: All at-risk individuals should continue to shelter in place. Members of households with at-risk residents should be aware that by returning to work or other environments where distancing is not possible, they could carry the virus back home. Precautions should be taken to isolate from at-risk residents. Businesses should strongly consider special accommodations for personnel who are members of an at-risk population

PHASE 5: CONTAINING

During the Containing phase, new cases and deaths continue to decrease for an additional period of time. At this point, the number of active cases has reached a point where infection from other members of the community is less common. With widespread testing, positivity rates often fall much lower than earlier phases. Rapid case investigation, contact tracing, and containment strategies cause new cases to continue to fall. However, if distancing and other risk mitigation efforts are not continued, infections could begin to grow again because a permanent solution to the epidemic has not yet been identified.

Businesses and organizations

Most business and organizations will be open throughout this phase under strict safety measures
• Retail: Permitted with additional safety measures and guidelines (e.g., limited capacity)
• Public Transportation: Permitted
• Restaurants & Bars: Available for dine-in with additional safety measures and guidelines
• Manufacturing: Permitted with additional safety measures and guidelines
• Construction: Permitted with additional safety measures and guidelines
• Food & Agriculture: Permitted
• Offices: Open with additional safety measures and guidelines
• Education: Live instruction in K-12 and higher education
• Outdoor work: Permitted with additional safety measures and guidelines

Personal and social
• Social Distancing: In place, maintain a six-foot distance from other when outdoors / in public
• Face coverings: Required wherever possible
• Gatherings: Increased but still limited-sized groups with social distancing
• Outdoor Recreation: All outdoor recreation allowed
• Quarantine/Isolation: Individuals who have confirmed or suspected COVID-19 must isolate, and any individual with a known exposure must quarantine, according to CDC and public health guidance
• At-risk populations: All at-risk individuals should continue to shelter in place. Members of households with at-risk residents should be aware that by returning to work or other environments where distancing is not possible, they could carry the virus back home. Precautions should be taken to isolate from at-risk residents. Businesses should strongly consider special accommodations for personnel who are members of an at-risk population

PHASE 6: POST PANDEMIC

Reaching this phase would mean that community spread is not expected to return, because of sufficient community immunity and availability of treatment. Because of this, the number of infected individuals falls to nearly zero and the community does not typically experience this strain of the epidemic returning. All areas of the economy reopen, and gatherings of all sizes resume.

Businesses and organizations

All businesses and organizations open with some lasting safety requirements

Personal and social

Minimal to no lasting limitations on personal and/or social activities

CONTROLLING SPREAD IN THE WORKPLACE

There are best practices workplaces should follow, with different levels of importance depending on the industry. The proper implementation of these best practices will mitigate risk in the workplace and allow for a safe and sustained return to work. If workplaces fail to follow some or all of these guidelines, it may curb the state-wide progress toward the revitalization phase and result in a re-instating of stricter social limitations. These best practices fall into five categories:

A. Access control: Implementing best practices to quickly identify and catalogue potential introductions of COVID-19 into the workplace

   •Daily symptom diaries (mandatory questionnaires self-attesting to symptoms and contacts)
   • On-site temperature checks
   • Rapid diagnostic testing protocols
   • Intake procedures for visitors
   • Guidelines for delivery areas

B. Social distancing: Minimizing levels of close contact within the workplace to limit the spread of COVID-19 among workers

   • Remote work (standards for who can work in person, social distancing guidelines for work from home)
   • Restrictions on common instances of non-essential close contact (e.g., crowded conference rooms, cafeterias)
   • Restriction on in-person meeting size
   • Physical barriers between workspaces

C. Sanitation / Hygiene: Increasing both the frequency and vigor of common cleaning practices as well as implementing new ones to reduce the amount of time COVID-19 can live on surfaces
   • Frequent disinfection / cleaning (facilities and equipment)
   • Local exhaust ventilation
   • HEPA filters on HVAC units
   • Availability of hand-washing facilities
   • Restrictions on shared tooling / machinery

D. PPE: Ensuring all employees have access to personal protective equipment to keep them from both contracting and transmitting the COVID-19 virus
   • Masks to be worn whenever workers cannot consistently maintain six-feet of separation
   • Gloves as necessary
   • Face shields as necessary

E. Contact tracing / Isolation: Designing and imparting to employees important procedures and protocols on what occurs if an employee is suspected to have and/ or diagnosed with COVID-19
   • Isolation protocols
   • Notification protocols (HR, first responders, government authorities)
   • Investigation standards
   • Facility cleaning / shutdown procedure
   • Quarantine and return-to-work guidelines

COVID-19 Cases in Michigan

As the pandemic begins its third year, the following figures (shown in Table 65) reflect the number of cases and deaths in Michigan and in each of the counties served by the West Michigan Regional Planning Commission. The table cannot tell the story of the loss of lives in West Michigan, but simply shows that every county, rural and urban, was impacted with illness and death. Table 66 shows the impacts on the various age groups.

Table 65 – COVID-19 Cases and Deaths: Cumulative Through 2-14-2022

Area	Confirmed Cases	Probable Cases	Confirmed Deaths	Probable Deaths
Allegan County	23,668	2,887	280	44
Barry County	11,742	2,282	139	16
Ionia County	15,345	765	161	4
Kent County	150,523	12,359	1,273	157
Mecosta County	7,709	750	90	6
Montcalm County	12,989	1,732	189	4
Osceola County	4,132	745	70	1
Ottawa County	65,936	7,328	635	119
State of Michigan	2,331,102	293,360	30,959	2,559

Source: State of Michigan

Table 66 – Cases by Age Group: Cumulative Though 2-14-2022

Age Group (years)	Total Cases	Cases Per Million
0-9	134,573	116,738
10-19	258,457	205,309
20-29	370,487	267,962
30-39	336,035	278,737
40-49	288,960	243,536
50-59	279,557	205,391
60-69	201,598	158,518
70-79	105,615	139,497
80+	60,498	145,841
Unknown	1,962	NA

Source: State of Michigan

Issues

The issues that this plan address are limited and relate to community-level issues versus health and personal issues. At the beginning of the pandemic (the first half of 2020) there were many unknowns that individuals, businesses, and communities worried about such as running out of food, being able to adequately staff essential services such as public utilities, public safety, healthcare, nursing homes, schools, manufacturers, government services, grocery stores, gas stations, and a host of other essential services. While there were some shortages towards the beginning, many were due to excess buying of certain things like canned foods and toilet paper.

At the beginning of the pandemic, many mandates were put into place at the federal, state, and local levels related to masks, social distancing, limited capacity, limiting visitors, hours of operation, closing of non-essential businesses, work, travel, and other limitations intended to slow the spread of the virus. While some people felt these actions were unnecessary and an intrusion on their rights, other people felt that the actions were warranted.

As the pandemic wore on, many of the initial concerns were addressed, or never actually materialized. Unemployment rates, which spiked at the beginning of 2020, began to decrease as people either returned to work or began working from home. Public meetings, canceled at the beginning of 2020, returned in the form of remote meetings using platforms such as Zoom and Microsoft Teams. Not only were people working from home, but students were attending school virtually, and social isolation with family members became routine.

The second half of 2020 continued with numbers of cases and deaths increasing. Some hospitals approached capacity levels in West Michigan and people were beginning to wonder if the pandemic would ever end. As people headed back indoors for the fall and winter, cases continued. To make matters worse, a contentious national election and campaign season was in full swing that divided the nation's citizens. While the election was held in November, what had always been a peaceful transition of power after presidential elections, was turned into a spectacle culminating in an attack on the U.S. Capitol on January 6, 2021.

The beginning of 2021 brought the widespread availability of vaccines to West Michigan's residents starting with healthcare workers and other critical workers (actually in December 2020) and moving to older residents and people with health issues and then younger people as more vaccines were made available. Vaccine centers were set up across the region and people were either eager to receive their vaccines, or were leery of the vaccines that were given emergency approval instead of the more rigorous approval typically given to drugs. In West Michigan, the numbers increased in the first few months and finally began to decrease as vaccinations increased along with the arrival of warmer weather. As cases and deaths decreased, mandates were loosened allowing for larger gatherings, easing of masks, opening of businesses, and returning to the office for many workers. May and June were the first two months when numbers improved. People who had been fairly isolated for over a year were suddenly able to visit family and friends and masks became optional in many indoor settings such as offices, grocery stores, and restaurants.

The second half of 2021 saw the number of cases increase again as a new variant emerged (Delta). By November Michigan was the number one state for the number of COVID cases. The vast majority of new cases were people who either chose to not receive a vaccine, or were not able to receive a vaccine. The ICUs filled to capacity and people were placed on ventilators – most had not been vaccinated. For those that had received a vaccination but still caught COVID, the symptoms were generally milder and patients were less likely to be placed in an ICU or on a ventilator. Also, in early autumn booster shots, provided six months after their second dose (or the single dose for Johnson and Johnson), were approved for healthcare workers and older adults – by October all adults were eligible for boosters. November was a bad month, with many West Michigan Hospitals at capacity and having to cancel non-COVID surgeries and other treatments due to the number of COVID patients. December of 2021 saw another new variant (Omicron) which (at the time of this writing) seems to be combatted by vaccines, especially for people who have received a booster six months after their original dose(s). Hospitals in West Michigan filled with primarily unvaccinated people, including ICUs and ventilators. The Federal Government sent staff to assist hospitals, which cancelled all non-emergency surgeries and had to begin rationing care due to the numbers continuing to rise.

During the pandemic communities and public agencies, like schools and government agencies, faced a variety of issues that are summarized below:

- Public bodies closed offices and had staff work from their homes to prevent the spread of the virus. Many Federal and State offices are still operating remotely, while some smaller agencies are "back in the office." This has been an everchanging series of challenges including whether or not remote meetings are actually legal.

- Local units of government at all levels faced a variety of challenges including needing to continue providing essential services throughout the pandemic. Public safety (fire, police, ambulance services, etc.), public works (roads, water, sewer, utilities, etc.), and other essential services continued to work every single day of the pandemic to provide the services that we all depend on. Units of government also faced challenges of doing the business of the people – public meetings were not recommended and went remote for nearly two years before beginning to return to in-person meetings.

- K-12 Schools (public and private) faced a range of issues and challenges including not always receiving clear guidance on how to proceed when the pandemic progressed. Teachers, administrators, students, and parents had to adapt to remote learning, hybrid learning where families were able to decide whether or not to attend classes or learn remotely, or back to in-person classes. Once students returned to classes there were continuing debates related to masks, vaccines, and whatever else people could question. Activities beyond the classroom were also impacted as extracurricular activities were curtailed or impacted.

- Colleges and universities were impacted as students transitioned to remote learning and lost out on years of traditional college experiences. Enrollments often dropped as students chose

to sit out the pandemic rather than pay for essentially on-line classes. When classes resumed all of the usual issues arose such as vaccines, masks, social-distancing, etc.

- Restaurants and bars faced many challenges and adapted whenever possible to outdoor seating, take-a-way service, food delivery services, and other creative ways to stay in business. Restrictions were placed on seated dining, and these restrictions were slowly eased to allow outdoor seating, and limited indoor seating, and eventually relatively normal operations again. Adding to the challenges of limited capacity were the challenges of finding employees willing to put up with the risk of catching the virus and having to deal with customers that were not willing to follow the rules. Many fast-food restaurants switched to drive-thru only and long lines became the new normal.

- Entertainment of all sorts was impacted. Large venues closed for much of the pandemic prior to vaccines so there were no concerts or other indoor or outdoor gatherings. Movie theaters, bowling alleys, etc. all were impacted as people were required to stay at home. Eventually these activities returned, but with many additional precautions.

- Retail businesses faced a range of challenges. Some were able to remain open throughout the pandemic if deemed essential (grocery stores, pharmacies, etc.) while others were either closed or offered very limited services. On-line shopping, which was already impacting many retail businesses, became the normal way of purchasing everything and is a habit that will likely remain. Delivery services even took off related to grocery shopping and the convenience of such services will also likely remain an option in the future.

- Professional offices varied in their response and challenges depending on the types of services provided. Many sent employees home with laptops and office buildings were empty for months on end before restrictions began to be lifted. Some professional offices, such as medical offices, remained open but with added precautions such as closing waiting rooms, shielding, masks, sanitizers of all sorts, and limited hours.

- While this is not a complete list of the types of organizations it provides a range. Ongoing issues continue into 2022 with spikes in cases continuing to occur but without as serious of impacts since many people are vaccinated or have already had the virus in the past. Organizations of all types continue to struggle to hire and keep employees and people are very tired of remote meetings, masks, the overall divisiveness that is prevalent across the country, and a general sense that things will never return to normal.

Limitations

There were so many limitations during the pandemic that the WMRPC could never begin to address regardless of how many resources were made available. WMRPC staff numbers rose and fell at the WMRPC during the pandemic, with several people hired without formal interviews or even being met in person for months after starting. Sixty-six percent of staff members came down with COVID at least once (after having some level of vaccinations). Just getting people trained and in-place was a challenge. Add to this the facts that staff at all levels of government were working from home and face-to-face meetings were non-existent just added to the challenge. Remote meetings did provide some degree of interaction during the deepest part of the pandemic and were (generally) a welcome part of the day.

Assisting communities issues related to the pandemic was essential, but with a staff ranging between two and four people the ability to help was very limited. The WMRPC focused on trying to provide information to communities about programs administered by its two primary partners: U.S. Economic Development Administration (EDA) and the Michigan Department of Transportation (MDOT). Both of these partners offered a range of opportunities during the pandemic, with EDA administering grants from the Coronavirus Aid, Relief, and Economic Security (CARES) Act and the American Rescue Plan Act (ARPA) of 2021; and MDOT offering funds through the Rural Task Force program and other programs that received enhanced funding through the federal government.

Getting the word out to communities was possible due to the ability to push large amounts of information to communities using e-mail (primarily). If a community was interested in a program the WMRPC coordinated additional meetings with the appropriated people to determine if a program matched a community's needs. A great number of potential projects were generated and dozens of remote meetings and phone calls were used to assist communities in applying for funds. Unfortunately, no projects were funded through EDA during 2020, 2021, and 2022 (so far). While this was disappointing, communities of all sizes did receive funds through ARPA and other federal programs that benefited them during the pandemic and will have a long-lasting impact as well – but the WMRPC was not able to add a lot to this process.

Communities, utilities, and other organizations did an amazing job of keeping essential services flowing throughout the pandemic. Water flowed, the lights stayed on, hospitals took care of our healthcare needs, snow was plowed, and public safety needs were met. While there were staffing challenges, people were able to address the needs of their communities during the emergency. Again, the WMRPC was not able to provide these essential services, but hopefully the WMRPC was able to provide a small amount of information to assist communities.

Hopefully the pandemic has provided communities with an appreciation of planning for future events and this is where the WMRPC could provide some assistance now and in the future.

Mandates

Mandates were a big part of life during the pandemic. School closings, business closings, masks, limitations on travel, social distancing, and many other measures intended to protect peoples' health and slow the spread of the virus. Of course the mandates were questioned as appropriate or as being an overreach of government into peoples' lives. Different parts of the United States reacted differently to setting and obeying mandates – and this was also the case down to the local level with some businesses ignoring mandates and others voluntarily going beyond the mandates. Politics played a large part of how people responded to mandates, which was an issue throughout the entire pandemic.

The WMRPC was impacted by mandates related to in-person meetings, working from the office, travel, masks, reporting, and others. The WMRPC strove to follow all of the mandates for meetings and for keeping staff safe. As the mandates began to drop it became difficult to determine if meetings should again be held in-person or remotely since there was not clear guidance and many people were hesitant to travel to other communities (this is how the virus spread). In the end, the WMRPC erred on the side of caution and Commission members and Committee members seemed to appreciate this approach. Some decisions requiring in-person meetings with quorums were delayed until late winter/early spring of 2022, but the business of running the WMRPC kept moving during the pandemic.

Addressable Community Issues and Related Actions

While the COVID-19 Pandemic created a wide range of immediate and long-lasting issues, it is not productive or reasonable for this Pandemic Recovery Plan to try to identify and address every issue. Since the WMRPC is a community-based organization focusing on community development, it makes sense that the focus is community development. The WMRPC will focus on the following key issues now, and into the future, to aid in recovery of the pandemic and to help communities prepare for any future events or to improve day-to-day operations.

Community Planning

Lack of adequate community planning created issues related to recovery for many communities during the pandemic. Federal and state programs expanded to encourage community recovery and those communities that had up-to-date plans and capital improvement schedules were able to easier identify and justify potential community projects than those communities that had no planned and identified priorities and issues.

Many communities in West Michigan have out-of-date master plans, or no plans at all. When the Federal Government appropriated ARPA funds to communities those with current plans were able to easier identify projects since issues were already identified. Those that had not planned were forced to start from the beginning to identify potential projects.

In order to encourage recovery from the pandemic and withstand any future emergencies the following actions will occur:

1. The WMRPC will contact each county, city, village, and township to determine the status of community planning. The inventory will include a summary of the following (if applicable):
    a. Age of Planning Document
    b. Description of body responsible for community planning
    c. Planning capacity (staff, consultants, volunteers, etc.)
    d. General description of each Planning Document's contents (issues, goals, demographics, maps, capital improvement schedules, projects, public input, etc.)
    e. A "planning readiness rating" assigned by the WMRPC.

2. The WMRPC will work with communities interested in developing or updating plans. Potential actions include:
    a. Assisting in the planning effort for communities that have limited options for developing or updating a plan (as staffing capacity allows).
    b. Identifying any potential resources for developing community plans such as grants or student projects.
    c. Referring communities to the Michigan Chapter of the American Planning Association for an up-to-date list of planning consultants.
    d. Reviewing draft community plans.
    e. Developing a template for creating simplified master plans.

3. The WMRPC will advocate for simplifying planning requirements for smaller communities to enable communities with limited resources to maintain community plans. While simplicity is desired, simplified community plans should include (at a minimum) the following sections:
    a. Description of the community's population, economy, and housing.
    b. Description of existing land uses and public facilities.
    c. List of issues facing the community identified through appropriate public input.
    d. List of goals and actions addressing identified issues.
    e. Projections and future land uses based on trends and goals.
    f. Capital Improvement Schedule based on anticipated needs, asset management, and goals.

4. The WMRPC will create a universal Capital Improvements Schedule at a very general level to provide an overview of regional needs. The overview will include:
    a. List of general capital improvements identified by category (water, sewer, roads, community facilities, and equipment).
    b. Projected costs of scheduled improvements.
    c. Year improvements are planned for implementing.
    d. Anticipated funding sources.

5. The WMRPC will update its Grants and Loans Opportunities list to encourage planning. The list encourages planning by:
    a. Providing resources to assist communities in reaching goals.
    b. Identifying types of improvements that can utilize outside resources.
    c. Provides ideas for improvements communities might not have considered.

6. Provide opportunities for communities to bring planners on-board to update or develop master plans by performing the following actions:
    a. Maintain a list of planning consultants interested in working on community plans (work with the Michigan Chapter of the American Planning Association).
    b. Providing a list of communities in need of master plans to registered list of community planning consultants.
    c. Maintaining an inventory of the status of master plans.
    d. Seeking funding to hire additional planners at the WMRPC dedicated to developing plans for communities that do not have available staff or cannot afford a consultant.
    e. Providing internships for planning students interested in assisting with developing community plans.

Public Facilities and Utilities

Throughout the pandemic a lot of time was spent by the WMRPC, communities, and various funding agencies (federal, state, and other) identifying projects suitable for the funding opportunities created to help communities withstand and recover from the pandemic. By developing a list of public utilities and their needs (now and in the future) this process could be a lot smoother and it would allow for easier funding of known needs as opposed to creating

projects simply to pursue funding opportunities. Since the WMRPC covers a large area and hundreds of communities, it is important to develop an approach that is appropriate in scope. Part of the inventory will include whether there is adequate capacity for communities into the future and projected needs over the next five to ten years. This is a worthwhile activity even in trouble-free times.

In order to encourage recovery from the pandemic and withstand any future emergencies the following actions will occur:

1. Recognizing that not all communities have the same level of public utilities, the WMRPC will develop a list of communities (cities, villages, and townships) and identify whether or not public utilities are provided. Counties will not be included in the list simply because no public utilities are provided at county-level in the region (other than roads). The list will include a summary of the whether or not the following are provided:
    a. Public water
    b. Wastewater treatment
    c. Stormwater management
    d. Public streets and roads
    e. Any additional public utilities provided by the community

2. Once the list of communities with any form of public utilities is completed, the WMRPC will contact each community to gain an understanding of capacity, age of facilities, and any issues facing the utility providers. The inventory will not be detailed, but will provide a broad understanding to serve as a starting point for future discussions and actions. Inventories will focus on the following:
    a. Capacity of public water system (available versus used) and the need to replace any major lines due to age or need to expand size of lines.
    b. Capacity of wastewater treatment facilities and availability for future expansion and the need to replace any sewer lines due to age or the need to expand the size of lines.
    c. Availability of stormwater management systems, whether or not there are any combined sewer issues/need to separate storm system from wastewater system.
    d. General condition of local roads (not maintained by MDOT or a county road commission). Include PASER data when available.
    e. Describe any additional public utilities provided by the community such as electricity or internet and identify any issues or funding needs associated with the utilities.

3. Maintain a regional public utilities-based capital improvements program based on input from communities.
    a. Establish an appropriate level of detail for a regional program.
    b. Create categories of improvements (water, sewer, storm, other).
    c. Include capital improvements program in CEDS and Interim CEDS.
    d. Distribute capital improvements program to potential funders including EDA and other agencies.

Maintain a contact list of staff responsible for maintaining public utilities and encourage interaction between similar agencies.

e. When contacting communities to assess utilities establish best contacts for relaying and gathering information and include addresses, telephone numbers, and e-mail addresses.
f. Request contacts to provide a back-up person in case of personnel changes.
g. Create e-mail groups of similar-sized communities to allow for easy interaction between utility providers.

4. Encourage utility providers to consider EDA grants whenever upgrading utilities.
    a. Educate utility providers of funding opportunities such as EDA's Public Works grants as well as other Federal and State of Michigan programs.
    b. Solicit projects from utility providers whenever updating the CEDS using up-to-date contact information.
    c. Consider appointing utility providers to serve on the CEDS Committee.
    d. Educate engineering consultants, that often work with utility providers, of EDA programs.
    e. Provide information to utility providers of programs that are developed during emergency situations (like CARES Act and ARPA during the pandemic) using up-to-date contact information.

Communications and Coordination

During the pandemic the importance of communicating became even more important but many of the established ways of communicating were not available during the pandemic (especially traditional face-to-face meetings). Many of the rules established to encourage open meetings and public participation were set aside during the pandemic by establishing emergency procedures that allowed remote or online meetings of the WMRPC, cities, villages, townships, and counties. Even meetings between other regions (Michigan Association of Regions) were done remotely and meetings between various levels of government (for example a city discussing a potential project with EDA and the WMRPC) were also done remotely. Many meetings were cancelled at the beginning of the pandemic due to lack of tools and knowledge of conducing online meetings, but eventually online meetings became an accepted way of doing business in both the public and the private sector. As the pandemic wore on the emergency measures put into place by the State of Michigan were eliminated due in large part to political considerations which left communities and the WMRPC wondering how to appropriately meet. While the WMRPC continued to meet remotely through 2021 it was able to do so primarily by having informal meetings (the WMRPC called these meetings "Information Updates" to allow for the sharing of information) where no resolutions were passed. Eventually, in-person meetings returned in 2022 allowing budgets to be passed and election of officers to occur (as well as other official required business). While it was nice to hold meetings in-person the convenience of on-line meetings for an organization covering eight counties was difficult for many to give up (since on-line meetings could save many members hours of driving). In order to encourage less confusion in the future, and to improve

the efficiency of meetings in non-emergency times, the following actions will be considered for adoption:

1. Develop a policy related to in-person, remote, and hybrid (in-person with remote capabilities) meetings for the WMRPC.
    a. Establish guidelines for determining when meetings can be held remotely.
    b. Establish what types of actions can be taken during in-person meetings, remote meetings, or during hybrid meetings.
    c. Develop quorum guidelines for all types of meetings.
    d. Establish standards for e-mail votes of the WMRPC between regularly scheduled meetings during emergency and non-emergency situations.

2. Seek clear guidance from the State of Michigan on when WMRPC meetings can be held remotely.
    a. Coordinate with the Michigan Association of Regions (MAR) to work with the State of Michigan to encourage uniform and apolitical standards for determining when remote meetings are allowed for emergencies.
    b. Coordinate with the Michigan Association of Regions to work with the State of Michigan to encourage the option of allowing remote meetings anytime (not just during emergencies) to promote less driving and more efficient meetings.
    c. Allow for quick change of meeting types due to changing situations to allow for flexibility during emergencies.
    d. Establish rules related to health and safety during in-person meetings.

3. Update safety standards related to office operations, work-at-home guidelines, and staff members attending meetings as the current pandemic and future emergencies requires.
    a. Establish what office operations are considered essential that cannot be accomplished remotely.
    b. Establish limits on staff working in the office during times when personal contact is not safe.
    c. Establish flexible work-at-home schedules to allow easy contact of staff for efficient use of time and ability to communicate.
    d. Limit staff from attending in-person meetings until it is the standard at all levels of government (since the WMRPC is funded by local, state, and federal sources).

4. Maintain the ability of the WMRPC to communicate with Regional Commissioners (Board Members), CEDS Committee members, member communities, state, and federal agencies, staff, other regional agencies, and others agencies and individuals.
    a. Provide staff members with mobile equipment that enables them to work away from the office (primarily laptops and related equipment).
    b. If staff members do not have access to internet away from the office during an emergency allow working (when possible) in the office on a schedule that limits contact between employees and others.
    c. Maintain subscription to remote meeting platform.

5. Maintain meeting schedules for Executive Committee, WMRPC, CEDS Committee, Northland Drive Corridor Committee, M-40/M-89 Corridor Committee, Greater Greenville Transportation Committee, and any other regularly scheduled groups.
    a. Meet in person when able to safely meet in person.
    b. Meet remotely using ZOOM or similar platform when safety is in question.
    c. If there is a question related to a quorum during a remote meeting, related only to the WMRPC, the meeting will be an "Informational Meeting" where no formal business will be conducted, but where information is made available.
    d. Reschedule meetings only when absolutely necessary, such as when official business cannot wait until the next regularly scheduled meeting.

6. Continue communications with communities through a variety of means.
    a. Determine if newsletter, which has not been published during the pandemic, should be brought back or transitioned to electronic distribution (this was planned but disrupted in 2020).
    b. Expand use of group e-mails to similar communities.
    c. Expand use of social media.
    d. Include alternate telephone numbers (other than the office telephone) when possible.

CONCLUSIONS & SUMMARY

This document represents the work of the West Michigan Regional Planning Commission (WMRPC) and the Comprehensive Economic Development Strategy (CEDS) Committee. While the document is called the *2022 CEDS and Pandemic Recovery Plan*, it represents a long-term commitment (past and future) to the communities within Region 8 and contains information developed and fine-tuned over many years and some new information developed during the pandemic specific to the Pandemic Recovery Plan portion of the document and effort.

Some key points of the 2022 Comprehensive Economic Development Strategy and Pandemic Recovery Plan are listed below:

- The WMRPC works with a variety of agencies to provide communities with a range of assistance.
- West Michigan continues to grow and has a stronger economy that most of Michigan.
- The WMRPC focuses on a small range of programs and maintains a small staff that is affordable to our member counties and communities.
- Communities have a range of infrastructure needs that need funding assistance to move forward.
- The WMRPC's strives to assist communities, not mandate actions.
- Having a comprehensive list of potential community projects prevents seeking funds for unnecessary or ill-conceived projects as opportunities arise.
- The WMRPC feels planning, participation, and identifying infrastructure needs (and seeking funding to address the needs) are appropriate roles for assisting with the pandemic recovery.

None of the information contained in this document should come as a surprise to the people serving on either the CEDS Committee or the WMRPC since representatives are regularly updated on the available programs and the issues and goals of the Region and were all involved in the development of the CEDS.

Appendix A

RESOLUTIONS

WEST MICHIGAN REGIONAL PLANNING COMMISSION

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY AND PANDEMIC RECOVERY PLAN

RESOLUTION

APPROVAL OF THE 2022 COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY AND PANDEMIC RECOVERY PLAN

It is moved by _____, and supported by _____ that the West Michigan Regional Planning Commission's Comprehensive Economic Development Strategy (CEDS) Committee hereby approves the 2022 Comprehensive Economic Development Strategy and Pandemic Recovery Plan, which identifies goals, information, current employment information, and potential projects for Region 8 and its member communities. The Strategy/Plan also looks at the impacts of the pandemic and actions to help recover from long-lasting impacts. The Strategy/Plan will be submitted to the U.S. Economic Development Administration (EDA) in October 2022. The WMRPC recommends the submission of the Strategy/Plan to the EDA.

Signed:_____ Date: August 31, 2022

S. Michael Scott, Chair

WEST MICHIGAN REGIONAL PLANNING COMMISSION

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY AND PANDEMIC RECOVERY PLAN

RESOLUTION

APPROVAL OF THE 2022 COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY AND PANDEMIC RECOVERY PLAN

It is moved by _____, and supported by _____ that the West Michigan Regional Planning Commission (WMRPC) hereby approves the 2022 Comprehensive Economic Development Strategy and Pandemic Recovery Plan, which identifies goals, information, current employment information, and potential projects for Region 8 and its member communities. The Strategy/Plan also looks at the impacts of the pandemic and actions to help recover from long-lasting impacts. The Strategy/Plan will be submitted to the U.S. Economic Development Administration (EDA) in October 2022. The WMRPC recommends the submission of the Strategy/Plan to the EDA.

Signed:_____ Date: September 16, 2022
David Hodges, Chair

Signed:_____ Date: September 16, 2022
Roger Elkins, Vice Chair

Public Review Period for the Comprehensive Economic Development Strategy and Pandemic Recovery Plan

The West Michigan Regional Planning Commission (WMRPC) is taking public comments on the 2022 Comprehensive Economic Development Strategy and Pandemic Recovery Plan. Copies of the Strategy/Plan are available for review at the offices of the WMRPC. Comments can be submitted via the US Postal service to: WMRPC, 1345 Monroe Avenue NW, Suite 225, Grand Rapids, Michigan 49505 or through email to dbee@wmrpc.org. Contact Dave Bee, Director of the WMRPC, with any questions at (616) 774-8400. Comments will be accepted until October 17, 2022.

- Posted on website: wmrpc.org
- Posted on Facebook: wmrpc
- Posted on Twitter: WMRPC
- Posted on MLive/Grand Rapids Press

No comments received.

Appendix B

CEDS COMMITTEE GENERAL GUIDELINES

Comprehensive Economic Development Strategy (CEDS) Committee
General Guidelines

1. Authority.

These General Guidelines are adopted by the West Michigan Regional Planning Commission (WMRPC) in accordance with rules established by the U.S. Economic Development Administration (EDA) for the purpose of maintaining a Comprehensive Economic Development Strategy (CEDS).

2. Definitions.

a. Board – The policy body of the WMRPC
b. CEDS – Comprehensive Economic Development Strategy
c. CEDS Committee – The Committee made up of representatives from members gathered to develop and implement the CEDS
d. EDA – The U.S. Economic Development Administration
e. Member – A county, city, village, township that is a member of the West Michigan Regional Planning Commission
f. Public Sector – Supported by government funds
g. Private Sector – Supported by private funds
h. Region 8 – The area consisting of Allegan, Ionia, Kent, Mecosta, Montcalm, Osceola, and Ottawa counties.
i. Representative – A person appointed by a member to serve on the CEDS Committee
j. WMRPC – West Michigan Regional Planning Commission

3. Purpose.

The CEDS Committee shall be a voluntary committee of economic and community developers from across Region 8, which includes communities in the seven counties of Allegan, Ionia, Kent, Mecosta, Montcalm, Osceola, and Ottawa. The Committee shall assist in developing the annual CEDS Document including identifying potential public works projects, planning projects, and other projects with the potential for promoting economic and community development.

4. Membership.

Membership on the CEDS Committee is dependent on membership in the WMRPC, with the exception of At-Large Committee Members.

5. Organization.

5.1 Committee. The CEDS Committee is responsible for maintaining an up-to-date CEDS and makes no policy decisions for the WMRPC. The WMRPC is responsible for approving the CEDS with the recommendation of the CEDS Committee.

5.2 Representation. Each Member with a population of at least 10,000 people shall have no more than two (2) representatives on the CEDS Committee. The Committee representation shall be comprised of one public sector representative and one private sector representative from each Member with a population of at least 10,000 people. The term of office for a

representative shall be one (1) year or until a new appointment is made by the Member's governing body. Each member with a population of at least 10,000 people may designate one (1) Alternate which may act only in the absence of a Representative.

5.3 At-Large Representatives. The CEDS Committee may have up to three (3) at-large members approved by the Committee. At-large positions shall create a committee that maintains a simple majority of private sector representation.

6. Officers.

6.1 Selection. In January of each year, the Committee shall select from its membership a Chairperson and Vice-Chairperson.

6.2 Duties. A Chairperson shall preside at all meetings and shall conduct all meetings in accordance with the rules provided herein. The Vice-Chairperson, in the absence of the Chairperson, shall act in the capacity of the Chairperson.

6.3 The Vice-Chairperson shall succeed to the office of Chairperson in the event of a vacancy in that office; in which case, the Committee shall select a successor to the office of Vice-Chairperson at the earliest possible time. Such Chairperson and Vice-Chairperson shall serve until the current term of office is ended.

6.4 Tenure. The Chairperson and Vice-Chairperson shall take office immediately following their election, and shall hold their office for a term of twelve months. All officers can be re-elected to successive terms.

7. Meetings.

7.1 Meeting Notices. A notice of all meetings shall be sent to the list of CEDS Committee. Meeting agendas shall be posted at the office of the WMRPC. Agendas shall include the meeting date, address, time, and telephone number of the WMRPC office.

7.2 Regular Meetings. Regular meetings of the Committee shall be held as necessary to maintain an up-do-date CEDS. A schedule of anticipated meetings for the program year shall be maintained by the WMRPC.

7.3 Special Meetings. Special meetings may be called by the Chairperson. Notice to CEDS Committee shall be mailed using the U.S. Postal service no fewer than seven (7) days in advance of the special meeting.

7.4 Quorum. In order for the Committee to conduct business or take any official action, a quorum consisting of Committee Representatives of a majority of the Members must be present. When a quorum is not present, no official action except for closing of the meeting may take place. When a quorum is not present Committee Members may discuss matters of interest, but can take no action until the next regular or special meeting.

Order of Business. The order of business for all regularly scheduled Committee meetings shall be:

a. Call to order
b. Roll Call
c. Approval of Minutes
d. General Business
e. Unscheduled Business
f. Adjournment

8. Minutes.

Minutes shall be prepared for all CEDS Committee meetings. The minutes shall contain a brief synopsis of the meeting including a recording of Committee Members in attendance, a complete restatement of all motions, and recording of votes. All communications and any actions taken shall be attached to the minutes.

9. Matters to be acted upon by Staff on Behalf of the CEDS Committee.

WMRPC staff may take any action necessary in the name of the CEDS Committee in accordance with plans, policies, and procedures established by the CEDS Committee and WMRPC Board. If a serious conflict of interest, public controversy, or uncertainty as to the plans, policies, or procedures occurs; staff shall make the matter known for resolution by the CEDS Committee and/or the WMRPC Board.

10. Amendments.

These general guidelines may be amended by a majority vote of the WMRPC Board during any regular meeting.

THESE GENERAL GUIDELINES WERE ADOPTED BY THE WEST MICHIGAN REGIONAL PLANNING COMMISSION ON JUNE 16, 2006.

From:	Dave Bee
To:	Amada Murray (amanda.murray@lakeshoreadvantage.com); Bowman, Andrew; Brenda Taeter; Catherine Getty ; Chris Bredice (brediceelectric@hotmail.com); Cindy Viyea (cindy@mibarry.com); David Hodges (davidhodges4833@gmail.com); dhatfield936@gmail.com; Frank Garcia (fgarcia@miottawa.org); Hofert, Nicole; jdjones@grand-rapids.mi.us; Jennifer Heinzman; Jennifer Cochran (jcochran@cityofbr.org); Jim Sandy; Jim Storey (jmstore@yahoo.com); Jim Storey (jstorey@allegancounty.org); Joseph Rizqallah (jrizqallah@signatureassociates.com); Larry Emig; City Manager; Morris Langworthy; Nancy Murphy; Nichole Lyke (nichole@mibarry.com); Paul Bullock; Paula Priebe; psachs@miottawa.org; Raymond Steinke; Regina Davis (reginamariedavis@gmail.com); Robert Postema (Rob@rpaae.com); Robert Sarro (rsarro@allegancounty.org); robs@montcalm.edu; rogerbelkins@gmail.com; S. Michael Scott (panhandle_59@msn.com); Sam Bolt (bolts@wyomingmi.gov); Thomas Cizauskas; Thomas Jessup (tomjessup@gmail.com); tjessup@allegancounty.org; Turkelson, Kristin; William Routley
Subject:	FW: September 16, 2022 WMRPC Meeting
Date:	Monday, September 12, 2022 10:17:17 AM
Attachments:	Agenda9-16-2022.doc CEDSWMRPCResolution.doc FY2023ProposedBudget.pdf June 2022 WMRPC Minutes.doc WMRPC 2022 CEDS Recovery Plan.pdf Board_Financial_Statement_through_August_2022.pdf

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Good Morning,

The West Michigan Regional Planning Commission (WMRPC) is scheduled to meet on September 16, 2022 at 9:30 a.m. This will be an in-person meeting held at the Ionia County Courthouse, 100 Main Street, Ionia, Michigan 48846. The Courthouse is on the east end of Ionia's Historic Downtown. On-street parking available. Enter from the north side of the building. The Agenda, June Minutes, Financial Statement, Proposed FY 2023 Budget, the 2022 Comprehensive Economic Development Strategy (CEDS) and Pandemic Recovery Plan, and a resolution are attached.

We have several big items on the Agenda including reviewing next year's budget and reviewing/adopting the 2022 CEDS. We will require a quorum for the budget and the CEDS, so please plan on attending. If there is no way you can make it, please let me know if you have any issues with the budget or the CEDS.

We are going to have Lee Shirey, our US Economic Development Administration Representative, as a guest speaker. So bring your questions about EDA to the meeting!

I look forward to seeing everyone!

Dave

Dave Bee, AICP, Director
West Michigan Regional Planning Commission
1345 Monroe Avenue NW
Grand Rapids, Michigan 49505
616-774-8400 (office)
[redacted](my cell)
dbee@wmrpc.org

WEST MICHIGAN REGIONAL PLANNING COMMISSION MEETING
June 16, 2022 -- 9:30 a.m.

PLEASE NOTE MEETING LOCATION

Ionia County Courthouse
100 Main Street, Ionia, Michigan 48846
The Courthouse is on the east end of Ionia's Downtown. On-street parking available. Enter from the north side of the building.

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes (Enclosed)
5. Public Comments
6. General Business
    a. Administrative Matters
        - Guest Speaker – Lee Shirey, U.S. Economic Development Administration (EDA)
        - Financial Statement (Distributed at Meeting)
        - Fiscal Year 2023 Budget Review (Enclosed)
        - Goals Discussion
        - Review/Approval of 2022 Comprehensive Economic Development Strategy (CEDS) and Pandemic Recovery Plan (Enclosed with Resolution)

    b. Round Table/Regional Issues

    c. Staff Updates
        - Economic Development Planning
        - Transportation Planning
        - Member Projects
        - Other
7. Unscheduled Business
8. Adjournment

WEST MICHIGAN REGIONAL PLANNING COMMISSION
FINANCIAL STATEMENT
FISCAL YEAR-TO-DATE (10/1/21 – 8/31/22)

Revenues	**Amended FY 2022 Budget**	**YTD**	**Under / (Over)**
Membership Dues	46,580.41	46,451.41	129.00
EDA 2021 (10/1/21 – 12/31/21)	17,500.00	17,500.00	0.00
EDA 2022 (1/1/22 – 9/30/22)	52,500.00	35,000.00	17,500.00
EDA CARES Act (6/30/20–7/1/22)	93,750.00	37,999.86	55,750.14
MDOT Planning	37,000.00	10,076.15	26,923.85
MDOT Asset Management	50,000.00	23,810.64	26,189.36
MDOT Rural Task Forces	23,558.00	22,582.99	975.01
Recreation Plans	0.00	0.00	0.00
Land Use Plans	0.00	0.00	0.00
Fees for Technical Assistance	200.00	0.00	200.00
Interest	50.00	26.62	23.38
Miscellaneous	700.00	695.00	5.00
TOTAL REVENUE	321,838.41	194,142.67	127,695.74
Expenditures			
Salaries & Wages	150,000.00	129,647.44	20,352.56
Fringe Benefits	35,000.00	24,489.23	10,510.77
Professional Services	5,000.00	1,315.83	3,684.17
Contractual Services	30,000.00	0.00	30,000.00
Audit	4,200.00	4,200.00	0.00
Office Costs	27,000.00	19,473.51	7,526.49
Travel/Meetings	6,000.00	2,492.40	3,507.60
Professional Development	1,000.00	199.00	801.00
Office Supplies	1,500.00	705.13	794.87
Office Machines	2,000.00	1,160.97	839.03
Memberships	2,000.00	1,585.00	415.00
Printing	750.00	0.00	750.00
Equipment/Furniture	2,000.00	380.19	1,619.81
Special Events	0.00	0.00	0.00
Other/Contingencies	55,388.41	128.10	55,260.31
TOTAL EXPENDITURES	321,838.41	185,776.80	136,061.61

STATUS OF GRANT PROGRAMS

	Budget	**Disbursements through 8-31-22**	**% of Budget**
EDA 2021 (1/1/21 – 12/31/21)	84,000.00 ∗	84,378.01	100.45
EDA 2022 (1/1/22 – 12/31/22)	84,000.00 ∗	49,446.82	58.87
EDA CARES Act (6/30/20–12/31/22)	156,250.00	153,330.80	98.13
MDOT Planning (10/1/21 – 9/30/22)	37,000.00	19,009.22	51.38
MDOT Asset Management (10/1/20 – 9/30/22)	88,000.00	29,705.52	33.76
MDOT Asset Management (10/1/21 – 9/30/22)	50,000.00	0.00	0.00
MDOT Rural Task Forces (10/1/21 – 9/30/22)	23,558.00	22,163.28	94.08

∗ Each year, the EDA 2019-21 grant includes $70,000 from EDA plus $70,000 local match ($14,000 membership dues and $56,000 in-kind grants match; in-kind contributions are not included in the budget total)

CHECKING ACCOUNT ACTIVITY (6/1/22 – 8/31/22)

Beginning Balance 6-1-22	30,441.52
Less disbursements	-38,576.89
Less Federal + State Withholding Taxes	-12,432.09
Less Quarterly Unemployment Taxes	-162.00
Less SAR/SEP payments	-6,647.47
Receipts and Interest	112,323.45
Transfer to Money Market Account	-25,000.00
Ending Balance 8-31-22	59,946.52

INVESTMENTS (as of 8-31-22)
Money Market Acct 170,218.90

WEST MICHIGAN REGIONAL PLANNING COMMISSION

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY AND PANDEMIC RECOVERY PLAN

RESOLUTION

APPROVAL OF THE 2022 COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY AND PANDEMIC RECOVERY PLAN

It is moved by , and supported by that the West Michigan Regional Planning Commission (WMRPC) hereby approves the 2022 Comprehensive Economic Development Strategy and Pandemic Recovery Plan, which identifies goals, information, current employment information, and potential projects for Region 8 and its member communities. The Strategy/Plan also looks at the impacts of the pandemic and actions to help recover from long-lasting impacts. The Strategy/Plan will be submitted to the U.S. Economic Development Administration (EDA) in October 2022. The WMRPC recommends the submission of the Strategy/Plan to the EDA.

Signed:_____ Date: September 16, 2022
David Hodges, Chair

Signed:_____ Date: September 16, 2022
Roger Elkins, Vice Chair

WEST MICHIGAN REGIONAL PLANNING COMMISSION
BUDGET: Proposed August 12, 2022
Fiscal Year October 1, 2022 - September 30, 2023

	FY 2020-2021 Actual	FY 2021-2022 Adopted Budget	FY 2021-2022 Actual thru 5-31-2022	FY 2022-2023 Proposed Budget
Revenues				
Membership Dues	$ 45,620.41	$ 46,580.41	$ 37,580.41	$ 47,839.98
EDA Planning Grant	$ 75,428.06	$ 70,000.00	$ -	$ 70,000.00
CARES Act	$ 82,608.59	$ 93,750.00	$ 26,255.70	$ 50,000.00
MDOT Planning	$ 37,000.00	$ 37,000.00	$ 2,072.23	$ 37,000.00
MDOT (Asset Management)	$ 34,512.21	$ 50,000.00	$ 7,740.66	$ 60,000.00
MDOT SPR	$ 19,000.00	$ 23,558.00	$ 7,577.60	$ 22,435.00
RPI Access Mngt.	$ -	$ -	$ -	$ -
Recreation Plans	$ -	$ -	$ -	$ -
Land Use Plans	$ -	$ -	$ -	$ -
Fees for Technical Assistance	$ -	$ 200.00	$ -	$ 200.00
Interest	$ 21.92	$ 50.00	$ 18.98	$ 50.00
Miscellaneous	$ -	$ 700.00	$ 695.00	$ 100.00
TOTAL REVENUE	**$ 294,191.19**	**$ 321,838.41**	**$ 81,940.58**	**$ 287,624.98**
Expenditures				
Salaries & Wages	$ 179,171.47	$ 150,000.00	$ 87,804.00	$ 152,000.00
Fringe Benefits	$ 30,940.75	$ 35,000.00	$ 16,757.63	$ 40,000.00
Professional Services	$ 4,389.43	$ 5,000.00	$ 888.00	$ 5,000.00
Contractual Services	$ 5,516.33	$ 30,000.00	$ -	$ 30,000.00
Audit	$ 4,060.00	$ 4,200.00	$ 4,200.00	$ 4,905.00
Office Costs	$ 19,276.95	$ 27,000.00	$ 14,119.58	$ 27,000.00
Travel/Meetings	$ 1,653.19	$ 6,000.00	$ 566.58	$ 10,000.00
Professional Development	$ 295.00	$ 1,000.00	$ 100.00	$ 2,000.00
Office Supplies	$ 647.17	$ 1,500.00	$ 244.47	$ 3,000.00
Office Machines	$ 9,273.57	$ 2,000.00	$ 1,111.21	$ 2,000.00
Memberships	$ 744.00	$ 2,000.00	$ 1,585.00	$ 2,000.00
Printing	$ -	$ 750.00	$ -	$ 750.00
Equipment/Furniture	$ 60.40	$ 2,000.00	$ 200.00	$ 2,000.00
Special Events	$ -	$ -	$ -	$ 1,600.00
Other/Contingencies	$ 131.64	$ 55,388.41	$ 128.10	$ 5,369.98
TOTAL EXPENDITURES	**$ 256,159.90**	**$ 321,838.41**	**$ 127,704.57**	**$ 287,624.98**

9/16/2022

DRAFT

WEST MICHIGAN REGIONAL PLANNING COMMISSION
MEETING MINUTES

June 17, 2022
Ottawa County Administration Building
9:30 a.m.

1. Call to Order. The meeting was called to order at 9:40 a.m.

2. Roll Call:

Tom Jessup – Allegan County
Paula Priebe – City of Big Rapids
Paul Bullock, Treasurer – Mecosta County
Ray Steinke – Mecosta County
Rob Spohr – Montcalm County
Mike Scott – Montcalm County
Morris Langworthy – Osceola County
Frank Garcia – Ottawa County
Paul Sachs – Ottawa County
Nichole Lyke – Barry County Chamber and Economic Development Alliance

Staff:
David Bee – Director
Ethan Walthorn – Planner
Nancy Murphy – Administrative Assistant

Guests:
John Shay – Ottawa County Administrator
Dennis Kent – Michigan Department of Transportation

3. Approval of Agenda

A MOTION WAS MADE BY R. Steinke to approve the agenda for June 17, 2022. SUPPORTED BY P. Priebe. MOTION APPROVED UNANIMOUSLY.

4. Approval of Minutes

A MOTION WAS MADE BY M. Scott to approve the minutes for the January 14, 2022, Commission meeting. SUPPORTED BY R. Steinke. MOTION APPROVED UNANIMOUSLY.

5. Public Comments

None.

6. General Business

a. Welcome to Ottawa County

John Shay, Ottawa County Administrator, welcomed meeting attendees to Ottawa County, and shared information about several current projects. Work is in process on the County's new Family Justice Center, which is a $32 million project scheduled for completion the Spring of 2024. The Center will include a new court building and house all family related functions. The County is working on how to spend ARPA funds. Options include projects related to broadband services, affordable housing, and other categories. They have requests for part of the available funding from both local organizations and individuals.

b. Guest Speaker – Dennis Kent, Michigan Department of Transportation

Dennis Kent with the Michigan Department of Transportation presented a summary of the Grand Region Five-Year Program. The presentation included –

Network Priorities – Transportation Asset Management Plan (TAMP) Tiers

Grand Region 5-Year Program 2022 to 2026

High Profile Projects – including –

I-196 Bridge replacement over the Grand River
M-21 – resurfacing I-96 to Grand River
M-37 – two projects
M-11 – Division Avenue to Kalamazoo Avenue
US-131 – Kent County line to 76th Street
I-196 – Byron Center Road to 32nd Avenue

US-131 Planning and Environmental Linkages (PEL) Study – M-11 (28th Street to Wealthy Street)

I-196 – Fuller Avenue to Maryland Avenue

I-96 / I-196 Flip / Partial Completion

Eastbound M-21 to eastbound I-96

M-21 crossovers

Eastbound M-21 off-ramp modifications

I-296 (US-131) southbound and I-96

M-11 (28th Street)

I-96 – Monroe Avenue to Leonard Street

US-131 at M-179 – Partnership with Gun Lake Tribe

I-196 – Bridge replacement over the Grand River and Market Avenue

I-96 – rebuilding 9 miles of freeway in Ionia County (2024)

US-131 – rebuilding 9.6 miles of freeway – 76th to 84th (2024)

c. Administrative Matters

Financial Statement

The Financial Statement covers the first eight months of FY 2022, October 1, 2021 through May 31, 2022. D. Bee briefly reviewed the Financial Statement.

A MOTION WAS MADE BY M. Langworthy to accept and place on file the Financial Statement for the period of October 1, 2021 through May 31, 2022. SUPPORTED BY P. Priebe . MOTION PASSED UNANIMOUSLY.

Revised Budget

D. Bee presented the revised budget for Fiscal Year 2022 (October 1, 2021 through September 30, 2022). He said that we usually adopt the original fiscal year budget at the September Commission meeting, and then review the budget the following June. He said that revenues were not changed in the revised budget. Most of the Expenditures are mostly unchanged. The only increased amount is for Fringe Benefits due to higher costs for health insurance, along with life and disability insurance, for the new Planner. Several amounts are lower, including Travel, Professional Development, Office Supplies, and Special Events (because we did not have a December meeting in 2021).

A MOTION WAS MADE BY M. Scott to approved the Amended Budget for Fiscal Year 2022 (October 1, 2021 through September 30,2022). SUPPORTED BY R. Spohr. MOTION PASSED UNANIMOUSLY.

MDOT Resolution

The resolution for MDOT funding is an annual agreement, and includes both the MTF (Michigan Transportation Fund) planning grant for $37,000 and the SPR (State Planning and Research) grant for $19,000. The SPR grant is primarily funding for the Rural Task Forces program. The resolution does not include Asset Management.

A MOTION WAS MADE BY R. Spohr to adopt the resolution to authorize the FY 2023 grant application to the Michigan Department of Transportation (MDOT), for funds to be used for regional transportation planning in Region 8; and to authorize its Chairperson and its Director to sign a contractual agreement with MDOT for this Program. **SUPPORTED BY** T. Jessup. **MOTION APPROVED UNANIMOUSLY.**

d. Round Table / Regional Issues

Nichole Lyke – Barry County. Barry County has a countywide dashboard. She talked about their housing study and affordable housing projects. She also talked about the County's master plan and the Land Bank. They are in the process of wrapping up their broadband plan.

Morris Langworthy – Osceola County. He talked about the Commission on Aging. The County annex is closing. The old hospital will move to new facilities. A company refurbished a building and then didn't need it, so the County bought it before the price increase.

John Shay – Ottawa County. He talked about broadband, including how to make it cost effective to extend service to ten rural areas. The County is working on groundwater issues – both quality and quantity. They have a countywide monitoring network. He also talked about infrastructure across the county related to electric vehicle charging stations, including the current supply compared to future demand.

Tom Jessup – Allegan County. Two categories for spending Covid money are broadband and a water study. The casino has a $350 million complex expansion. The County has a good relationship with the Tribe.

Paula Priebe – City of Big Rapids. It is project season, with ongoing work downtown and on roads, and parks, and trails. The recent storm did extensive damage to the City. They have had staffing changes, and are partnering with The Right Place for their economic development program.

Rob Spohr – Montcalm County. The County is also a partner with The Right Place for their economic development activities. The Planning Commission and the County Commission is dealing with wind and solar projects. While residents support solar panels, wind turbines have generated controversy, including court battles . He also mentioned the current labor shortage, and said that everyone is finding it a challenge to hire qualified workers.

Mike Scott – Montcalm County. He talked about ARPA funding and projects. The County decided to give $50,000 of their allocation to local communities. The Drain Commissioner and the Emergency Management department are now sharing a new $1.7 million building. Also, the Road Commission received $2.5 million. They are refurbishing the County building.

Paul Bullock – Mecosta County. The County received a surprise $667,412 check from the State for recreational marijuana sales at 12 retail facilities. They decided to use the money for projects that include: The Dragon, a 44 mile hiking and biking trail; Generation Project; four parks; power outage related endeavors; local agencies; first responders safety equipment; youth hunger programs; domestic violence program. The Board had a brainstorming session to determine how best to spend the new money.
The County's ARPA funds, which total $3.0 million, include $1.0 million for roads, parks, the Road Commission, and townships.

c. Staff Updates

Economic Development Planning

We are in the process of wrapping up the CEDS, which will be reviewed and approved by the CEDS Committee in August, and the Commission in September. The document includes CARES Act program and projects, with a plan for ways to spend funding. There is also a three-part recovery plan. Communities that already have plans in place will be best able to take advantage of funding opportunities.

Transportation Planning

Our new Planner, Ethan Walthorn, is working on MDOT programs that include Asset Management (rating federal roads) and the Rural Task Force program. The corridor groups continue to have quarterly meetings.

Member Projects

There are currently no member projects.

Other

Ethan is also working on an update of the Grants and Loans Opportunities document. The completed report will be added to our website. Staff is mostly working in the office most of the time. We renewed our office lease for another year. We sent out requests for proposals for this year's audit. That was something the Executive Committee wanted for us to do; proposals are due July 1st.

The September Commission meeting will focus on looking at our goals. The meeting is scheduled for Friday, September 16, at 9:30. We need a space for the in-person meeting, and are seeking volunteers.

7. Unscheduled Business

There was no unscheduled business.

8. Adjournment

A MOTION WAS MADE By R. Steinke to adjourn. SUPPORTED BY R. Spohr. MOTION PASSED UNANIMOUSLY. The meeting was adjourned at 11:00 a.m.

2022 COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY AND PANDEMIC RECOVERY PLAN

For

Allegan, Barry, Ionia, Kent, Mecosta, Montcalm, Osceola, and Ottawa Counties

Prepared by the

WEST MICHIGAN REGIONAL PLANNING COMMISSION

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submitted as Region 8's

Comprehensive Economic Development Strategy (CEDS)

in accordance with requirements of the
U.S. Economic Development Administration

Adopted by the CEDS Committee August 31, 2022 and the WMRPC September 16, 2022

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INTRODUCTION

The West Michigan Regional Planning Commission (WMRPC) is pleased to submit its 2022 Comprehensive Economic Development Strategy (CEDS) and Pandemic Recovery Plan. This report updates information developed during the last complete update of the CEDS in 2017 and Interim Reports to the CEDS in 2018, 2019, and 2020 (2021 was not officially adopted, but was used to develop the 2022 CEDS). This process will help guide economic and community development over the next five years and look at issues related to the pandemic that began in late 2019 (early 2020 in West Michigan). The CEDS is the principle economic development strategy for the eight-county area, known as Region 8, which includes Allegan, Barry (recently approved by the U.S. Economic Development Administration (EDA)), Ionia, Kent, Mecosta, Montcalm, Osceola, and Ottawa counties. The Pandemic Recovery Plan is not seen as a long-range strategy like the CEDS, but future CEDS will definitely consider the current and future impacts of the pandemic and the way it changed our communities.

While the traditional projects remain important and eligible for EDA funding, the WMRPC has developed an additional list of community projects related to the Coronavirus Aid, Relief, and Economic Security (CARES) Act, which was passed March 27, 2020 and the American Rescue Plan Act (ARPA) of 2021. The WMRPC contacted counties, cities, villages, townships, and others to identify potential projects that can assist in improving the health and welfare of West Michigan's residents, communities, and businesses.

With the submission of this Comprehensive Economic Development Strategy, the WMRPC completes its forty-ninth year as an Economic Development District.

This report is made possible by the ongoing support of the U.S. Commerce Department's Economic Development Administration and the support of member communities in West Michigan.

U.S. Economic Development Administration Investment Priorities

Through its competitive grant process, EDA evaluates all project applications to determine the extent to which they:

- Align with EDA's investment priorities,
- Effectively address the creation and/or retention of high-quality jobs, and
- Document that the applicant can or will leverage other resources, both public and private, and demonstrate the applicant's capacity to commence the proposed project promptly, to use funds quickly and effectively, and provide a clear scope of work that includes a description of specific, measurable project outputs.

EDA's investment priorities provide an overarching framework to ensure its grant investment portfolio – ranging from planning to infrastructure construction -- contributes to local efforts to build, improve, or better leverage economic assets that allow businesses to succeed and regional economies to prosper and become more resilient. Competitive grant applications will be responsive to the evaluation criteria listed under each individual funding announcement, including at least one of the following investment priorities:

1. **Equity:** Economic development planning or implementation projects that advance equity across America through investments that directly benefit 1) one or more traditionally underserved populations, including but not limited to women, Black, Latino, and Indigenous and Native American persons, Asian Americans, and Pacific Islanders or 2) underserved communities within geographies that have been systemically and/or systematically denied a full opportunity to participate in aspects of economic prosperity such as Tribal Lands, Persistent Poverty Counties, and rural areas with demonstrated, historical underservice.
2. **Recovery & Resilience:** Economic development planning or implementation projects that build economic resilience to and long-term recovery from economic shocks, like those experienced by coal and power plant communities, or other communities impacted by the decline of an important industry or a natural disaster, that may benefit from economic diversification-focused resilience.
3. **Workforce Development:** Economic development planning or implementation projects that support workforce education and skills training activities directly connected to the hiring and skills needs of the business community and that result in well-paying, quality jobs.
4. **Manufacturing:** Economic development planning or implementation projects that encourage job creation, business expansion, technology and capital upgrades, and productivity growth in manufacturing, including efforts that contribute to the competitiveness and growth of domestic suppliers or to the domestic production of innovative, high-value products and production technologies.
5. **Technology-Based Economic Development:** Economic development planning or implementation projects that foster regional knowledge ecosystems that support entrepreneurs and startups, including the commercialization of new technologies, that are creating technology-driven businesses and high-skilled, well-paying jobs of the future.
6. **Environmentally-Sustainable Development:** Economic development planning or implementation projects that help address the climate crisis including through the

development and implementation of green products, processes (including green infrastructure), places, and buildings.

7. **Exports & FDI:** Economic development planning or implementation projects that enhance or build community assets to support growth in US exports or increased foreign direct investment.

Pandemic Recovery Plan

This CEDS includes a Pandemic Recovery Plan, funded by the CARES Act of 2020.The WMRPC worked with the EDA and communities in the Michigan counties of Allegan, Barry, Ionia, Kent, Mecosta, Montcalm, Osceola, and Ottawa to assist in recovering from the impacts of the Coronavirus Pandemic by performing or coordinating the following actions:

1. **Short-Term and Long-Term Economic Development Planning and Coordination**
   Update the Comprehensive Economic Development Strategy (CEDS). The CEDS was last updated in 2017, so was updated during the two-year period covered by EDA's CARES Act Grant. While the WMRPC develops an interim CEDS every year, these are not comprehensive enough to address the scope of the impact on the Region created by the Coronavirus Pandemic.

   While WMRPC staff always makes an effort to visit communities to determine needs, additional efforts were be made to gain an understanding of the issues created by the Pandemic and to identify appropriate responses on an individual basis. This was accomplished through meetings and workshops (when possible), e-mails, phone calls, and (eventually) staff visits with community leaders. The already established Commission and CEDS Committee played a key role in creating a complete understanding of issues created by the Pandemic.

   It was anticipated that the existing CEDS Committee would need to be expanded to include organizations and officials that were not typically part of the CEDS process, but this was not the case since adding additional people during a time when no in-person meetings were being held created challenges to bringing additional people into the process and the existing members provided outstanding input into the process.

2. **Assign Staff to Assist in Disaster Recovery**
   Funding from this program was used to fund the existing Director and Planner while other funds were used to fund a two-year position addressing regular regional programs and transportation planning – as well as assisting in the disaster recovery effort. The WMRPC feels the importance of this program requires staff that are already familiar with the Region's communities and its people. One staff change was made during the process as the Planner left Michigan for family-related reasons, but a new planner was hired and helped complete the CEDS and Recovery Plan.

   Staff worked with EDA, communities, existing economic development organizations, and the State of Michigan to assist in Coronavirus recovery efforts. This process began in March 2020 and continues through the middle of next year. Michigan is still in transition with regards to moving towards allowing people to congregate in groups and allowing non-essential businesses to reopen (when this section was written in June 2021). In addition to health and economic issues, the nation experienced unrest across the nation that added to the complexity of recovery efforts of many of our communities.

3. Technical Assistance and Capacity Building

The WMRPC used a portion of the CARES Act grant to assist existing member organizations (seven counties and all of the communities within those counties; and four individual cities) with technical assistance and in seeking federal and state assistance. The WMRPC assisted in identifying appropriate funding opportunities including EDA/CARES Act grant, and other state and federal opportunities.

In addition to the existing CEDS Committee, this action will also establish opportunities for communities to form more localized Committees (County level or smaller) to identify needs related to the economic recovery from the Pandemic. The WMRPC coordinated committees comprised of a combination of public leadership to identify issues and potential solutions. The WMRPC will continue to send communications out to all of our member counties, cities, villages, and townships using e-mail and other electronic resources.

4. Organizational Capacity Support

In addition to hiring additional support staff to allow existing staff to focus on recovery efforts the WMRPC increased capacity for existing staff to work outside of the office as the need to work from home continued for 15 months before in-office work began being phased back. Initially, Michigan ordered residents to shelter in place and limited the travel to non-essential businesses. Three employees were provided with computers to allow work to continue. While most operations were able to be covered from home over the past months, accounting and paying bills remotely was not possible, requiring staff to go into the office. Some software and training on video conferencing was required for meetings to continue. The WMRPC also updated its website to incorporate easier ways of distributing and collecting information from member communities.

EDA Coronavirus Aid, Relief, and Economic Security (CARES) Act Recovery Assistance

Overview

The Coronavirus Aid, Relief, and Economic Security (CARES) Act provides the Economic Development Administration (EDA) with $1.5 billion for economic development assistance programs to help communities prevent, prepare for, and respond to coronavirus.

EDA CARES Act Recovery Assistance, which is being administered under the authority of the bureau's flexible Economic Adjustment Assistance (EAA) (PDF) program, provides a wide-range of financial assistance to communities and regions as they respond to and recover from the impacts of the pandemic.

On May 7, 2020, Secretary Wilbur Ross made EDA's CARES Act Recovery Assistance funding available with the announcement that EDA had published an Addendum to its FY 2020 Public Works and Economic Adjustment Assistance Notice of Funding Opportunity. EDA intends to deploy its CARES Act funding as quickly, effectively, and efficiently as possible, and in a manner that meets communities' needs.

Frequently Asked Questions

Question 1:
Congress appropriated EDA $1.5 billion via the CARES Act. What role will EDA play in strengthening and assisting communities recovering from the coronavirus crisis?
Answer:
EDA's mission is to lead the federal economic development agenda. EDA works directly with communities to catalyze locally developed strategies to build capacity for economic development based on local business conditions and needs.
CARES Act funds were appropriated under the Economic Adjustment Assistance (EAA) Program (PDF), which is EDA's most flexible program. EDA will accept applications for grants to support a wide variety of assistance including:

- Planning and Technical Assistance
- Capitalization and Recapitalization of Revolving Loan Funds (RLFs), which provide access to capital for businesses
- Construction of infrastructure and other economic development projects
- Innovation grants

Question 2:
When will EDA begin awarding grants using CARES Act funding?
Answer:
EDA will award grants to successful applications on a rolling basis. EDA began accepting applications on May 7, 2020 and will deploy its CARES Act funding as quickly, effectively, and efficiently as possible, and in a manner that meets the needs of these communities.

Question 3:
What specific programs will EDA implement immediately to assist communities?
Answer:
EDA's CARES Act Recovery Assistance will advance economic development in communities negatively impacted by COVID-19 in a variety of ways, including, but not limited to:

- COVID-19 Economic Recovery Planning and Technical Assistance Grants: Provide economic recovery grants to each of EDA's Economic Development Districts (EDDs), Tribal Grantees, and University Centers, and others.
- Grants to state and regional organizations to develop CARES Act recovery and resilience strategies, including industry supply chain, cluster analyses, econometric analyses, diversification efforts, and travel and tourism-related marketing campaigns.
- Capitalizing or Recapitalizing RLFs (PDF) across the nation targeting businesses in particularly economically distressed areas that have been affected by the coronavirus pandemic.
- Innovation grants similar to Build to Scale, formerly known as Regional Innovation Strategies (RIS)-like awards focused on technology innovation activities that will help communities prevent, prepare, and respond to the coronavirus pandemic.
- EDA expects to receive many more quality applications than it can fund using CARES Act funds. To be competitive, applicants should propose specific, well-defined projects to prevent, prepare for, or respond to the coronavirus pandemic, including economic injuries caused by the pandemic. Proposals that are limited to providing general support for an organization and its mission are unlikely to be successful.

Question 4:
Does the CARES Act provide EDA with funding for loans?
Answer:
No, not directly. EDA's RLF program, however, provides grants to eligible recipients of Economic Adjustment Assistance, including state and local governments and non-profit organizations, to operate a lending program that offers low-interest loans to businesses that cannot obtain traditional bank financing.

Question 5:
What are the match requirements for EDA's CARES Act funding? Can I get 100 percent grant rate?
Answer:
Under our CARES Act Recovery Assistance, EDA generally expects to fund at least 80 percent, and up to 100 percent of eligible project costs. Please see the EDA CARES Act Recovery Assistance NOFO for more information on cost sharing or matching requirements.

Question 6:
May the cost of preparing an application be reimbursed from grant funds?
Answer:
No. EDA is prohibited by law from reimbursing grantees from the cost of preparing applications, including the costs of any consultants or expediters hired to assist an applicant in preparing its

application. Applicants are free to retain the services of consultants or other professionals to assist them in preparing their applications, but should be aware that that they will have to fund the costs of any consultants themselves.

Question 7:
Is every community in the country eligible for EDA CARES Act funding?
Answer:
Yes. EDA has determined that economic injury from the coronavirus pandemic constitutes a "Special Need" under the EAA program and eligibility may be established on that basis without reference to other economic distress criteria. Nonetheless, applicants for EDA CARES Act Recovery Assistance are still required to explain clearly in their application how their project would *"prevent, prepare for, and respond to coronavirus"* or respond to *"economic injury as a result of coronavirus."*

Question 8:
Are individuals or for-profit entities eligible for EDA CARES Act funding?
Answer:
No. EDA can only make grants to state and local governmental entities, institutions of higher education, not for-profit entities, and federally recognized Tribes. Please see the FY 2020 EDA Public Works and Economic Adjustment Assistance Programs (PWEAA) Notice of Funding Opportunity (NOFO) for more information on eligible applicants. Businesses, however, may be eligible for various types of assistance from EDA recipients, including loans from an EDA-funded Revolving Loan Fund (RLF) and technical assistance from University Centers and other recipients.

Question 9:
Are small businesses eligible to receive grants from the EDA?
Answer:
No. Only state and local governmental entities, institutions of higher education, not for-profit entities, and federally recognized Tribes. Small business owners should visit www.coronavirus.gov/smallbusiness for details on small business assistance programs including SBA's Paycheck Protection Program.

Question 10:
How do I know if my institution qualifies to apply for EDA CARES Act grants?
Answer:
Please see the FY 2020 EDA PWEAA NOFO for more information on eligibility or contact, email is preferred, the EDA Economic Development Representative (EDR) serving your state for more information. Or, you can contact the West Michigan Regional Planning Commission.

Question 11:
Given the urgent needs of communities, will grant eligibility requirements be adjusted or relaxed in any way?

Answer:
EDA does not have the authority to waive its statutory requirements regarding eligible recipients of EDA assistance. However, EDA has determined that economic injury from the coronavirus pandemic constitutes a "Special Need" for purposes of regional eligibility. In addition, EDA is making full use of administrative flexibilities at its disposal, including flexibilities provided by the Office of Management and Budget (OMB).

Question 12:
Are Destination Marketing Organizations (DMOs) eligible to apply for CARES Act Recovery Assistance grants?
Answer:
To be eligible, DMOs must be organized as non-profit organizations. As a general matter, non-profit DMOs may be eligible for EDA assistance so long as the organization: (1) is engaged primarily in promoting a community or region, as opposed to a specific business; (2) provides documentation that it is acting in cooperation with officials of a political subdivision of a State; and (3) operates as an eligible non-profit as determined by EDA. For more information please see Eligibility of Destination Marketing Organizations for EDA Assistance/Frequently Asked Questions at eda.gov/coronavirus.

American Rescue Plan Act (ARPA) of 2021

The American Rescue Plan (H.R. 1319) is a $1.9 trillion emergency legislative package to provide the resources needed to address the ongoing COVID-19 public health crisis and spur a strong economic recovery. The American Rescue Plan Act will:

• Increase direct assistance to households in need across America by $1,400 per person, bringing the total (including the $600 down payment enacted in December) to $2,000 for eligible recipients.

• Extend and expand unemployment insurance and give families with children as well as childless workers a boost through enhanced tax credits, including:

  o Extends the Pandemic Unemployment Assistance program which extends benefits to some self-employed and some other pandemic-affected individuals who don't qualify for regular state unemployment benefits through August 29, 2021;

  o Extends and expands the Federal Pandemic Unemployment Compensation – boosts the federal supplement to state UI benefits from $300 to $400 for the weeks ending after March 14 and before August 29, 2021;

  o Makes the child tax credit fully refundable, and advanceable, for 2021 and increases the amount to $3,000 per child ($3,600 per child under age 6); and

  o Helps families access high-quality childcare by expanding the Child and Dependent Tax Credit (CDCTC) to allow many families to claim up to half of their childcare expenses.

• Extend enhanced SNAP benefits, providing funds to alleviate backlogs and respond to pandemic impacts in our food supply chains.

• Provide direct housing and nutrition assistance to families and expand access to safe and reliable childcare and affordable health care.

• Provide nearly $130 billion to help K-12 schools safely reopen and address lost time in the classroom, including an estimated $5 billion for schools in Pennsylvania.

• Dedicate nearly $40 billion for institutions of higher education and requires institutions to dedicate at least half of their funding for emergency financial aid grants to students.

• Provide resources to increase COVID-19 vaccinations across the country to test, treat and protect all Americans. The plan will mount a national vaccination program that includes setting up community vaccination sites nationwide. It will also take complementary measures to combat the virus, including scaling up testing and tracing, addressing shortages of personal protective equipment (PPE) and other critical supplies, investing in high-quality treatments, and addressing health care disparities.

• Provide support for small businesses including:

  o $15 billion for COVID-19 Emergency Grants Through the Economic Injury Disaster Loan (EIDL) Program;

  o $7.25 billion in additional funding for the Paycheck Protection Program (PPP) and expands eligibility of 501(c) nonprofits of all sizes and types; and

  o $25 billion for a new program at the Small Business Administration (SBA) to aid restaurants and bars with 20 or fewer locations, with $5 billion set aside specifically for smaller establishments with less than $500,000 in 2019 annual revenue.

• Provide crucial resources to protect the jobs and health of first responders, frontline public health workers, teachers, transit workers, and other essential workers that all Americans depend on, including:

- o $20 billion for vaccine administration and distribution;
- o $46 billion for testing, contact tracing, and mitigation and purchasing personal protective equipment; and
- o $7.6 billion to hire 100,000 full time employees into the public health workforce.

• Procure essential medical supplies and equipment through the Defense Production Act.

• Provide key funding for transit agencies, airports, and the Federal Emergency Management Agency (FEMA) including:

- o $30 billion for transit to help transit agencies keep jobs for drivers, mechanics and other employees;
- o Purchase of PPE, shields, sanitizer, wipes for their workers, and to maintain the transit routes relied upon by Americans;
- o $8 billion in emergency aid for airports – including approximately $35 million for Pittsburgh International Airport; and
- o $50 billion for the FEMA Disaster Relief Fund.

• Provide funds to help the VA meet the health and economic needs of our nation's veterans, including funds to waive copays for treatment and to help the VA reduce claims and appeals backlogs caused by COVID.

• Include direct payments, extended pandemic-related unemployment benefits, financial assistance for individuals to retain health coverage through the Affordable Care Act, and funding for enhancements to refundable tax credits – like the Child Tax Credit and the Earned Income Tax Credit – designed to help low-income Americans and combat child poverty.

Vision Statement & Mission Statement

Vision Statement

The following Vision Statement is the preferred future in 2040 of the counties within Region 8. Due to the variety that exists across the Region, the Vision Statement is general enough that each of the counties can embrace the universal ideas and revise them to meet their own unique features and goals.

> The Region's population continues to grow and thrive in well-planned communities that represent the varied lifestyles that West Michigan residents choose. West Michigan's clean environment and diverse natural resources are fundamental to the Region's success and identity.
>
> The Region's economy provides a wide range of jobs that support the Region's residents and provide a payroll and tax base necessary to maintain a high quality of life across the Region. The diverse economy includes a healthy mixture of base employers including manufacturing, health care services, natural resource-based employment, value-added agriculture, education, new technologies including renewable energy resources, and other forms of base employment. Well planned and coordinated public infrastructure is in place to assist in the healthy growth of the Region's economy.
>
> Healthy urban centers and small towns provide a wide variety of services, while rural areas have sufficient land preserved for farmland and open space. Communities coordinate with neighboring communities and a variety of levels of government to provide a sustainable level of services to their residents. A wide variety of housing exists to meet the varied demands of the diverse population.
>
> Public and private schools provide quality educational opportunities to students from kindergarten through the twelfth grade and the Region's universities, colleges, and other training facilities provide the necessary skills for West Michigan's residents to compete locally or globally.

Mission Statement

The WMRPC adopted the following Mission Statement on June 21, 2002:

> To assist planning efforts in community and economic development, provide a regional forum for sharing information and ideas, and promote cooperative solutions to regional issues.

Summary of Goals

The Goals and Objectives (listed in their complete form later in the CEDS) are divided into two categories: 1) Organizational and 2) Community and Economic Development.

Organizational Goals

Goal #1
The WMRPC shall maintain an active and productive role with the U.S. Economic Development Administration (EDA).

Goal #2
The WMRPC shall promote coordination between counties, cities, townships, villages, the federal government, the State of Michigan, non-profits and other community-based organizations.

Goal #3
While EDA is the primary partner related to economic development, the WMRPC shall actively participate with other community and economic development organizations.

Community and Economic Development Goals and Objectives

Goal #1
Communities should maintain an up-to-date vision related to community and economic development.

Goal #2
Communities should promote a diverse economy that recognizes the Region's and individual communities' varied strengths.

Goal #3
Communities should investigate and emphasize the long-range impacts of projects as opposed to seeking short-term solutions to issues.

Goal #4
Communities should maintain an appropriate level of public infrastructure to meet the needs of residents and businesses.

Goal #5
Communities should establish an appropriate level of resources to encourage employment opportunities for the area's residents.

Goal #6
Communities should promote an appropriate level of private sector utilities to meet the demands of residents and businesses.

Goal #7
Communities should promote expanded internet and broadband services for businesses and residents.

Goal #8
Communities should promote all types of housing to attract a range of residents.

Goal #9
Communities should promote services that provide employees and employers with resources to support growth.

Goal #10
Communities should promote alternate ways of meeting and soliciting public input.

Goal #11
Communities should promote recreation and tourism activities for the physical and social health of the community and as an economic opportunity for businesses and employees.

ORGANIZATION AND MANAGEMENT

This section describes the composition of the West Michigan Regional Planning Commission (WMRPC) and Comprehensive Economic Development Strategy (CEDS) Committee.

The WMRPC currently has a 27-member policy body, which includes representatives designated by each member community and at-large representative spaces reserved to assure broad representation of the region. Of the representatives, 20 are public sector "voting" representatives (appointed by communities over 10,000 in population), two are "non-voting" representatives from a community under 10,000 and the regional airport, and eight are private sector representatives. Of the voting representatives, the private sector comprises 28.6 percent of the Commission – this number would be 39.4 percent if all of the vacancies were filled. There are also currently four alternate representatives designated by members. There are five vacant positions. Commission members are shown below. The WMRPC provides policy direction with respect to the Commission's economic planning and implementation activities as well as other programs undertaken by the organization. At the June 16, 2006 meeting of the WMRPC bylaws were amended to require members to appoint two public sector representatives and one private sector representative. This increased the size of the Commission – creating the appropriate ratio of public and private sector representatives. The WMRPC also adopted guidelines that create a CEDS Committee that has a majority of private sector representatives.

Aside from its CEDS activities, the WMRPC continues is role as the local planning organization for regional transportation planning under Michigan State legislation, the coordinator for Michigan's Transportation Asset Management program, and functions as the Regional Clearinghouse for most state and federally funded programs. The WMRPC also has in-house GIS capabilities to assist in regional planning efforts. The WMRPC encourages the exchange of ideas on public policy, emerging technologies, and programs of regional significance. Where possible, staff assists communities with planning, project implementation, and grant writing. In addition, at any given time, the WMRPC is engaged in projects, funded by state or federal grants and/or local funding sources.

At this writing, special WMRPC projects include continuing corridor studies along M-40/M-89 in Allegan County, a corridor group in the Greenville Area, and a corridor group along Northland Drive in the counties of Montcalm, Mecosta, and Osceola.

Table 1 -- West Michigan Regional Planning Commission

Name	Address	Telephone & E-Mail
Voting Public Sector Representatives: Representing areas with populations over 10,000		
Tom Jessup (Allegan County)	6717 – 108th Avenue South Haven, MI 49090	(269) 637-3374 tjessup@allegancounty.org
Jim Storey (Allegan County)	344 West 35th Holland, MI 49423	jstorey@allegancounty.org
Catherine Getty (Barry County)	11835 Lakeridge Dr, Wayland, MI 49348	(269) 953-3151 Catherine.getty33@gmail.com
Nicole Lyke (Barry County)	221 W. State St., Hastings, MI 49058	(269) 945-2454 nicole@mibarry.com
Jennifer Cochran (City of Big Rapids)	430 S. Stewart Avenue Big Rapids, MI 49307	(231) 592-0859 jcochran@cityofbr.org
Paula Priebe (City of Big Rapids)	226 N. Michigan Avenue Big Rapids, MI 49307	(231) 592-4036 ppriebe@cityofbr.org
Joseph Jones (City of Grand Rapids)	300 Monroe NW Grand Rapids, MI 49503	(616) 456-3857 jdjones@grand-rapids.mi.us
Kristin Turkelson (City of Grand Rapids)	1120 Monroe NW Grand Rapids, MI 49503	(616) 456-3033 kturkelson@grand-rapids.mi.us
David Hodges (Ionia County)	4833 Flat River Trail Belding, MI 48809	(616) 240-0624 davidhodges4833@gmail.com
Vacancy (Ionia County)		
Ray Steinke (Mecosta County)	19207 W. Jefferson, Box 141 Morley, MI 49336	(231) 856-7090 commissioner5404@gmail.com
Paul Bullock (Mecosta County)	400 Elm Street Big Rapids, MI 49307	(231) 796-2505 pbullock@co.mecosta.m
S. Michael Scott (Montcalm County)	PO Box 285, Howard City, MI 49329	Panhandle_59@msn.com
Brenda Taeter (Montcalm County)	211 W. Main Stanton, MI 48888	(989) 831-7300

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Roger Elkins (Osceola County)	815 N Pine St. Evart, MI 49631	(231) 734-2815 rogerbelkins@gmail.com
Vacancy (Osceola County)	301 W. Upton, Reed City, MI 49677	(231) 832-7397 dmassy@osceolacountymi.com
Frank Garcia (Ottawa County)	961 Bay Ridge Dr. Holland, MI 49424	fgarcia@miottawa.org
Paul Sachs (Ottawa County)	12220 Fillmore West Olive, MI 49460	(616) 738-4852 psachs@miottawa.org
Sam Bolt (City of Wyoming)	P.O. Box 905 Wyoming, MI 49509-0905	(616) 443-4249 bolts@wyoming.mi.gov
Nicole Hofert (City of Wyoming)	P.O. Box 905 Wyoming, MI 49509-0905	(616) 530-7258 hofertn@wyomingmi.gov
Non-Voting Public Sector Reps: Representing areas with populations under 10,000		
Mike Womack City Manager (City of Cedar Springs)	66 S. Main St. Cedar Springs, MI 49319	(616) 696-1330 manager@cityofcedarsprings..org
Private Sector Representatives		
Regina Davis (At-Large Member)	76 Diamond NE Grand Rapids, MI 49503	(616) 516-0369 reginamariedavis@gmai
Robert J. Sarro (Allegan County)	Administration Building 3283 122nd Avenue Allegan, MI 49010	(269) 673-0239 rsarro@allegancounty.org
Dave Hatfield (Barry County)	221 W. State St., Hastings, MI 49058	(269) 945-2454
Vacancy (City of Big Rapids)		
Vacancy (City of Grand Rapids)		
Vacancy (Ionia County)		
James Sandy (Mecosta County)	Mecosta Co. Dev. Corp. 14330 Northland Dr. Big Rapids, MI 49307	(231) 592-3403 jsandy@co.mecosta.mi.u

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Robert Spohr (Montcalm County)	Montcalm Community College 2800 College Dr. Sidney, MI 48885	(989) 287-0168 robs@montcalm.edu
Morris Langworthy (Osceola County)	135 Pineview LeRoy, MI 49655	(231) 876-3483/ (231) 388-0915 cd_51235@yahoo.com
Amanda Murray (Ottawa County)	Lakeshore Advantage 201 W. Washington Ave. #410 Zeeland, MI 49464	(616) 772-5226 amanda.murray@ lakeshoreadvantage.com
Joseph Rizaullah (City of Wyoming)	2730 Maplewood Dr. SE Grand Rapids, MI 49506	(616) 822-6310 jrizqallah@signatureassociates.com
John Johansen (At Large)	3503 Monroe Road Greenville, MI 48838	(616) 835-5118 j.m.johansen6@gmail.com
Alternates		
Andy Bowman (City of Grand Rapids)	1120 Monroe NW Grand Rapids, MI 49503	(616) 456-3033 abowman@ci.grand-rapids.mi.us
William Routley (Mecosta County)	1491 Catherine St. Big Rapids, MI 49307	
Larry Emig (Osceola County)	436 W Osceola Ave Reed City, MI 49677	(231)832-4880
Robert Postema (City of Wyoming)	P.O. Box 905 Wyoming, MI 49509-0905	(616) 530-7258 Rob@rpaae.com
Gerald R. Ford International Airport Authority		
Thomas Cizauskas (Private Sector)	Gerald R. Ford Int. Airport 5500 44th St. SE, Grand Rapids MI 49512	(616) 233-6061 tcizauskas@grr.org

WMRPC Executive Committee

The WMRPC Executive Committee is comprised of the three officers elected by the WMRPC in January of each year, and additional members appointed by the Chair. In 2022 the Executive Committee was made-up of the following six people:

- David Hodges, Chair
- Roger Elkins, Vice Chair
- Paul Bullock, Treasurer
- Regina Davis, Member
- Frank Garcia, Member
- Nicole Hofert, Member
- Jim Sandy, Past Chair

Comprehensive Economic Development Strategy (CEDS) Committee

In all economic planning and development activities, the WMRPC staff works closely with the District's CEDS Committee, the members of which are listed in Table 2.

The CEDS Committee consists of members from each of the seven counties in the region, which allows for broad geographic representation and provides for close coordination with local governments and agencies. The CEDS Committee membership is also representative of the diverse interests in the Region to ensure that the viewpoints of all interests are considered and to take advantage of local skills in program formulation and implementation. Represented on the Committee are interests of local governments, business, industry, agriculture, finance, education, community organizations, minorities, and women. All CEDS Committee members have experience in dealing with planning problems from a regional perspective.

The CEDS Committee currently is a 16-member committee comprised of members from each of the seven counties within Region 8 and one at-large member. Due to three private sector vacancies the Committee is currently 56. 3 percent public-private – when the vacancies are filled the public sector will make up 47.4 percent of the Committee.

Table 2 – CEDS Committee

Name	Address	Telephone
Public Sector Representatives		
Jim Storey (Allegan County)	344 West 35th Holland, MI 49423	jstorey@allegancounty.org
Catherine Getty (Barry County)	11835 Lakeridge Dr, Wayland, MI 49348	(269) 953-3151 Catherine.getty33@gmail.com
Suzanne Wiggins (City of Big Rapids)	226 N. Michigan Big Rapids, MI 49307	(231) 592-4036 swiggins@cityofbr.org
Christian Borg (City of Grand Rapids)	300 Monroe NW Grand Rapids, MI 49503	(616) 456-3196 cborg@ci.grand-rapids.mi.us
Ryan Wilson (Ionia County)	125 Ottawa Avenue NW, #450 Grand Rapids, MI 49503	(616) 690-3613
James Sandy (Mecosta County)	Mecosta Co. Dev. Corp. 14330 Northland Dr. Big Rapids, MI 49307	(231) 592-3403 jsandy@co.mecosta.mi.us
S. Michael Scott (Montcalm County)	PO Box 285, Howard City, MI 49329	Panhandle_59@msn.com

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Vacancy (Osceola County)	301 W. Upton, Reed City, MI 49677	(231) 832-7397
Kyle Terpstra (Ottawa County)	1333 Bent Tree Ct., Hudsonville, MI 49426	(616) 532-8644 kterpstra@miottawa.org
Nicole Hofert (City of Wyoming)	P.O. Box 905 Wyoming, MI 49509-0905	(616) 530-7258 hofertn@wyomingmi.gov
Private Sector Representatives		
Nora Balgoyen-Williams (Allegan County)	3255 122nd Ave., #101 Allegan, MI 49010	(269) 686-5311 nbalgoyen@alleganaesa.org
Nicole Lyke (Barry County)	221 W. State St., Hastings, MI 49058	(269) 945-2454 nicole@mibarry.com
Vacancy (City of Big Rapids)		
Vacancy (City of Grand Rapids)		
Ronald Thomas (Ionia County)	2748 Hillcrest Dr., Ionia, MI 48846	(616) 466-6001 rwthomas51@gmail.com
David Hamelund (Mecosta County)	18256 Taft Road Big Rapids, MI 49307	hamtech@hamtechinc.com
Olivia Blomstrom (Montcalm County)	125 Ottawa Ave. NW, Suite 450 Grand Rapids, MI 49503	(616) 550-0114 blomstromo@rightplace.org
Vacancy (Osceola County)		
Amanda Murray (Ottawa County)	Lakeshore Advantage 201 W. Washington Ave. #410 Zeeland, MI 49464	(616) 772-5226 amanda.murray@ lakeshoreadvantage.com
Joseph Rizaullah (City of Wyoming)	2730 Maplewood Dr. SE Grand Rapids, MI 49506	(616) 822-6310 jrizqallah@signatureassociate

WMRPC Staff

The WMRPC staff includes the following:

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West Michigan Regional Planning Commission
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Ethan Walthorn, Planner
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Nancy Murphy, Administrative Assistant
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Email: nkmurphy@wmrpc.org

CEDS Preparation and Approval Process

Every five years the WMRPC and the CEDS Committee updates the CEDS. This was last done in 2017, so 2022 is the next update year, and includes a Pandemic Recovery Plan (funded by the CARES Act). For each of the years between updates the WMRPC and the CEDS Committee developed Interim CEDS reports that provided updated information and provided opportunities for communities to submit new projects to the list of potential projects to consider for funding from EDA and other sources.

Each year, during the months of January through August, the WMRPC convenes meetings of the CEDS Committee. Meeting discussions include the status of implementation of CEDS projects, recent economic trends in the various counties and the region as a whole, changes in state and federal programs and regulations, project development and prioritization, program progress, and other matters related to economic development in the Region. In the course of these meetings, all local units are provided with an opportunity to submit potential projects for inclusion in the CEDS. Also, the CEDS goals, objectives, and performance measures are reviewed and updated; and the development strategies and implementation plan are formulated. Additionally, guest speakers attend CEDS meetings to provide insight into other programs and economic development opportunities. In 2020, 2021, and 2022 these meetings were held remotely due to restrictions related to the pandemic.

The Region's 2022 CEDS Update was prepared with assistance from WMRPC staff. In addition to the input received for the report from the CEDS Committee, assistance in reporting progress in economic development in each of the counties was received from various local officials and practitioners from throughout the Region.

After the report was drafted, it was reviewed and approved by resolution by each voting WMRPC member county and/or city within Region 8, the CEDS Committee, and the WMRPC. A 30 day public review period for the CEDS was also held in September 2022.

The WMRPC, with assistance from the CEDS Committee, has the responsibility to oversee and review the CEDS implementation. WMRPC staff provides support services.

Public and Private Sector Involvement

Prior to 2007 the WMRPC was a primarily a public sector-oriented body. WMRPC Members and CEDS Committee members were elected or appointed officials designated to serve on the various bodies of the WMRPC by member counties and communities. With EDA's administrative EDA rule changes adopted in September 2006 the private sector became part of the process and the WMRPC embraced this change even though most of our efforts continue to focus on public sector activities and improvements to public infrastructure. Bylaws were changed to require members to appoint public and private sector representatives to the WMRPC and the CEDS Committee. This change added representation from segments including education, workforce development, chambers of commerce, and traditional private sector.
The WMRPC and CEDS Committee both have private sector representation and the representatives benefit from ideas that both groups share. The private sector representatives currently review all of the same information as the public sector representatives and discuss the same issues around the same table – but most efforts still focus on the public sector since there are other organizations (some of which serve on the WMRPC and/or the CEDS Committee) that focus more on the needs of the private sector.

The WMRPC will continue to seek ideas from a wide range of representatives in order to move the Region forward.

Scheduled Meetings and General Agenda Items

West Michigan Regional Planning Commission

- January 2022 – Organizational, Audit Report, Educational, Collaboration
- March 2022 – Educational, Collaboration
- June 2022 – Adopt 2022 CEDS and Pandemic Recovery Plan, Review Budget, Collaboration
- September 2022 – Adopt 2023 Budget, Educational, Collaboration
- December 2022 – Review Goals, Joint Meeting with CEDS Committee, Collaboration
- January 2023 – Organizational, Audit Report, Educational, Collaboration
- March 2023 – Educational, Collaboration
- June 2023 – Educational, Review Budget, Collaboration
- September 2023 – Adopt 2024 Budget, Adopt 2023 Interim CEDS, Educational, Collaboration
- December 2023 – Review Goals, Joint Meeting with CEDS Committee, Collaboration
- January 2024 – Organizational, Audit Report, Educational, Collaboration
- March 2024 – Educational, Collaboration
- June 2024 – Educational, Review Budget, Collaboration
- September 2024 – Adopt 2025 Budget, Adopt 2024 Interim CEDS, Educational, Collaboration
- December 2024 – Review Goals, Joint Meeting with CEDS Committee, Collaboration
- January 2025 – Organizational, Audit Report, Educational, Collaboration
- March 2025 – Educational, Collaboration
- June 2025 – Educational, Review Budget, Collaboration
- September 2025 – Adopt 2026 Budget, Adopt 2025 Interim CEDS, Educational, Collaboration
- December 2025 – Review Goals, Joint Meeting with CEDS Committee, Collaboration
- January 2026 – Organizational, Audit Report, Educational, Collaboration
- March 2026 – Educational, Collaboration
- June 2026 – Educational, Review Budget, Collaboration
- September 2026 – Adopt 2027 Budget, Adopt 2026 Interim CEDS, Educational, Collaboration
- December 2026 – Review Goals, Joint Meeting with CEDS Committee, Collaboration

CEDS Committee

- January 2022 – Organizational, Project Solicitation Materials, Education, Collaboration
- March 2022 – CEDS Process, Educational, Collaboration
- May 2022 – Adopt 2022 CEDS and Pandemic Recovery Plan, Educational, Collaboration
- August 2022 – Educational, Collaboration
- December 2022 – Joint Meeting with WMRPC, Collaboration
- January 2023 – Organizational, Project Solicitation Materials, Education, Collaboration
- March 2023 – CEDS Process, Educational, Collaboration
- May 2023 – CEDS Process, Educational, Review Budget, Collaboration

- August 2023 – Adopt 2023 Interim CEDS, Educational, Collaboration
- December 2023 – Joint Meeting with WMRPC, Collaboration
- January 2024 – Organizational, Project Solicitation Materials, Education, Collaboration
- March 2024 – CEDS Process, Educational, Collaboration
- May 2024 – CEDS Process, Educational, Review Budget, Collaboration
- August 2024 – Adopt 2024 Interim CEDS, Educational, Collaboration
- December 2024 – Joint Meeting with WMRPC, Collaboration
- January 2025 – Organizational, Project Solicitation Materials, Education, Collaboration
- March 2025 – CEDS Process, Educational, Collaboration
- May 2025 – CEDS Process, Educational, Review Budget, Collaboration
- August 2025 – Adopt 2025 CEDS, Educational, Collaboration
- December 2025 – Joint Meeting with WMRPC, Collaboration
- January 2026 – Organizational, Project Solicitation Materials, Education, Collaboration
- March 2026 – CEDS Process, Educational, Collaboration
- May 2026 – CEDS Process, Educational, Review Budget, Collaboration
- August 2026 – Adopt 2026 Interim CEDS, Educational, Collaboration
- December 2026 – Joint Meeting with WMRPC, Collaboration

Executive Committee

- February 2022 – Review Policies, Administration
- May 2022 – Budget Amendments, Administration
- August 2021 – Begin Budget Process, Director Review
- November 2022 – Goals
- February 2023 – Review Policies, Administration
- May 2023 – Budget Amendments, Administration
- August 2023 – Begin Budget Process, Director Review
- November 2023 – Goals
- February 2023 – Review Policies, Administration
- May 2024 – Budget Amendments, Administration
- August 2024 – Begin Budget Process, Director Review
- November 2024 – Goals
- February 2025 – Review Policies, Administration
- May 2025 – Budget Amendments, Administration
- August 2025 – Begin Budget Process, Director Review
- November 2025 – Goals
- February 2026 – Review Policies, Administration
- May 2026 – Budget Amendments, Administration
- August 2026 – Begin Budget Process, Director Review
- November 2026 – Goals

WMRPC Overall Goals and Objectives

The West Michigan Regional Planning Commission (WMRPC) performed a strategic planning process in 2016 that identified that many people were unsure of the organization's focus. While the WMRPC had always maintained an extensive list of goals and objectives, most members and their representatives were not familiar with the complete list, which led to developing a more concise set of goals and objectives in 2017. This change is again reflected in the 2022 Goals and Objectives.

Another change was to include the mission statement, which was adopted in 2002.

"To assist planning efforts in community and economic development, provide a regional forum for sharing information and ideas, and promote cooperative solutions to regional issues."

The goals are listed in no particular order to importance since they are all related and dependent on the overall implementation for success.

Goal #1 – Promote the success of member communities through economic and community development activities.

Objectives:
1. The WMRPC will work with the U.S. Economic Development Administration (EDA) to maintain a Comprehensive Economic Development Strategy (CEDS) and designed to strengthen the public infrastructure necessary for the success of the public and private sector. The WMRPC will also work to develop a COVID Recovery Plan to aid communities and people in addressing issues related to the ongoing pandemic.
2. The WMRPC will work with member communities to identify their economic and community development needs and to match those needs with opportunities from state and federal programs.
3. The WMRPC will promote coordination between counties, cities, townships, villages, the federal government, the State of Michigan, non-profits and other community-based organizations.

Goal #2 – Coordinate efforts between the Michigan Department of Transportation (MDOT) and member communities related to maintaining and improving the Region's transportation network.

Objectives:
1. Work with Lansing and Grand Region MDOT officials to develop and implement annual work programs that include transportation planning, Rural Task Force program, Small Urban program, and other programs that arise such as transit studies and the Pure Michigan Byway program.
2. Work with member communities and county road commissions to identify transportation needs and opportunities through corridor committees, Rural Task Force meetings, Small Urban meetings, WMRPC meetings, CEDS Committee meetings, newsletters, website, e-

mails, and other means of communication.
3. Work with Michigan's Transportation Asset Management Council (TAMC), MDOT Grand Region, road commissions, and member communities to implement Michigan's Transportation Asset Management program through training, evaluating the condition of roadways, and reporting results to the TAMC.

Goal #3 – Maintain a membership-based organization that supports communities' needs.

Objectives:
1. Maintain an affordable and sustainable organization that is governed and guided by its member communities.
2. Encourage complete membership in the WMRPC through education and promotion of membership benefits.
3. Seek qualified staff and determine ways to motivate long-term sustainability.

Goal #4 – Promote coordination and cooperation both inside and outside the WMRPC boundaries.

Objectives:
1. Annually evaluate the value of membership in the Michigan Association of Regions (MAR), participation in the Michigan Transportation Planners Association, and other organizations that promote statewide coordination and cooperation.
2. Continuously seek participation by and in community-based organizations within the area served by the WMRPC.
3. Work with all state and federal agencies, Michigan's other Regional Commissions, member communities, and others to address the long-term and short-term impacts of the ongoing pandemic.

ECONOMIC DEVELOPMENT PARTNERS

The WMRPC works with a variety of agencies to promote economic and community development across the seven counties. This list changes as different issues arise, but the following is a good representation of the variety of the organizations in which the Region is involved.

Federal Programs

While there are numerous federal programs available to communities in Michigan, the two that are most closely tied to economic and community development include the U.S. Economic Development Administration (EDA) and U.S.D.A. Rural Development.

U. S. Economic Development Administration (EDA)

The WMRPC is the liaison between the U.S. Economic Development Administration (EDA) and communities in Region 8. This long-term relationship began in 1972 when the WMRPC was designated an EDA Economic Development District.

This program involves several ongoing components including the annual updating of the Comprehensive Economic Development Strategy (CEDS). The CEDS Committee, with the assistance of WMRPC staff, develops a five-year program and document that describes the economic conditions of the seven counties, recent successes, and ongoing challenges related to economic development. Interim reports are prepared annually.

The CEDS Committee also solicits economic development projects from each of the communities (counties, cities, villages, and townships) in Region 8 as well as other community-based organizations. The CEDS lists all of these projects, which communities feel would benefit the economic conditions of the area. After CEDS Committee and WMRPC adoption, this list of projects is forwarded to EDA, USDA, MEDC, state and federal legislators, and other organizations for funding consideration. EDA requires projects appear in a CEDS for funding consideration.

Identifying a community project in the CEDS does not automatically move the project forward. After listing the project, communities must meet with the Region and EDA to develop and promote projects. The WMRPC facilitates meetings between communities and EDA to determine if a community's project meets EDA's criteria.

EDA funds projects related to economic development and job creation – such as infrastructure improvements that benefit existing or potential businesses, the development of industrial parks, the development of business incubators, or other projects intended to increase the income of the Region's residents. Additionally, EDA's Investment Policy Guidelines (listed at the beginning of this document) provide communities with direction related to EDA's goals. Contact the West Michigan Regional Planning Commission for up-to-date contact information.

U.S. Department of Agriculture Rural Development

Rural Development is committed to improving the economy and quality of life in rural communities. Rural Development supports public facilities and services such as water and sewer systems, housing, health clinics, emergency service facilities, and telephone/electric services. Rural Development promotes economic development by supporting loans to businesses through banks and community-managed lending pools (such a program exists in Ionia, Montcalm, Mecosta, and Osceola counties). Rural Development also offers technical assistance to communities and businesses for such projects as starting agricultural and other cooperatives.

While Rural Development and the WMRPC do not have a formal working arrangement, the two agencies often work together on projects such as establishing the multi-county revolving loan program or specific community projects. Additionally, staff from Rural Development frequently presents information at Commission and CEDS Committee meetings.

Contact information varies by specific programs within Rural Development. Contact the West Michigan Regional Planning Commission for up-to-date contact information.

State of Michigan Programs/Statewide Organizations

Like federal programs, there are numerous programs available for communities' economic development needs. The two principal programs include the Michigan Economic Development Corporation (MEDC) and the Michigan Department of Transportation (MDOT).

Michigan Department of Transportation (MDOT)

Each year, the WMRPC receives state funds under the statewide "Regional Transportation Planning" Program (RTPP) as legislated by Act 51's Michigan Transportation Fund (MTF). The WMRPC's work program includes the following activities:

- Program Management
- Technical Assistance to MDOT
- Technical Assistance to Member Agencies
- Management of the Rural Task Force Process
- Public Involvement and Consultation Process for Non-Metropolitan Areas
- Public Involvement for Air Quality Conformity
- Access Management
- Asset Management
- Rural Safety Planning

The Michigan Department of Transportation (MDOT) recognizes the importance of the state-local partnership in delivering a safe and efficient transportation system. The Regional Transportation Planning Program (RTPP) was created by the MDOT Bureau of Transportation Planning (BTP) in 1974 in order to contract various planning services to be performed by the State Planning and Development Regions to assist BTP and local units of government.
The RTPP requires each participating regional planning agency to have an annual work program in accordance with a three-year Master Agreement. Over the years, the work elements and funding levels of the basic work program have been stable. In previous years the basic work program contained the following work elements: Administration, Technical Assistance to MDOT, Highway Performance Management System, Public Involvement and Local Technical Assistance.
However, BTP has made changes to the basic work elements of the FY 2012 Regional Transportation Planning Work Program. The FY 2012 work program addresses the federal Safe, Accountable, Flexible, and Efficient Transportation Equity Act: A Legacy for Users (2005) (SAFETEA-LU's) intent that local officials are involved with MDOT's Statewide Transportation Planning process, since the regional planning agencies represent local units of government throughout the entire state.

In FY 2012 the WMRPC received additional responsibilities including:

- Improving public involvement in non-metropolitan areas of the state.
- Managing the Rural Task Force process.

- Providing interagency coordination and public involvement for air quality conformity in non-attainment areas

Corridor Studies – The WMRPC has assisted in the development of four corridor studies in Region 8. These studies emphasize communities working together to enhance the capacity and safety of existing corridors through access management. Access management relates to the rational placement of entrances to corridors to reduce conflict between through traffic and traffic exiting or entering the corridor. Examples of access management include consolidation of driveways, aligning intersections, and service drives for connected businesses. MDOT has funded four studies in Region 8.

- **M-40/M-89 Corridor** – This corridor study began in 1998 and continues today with quarterly meetings of the M-40/M-89 Corridor Committee. The study area stretches from the northwest corner of Allegan County to the southeast corner and passes through numerous townships and cities.
- **M-179 Pure Michigan Byway** – This is the newest corridor effort and is a tourism promotion strategy in Allegan and Barry counties. The initiative is funded by MDOT.
- **Greenville Area Transportation Study** – This area-wide study was initiated by the WMRPC in June 2007.
- **Northland Drive Corridor Study** – This area-wide study was initiated by the WMRPC in July 2019.

Economic Development – In addition to traditional transportation improvements (road and bridge construction and maintenance, etc.) MDOT has several programs targeting economic development in Michigan. The Transportation Economic Development Fund provides for the distribution of money to counties and municipalities to assist in the funding of highway, road, and street projects necessary to support economic growth. The Transportation Enhancement Program funds enhancements that improve Michigan's intermodal transportation network and the quality of life in Michigan. The State Infrastructure Bank has a limited amount of money for low-interest loans for transportation improvements.

Contact the West Michigan Regional Planning Commission for up-to-date contact information.

Michigan Economic Development Corporation (MEDC)

MEDC is Michigan's primary agency promoting economic development statewide. The MEDC was formed in 1999 through an alliance between the State of Michigan and several local communities. It has a private sector board of directors comprised of business people, local economic developers, and educators.

MEDC provides many services for communities and businesses including consultation education training, export services, job training, selling to government programs, and helping communities and companies meet changing demands through strategic planning assistance.

Contact the West Michigan Regional Planning Commission for up-to-date contact information.

Michigan Association of Regions (MAR)

The Michigan Association of Regions (MAR) is a volunteer body of Michigan's 14 regional planning agencies dedicated to educating members about regional issues in Michigan, promoting interaction between Michigan's regions, and disseminating information about statewide and national programs.

Regional Programs

The Right Place, Inc.

The Right Place, Inc. serves the "Greater Grand Rapids Area" which includes Kent County and the surrounding counties as needs arise. Two member counties (Ionia and Montcalm) contract with The Right Place to provide staff for their economic development activities.

"The mission of the Right Place, Inc. is to promote wealth creation and economic growth in the areas of quality employment, productivity and innovation in West Michigan by developing jobs through leading business retention, expansion and attraction efforts" (The Right Place, Inc.).

The program offers a variety of services for manufacturing expansion or relocation including: local and state government liaison, site selection, workforce development, customized market research, and manufacturing assistance. Staff also markets the region to a worldwide audience and actively pursues companies, professionals and resources whose presence would enhance the competitiveness of area manufacturers or strengthen the regional economy. The Right Place, Inc. also provides a link between business and education to help ensure the area's workforce is prepared to meet the needs of business.

Randy Thelen, President
The Right Place Inc.
125 Ottawa Ave. NW, Suite 450
Grand Rapids, Michigan 49503
Telephone: (616) 771-0325

Lakeshore Advantage

Lakeshore Advantage is an organization that serves the economic development needs of a large portion of Ottawa County and several communities in northern Allegan County. Lakeshore Advantage's mission is to "drive the economic growth in our community through Vision, Innovation and Commitment." Lakeshore Advantage maintains a staff of professionals in three segments that service unique needs businesses and entrepreneurs face. These groups include the Business Services Group for growing and keeping businesses along the Lakeshore, the New Venture Group that assists entrepreneurs with new and emerging businesses, and the Innovation Group to help foster creativity that invigorates businesses and encourages new ways of thinking.

Lakeshore Advantage is a non-profit organization that works within the community to leverage the strengths of West Michigan. Lakeshore Advantage works to attract new businesses and encourage growth in local companies. The Board of Directors is comprised of leaders from both the private and public sectors. Likewise, the staff consists of business innovators with decades of experience in a variety of industries (Lakeshore Advantage).

Jennifer Owens, President
Lakeshore Advantage
201 W. Washington Ave., Suite 410
Zeeland, Michigan 49464
Telephone: (616) 772-5226

Allegan County

Allegan County

Allegan County is a member of the WMRPC and has two representatives and an alternate member on the WMRPC and two representatives on the CEDS Committee.

Allegan County promotes economic development in conjunction with Lakeshore Advantage.

Greg King, Business Solutions Manager
Lakeshore Advantage
201 West Washington Avenue, Loft 410
Zeeland, Michigan 49464
Telephone (616) 772-5226 x203

Cities

The following cities are represented on the WMRPC through Allegan County. Each city has staff representing the economic and community development needs of the community. Basic contact information is provided for each community.

City of Allegan –
Joel Dye, Manager
231 Trowbridge St.
Allegan, Michigan 49010
Telephone (269) 673-5511

City of Douglas –
Rich LaBombard, Manager
City of (The Village of) Douglas
86 W. Center St.
Douglas, Michigan 49406
Telephone (269) 857-1438

City of Fennville –
Amanda Morgan, Administrator
City of Fennville
125 S. Maple St.
Fennville, Michigan 49408
Telephone (269) 561-8321

City of Otsego –
Aaron Mitchell, Manager
City of Otsego
117 E. Orleans St.
Otsego, Michigan 49078
Telephone (269) 694-6146

City of Plainwell –
Erik Wilson, Manager
City of Plainwell
414 N. Main St.

Plainwell, Michigan 49080
Telephone (269) 685-6821

City of Saugatuck – Ryan Heise, Manager
City of Saugatuck
102 Butler St.
Saugatuck, Michigan 49453
Telephone: (269) 857-2603

City of Wayland – Joshua Eggleston, Manager
City of Wayland
103 S. Main St.
Wayland, Michigan 49348
Telephone (269) 792-2265

Villages and Townships

Allegan County has 24 townships and two villages that are all represented on the WMRPC through Allegan County. Each township and village has its own elected body and varying levels of staffing to promote economic development. For up-to-date information on individual townships and villages contact either Allegan County (see above) or the WMRPC.

Barry County

Barry County

Barry County is a new member of the WMRPC and has three representatives on the WMRPC and two representatives on the CEDS Committee.

Barry County promotes economic development in conjunction with the Chamber of Commerce.

Jennifer Heinzman, President
Barry County Chamber of Commerce &
Economic Development Alliance
221 West State Street
Hastings, Michigan 49058
Telephone (269) 945-2454
E-mail travis@mibarry.com

Cities

The following city is represented on the WMRPC through Barry County. The City has staff representing the economic and community development needs of the community.

City of Hastings – Gregg Guetschow, Manager
201 E. State St.
Hastings, Michigan 49058
Telephone (269) 945-2468

Villages and Townships

Barry County has 16 townships and four villages that are all represented on the WMRPC through Allegan County. Each township and village has its own elected body and varying levels of staffing to promote economic development. For up-to-date information on individual townships and villages contact either Barry County (see above) or the WMRPC.

Ionia County

Ionia County

Ionia County is a member of the WMRPC and has three representatives on the WMRPC and one representative on the CEDS Committee. Ionia County promotes economic development through the Ionia County Economic Alliance, which is staffed by a part-time person from The Right Place, Inc.

Ryan Wilson
The Right Place, Inc.
125 Ottawa Avenue NW, Suite 450
Grand Rapids, Michigan 49053
Telephone (616) 901-9343

Cities

City of Belding –

City of Belding
120 S. Pleasant St.
Belding, Michigan 48809
Telephone (616) 794-1900

City of Ionia – Precia Garland, Manager
City of Ionia
114 N. Kidd St.
Ionia, Michigan 48846
Telephone (616) 527-4170

City of Portland – S. Tutt Gorman, Manager
City of Portland
259 Kent St.
Portland, Michigan 48875
Telephone (517) 647-5027

Villages and Townships

Ionia County has 16 townships and seven villages that are all represented on the WMRPC through Ionia County. Each township and village has its own elected body and varying levels of staffing to promote economic development. For up-to-date information on individual townships and villages contact either Ionia County (see above) or the WMRPC.

Kent County

The West Michigan Regional Planning Commission (WMRPC) does not have a direct relationship with Kent County. The WMRPC regularly invites participation and keeps up-to-date on County interests, but there is no formal agreement. There are three communities that are members of the WMRPC.

Member Communities

The following cities are represented on the WMRPC as individual units. Each city has staff representing the economic and community development needs of the community. Basic contact information is provided for each community.

City of Cedar Springs – Mike Womack, Manager
City of Cedar Springs
66 S. Main St.
Cedar Springs, Michigan 49319
Telephone (616) 696-1330

City of Grand Rapids – Jeremiah Gracia, Economic Development Director
City of Grand Rapids
300 Monroe NW, Room 920
Grand Rapids, Michigan 49503
Telephone (616) 456-3196

City of Wyoming – Nicole Hofert, Planner
City of Wyoming
1155 28th St.
Wyoming, Michigan 49509
Telephone (616) 530-7258

Mecosta County

Mecosta County is a member of the West Michigan Regional Planning Commission and has three members on the WMRPC and two members on the CEDS Committee. The City of Big Rapids is also a separate member of the WMRPC. All communities in Mecosta County are represented on the WMRPC.

Mecosta County Development Corporation

The Mecosta County Development Corporation (MCDC) serves all of the communities and businesses in Mecosta County. MCDC is funded through Mecosta County, and individual communities across the County (cities, villages, and townships) as well as private businesses. MCDC provides a variety of services related to business retention and expansion including workforce training, small business classes and consultation, and technical assistance. MCDC also provides local economic development assistance to communities, gathers economic and demographic information, shares information about available buildings and land, and provides information to businesses seeking new opportunities. MCDC also participates in a multiple-county revolving loan program to assist businesses in funding projects. The MCDC Board is comprised of both private and public representatives.

Mecosta County Development Corporation
14330 Northland Drive
Big Rapids, Michigan 49307
Telephone (231) 592-3403

City of Big Rapids

The City of Big Rapids operates its own economic development activities. The primary contact person is:

Paula Priebe, City Planner
City of Big Rapids
226 North Michigan
Big Rapids, Michigan 49307
Telephone (231) 592-4035

Villages and Townships

Mecosta County has 16 townships and 4 villages that are all represented on the WMRPC through Mecosta County. Each township and village has its own elected body and varying levels of staffing to promote economic development. For up-to-date information on individual townships and villages contact either the Mecosta County Development Corporation (see above) or the WMRPC.

Montcalm County

Montcalm County is a member of the West Michigan Regional Planning Commission and has three members on the WMRPC and two members on the CEDS Committee. All communities in Montcalm County are represented on the WMRPC.

Montcalm Economic Alliance

The Montcalm Economic Alliance serves all of the communities and businesses in Montcalm County. Montcalm Economic Alliance is funded through Montcalm County, and individual communities across the County, as well as private businesses and citizens.

The Alliance provides a variety of services related to business retention and expansion including workforce training, small business classes and consultation, and technical assistance. The Alliance also provides local economic development assistance to communities, gathers economic and demographic information, shares information about available buildings and land, and provides information to businesses seeking new opportunities. Montcalm Alliance also participates in a multiple-county revolving loan program to assist businesses in funding projects. The Montcalm Alliance also serves many of the functions of a planning department. The Montcalm Alliance Board is comprised of both private and public representatives. Staff includes an Executive Director.

Olivia Blomstrom
Montcalm Economic Alliance
The Right Place, Inc.
125 Ottawa Avenue NW, Suite 450
Grand Rapids, Michigan 49053
Telephone (616) 550-0114

Cities

The following cities are represented on the WMRPC through Montcalm County. Each city has staff representing the economic and community development needs of the community. Basic contact information is provided for each community.

City of Carson City – Pam Hagerman, Manager
City of Carson City
123 E. Main St.
Carson City, Michigan 48811
Telephone (989) 584-3515

City of Greenville – George Bosanic , Manager
City of Greenville
411 S. Lafayette St.
Greenville, Michigan 48838
Telephone (616) 754-5645

City of Stanton – Jacob VanBoxel, Manager
City of Stanton
225 S. Camburn St.
Stanton, Michigan 48888
Telephone (989) 831-4440

Villages and Townships

Montcalm County has 20 townships and six villages that are all represented on the WMRPC through Montcalm County. Each township and village has its own elected body and varying levels of staffing to promote economic development. For up-to-date information on individual townships and villages contact either the Montcalm Alliance (see above) or the WMRPC.

Osceola County

Osceola County is a member of the West Michigan Regional Planning Commission and has three members on the WMRPC and two members on the CEDS Committee. The All communities in Osceola County are represented on the WMRPC.

Osceola County Community Development Department

Countywide economic development within Osceola County is the responsibility of Osceola County's Community Development Department. The Program's primary customers include manufacturers, existing and start-up small businesses, Osceola County Board of Commissioners, and local units of government within Osceola County.

The Community Development Department is involved in both community and economic development activities. Its mission is to "develop and maintain programs and activities that encourage and facilitate community and economic development in Osceola County, Michigan." Osceola County's Community Development program has four broad objectives:

1. Retain existing jobs and create new jobs by assisting local businesses and industry already in Osceola County.
2. Create new jobs by attracting new businesses and industry to Osceola County.
3. Increase private sector investment and the tax base in Osceola County.
4. Develop, coordinate, and deliver community development plans and programs that improve the quality of life in Osceola County.

In order to accomplish its broad objectives the Community Development program has established twelve more focused essential functions:

1. Conduct, in conjunction with the Michigan Economic Development Corporation, a Business Retention and Expansion program for manufacturers in Osceola County.
2. Assist both existing and start-up small businesses. When appropriate, make referrals to the Michigan Small Business & Technology Development Centers.
3. Conduct a Business Attraction Program.
4. Serve as Director of the Osceola County Brownfield Redevelopment Authority.
5. Develop and maintain County plans; such as the County Land Use Plan, Recreation Plan, Planning Commission Ordinance, and others.
6. Develop and maintain an Osceola County website.
7. Serve as Local Administrator of the Osceola County Housing Rehabilitation Program.
8. Represent Osceola County's interests on regional committees, such as Michigan Works West Central, West Michigan Regional Planning Commission, West Michigan Economic Development Collaborative and others as assigned.
9. Assist local units of government with community development related issues.
10. Make presentations to various boards and groups to inform and educate them on business or community development projects and opportunities.
11. Assist local units of government and community organizations by providing research, grant writing, and other community and economic development related tasks, as appropriate.

12. Perform the role of facilitator for various governmental and community strategic planning functions.

Osceola County, Michigan
301 W. Upton
Reed City, Michigan 49677
Telephone (231) 832-7397

Cities

The following cities are represented on the WMRPC through Osceola County. Each city has staff representing the economic and community development needs of the community. Basic contact information is provided for each community.

City of Reed City – Rich Saladin, Manager
City of Reed City
227 E. Lincoln St.
Reed City, Michigan 49677
Telephone (231) 832-2245

City of Evart – Sarah Dvoracek, Manager
City of Evart
5814 100th Avenue
Evart, Michigan 49631
Telephone (231) 734-2181

Villages and Townships

Osceola County has 16 townships and four villages that are all represented on the WMRPC through Osceola County. Each township and village has its own elected body and varying levels of staffing to promote economic development. For up-to-date information on individual townships and villages contact either the Osceola Economic Alliance (see above) or the WMRPC.

Ottawa County

Ottawa County Planning and Performance Improvements Department

Ottawa County has the most complete planning department and staff of any of the counties in Region 8. The department assists communities in planning efforts, operates a virtual agricultural business incubator, is involved in transportation planning and economic/community development, assists communities in seeking grants, has a complete planning library, and assists communities in numerous other ways. The Department is closely tied to the County's Geographic Information Systems (GIS) Department.

Paul Sachs, Director
Ottawa County Planning and Performance Improvements
12220 Fillmore, West Olive, Michigan 49460
Telephone: (616) 738-4852

Cities and Villages

The following cities and villages are represented on the WMRPC through Ottawa County. Each city has staff representing the economic and community development needs of the community. Basic contact information is provided for each community.

City of Holland – Mark Vanderploog, Director
City of Holland Planning Department
270 S. River Ave.
Holland, Michigan 49423
Telephone (616) 355-1300

City of Grand Haven – Patrick McGinnis, Manager
City of Grand Haven Planning Department
519 Washington Ave.
Grand Haven, Michigan 49417
Telephone (616) 842-3210

City of Ferrysburg – Craig Bessinger, Manager
City of Ferrysburg
408 Fifth St.
City of Ferrysburg, Michigan 49409
Telephone (616)

Village of Spring Lake – Christine Burns, Manager
Village of Spring Lake
102 W. Savidge St.
Spring Lake, Michigan 49456
Telephone (616) 842-1393

City of Zeeland – Tim Klunder, Manager
City of Zeeland
21 S. Elm St.
Zeeland, Michigan 49464
Telephone (616) 772-5352

City of Coopersville – Jonathan Seyferth, Manager
City of Coopersville
289 Danforth St.
Coopersville, Michigan 49404
Telephone (616) 997-9731

City of Hudsonville – Dan Strickwerda, Director
City of Hudsonville Planning Department
3275 Central Blvd.
Hudsonville, Michigan 49426
Telephone (616) 669-0200

Townships

Ottawa County has 17 townships that are all represented on the WMRPC through Ottawa County. Each township has its own elected body and varying levels of staffing to promote economic development. For up-to-date information on individual townships contact either Ottawa County (see above) or the WMRPC.

Other Partners

The WMRPC has partnerships with a variety of other organizations including:

- Michigan Transportation Asset Management Council
- Michigan Department of Natural Resources
- Michigan Department of Environmental Quality
- Macatawa Area Coordinating Council
- Grand Valley Metropolitan Council
- West Michigan Shoreline Regional Development Commission
- Michigan State University
- University of Michigan
- Grand Valley State University
- Coalition of Greater Greenville
- Michigan Association of Planning
- Michigan Association of Regions

COMMUNITY PROFILE

Region 8

Population & Demographics

Population Trends – Table 3 shows that Region 8's population (Allegan, Barry, Ionia, Kent, Mecosta, Montcalm, Osceola, and Ottawa counties) increased by 19.1 percent between 1990 and 2019 to reach a total of 1,305,616. The eight-county area grew at a much faster rate than Michigan, which increased by 7.4 percent during the same period to reach 9,986,857.

Table 3 -- Population Trends for Region 8 and Michigan

Area	1990	2000	2010	2019	% Change
Region 8	1,007,983	1,057,958	1,226,384	1,305,616	19.1
Michigan	9,295,297	993,844	9,877,574	9,986,857	7.4

Source: ACS 5-Year Estimates

Population Traits – Table 4 compares the Region's population to that of the State of Michigan. Between 2010 and 2019 the Region's population increased by 6.5 percent to reach 1,305,616 while the State of Michigan's population increased by 1.1 percent to reach 9,986,857 during the same period. Both the Region and Michigan have the same percentage of residents under the age of five – 5.7 percent. The Region has a higher percentage of residents under the age of 18 (22.6 percent) than Michigan (21.5 percent). Conversely, the Region has a lower percentage of residents 65 and over (17.3 percent) than Michigan as-a-whole (17.7 percent). The Region's median household size of 2.58 persons per household is larger than Michigan's median of 2.46. The Region has a lower percentage of women (49.5 percent) than Michigan (50.8 percent) – and a higher percentage of men (50.5 percent) than Michigan (49.2 percent).

Racial distribution is also different between the Region and the State of Michigan. There is a higher percentage of Whites in the Region (93.3 percent) than in Michigan (78.2 percent). The Region has a lower percentage of Blacks (3.7 percent) than Michigan (13.7 percent) and the Region also has a lower percentage of Asians (1.5 percent) than Michigan (3.3 percent). However, the Region has a higher percentage of American Indian and Alaska Natives (1.1 percent in the Region and 0.6 percent in Michigan). The Region has a lower (2.4 percent) of residents reporting two or more races than Michigan as-a-whole (3.0 percent). The Region has a slightly higher percentage of Hispanic or Latinos (5.4 percent) than Michigan (5.3 percent).

The Region's population has a slightly lower educational attainment level than Michigan. In the Region, 90.8 percent of the population 25 and over have a high school degree, compared to Michigan level of 91.4 percent. Similarly, 22.5 percent of the Region's population 25 and over have a bachelor's degree, compared to Michigan which has a level of 30.0 percent. The Region's Veteran's comprise 7.5 percent of the population and Michigan's make up 6.6 percent.

2022 Comprehensive Economic Development Strategy and Pandemic Recovery Plan

Region 8:
West Michigan Regional Planning Commission

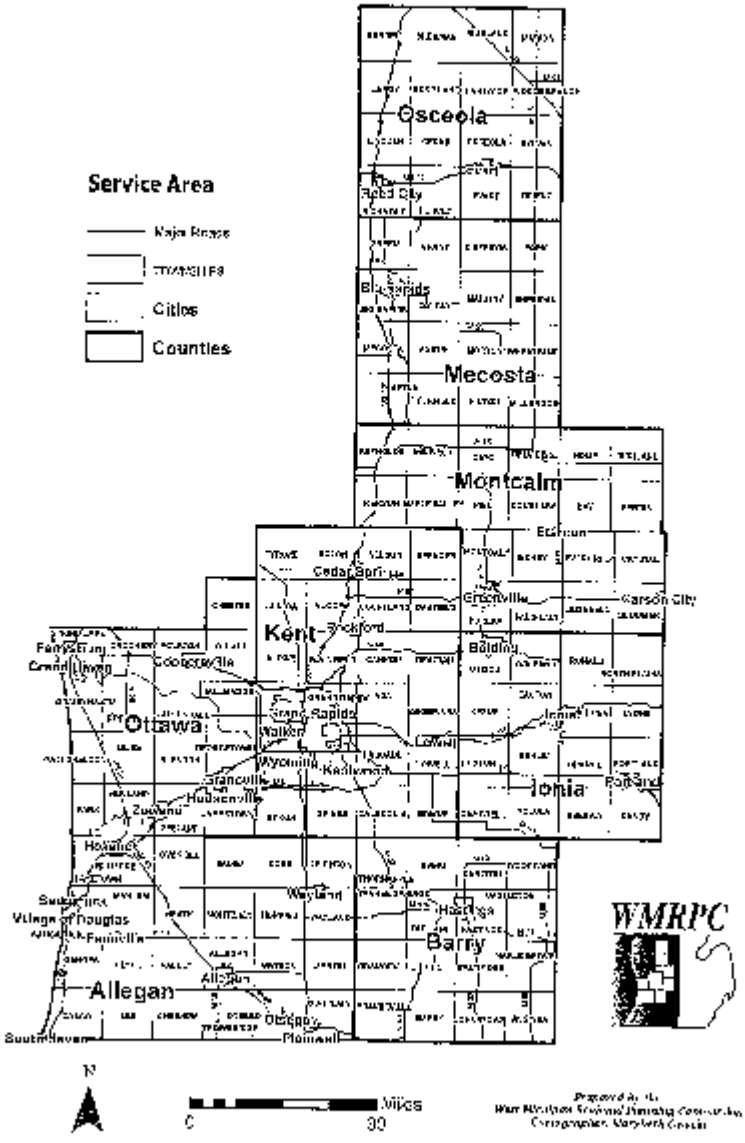

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Table 4 -- 2019 Population Traits for Region 8 and Michigan

Category	Region 8	Michigan
2010 Population	1,226,384	9,877,574
2019 Population	1,305,616	9,986,857
% Change 2010-2019	6.5	1.1
% Under 5	5.7	5.7
% Under 18	22.6	21.5
% 65 and Over	17.3	17.7
Number of Households	483,934	3,969,880
Persons Per Household	2.58	2.46
% Female	49.5	50.8
% Male	50.5	49.2
% White	93.3	78.2
% Black	3.7	13.7
% American Indian & Alaska Native	1.1	0.6
% Asian	1.5	3.3
% Native Hawaiian & Other Pacific Islander	0.1	0.0
% Reporting 2 or More Races	2.4	3.0
% Hispanic or Latino	5.4	5.3
% of People 25+ with High School Degree	90.8	91.4
% of People 25+ with Bachelor's Degree or Higher	22.5	30.0
% of Population Veterans	7.5	6.6

Source: ACS 5 Year 2019 Estimates

Table 5 -- 2019 Housing Traits for Region 8 and Michigan

Category	Region 8	Michigan
Number of Housing Units	531,735	4,629,605
Homeownership Rate (Percent)	77.8	71.6
Percent Multi Unit	10.0	18.0
Median Value of Owner-Occupied Housing Units $	144,363	169,600

Source: ACS 5 Year 2019 Estimates

Housing Traits – Table 5 identifies information about housing in the Region and the State of Michigan. The homeownership rate in the Region (77.8 percent of the housing units) is higher than Michigan's rate of 71.6 percent. The Region's housing units are comprised of 10.0 percent multiple family units compared to 18.0 percent for Michigan. Finally, the median value of owner-occupied housing in the Region is $144,363, which is much lower than the State's median of $169,600.

Income and Business Traits – Table 6 includes income information and business traits for Region 8 and the State of Michigan. Region 8's median household income of $56,920 is lower than Michigan's median of $59,584 and the Region's per capita income of $27,570 is also lower than Michigan's of $32,892. Region 8 has a lower percentage (11 percent) of residents below the poverty level than Michigan (12.7 percent).

Table 6 -- Income & Business Traits for Region 8 and Michigan

Category	Region 8	Michigan
2019 Median Household Income	$56,920	59,584
2019 Per Capita Income	$27,570	32,892
Persons Below Poverty Level	143,270	1,269,062
Number of Firms in 2012	101,701	834,087
Number of Firms Per Capita	0.078	0.083
Manufacturing Shipments ($1,000)	$38,541,890	238,892,383
Manufacturing Shipments Per Capita	$29,520	23,920
Wholesaler Sales ($1,000)	$21,359,485 (No Ionia/Mecosta)	254,318,884
Wholesaler Sales Per Capita	$17,828	25,465
Retail Sales ($1,000)	$14,297,670	119,302,046
Retail Sales Per Capita	$10,951	11,945
Accommodation and Food Services Sales ($1,000)	$1,797,920	17,962,356
Acc. and Food Services Sales Per Capita	$1,377	1,798
Building Permits (2020)		
Building Permits Per Capita		
Mean Travel Time to Work (minutes)	24.675	25.1

Source: ACS 5 Year 2019 Estimates

Table 6 also shows some facts related to business and sales. In 2012, Region 8 had 101,701 businesses which equaled 0.078 businesses per capita, which is nearly the same ratio as the State of Michigan (834,087 businesses or .083 businesses per capita. When the per capita sales of the various types of businesses are compared between the Region and Michigan it shows that the Region does better in Manufacturing Sales ($29,520 in the Region and $23,920 in Michigan), but does worse when it comes to Wholesaler Sales ($17,828 [Note: this is without Ionia and Mecosta county] in the Region and $25,465 in Michigan). Retail Sales are also slightly lower ($10,951 in the Region and $11,945 in Michigan). With per capita sales of $1,798, Michigan also did better than the Region ($1,377) in Accommodations. Overall, Region 8's commute time of 24.7 minutes is shorter than the State's average commute of 25.1 minutes.

Employment Traits – Table 7 shows differences between employment distribution in Region 8 and the State of Michigan. In Region 8 there are 654,828 people over 16 employed in the

civilian labor force. In Michigan, this number is 4,755,016. Region 8 has a higher percentage of people employed in Agriculture and related fields (1.9 percent) than Michigan as-a-whole (1.2 percent). Region 8 also has a higher percentage employed in Construction (5.9 percent) than Michigan (5.7 percent). Manufacturing accounts for 21.2 percent of the Region's workforce and 18.5 percent of Michigan's. Similarly, wholesale trade accounts for 3.6 percent in Region 8 and 2.4 percent in Michigan. Michigan and Region 8 have similar percentages in Retail (10.6 percent for the Region and 10.5 percent for Michigan), Information (1.3 and 1.2 percent), and Finance (5.1 percent and 5.4 percent). Michigan has a higher percentage of workers in Transportation (4.4 percent versus 3.9 percent in Region 8), Professional at 9.5 percent in Michigan and 8.7 percent in the Region, and Educational Services (23.4 percent in Michigan and 21.9 percent in Region 8). Arts and other categories were also higher in the State (9.9 percent) than in the Region (8.4 percent).

Table 7 -- 2019 Employment Traits for Region 8 and Michigan

Category	Region 8	Percentage	Michigan	Percentage
Population 16 and Over	1,029,390	N/A	8,095,913	N/A
In Labor Force	682,175	N/A	5,010,213	N/A
Civilian Employed Population 16 and Over	654,828	N/A	4,755,016	N/A
Agriculture, Forestry, Fishing and Hunting, and Mining	12,376	1.9	56,518	1.2
Construction	38,441	5.9	272,095	5.7
Manufacturing	138,553	21.2	878,855	18.5
Wholesale Trade	23,296	3.6	114,985	2.4
Retail Trade	69,423	10.6	497,136	10.5
Transportation and Warehousing, and Utilities	25,839	3.9	207,441	4.4
Information	8,522	1.3	57,036	1.2
Finance and Insurance, and Real Estate and Rental and Leasing	33,250	5.1	258,613	5.4
Professional, Scientific, and Management, and Administrative and Waste Management Services	56,975	8.7	450,625	9.5
Educational Services, and Health Care and Social Assistance	143,652	21.9	1,110,708	23.4
Arts, Entertainment, and Recreation, and Accommodation and Food Services	55,120	8.4	471,380	9.9
Other Services, Except Public Administration	31,970	4.9	224,808	4.7
Public Administration	15,830	2.4	154,816	3.3

Source: ACS 5-Year 2019 Estimates

Table 8 shows the unemployment rates for Region 8, Michigan, and the United States for the five

years between 2018 and 2022. During the five years, Region 8's unemployment rate remained steady until 2020 when the pandemic began and the rate increased to 7.5 percent. Region 8's unemployment rate was lower than Michigan's over the five years. Region 8's unemployment rate was lower than the national average during the five years.

Table 8 -- Employment Trends in Region 8, Michigan, and the United States

	2018	2019	2020	2021	2022 (Jan-May)
Region 8					
Unemployment Rate	3.1	3.0	7.5	4.6	3.6
Michigan					
Unemployment Rate	4.1	4.1	9.9	5.9	6.7
United States					
Unemployment Rate	3.9	3.7	8.1	5.3	5.9

Source: Michigan Department of Career Development, Labor Market Information

Physical Features

While demographics and SWOT analysis are provided for each of the individual counties within Region 8, a description of the physical features is included only for the Region as-a-whole.

Location – Map 1 shows the location of Region 8 and the eight counties within the Region's boundaries, along with the boundaries of each of the counties and the locations of the cities and villages.

Natural Features – Region 8 has many unique natural features that vary across the Region.

While only Allegan and Ottawa counties are located on Lake Michigan, its influence is felt across all eight counties. Lake Michigan creates a more moderate climate (cooler in the summer and warmer in the winter) and also creates "Lake Effect" snowstorms (heavy wet snow) that decrease in intensity further inland.

The Region's three major rivers include the Grand River, the Muskegon River, and the Kalamazoo River. There are dozens of smaller rivers all of which either flow into one of the major rivers or Lake Michigan. Additionally, the Region has hundreds of inland lakes.

The Region's topography is generally flat to rolling with elevations ranging from Lake Michigan's elevation of 581 feet above mean sea level to 1,739 feet above mean sea level in Osceola Township's Sherman Township.

The Region's wildlife is typical of that found in most of Michigan's Lower Peninsula. Common wildlife includes deer, raccoons, opossums, skunks, rabbits, badgers, muskrats, beavers, squirrels, rodents, and other small mammals. There are also occasional observations of other animals such as foxes, bears, coyotes, and bobcats. The area is home to a variety of birds including owls, wild

turkeys, pheasants, and many others. The area is also a seasonal home to many migratory birds including ducks and Canada Geese.

The Region was originally covered with a dense forest of deciduous and coniferous trees. As the area was cleared for farming and development, or the trees were removed for timber, the area's forests were replaced by farm fields, open field areas, orchards, and smaller forested areas containing both deciduous and coniferous trees.

To showcase the Region's natural features there are many Michigan State Parks, State Recreation Areas, State Forests, and State Game Areas. Additionally, there are parks maintained by each of the counties, all the cities, most villages, and many townships.

Counties, Communities, and Land Use Summary

Counties – Region 8 contains eight counties, listed below by 2019 population size:

- Kent County, 648,121
- Ottawa County, 286,558
- Allegan County, 116,143
- Ionia County, 64,300
- Montcalm County, 63,413
- Barry County, 60,540
- Mecosta County, 43,251
- Osceola County, 23,290

Cities – Region 8's cities, listed below by 2019 population include:

- Grand Rapids (Kent County), 198,401
- Wyoming (Kent County), 75,702
- Kentwood (Kent County), 51,693
- Holland (Allegan & Ottawa County), 33,402
- Walker (Kent County), 24,816
- Grandville (Kent County), 15,942
- East Grand Rapids (Kent County), 11,759
- Ionia (Ionia County), 11,147
- Grand Haven (Ottawa County), 10,994
- Big Rapids (Mecosta County), 10,355
- Greenville (Montcalm County), 8,396
- Hudsonville (Ottawa County), 7,366
- Hastings (Barry County), 7,311
- Rockford (Kent County), 6,254
- Belding (Ionia County), 5,718
- Zeeland (Ottawa County), 5,572

- Allegan (Allegan County), 5,036
- Coopersville (Ottawa County), 4,396
- Wayland (Allegan County), 4,197
- Lowell (Kent County), 4,096
- Otsego (Allegan County), 3,985
- Portland (Ionia County), 3,923
- Plainwell (Allegan County), 3,785
- Cedar Springs (Kent County), 3,666
- Ferrysburg (Ottawa County), 3,013
- Reed City (Osceola County), 2,472
- Fennville (Allegan County), 1,876
- Evart (Osceola County), 1,793
- Stanton (Montcalm County), 1,355
- Carson City (Montcalm County), 993
- Douglas (Allegan County), 936
- Saugatuck (Allegan County), 850

In addition to cities, Region 8 has 26 villages ranging in population from Pierson in Montcalm County with 172 residents, to Sparta in Kent County with 4,140 residents.

Townships – Townships are another important form of government in Michigan and Region 8 has 145 of these units that are typically 36 square miles. Townships range in population from 455 in Cedar Township (Osceola County) to 46,985 in Ottawa County's Georgetown Township (making it larger than all but three of the Region's cities).

Land Use – While there is no comprehensive land-use plan for the eight-county area, a general description is useful for understanding the variety that exists in Region 8. Overall, the eight-county area covers 5,300 square miles.

Allegan County, covering 832 square miles, has many smaller urbanized areas that are all separated by rural areas (as opposed to the larger urbanized areas in Kent and Ottawa counties that are linked to each other). The majority of Allegan County's land used for industrial purposes is in the northwest corner of the County but is also spread amongst the County's other cities. Commercial uses are in all the cities and most residential uses are in and immediately around the County's cities. Like Ottawa County, Allegan County has many agricultural areas. The Allegan State Game Area is a huge area that shapes development capacity in Allegan County. Natural and built features influencing development include Lake Michigan, the Kalamazoo River, I-196/US-31, and US-131.

Barry County, covering 576 square miles, is rural and focuses on state-owned recreational areas and agriculture. Hastings is the County's only city, which also has four villages. Housing is situated in the cities and villages and around many of the County's lakes. Natural and built features influencing development include Gun Lake (and many of the surrounding smaller lakes), the Thornapple River, Gun Lake Recreation Area, Barry State Game Area, M-37, M43,

and M-66.

Ionia County, covering 576 square miles, is fairly rural and focuses on agricultural uses. The County has three cities (Ionia, Belding, and Portland) that contain the majority of development related to manufacturing and retail. Housing is also located in and around these cities as well as the County's seven villages. Natural and built features influencing development include the Grand River, I-96, and M-66.

Kent County, covering 864 square miles, is the most urbanized of the eight counties. Grand Rapids and the surrounding cities and townships contain large amounts of land used for industrial purposes, retail uses, all types and densities of housing, and public uses. The northern third of Kent County, as well as areas on the east side of the county, are less developed and contain large amounts of agricultural land. Natural and built features influencing development include the Grand River, I-96/I-196/M-6, and US-131.

Mecosta County, covering 576 square miles, is fairly rural except for the City of Big Rapids and the surrounding townships, which contain the majority of development related to manufacturing and retail. Housing is also located in and around Big Rapids and the area known as Canadian Lakes, in the southeast quadrant of the County – as well as the County's four villages. Natural and built features influencing development include the Muskegon River, M-66, and US-131.

Montcalm County, covering 713 square miles, is fairly rural except for the City of Greenville and the surrounding townships, which contain the majority of development related to manufacturing and retail. Housing is also located in and around Greenville – as well as the County's six villages and the cities of Carson City and Stanton. Natural and built features influencing development include the Flat River, US-131, M-66, and M-57.

Osceola County, covering 576 square miles, is the Region's most rural county. The cities of Reed City and Evart contain the majority of development related to manufacturing and retail. Housing is also located in and around these cities as well as the County's four villages. Natural and built features influencing development include the Muskegon River, US-131, US-10, and M-66.

Ottawa County, covering 565 square miles, is very urbanized on the east side of the County (adjacent to the Grand Rapids Area) and the west side of the County – both to the south in Holland and the north in the Grand Haven-Ferrysburg-Spring Lake area. Like Kent County, Ottawa County's urbanized areas contain large amounts of land used for industrial purposes, retail uses, all types and densities of housing, and public uses. Ottawa County's rural areas are very productive agricultural areas. Natural and built features influencing development include Lake Michigan, the Grand River, I-96, I-196, M-6, and US-31.

Transportation Network

Region 8 is well-served by a network of roads maintained by the Michigan Department of

Transportation, the Region's eight-county road commissions, and the Region's cities and villages. Very few townships are responsible for maintaining roads. In addition to roads, the transportation network includes airports, rail, and transit.

Limited Access Highways – These are typically four-lane divided highways accessible only at interchanges. Speed limits are typically 70 miles per hour. These include:

- I-96 crosses Ionia, Kent, and Ottawa counties and stretches across from the east side of Michigan to the west side – linking Muskegon, Grand Rapid, Lansing, and Detroit.
- US-131 crosses Allegan, Kent, Montcalm, Mecosta, and Osceola counties and stretches from Michigan's southern border to the northern tip of Michigan's Lower Peninsula – linking Kalamazoo, Grand Rapids, Big Rapids, Cadillac, and Petoskey.
- US-31/I-196 crosses Allegan and Ottawa counties before splitting into US-31 that continues north along the Lake Michigan shoreline and I-196 that continues east to Grand Rapids.
- M-6 (the South Beltline) is the southern bypass around the Grand Rapids Area

Full Access Highways – These are typically two-lane roads that may include additional lanes in urbanized areas and may also include passing lanes and turning lanes. Speed limits are typically 55 miles per hour with reduced speed limits in cities and villages or other areas. Major trunklines in Region 8 include:

- US-10 is an east-west route that crosses southern Osceola County
- M-115 crosses the northeast corner of Osceola County
- M-66 is a north-south route that crosses Osceola, Mecosta, Montcalm, Ionia, and Barry counties
- M-20 is an east-west route that crosses Mecosta County
- M-46 is an east-west route that crosses northern Montcalm County
- M-82 is an east-west route that goes from the Howard City west into Newaygo County
- M-57 is an east-west route that crosses southern Montcalm and Northeast Kent counties
- M-44 is an east-west route that crosses portions of Kent and Ionia counties
- M-21 is an east-west route that crosses most of Kent County and all of Ionia County
- M-45 is an east-west route that crosses all of Ottawa County and some of Kent County
- M-37 is a north-south route that crosses Kent County and Barry County
- M-43 passes through Barry County, linking Lansing and Kalamazoo
- M-179 links US-131 in Allegan County to Hastings in Barry County
- M-50 skirts the southern boundary of Ionia County and the southeast corner of Kent County
- M-40/M-89 crosses Allegan County from the southeast corner to the northwest corner
- M-222 is an east-west route covering the eastern half of central Allegan County

Airports – The Region's major international airport is the Gerald R. Ford International Airport in Kent County. Other airports include the following:

- Padgham Field, Allegan (Allegan County)

- West Michigan Regional Airport, Holland (Allegan County)
- Plainwell Municipal, Plainwell (Allegan County)
- Hastings Airport (Barry County)
- Ionia County Airport, Ionia (Ionia County)
- Lowell City Airport, Lowell (Kent County)
- Miller-Sparta Airport, Sparta (Kent County)
- Roben-Hood Airport, Big Rapids (Mecosta County)
- Greenville Municipal Airport, Greenville (Montcalm County)
- Lakeview-Griffith Field, Lakeview (Montcalm County)
- Evart Municipal Airport, Evart (Osceola County)
- Park Township Airport, Holland (Ottawa County)
- Riverview Airport, Jenison (Ottawa County)
- Memorial Airpark, Grand Haven (Ottawa County)
- Ottawa Executive Airport, Zeeland (Ottawa County)

Transit – The Region has a variety of transit opportunities in each of the eight counties. Portions of the more urban counties have complete transit services, while the more rural counties rely primarily on "dial-a-ride" type services and/or limited fixed routes. Montcalm County currently does not have countywide transit. Transportation out of the region includes limited Amtrak Service and inter-city bus services.

Rail Service – Rail service includes CSX, Conrail, Mid-Michigan Railroad, Grand Trunk Western, Chesapeake & Ohio, Grand Rapids & Eastern Railroad, Norfolk Southern, Tuscola & Saginaw Bay, and Amtrak (stations in Grand Rapids and Holland).

Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis

Region-wide Strengths – The eight counties within the boundaries of the WMRPC have many strengths that make it a truly unique place that includes everything from the sandy beaches of Lake Michigan to a large metropolitan area, to small villages dotting the countryside, and thousands of square miles of farmland and forests. Some of the Region's strengths are grouped below:

Natural Features –

- Lake Michigan and other water resources
- Natural Resources and variety of agriculture
- Natural beauty of the area
- Four seasons
- State and Federal land

Built Attributes –

- Extensive multi-modal transportation network
- The location contains a big city (Grand Rapids) and proximity to bigger cities (Detroit,

Chicago)
- A mix of urban and rural communities
- Available public and private infrastructure
- Public and private investment in Region

Economy –
- Diverse economy survives economic cycles better than Michigan as-a-whole
- Commitment to economic development
- Region's many attractions (Cultural, Employment, Health, Tourism, Education)
- Life sciences in Grand Rapids and Region
- Philanthropy – individuals, businesses, and foundations

Education –
- Education opportunities (K-12)
- Many Colleges and Universities in Region (public and private)
- Variety of higher educational programs
- Many trade-schools and technical centers
- Distribution of higher education opportunities across Region

People –
- Growing population (greater growth than Michigan as-a-whole)
- Strong workforce
- Educated professionals living in communities
- Commitment to attracting a variety of people to West Michigan
- The increasing diversity of the population

Leadership and Programs –
- Michigan's programs targeting community development
- Variety of university programs
- Regional organizations
- Public and private partnerships
- Management of communities

Region-wide Weaknesses – There are many region-wide weaknesses across the eight-county area served by the WMRPC. Some of the Region's weaknesses are grouped below:

Natural Features –
- Distance to major population centers
- Weather (this is also seen as a strength, but winters seen by many as too long)
- Michigan's location (peninsula) takes it off the direct transportation route, increases the cost of transporting products
- The potential loss of agricultural and natural areas due to development
- Weather anomalies that impact crops

Built Attributes –

- The physical condition of Michigan's infrastructure
- Lack of interconnected transit that crosses borders
- Loss of rail
- Sustainability of the built environment
- An imbalance between excess built capacity in certain areas and lack of capacity in other areas

Economy –

- Communities having difficulties related to decreasing revenues
- Move from small farms to large farms influences small communities
- Companies losing local ownership Wage-rates compared to other areas
- Need to determine how to make up for jobs lost due to increased productivity and relocation of manufacturers
- Lack of investment capital

Education –

- Problems facing public schools (funding, decreasing enrollment, test scores, low graduation rates, perceptions, etc.)
- Smaller rural districts often lack advanced classes
- Skills of labor pool often do not match needs of industry
- Cost of higher education
- College graduates leaving Michigan

Leadership and Programs –

- Communities having difficulties related to decreasing revenues from the State of Michigan
- Unfunded mandates
- Government regulations
- Lack of promotion of Region
- Partisan issues

Region-wide Opportunities – There are many region-wide opportunities across the eight-county area served by the WMRPC. Many opportunities relate to the entire area. The following are some of the area's opportunities listed in similar groups:

Natural Features –

- Agricultural processing/value-added agriculture
- Lake Michigan and other natural resources
- Water – an abundance of water for agriculture and industry
- Increased agricultural productivity
- Environment, Grand River

Built Attributes –

- Expanding internet allows people to work anywhere
- M-66 turning into "Michigan's Mainstreet" with a slower-paced way to traverse Michigan from south to north
- Development near interchanges across the region
- Coordinating capacity of water and wastewater services
- Maintaining Transportation Network

Economy –

- Tourism and Service Industry
- Health services in the region
- West Michigan's economy is typically better than Michigan's as-a-whole
- Affordable land and cost-of-living
- Diversify economy

Education –

- Variety of programs offered at public universities
- Variety of programs offered at private colleges
- Importance of community colleges as an affordable option
- Increasing relationships between business and education
- Restructuring of the public k-12 education system

People –

- Build on engineering expertise
- Dedicated workforce
- Work to attract a diverse range of people to Region
- Increasing entrepreneurial opportunities for individuals
- Growing population

Leadership and Programs –

- Strong opportunities for manufacturing
- Stable government in Region and United States
- Communities need to find a niche and market themselves
- Intergovernmental cooperation

Region-wide Threats – There are many region-wide threats to the eight-county area served by the WMRPC. Many threats are related to the entire area. The following are some of the area's threats grouped in similar categories:

Natural Features –

- Loss/degradation of natural resources
- Distance to major population centers
- Demand for water in Great Lakes Basin

- Impacts of weather on many of the Region's crops (especially fruit)
- Invasive species (plant and animal)

Built Attributes –

- Unsustainable growth in rural areas
- Big box stores' impact on downtowns
- Inadequate funding for maintenance of public facilities and infrastructure
- Lack of funds to expand infrastructure to meet the needs of the private sector
- Gaps in high-speed internet service

Economy –

- Lack of diversification leads to increasing poverty and unemployment
- Globalization and businesses leaving the region for other parts of the USA or world
- Connection to "rust-belt" image
- Reliance on an automobile for employment and transportation

Education –

- Lack of appropriate worker skills
- Inadequate matching employers' needs with potential employees' skills
- Funding cuts
- Legacy cost of past employees and programs
- Cost of college education

People –

- Aging workforce – are there enough well-educated people to replace those leaving the workforce?
- Michigan's difficulties keeping young people after graduating from college
- People's image of Michigan
- Lack of entrepreneurial spirit in many used to work for large businesses
- The declining health of people and increasing cost related to health issues

Leadership and Programs –

- Continued decreases in revenue sharing and other community revenues impact services, facilities, and overall quality of life
- Loss of expertise as people retire from government
- The conflict between rural and urban areas/city-township issues
- Difficult to offer tax abatements to businesses when communities losing resources
- Partisan politics waste limited resources

Economic Clusters in Region 8

There are many economic clusters in West Michigan that can support continued job creation and help advance the Region's economy.

Manufacturing

While many manufacturing jobs have left the Region, manufacturing remains a major employer in West Michigan. Manufacturers that supply parts to the automotive industry are located in each of the eight counties in Region 8 – employing tens of thousands of people. The region is also home to several office furniture manufacturing companies that employ thousands of people – primarily in Kent, Ottawa, and Allegan counties, but in each of the other counties as well.

Health Sciences

Healthcare and research are growing fields in West Michigan. In addition to the major hospitals in Kent County, there are many satellite campuses and independent hospitals in all of Region 8's counties. Also, in addition to healthcare, there is research, health education, and health care/pharmaceutical product manufacturing. "Health Hill" in downtown Grand Rapids is busy with ongoing construction – Spectrum Health/Butterworth, St. Mary's Hospital, the Van Andel Institute, Grand Valley State University, Michigan State University, and several private health care providers are either just completing projects or are in the middle of huge construction projects – all within a five-block area. Adding to all of this is the importance of health education with Michigan State University, Grand Valley State University, and Ferris State University all providing opportunities. Nearby, in Wyoming, Metropolitan Hospital continues to grow and has established a relationship with the University of Michigan. Further away from Grand Rapids hospitals have expanded in Holland, Greenville, Carson City, and other areas of West Michigan. Additional health-related jobs include Perrigo in Allegan, which manufactures generic drugs.

Education

West Michigan has many public and private colleges and universities. Public Universities include Grand Valley State University in Ottawa and Kent counties and Ferris State University in Mecosta and Kent counties. Additionally, Kent County has branch campuses for Michigan State University and Western Michigan University. Community Colleges exist in Grand Rapids, Montcalm County, and Barry County (a branch of Kellogg Community College). Ottawa County is home to Hope College and Kent County is home to several private colleges including Calvin, Aquinas, and many others.

K-12 Education (both public and private) is also a major employer in West Michigan. The Region contains all or part of over 65 school districts that employ thousands of people across West Michigan.

Retail

There are many retail centers in Region 8. Kent County is the primary retail center with several regional malls located in major concentrations of retail. The 28th Street Retail Corridor stretches from Cascade Township in the east through Kentwood, Grand Rapids, and Wyoming to the west. Grandville has a major concentration of retail (including a regional mall). The Alpine Avenue Retail Corridor is located in the City of Walker and Alpine Township. Other retail corridors exist along the East Beltline, Plainfield Avenue, and retail is growing M-6 (South Beltline). Other concentrations of retail exist across much of the Region including in and around Greenville, Big Rapids, Ionia, Hastings, Holland, Grand Haven, and Otsego/Plainwell.

Public Sector Employment

Public sector employment provides jobs for people across West Michigan. Federal, State, County, City, Village, and Township governments employ people with a wide range of skills and education. In addition to the more typical forms of employment, several institutions provide additional employment such as the State Correctional Facilities in Ionia and Montcalm counties and the large concentration of state and federal employees in downtown Grand Rapids.

Tourism

Tourism is a large, and growing, industry in West Michigan. The Region's natural resources are a natural attraction for year-round recreation. The Region offers everything from swimming and camping in the summer to skiing and snowmobiling in the winter. Grand Rapid's downtown provides many attractions including museums, conference centers, performing arts centers, restaurants, nightlife, and shopping (although more shopping opportunities are available in the malls surrounding Grand Rapids). In addition to the large urban center of Kent County, many smaller communities cater to visitors such as Holland and Grand Haven in Ottawa County, Saugatuck, and Douglas in Allegan County, and the many other communities in the eastern portion of Region 8. A "hidden" tourism attraction in Region 8 is the large number of second homes in the more rural counties and along Lake Michigan. Owners of "cottages" fill communities on weekends, pay taxes year-round, and create a unique feel for many parts of Region 8.

Agriculture & Value-Added Agriculture Opportunities

Agriculture is a big part of West Michigan. The moderating effects of Lake Michigan and the varied elevations make Allegan, Ottawa, and parts of Kent County ideal for growing fruit such as apples and blueberries. Additionally, the Region has many cash crops such as corn and soybeans and is home to a variety of livestock.

There are many agricultural "value-added" operations in Region 8 that use agricultural products to produce a variety of food products such as cheese, yogurt, dairy products, egg products, poultry, fruits, vegetables, and other food processing companies. Not only are West Michigan's farmers an essential part of this, but the abundance of water resources is essential for the value-

added stages since water is key to growing and transforming agricultural products from field to retailers. In addition to value-added products, agri-tourism is a growing industry in West Michigan – with everything from wineries to tours of apple orchards.

In addition to the jobs created in value-added agriculture and agri-tourism, this category provides several other benefits including providing additional markets for farmers to sell their products, making farming more profitable, and preserving farmland from other types of development.

Renewable Energy

Businesses providing renewable energy sources are creating new jobs in West Michigan in a variety of ways. Wind energy farms are being installed across Michigan and these provide many opportunities for local businesses to manufacture the equipment used to generate wind energy. Solar power and bio-fuels are two other renewable energy sources that have seen growth over the past several years but have not completely succeeded in providing the number of jobs necessary to replace traditional manufacturing.

Allegan County

Population & Demographics

Population Trends – Allegan County's population increased by 28.3 percent between 1990 and 2019 to reach a total of 116,143 (Table 9). This rate of growth was higher than Region 8's rate of 19.1 percent and much higher than Michigan's growth rate of 7.4 percent.

Table 9 -- Population Trends for Allegan County, Region 8, and Michigan

Area	Trends				
	1990	2000	2010	2019	% Change
Allegan County	90,509	105,665	111,385	116,143	28.3
Region 8	1,096,502	1,161,623	1,226,384	1,305,616	19.1
Michigan	9,295,297	993,844	9,877,574	9,986,857	7.4

Source: ACS 5-Year 2019 Estimates

Population Traits – Table 10 compares Allegan County's population traits to the Region's and the State of Michigan's. Between 2010 and 2019 the County's population increased by 4.3 percent to reach 116,143 while the Region's population increased by 6.5 percent to reach 1,305,616 and the State of Michigan's population increased by 1.1 percent to reach 9,986,857 during the same period. The County's population under the age of five makes up 6.2 percent of the population, which is higher than both the Region's and Michigan's amount (5.7 percent). Allegan County has a higher percentage of residents under 18 (24.4 percent) than the Region (22.6 percent) or Michigan (21.5 percent). The County's population 65 and over makes up 16.1 percent of the population, which is below the Region's figure of 17.3 percent and Michigan's figure of 17.7 percent. The County's median household size of 2.65 persons per household is larger than both the Region's (2.58) and Michigan's median of 2.46. Allegan County has a split of 50 percent women and 50 percent men. The Region has a lower percentage of women (49.5 percent) than Michigan (50.8 percent) – and a higher ratio of men than the State as-a-whole.

Racial distribution is also different between the County, Region, and the State of Michigan. There is a higher percentage of Whites in Allegan County (96.0 percent) than either the Region (93.3 percent) or Michigan (78.2 percent). The County has a lower percentage of Blacks (2.3 percent) than The Region (3.7 percent) or Michigan (13.7 percent). The County's percentage of Native Indians and Alaska Native (1.4 percent) is similar to the Region and Michigan (1.1 percent in the Region and 0.6 percent in Michigan). The County has a lower percentage of Asians (1.0 percent) than the Region (1.5 percent) or Michigan (3.3 percent). The County has a higher percentage of residents reporting two or more races (2.6 percent) than the Region (2.4 percent), but lower than Michigan as-a-whole (3.0 percent). Allegan County's percentage of Hispanics or Latinos (7.3 percent) is higher than the Region (5.4 percent) and Michigan (5.3 percent).

In Allegan County, 90.9 percent of people over 25 have a high school degree, similar to 90.8

percent in the Region and 91.4 percent in Michigan. 22.6 percent of the County's population over the age of 25 has a bachelor's degree or higher, while 22.5 percent of the Region's population and 30.0 percent of Michigan's over 25 population has at least a bachelor's degree. The County's Veteran's make up 5.6 percent of the population while the Region's Veteran's comprise 7.5 percent of the population and Michigan's make up 6.6 percent.

Table 10 -- 2019 Population Traits for Allegan County, Region 8, and Michigan

Category	Allegan County	Region 8	Michigan
2010 Population	111,385	1,226,384	9,877,574
2019 Population	116,143	1,305,616	9,986,857
% Change 2010-2019	4.3	6.5	1.1
% Under 5	6.2	5.7	5.7
% Under 18	24.4	22.6	21.5
% 65 and Over	16.1	17.3	17.7
Number of Households	43,416	483,934	3,969,880
Persons Per Household	2.65	2.58	2.46
% Female	50.0	49.5	50.8
% Male	50.0	50.5	49.2
% White	96.0	93.3	78.2
% Black	2.3	3.7	13.7
% American Indian & Alaska Native	1.4	1.1	0.6
% Asian	1.0	1.5	3.3
% Native Hawaiian & Other Pacific Islander	0.1	0.1	0.0
% Reporting 2 or More Races	2.6	2.4	3.0
% Hispanic or Latino	7.3	5.4	5.3
% of People 25+ with High School Degree	90.9	90.8	91.4
% of People 25+ with Bachelor's Degree or Higher	22.6	22.5	30.0
% of Population Veterans	5.6	7.5	6.6

Source: ACS 5-Year 2019 Estimates

Housing Traits – Table 11 identifies information about housing in Allegan County, the Region, and the State of Michigan. Allegan County varies from the Region and Michigan, which are very similar to each other. The homeownership rate in Allegan County (82.6 percent) is much higher than in the Region (77.8 percent of the housing units) or Michigan (71.6 percent). The County's percentage of multi-family units (8.6 percent) is lower than the Region's rate of 10.0 percent or Michigan's figure of 18.0 percent. Finally, the median value of owner-occupied housing in Allegan County of $165,400 is higher than the Region's median of $144,363 but lower than the State's median of $169,600.

Table 11 -- 2019 Housing Traits for Allegan County, Region 8, and Michigan

Category	Allegan County	Region 8	Michigan
Number of Housing Units	51,177	531,735	4,629,605
Homeownership Rate (Percent)	82.6	77.8	71.6
Percent Multi Unit	8.6	10.0	18.0
Median Value of Owner-Occupied Housing Units	165,400	144,363	169,600

Source: ACS 5-Year 2019 Estimates

Income and Business Traits – Table 12 includes income information and business traits for Allegan County, Region 8, and the State of Michigan. Allegan County's median household income of $62,965 is higher than Region 8's median of $56,920 or Michigan's median of $59,584. The County's per capita income of $29,215 is similar to the Region's amount of $27,570 and Michigan's figure of $32,892. Allegan County has a lower percentage of people below the poverty level (8.4 percent) than Region 8 (10.9 percent) or Michigan (12.7 percent).

Table 12 -- Income & Business Traits for Allegan County, Region 8, and Michigan

Category	Allegan County	Region 8	Michigan
2019 Median Household Income	$62,965	$56,920	$59,584
2019 Per Capita Income	$29,215	$27,570	$32,892
Persons Below Poverty Level	11,890	143,270	1,269,062
Number of Firms in 2012	9835	101,701	834,087
Number of Firms Per Capita	0.085	0.078	0.083
Manufacturing Shipments ($1,000)	$5,286,560	$38,541,890	$238,892,383
Manufacturing Shipments Per Capita	$45,518	$29,520	$23,920
Wholesaler Sales ($1,000)	$609,441	$21,359,485 (No Ionia/Mecosta)	$254,318,884
Wholesaler Sales Per Capita	$5,247	$17,828	$25,465
Retail Sales ($1,000)	$949,923	$14,297,670	$119,302,046
Retail Sales Per Capita	$8,179	$10,951	$11,945
Accommodation & Food Services Sales ($1,000)	$131,893	$1,797,920	$17,962,356
Acc. and Food Services Sales Per Capita	$1,136	$1,377	$1,798
Mean Travel Time to Work (minutes)	23.9	24.6	25.1

Source: ACS 5-Year 2019 Estimates

Table 12 also shows some facts related to business and sales. In 2012 Allegan County had 9,835 businesses, which equaled 0.093 businesses per capita – which was higher than Region 8 which had 101,237 businesses which equaled 0.085 businesses per capita, and the State of Michigan

which had 0.083 businesses per capita. When the per capita sales of the various types of businesses are compared between the County, Region, and Michigan it shows that the County does better in Manufacturing Sales ($45,518 in Allegan County versus $29,520 in the Region and $23,920 in Michigan). Wholesaler Sales were lower in the County ($5,247 in Allegan County, $17,828 in the Region, and $25,465 in Michigan) as were Retail Sales ($8,179 in Allegan County, $10,951 in the Region, and $11,945 in Michigan). With per capita sales of $1,798, Michigan did better than the Region ($1,377) or Allegan County ($1,136) in Accommodations. Allegan County's commute time of 23.9 minutes was shorter than both the Region's commute of 24.6 minutes and Michigan's commute of 25.1 minutes.

Employment Traits – Table 13 shows differences between employment distribution in Allegan County, Region 8, and the State of Michigan. In Allegan County there are 57,393 people over 16 employed in the civilian labor force, In Region 8 this figure is 654,828 and in Michigan, the figure is 4,755,016. Allegan County has a higher percentage of people employed in Agriculture and related fields (2.7 percent) than either the Region (1.9 percent) or Michigan (1.2 percent). The County also has a higher percentage employed in construction (7.7 percent) than Region 8 (5.9 percent) or Michigan (5.7 percent). Manufacturing accounts for 26.3 percent of the County's jobs (the County's largest category), 21.2 percent of the Region's workforce, and 18.5 percent of Michigan's. Allegan County has a similar percentage of workers in Transportation (4.0 percent compared to 4.4 percent in Michigan and 3.9 percent in Region 8). Wholesale trade accounts for 3.4 percent in the County, 3.6 percent in Region 8, and 2.4 percent in Michigan. Michigan and Region 8 have similar percentages in Retail trade (10.6-10.5 percent) and Allegan County is at 9.8 percent - which is the third-largest employment category in all three areas.

In most of the other categories, the County has a lower percentage than in Region 8 or Michigan. Information accounts for .9 percent in the County, 1.3 percent in Region 8, and 1.2 percent in Michigan. Finance accounts for 3.2 percent in the County and 5.1 percent in the Region and 5.4 percent in Michigan. Professional accounts for 6.9 percent in Allegan County, 8.7 percent in Region 8, and 9.5 percent in Michigan. Education, Health Care, and Social Services account for 17.3 percent (the County's second-largest category) of the County's workforce, 21.9 percent of the Region's, and 23.4 percent of Michigan's. Arts, Entertainment, Accommodations, and Food Services account for 8.0 percent of the County's workforce, 8.4 percent of Region 8's, and 9.9 percent of the State's. Finally, Public Administration accounts for 2.1 percent of Allegan County's workforce, 2.4 percent of Region 8's, and 3.3 percent of Michigan's.

Table 13 -- 2019 Employment Traits in Allegan County, Region 8, and Michigan

Category	Allegan County	%	Region 8	%	Michigan	%
Population 16 and Over	91,234	N/A	1,029,390	N/A	8,095,913	N/A
In Labor Force	57,422	N/A	682,175	N/A	5,010,213	N/A
Civilian Employed Population 16 and Over	57,393	N/A	654,828	N/A	4,755,016	N/A
Agriculture, Forestry, Fishing and Hunting, and Mining	1,577	2.7	12,376	1.9	56,518	1.2
Construction	4,428	7.7	38,441	5.9	272,095	5.7
Manufacturing	15,083	26.3	138,553	21.2	878,855	18.5
Wholesale Trade	1,950	3.4	23,296	3.6	114,985	2.4
Retail Trade	5,633	9.8	69,423	10.6	497,136	10.5
Transportation and Warehousing, and Utilities	2,323	4.0	25,839	3.9	207,441	4.4
Information	489	0.9	8,522	1.3	57,036	1.2
Finance and Insurance, and Real Estate and Rental and Leasing	1,830	3.2	33,250	5.1	258,613	5.4
Professional, Scientific, and Management, and Administrative and Waste Management Service	3,933	6.9	56,975	8.7	450,625	9.5
Educational Services, and Health Care and Social Assistance	9,905	17.3	143,652	21.9	1,110,708	23.4
Arts, Entertainment, and Recreation, and Accommodation and Food Services	4,592	8.0	55,120	8.4	471,380	9.9
Other Services, Except Public Administration	2,858	5.0	31,970	4.9	224,808	4.7
Public Administration	1,211	2.1	15,830	2.4	154,816	3.3

Source: ACS 5-Year 2019 Estimates

Table 14 shows the employment trends for Allegan County, Region 8, Michigan, and the United States for the five years between 2018 and 2022. Allegan County's unemployment rate ranged from a high of 7.3 percent in 2020 to a low of 3.1 percent in 2019. The County's labor force remained fairly constant but decreased slightly in 2021 and making a partial recovery in 2022. Allegan County's unemployment rate very similar to Region 8's during the period but lower than Michigan's and the national average. Allegan County's unemployment rate ranged from a high of 7.3 percent in 2020 to a low of 3.1 percent in 2019. Allegan County's unemployment rate was lower than Michigan's during the entire five-year period. Allegan County's unemployment rate

was also lower than the national average.

Table 14 -- Employment Trends in Allegan County, Region 8, Michigan, and the United States

	2018	2019	2020	2021	2022 (Jan-May)
Allegan County					
Labor Force	62,239	62,275	62,253	60,557	61,320
Employment	60,206	60,325	57,710	57,735	59,045
Unemployment	2,033	1,950	4,543	2,822	2,275
Unemployment Rate	3.3	3.1	7.3	4.7	3.7
Region 8					
Unemployment Rate	3.1	3.0	7.5	4.6	3.6
Michigan					
Unemployment Rate	4.1	4.1	9.9	5.9	6.7
United States					
Unemployment Rate	3.9	3.7	8.1	5.3	5.9

Source: Michigan Department of Career Development, Labor Market Information

SWOT Analysis

Strengths – Allegan County has a variety of strengths including:

- Easy access to US-131 and US-31/I-196
- Allegan County has unique characteristics in each of the County's four quadrants
- Located on Lake Michigan

Weaknesses – Allegan County has a variety of weaknesses including:

- No plan for US-131 Corridor through Allegan County
- County pulled in four different directions (Grand Rapids, Kalamazoo, Holland, and South Haven)
- Parts of the County are viewed as too far from major transportation systems
- Need for wastewater in the eastern portion of the County

Opportunities – Allegan County has a variety of opportunities including:

- Need to be able to plan for growth and respond to challenges and opportunities
- Natural resources
- More cooperation between some communities

Threats – Allegan County has a variety of threats including:

- Lack of coordination between some communities
- Loss of future revenues to maintain public facilities
- Lack of opportunities for in-county higher education opportunities

Barry County

Population & Demographics

Population Trends – Barry County's population increased by 20.9 percent between 1990 and 2019 to reach a total of 60,540 (Table 15). The County grew at the same rate as Region 8, but much faster than Michigan as-a-whole

Table 15 -- Population Trends for Barry County, Region 8, and Michigan

Area	Trends				
	1990	2000	2010	2019	% Change
Barry County	50,057	56,775	59,576	60,540	20.9
Region 8	1,056,050	1,112,733	1,226,384	1,305,616	19.1
Michigan	9,295,297	993,844	9,877,574	9,986,857	7.4

Source: ACS 5-Year 2019 Estimates

Population Traits – Table 16 compares Barry County's population traits to Region 8's and the State of Michigan's. Between 2010 and 2019 the County's population increased by only 0.02% percent to reach 60,540 while the Region's population increased by 6.5 percent to reach 1,305,616 and the State of Michigan's population increased by 1.1 percent to reach 9,986,857 during the same period. The County's population under the age of five makes up 5.5 percent of the population, which is just barely lower than both the Region's and Michigan's amount of 5.7 percent. Barry County has a similar percentage of residents under 18 (22.3 percent) as the Region (22.6 percent) and Michigan (21.5 percent). The County's population 65 and over makes up 18.0 percent of the population, which is higher than the Region's figure of 17.3 percent and Michigan's figure of 17.7 percent. The County's household size of 2.46 persons per household is the same as Michigan's. The Region's is slightly bigger with 2.58 persons. Barry County is unusual since it has fewer women than men (49.7 percent women and 50.3 percent men). The Region has a lower percentage of women (49.5 percent) than Michigan (50.8 percent) – and a higher ratio of men than the State as-a-whole.

Racial distribution is also different between the County, Region, and the State of Michigan. There is a higher percentage of Whites in Barry County (96.3 percent) than either the Region (93.3 percent) or Michigan (78.2 percent). The County has a lower percentage of Blacks (0.7 percent) than the Region (3.7 percent) or Michigan (13.7 percent). The County's percentage of Native Indian and Alaska Native (0.0 percent) is similar to the Region and Michigan (0.1 percent in the Region and 0.0 percent in Michigan). The County has a lower percentage of Asians (0.6 percent) than the Region (1.5 percent) or Michigan (3.3 percent). The County has a lower percentage of residents reporting two or more races (1.4 percent) than the Region (2.4 percent) or Michigan as-a-whole (3.0 percent). Barry County's percentage of Hispanics or Latinos (3.0 percent) is lower than the Region (5.4 percent) and Michigan (5.3 percent).

Table 16 -- 2019 Population Traits for Barry County, Region 8, and Michigan

Category	Barry County	Region 8	Michigan
2010 Population	59,576	1,226,384	9,877,574
2019 Population	60,540	1,305,616	9,986,857
% Change 2010-2019	1.6	6.5	1.1
% Under 5	5.5	5.7	5.7
% Under 18	22.3	22.6	21.5
% 65 and Over	18.0	17.3	17.7
Number of Households	24,296	483,934	3,969,880
Persons Per Household	2.46	2.58	2.46
% Female	49.7	49.5	50.8
% Male	50.3	50.5	49.2
% White	96.3	93.3	78.2
% Black	0.7	3.7	13.7
% American Indian & Alaska Native	0.4	1.1	0.6
% Asian	0.6	1.5	3.3
% Native Hawaiian & Other Pacific Islander	0.0	0.1	0.0
% Reporting 2 or More Races	1.4	2.4	3.0
% Hispanic or Latino	3.0	5.4	5.3
% of People 25+ with High School Degree	92.7	90.8	91.4
% of People 25+ with Bachelor's Degree or Higher	21.1	22.5	30.0
% of Population Veterans	8.4	7.5	6.6

Source: ACS 5-Year 2019 Estimates

In Barry County, 92.7 percent of people over 25 have a high school degree compared to 90.8 percent of the population in the Region and 91.4 percent in Michigan. Conversely, 21.1 percent of the County's population over the age of 25 has a bachelor's degree or higher, while 22.5 percent of the Region's population and 30.0 percent of Michigan's over 25 population has at least a bachelor's degree. The County's Veteran's make up 8.4 percent of the population while the Region's Veteran's comprise 7.5 percent of the population and Michigan's make up 6.6 percent.

Housing Traits – Table 17 identifies information about housing in Barry County, the Region, and the State of Michigan. Barry County varies from the Region and Michigan, which are very similar to each other. The homeownership rate in Barry County (83.5 percent) is higher than in the Region (77.8 percent of the housing units) or Michigan (71.6 percent). The County's percentage of multi-family units (4.6 percent) is much lower than the Region's rate of 10.0 percent or Michigan's figure of 18.0 percent. Finally, the median value of owner-occupied housing in Barry County of $158,400 is higher than the Region's median of $144,363 but lower

than the State's median of $169,600.

Table 17 -- 2019 Housing Traits for Barry County, Region 8, and Michigan

Category	Barry County	Region 8	Michigan
Number of Housing Units	27,586	531,735	4,629,605
Homeownership Rate (Percent)	83.5	77.8	71.6
Percent Multi Unit	4.6	10.0	18.0
Median Value of Owner-Occupied Housing Units	158,400	144,363	169,600

Source: ACS 5-Year 2019 Estimates

Income and Business Traits – Table 18 includes income information and business traits for Barry County, Region 8, and the State of Michigan. Barry County's median household income of $64,490 is higher than Region 8's median of $56,920 or Michigan's median of $59,584, and the County's per capita income of $31,760 is higher than the Region's amount of $27,570 but lower than Michigan's figure of $32,892. Barry County has a lower percentage of people below the poverty level (7.6 percent) than Region 8 (10.9 percent) or Michigan (12.7 percent).

Table 18 -- Income & Business Traits for Barry County, Region 8, and Michigan

Category	Barry County	Region 8	Michigan
2019 Median Household Income	$64,490	$56,920	$59,584
2019 Per Capita Income	$31,760	$27,570	$32,892
Persons Below Poverty Level	4,613	143,270	1,269,062
Number of Firms in 2012	4,239	101,701	834,087
Number of Firms Per Capita	0.07	0.078	0.083
Manufacturing Shipments ($1,000)	$1,115,663	$38,541,890	$238,892,383
Manufacturing Shipments Per Capita	$18,429	$29,520	$23,920
Wholesaler Sales ($1,000)	$122,531	$21,359,485 (No Ionia/Mecosta)	$254,318,884
Wholesaler Sales Per Capita	$2,023	$17,828	$25,465
Retail Sales ($1,000)	$286,016	$14,297,670	$119,302,046
Retail Sales Per Capita	$4,724	$10,951	$11,945
Accommodation & Food Services Sales ($1K)	$38,485	$1,797,920	$17,962,356
Acc. and Food Services Sales Per Capita	$635	$1,377	$1,798
Mean Travel Time to Work (minutes)	27.9	24.8	25.1

Source: ACS 5-Year 2019 Estimates

Table 18 also shows some facts related to business and sales. In 2012, Barry County had 4,613 businesses, which equaled 0.07 businesses per capita – which was lower than the State of Michigan (0.083) and the Region (0.078). When the per capita sales of the various types of

businesses are compared between the County, Region, and Michigan it shows that the County has fewer per capita Manufacturing Sales ($18,429 in Barry County versus $29,520 in the Region and $23,920 in Michigan). Wholesaler Sales were much lower in the County ($2,023 per capita in Barry County, $17,828 in the Region, and $25,465 in Michigan) as were Retail Sales ($4,724 in Barry County, $10,951 in the Region, and $11,945 in Michigan). With per capita sales of $1,798, Michigan did better than the Region ($1,377) or Barry County ($635) in Accommodations. Barry County's commute time of 27.9 minutes was longer than the Region's commute of 24.8 minutes or Michigan's commute of 25.1 minutes.

Table 19 -- 2019 Employment Traits in Barry County, Region 8, and Michigan

Category	Barry County	%	Region 8	%	Michigan	%
Population 16 and Over	48,631	N/A	1,029,390	N/A	8,095,913	N/A
In Labor Force	30,603	N/A	682,175	N/A	5,010,213	N/A
Civilian Employed Population 16 and Over (# / %)	29,100	N/A	654,828	N/A	4,755,016	N/A
Agriculture, Forestry, Fishing and Hunting, and Mining	888	3.1	12,376	1.9	56,518	1.2
Construction	2,492	8.6	38,441	5.9	272,095	5.7
Manufacturing	6,992	24.0	138,553	21.2	878,855	18.5
Wholesale Trade	910	3.1	23,296	3.6	114,985	2.4
Retail Trade	2,813	9.7	69,423	10.6	497,136	10.5
Transportation and Warehousing, and Utilities	1,179	4.1	25,839	3.9	207,441	4.4
Information	300	1.0	8,522	1.3	57,036	1.2
Finance and Insurance, and Real Estate and Rental and Leasing	1,580	5.4	33,250	5.1	258,613	5.4
Professional, Scientific, and Management, and Administrative and Waste Management Service	1,931	6.6	56,975	8.7	450,625	9.5
Educational Services, and Health Care and Social Assistance	5,335	18.3	143,652	21.9	1,110,708	23.4
Arts, Entertainment, and Recreation, and Accommodation and Food Services	2,023	7.0	55,120	8.4	471,380	9.9
Other Services, Except Public Administration	1,693	5.8	31,970	4.9	224,808	4.7
Public Administration	964	3.0	15,830	2.4	154,816	3.3

Source: ACS 5-Year 2019 Estimates

Table 19 shows differences between employment distribution in Barry County, Region 8, and the State of Michigan. In Barry County there are 29,100 people over 16 employed in the civilian labor force, In Region 8 this figure is 654,828 and in Michigan, the figure is 4,755,016. Barry County has a higher percentage of people employed in Agriculture and related fields (3.1 percent) than either the Region (1.9 percent) or Michigan (1.2 percent). The County also has a higher percentage employed in construction (8.6 percent) than Region 8 (5.9 percent) or Michigan (5.7 percent). Manufacturing accounts for 24.0 percent of the County's jobs (the County's largest category), 21.2 percent of the Region's workforce, and 18.5 percent of Michigan's. Finance accounts for 5.4 percent of Barry County's workforce compared to 5.1 percent in Region 8 and 5.4 percent in Michigan. Public Administration accounts for 3.0 percent of Barry County's workforce, 2.4 percent of Region 8's, and 3.3 percent of Michigan's. Wholesale trade accounts for 3.1 percent in the County, 3.6 percent in Region 8, and 2.4 percent in Michigan.

In other categories, the County has a lower percentage than in Region 8 or Michigan. The County has a lower percentage of Retail workers (9.7 percent) than Michigan (10.5 percent) and Region 8 (10.6 percent) which is the third-largest employment category in all three areas. Barry County has a lower percentage of workers in Transportation, when compared to Michigan (4.1 percent versus 4.4 percent in Michigan) but is higher than Region 8 at 3.9 percent. Information accounts for 1.0 percent in the County, 1.3 percent in Region 8, and 1.2 percent in Michigan. Professional accounts for 6.6 percent in Barry County, 8.7 percent in Region 8, and 9.5 percent in Michigan. Education, Health Care, and Social Services account for 18.3 percent (the County's second-largest category) of the County's workforce, 21.9 percent of the Region's, and 23.4 percent of Michigan's. Arts, Entertainment, Accommodations, and Food Services account for 7.0 percent of the County's workforce, 8.4 percent of Region 8's, and 9.9 percent of the State's.

Table 20 -- Employment Trends in Barry County, Region 8, Michigan, and the United States

	2018	2019	2020	2021	2022 (Jan-May)
Barry County					
Labor Force	31,664	31,665	31,350	30,851	31,325
Employment	30,585	30,638	29,033	29,443	30,136
Unemployment	1,079	1,027	2,317	1,408	1,189
Unemployment Rate	3.4	3.2	7.4	4.6	3.8
Region 8					
Unemployment Rate	3.1	3.0	7.5	4.6	3.6
Michigan					
Unemployment Rate	4.1	4.1	9.9	5.9	6.7
United States					
Unemployment Rate	3.9	3.7	8.1	5.3	5.9

Source: Michigan Department of Career Development, Labor Market Information

Table 20 shows the employment trends for Barry County, Region 8, Michigan, and the United States for the five years between 2018 and 2022. Barry County's unemployment rate ranged

from a high of 7.4 percent in 2020 to a low of 3.2 percent in 2019. The County's labor force remained fairly constant over the period. Barry County's unemployment rate was similar to Region 8's but lower than Michigan's for the entire period. Region 8's unemployment rate was lower than Michigan's or the Nations during the entire five-year period.

SWOT Analysis

Strengths – Barry County has a variety of strengths including:

- A rural environment in a central location
- Many natural features
- Diversity of income – in-county, Lansing, Kalamazoo, and Grand Rapids

Weaknesses – Barry County has a variety of weaknesses including:

- Lack of interstate highways
- Lack of funding for communities to carry out goals
- Boundary issues – different regions serve different roles

Opportunities – Barry County has a variety of opportunities including:

- Need to expand opportunities related to County's agricultural base and natural resources
- Development in and around Hastings
- Desirable mid-point location between Grand Rapids, Kalamazoo, and Lansing

Threats – Barry County has a variety of threats including:

- Lack of interstate access
- Loss of future revenues to maintain public facilities
- Lack of adequate opportunities for in-county higher education opportunities

Ionia County

Population & Demographics

Population Trends– Ionia County's population increased by 12.7 percent between 1990 and 2019 to reach a total of 64,300 (Table 21).

Table 21 -- Population Trends for Ionia County, Region 8, and Michigan

Area	Trends				
	1990	2000	2010	2019	% Change
Ionia County	57,024	61,518	64,651	64,300	12.7
Region 8	1,063,017	1,117,476	1,226,384	1,305,616	19.1
Michigan	9,295,297	993,844	9,877,574	9,986,857	7.4

Source: ACS 5-Year 2019 Estimates

Population Traits – Table 21 compares Ionia County's population traits to the Region's and the State of Michigan's. Between 2010 and 2019 the County's population decreased by 0.5 percent to 63,300 while the Region's population increased by 6.5 percent to reach 1,305,616 and the State of Michigan's population increased by 1.1 percent to reach 9,986,857 during the same period. The County's population under the age of five makes up 5.7 percent of the population, which is the same as both the Region's and Michigan's amount. Ionia County has a similar percentage of residents under 18 (23.1 percent) as the Region (22.6 percent) and Michigan (21.5 percent). The County's population 65 and over makes up 14.3 percent of the population, which is lower than the Region's figure of 17.3 percent and Michigan's figure of 17.7 percent. The County's and Region's similar median household sizes of 2.63 and 2.58 persons per household are larger than Michigan's median of 2.46. Ionia County is unusual since it has fewer women than men (46.7 percent women and 53.3 percent men) due in part to the concentration of prisons in the County. The Region has a lower percentage of women (49.5 percent) than Michigan (50.8 percent) – and a higher ratio of men than the State as-a-whole.

Racial distribution is also different between the County, Region, and the State of Michigan. There is a higher percentage of Whites in Ionia County (93.7 percent) than either the Region (93.3 percent) or Michigan (78.2 percent). The County has a higher percentage of Blacks (5.6 percent) than The Region (3.7 percent), but a lower percentage than Michigan (13.7 percent). The County's percentage of Native Indian and Alaska Native (1.1 percent) is similar to the Region and Michigan (1.1 percent in the Region and 0.6 percent in Michigan). The County has a lower percentage of Asians (0.8 percent) than the Region (1.5 percent) or Michigan (3.3 percent). The County has a lower percentage of residents reporting two or more races (2.3 percent) than the Region (2.4 percent) or Michigan as-a-whole (3.0 percent). Ionia County's percentage of Hispanics or Latinos (4.8 percent) is lower than the Region (5.8 percent) and Michigan (5.3 percent).

Table 22 -- 2019 Population Traits for Ionia County, Region 8, and Michigan

Category	Ionia County	Region 8	Michigan
2010 Population	64,651	1,226,384	9,877,574
2019 Population	64,300	1,305,616	9,986,857
% Change 2010-2019	-0.5	6.5	1.1
% Under 5	5.7	5.7	5.7
% Under 18	23.1	22.6	21.5
% 65 and Over	14.5	17.3	17.7
Number of Households	22,964	483,934	3,969,880
Persons Per Household	2.63	2.58	2.46
% Female	46.7	49.5	50.8
% Male	53.3	50.5	49.2
% White	93.7	93.3	78.2
% Black	5.6	3.7	13.7
% American Indian & Alaska Native	1.1	1.1	0.6
% Asian	0.8	1.5	3.3
% Native Hawaiian & Other Pacific Islander	0.1	0.1	0.0
% Reporting 2 or More Races	2.3	2.4	3.0
% Hispanic or Latino	4.8	5.4	5.3
% of People 25+ with High School Degree	90.5	90.8	91.4
% of People 25+ with Bachelor's Degree or Higher	16.4	22.5	30.0
% of Population Veterans	7.3	7.5	6.6

Source: ACS 5-Year 2019 Estimates

In Ionia County, 90.5 percent of people over 25 have a high school degree compared to 90.8 percent of the population in the Region and 91.4 percent in Michigan. Similarly, 16.4 percent of the County's population over the age of 25 has a bachelor's degree or higher, while 22.5 percent of the Region's population and 30.0 percent of Michigan's over 25 population has at least a bachelor's degree. The County's Veteran's make up 7.3 percent of the population while the Region's Veteran's comprise 7.5 percent of the population and Michigan's make up 6.6 percent.

Housing Traits – Table 23 identifies information about housing in Ionia County, the Region, and the State of Michigan. The homeownership rate in Ionia County (76.6 percent) is lower than the Region (77.8 percent of the housing units) but higher than Michigan (71.6 percent). The County's percentage of multi-family units (12.6 percent) is higher than the Region's rate of 10.0 percent but lower than Michigan's figure of 18.0 percent. Finally, the median value of owner-occupied housing in Ionia County of $131,800 is lower than the Region's median of $144,363 or the State's median of $169,600.

Table 23 -- 2019 Housing Traits for Ionia County, Region 8, and Michigan

Category	Ionia County	Region 8	Michigan
Number of Housing Units	24,967	531,735	4,629,605
Homeownership Rate (Percentage)	76.6	77.8	71.6
Percent Multi Unit	12.6	10.0	18.0
Median Value of Owner-Occupied Housing Units	131,800	144,363	169,600

Source: ACS 5-Year 2019 Estimates

Income and Business Traits – Table 24 includes income information and business traits for Ionia County, Region 8, and Michigan. Ionia County's median household income of $57,043 is higher than Region 8's median of $56,920 but lower than Michigan's median of $59,584, and the County's per capita income of $24,286 is lower than the Region's amount of $27,570 or Michigan's figure of $32,892. Ionia County has a higher percentage of people below the poverty level (11.1 percent) than Region 8 (10.9 percent), but lower than Michigan (12.7 percent).

Table 24 -- Income & Business Traits for Ionia County, Region 8, and Michigan

Category	Ionia County	Region 8	Michigan
2019 Median Household Income	$57,043	$56,920	$59,584
2019 Per Capita Income	$24,864	$27,570	$32,892
Persons Below Poverty Level	7,129	143,270	1,269,062
Number of Firms in 2012	4,163	101,701	834,087
Number of Firms Per Capita	0.065	0.078	0.083
Manufacturing Shipments ($1,000)	$1,362,984	$38,541,890	$238,892,383
Manufacturing Shipments Per Capita	$21,197	$29,520	$23,920
Wholesaler Sales ($1,000)	N/A	$21,359,485 (No Ionia/Mecosta)	$254,318,884
Wholesaler Sales Per Capita	N/A	$17,828	$25,465
Retail Sales ($1,000)	$430,395	$14,297,670	$119,302,046
Retail Sales Per Capita	$6,694	$10,951	$11,945
Accommodation & Food Services Sales ($1K)	$35,460	$1,797,920	$17,962,356
Acc. and Food Services Sales Per Capita	$551	$1,377	$1,798
Mean Travel Time to Work (minutes)	26.7	24.675	25.1

Source: ACS 5-Year 2019 Estimates

Table 24 also shows some facts related to business and sales. In 2012 Ionia County had 4,163 businesses, which equaled 0.065 businesses per capita – which was lower than the State of Michigan and the Region (0.083 and 0.078). When the per capita sales of the various types of businesses are compared between the County, Region, and Michigan it shows that the County has fewer Manufacturing Sales ($21,197 in Ionia County versus $29,520 in the Region and

$23,920 in Michigan). With per capita sales of $1,798, Michigan did better than the Region ($1,377) or Ionia County ($551) in Accommodations. Ionia County's commute time of 26.7 minutes was longer than the Region's commute of 24.7 minutes or Michigan's commute of 25.1 minutes.

Table 25 -- 2019 Employment Traits in Ionia County, Region 8, and Michigan

Category	Ionia County	%	Region 8	%	Michigan	%
Population 16 and Over	51,310	N/A	1,029,390	N/A	8,095,913	N/A
In Labor Force	30,381	N/A	682,175	N/A	5,010,213	N/A
Civilian Employed Population 16 and Over	28,978	N/A	654,828	N/A	4,755,016	N/A
Agriculture, Forestry, Fishing and Hunting, and Mining	1,375	4.7	12,376	1.9	56,518	1.2
Construction	1,908	6.6	38,441	5.9	272,095	5.7
Manufacturing	6,083	21.0	138,553	21.2	878,855	18.5
Wholesale Trade	714	2.5	23,296	3.6	114,985	2.4
Retail Trade	3,328	11.5	69,423	10.6	497,136	10.5
Transportation and Warehousing, and Utilities	1,151	4.0	25,839	3.9	207,441	4.4
Information	319	1.1	8,522	1.3	57,036	1.2
Finance and Insurance, and Real Estate and Rental and Leasing	1,635	5.6	33,250	5.1	258,613	5.4
Professional, Scientific, and Management, and Administrative and Waste Management Service	1,912	6.6	56,975	8.7	450,625	9.5
Educational Services, and Health Care and Social Assistance	5,174	17.9	143,652	21.9	1,110,708	23.4
Arts, Entertainment, and Recreation, and Accommodation and Food Services	2,098	7.2	55,120	8.4	471,380	9.9
Other Services, Except Public Administration	1,350	4.7	31,970	4.9	224,808	4.7
Public Administration	1,931	6.7	15,830	2.4	154,816	3.3

Source: ACS 5-Year 2019 Estimates

Table 25 shows differences between employment distribution in Ionia County, Region 8, and the State of Michigan. In Ionia County there are 28,978 people over 16 employed in the civilian labor force, In Region 8 this figure is 654,828 and in Michigan, the figure is 4,755,016. Ionia County has a higher percentage of people employed in agriculture and related fields (4.7 percent) than either the Region (1.9 percent) or Michigan (1.2 percent). The County also has a higher percentage employed in construction (6.6 percent) than Region 8 (5.9 percent) or Michigan (5.7 percent). Manufacturing accounts for 21.0 percent of the County's jobs (the County's largest category), 21.2 percent of the Region's workforce, and 18.5 percent of Michigan's. The County has a higher percentage of Retail workers (11.5 percent) than Michigan and Region 8 (10.5 percent and 10.6 percent) which is the third-largest employment category in all three areas. Ionia County has a similar percentage of workers in Transportation (4.0 percent versus 4.4 percent in Michigan and 3.9 percent in Region 8). Finance accounts for 5.6 percent of Ionia County's workforce compared to 5.1 percent in Region 8 and 5.4 percent in Michigan. Public Administration accounts for 6.7 percent of Ionia County's workforce, 2.4 percent of Region 8's, and 3.3 percent of Michigan's. Wholesale trade accounts for 2.5 percent in the County, 3.6 percent in Region 8, and 2.4 percent in Michigan.

In other categories, the County has a lower percentage than in Region 8 or Michigan: Information accounts for 1.1 percent in the County, 1.3 percent in Region 8, and 1.2 percent in Michigan; Professional accounts for 6.6 percent in Ionia County, 8.7 percent in Region 8 and 9.5 percent in Michigan; Education, Health Care, and Social Services account for 17.9 percent (the County's second-largest category) of the County's workforce, 21.9 percent of the Region's, and 23.4 percent of Michigan's; and Arts, Entertainment, Accommodations, and Food Services account for 7.2 percent of the County's workforce, 8.4 percent of Region 8's and 9.9 percent of the State's.

Table 26 -- Employment Trends in Ionia County, Region 8, Michigan, and the United States

	2018	2019	2020	2021	2022 (Jan-May)
Ionia County					
Labor Force	30,119	30,280	30,414	29,513	29,711
Employment	29,082	29,252	28,000	28,105	28,566
Unemployment	1,037	1,028	2,414	1,408	1,145
Unemployment Rate	3.4	3.4	7.9	4.8	3.9
Region 8					
Unemployment Rate	3.1	3.0	7.5	4.6	3.6
Michigan					
Unemployment Rate	4.1	4.1	9.9	5.9	6.7
United States					
Unemployment Rate	3.9	3.7	8.1	5.3	5.9

Source: Michigan Department of Career Development, Labor Market Information

Table 26 shows the unemployment trends for Ionia County, Region 8, Michigan, and the United States for the five years between 2018 and 2022. Ionia County's unemployment rate ranged

from a low of 3.4 percent in 2018 and 2019 to a high of 7.9 percent in 2020. The County's labor force increased slightly between 2018 and 2-19 before dropping in 2020 and partially recovering in 2021 and 2022. Ionia County's unemployment rate was higher than Region 8's for the period and lower than Michigan's for period. Region 8's unemployment rate ranged from a low of 3.0 percent in 2019 to a high of 7.5 percent in 2020. Region 8's unemployment rate was lower than Michigan's during the entire five-year period. Region 8's unemployment rate was also lower than the national average for the five-year period.

SWOT Analysis

Strengths – Ionia County has a variety of strengths including:

- Location between Lansing and Grand Rapids on I-96
- Commercial development on M-66 between Ionia and I-96
- Ionia County has a diversity of income – in-county, Lansing, and Grand Rapids

Weaknesses – Ionia County has a variety of weaknesses including:

- Image of prisons in Ionia County
- Lack of funding for communities to carry out goals
- Many communities have no planning or zoning

Opportunities – Ionia County has a variety of opportunities including:

- Need to expand opportunities related to Ionia County's agricultural base
- Development south of Ionia on M-66
- Desirable mid-point location between Grand Rapids and Lansing

Threats – Ionia County has a variety of threats including:

- Underemployment
- Lack of industry in Ionia County
- Dependent on many public sector jobs (prisons)

Kent County

Population & Demographics

Population Trends – Kent County's population increased by 7.9 percent between 1990 and 2019 to reach a total of 648,121 (Table 27). Kent County grew at a slightly faster rate when compared to Michigan as-a-whole, which increased by 7.4 percent between 1990 and 2019.

Table 27 -- Population Trends for Kent County, Region 8, and Michigan

Area	Trends				
	1990	2000	2010	2019	% Change
Kent County	600,631	574,335	599,432	648,121	7.9
Region 8	1,606,624	1,630,293	1,226,384	1,305,616	19.1
Michigan	9,295,297	993,844	9,877,574	9,986,857	7.4

Source: ACS 5-Year 2019 Estimates

Population Traits – Table 28 compares Kent County's population traits to the Region's and the State of Michigan's. Between 2010 and 2019 the County's population increased by 8.1 percent to reach 648,121 while the Region's population increased by 6.5 percent to reach 1,305,616 and the State of Michigan's population increased by 1.1 percent to reach 9,986,857 during the same period. The County's population under the age of five makes up 6.8 percent of the population, which is higher than the Region's amount of 5.9 percent and the State of Michigan figure of 5.9 percent. Kent County has a higher percentage of residents under 18 (24.4 percent) than the Region (22.6 percent) or Michigan (21.5 percent). The County's population 65 and over makes up 13.3 percent of the population, which is lower than the Region's figure of 17.3 percent and Michigan's figure of 17.7 percent. The County's median household size of 2.68 is larger than both the Region's figure of 2.58 and Michigan's median of 2.46. Kent County is made up of 51.4 percent women and 48.6 percent men. The Region has a lower percentage of women (49.5 percent) than Michigan (50.8 percent) – and a higher ratio of men than the State as-a-whole.

Racial distribution is also different between the County, Region, and the State of Michigan. There is a lower percentage of Whites in Kent County (79.6 percent) than the Region (93.3 percent) and a slightly higher percentage than Michigan (78.2 percent). The County has a higher percentage of Blacks (9.6 percent) than The Region (3.7 percent) and a lower percentage than Michigan (13.7 percent). The County's percentage of Native Indian and Alaska Native (0.4 percent) is similar to the Region and Michigan (1.1 percent in the Region and 0.6 percent in Michigan). The County has a higher percentage of Asians (3.0 percent) than the Region (1.5 percent) and is similar to Michigan (3.3 percent). The County has a higher percentage of residents reporting two or more races (4.1 percent) than the Region (2.4 percent) or Michigan as-a-whole (3.0 percent). Kent County's percentage of Hispanics or Latinos (10.6 percent) is higher than the Region (5.4 percent) or Michigan (5.3 percent).

In Kent County, 91.6 percent of people over 25 have a high school degree compared to 90.8 percent of the population in the Region and 91.4 percent in Michigan. A large percentage (35.7

percent) of the County's population over the age of 25 has a bachelor's degree or higher, while 22.5 percent of the Region's and 30.0 percent of Michigan's over 25 population has at least a bachelor's degree. The County's Veteran's make up 5.9 percent of the population while the Region's Veteran's comprise 7.5 percent of the population and Michigan's make up 6.6 percent.

Table 28-- 2019 Population Traits for Kent County, Region 8, and Michigan

Category	Kent County	Region 8	Michigan
2010 Population	599,432	1,226,384	9,877,574
2019 Population	648,121	1,305,616	9,986,857
% Change 2010-2019	8.1	6.5	1.1
% Under 5	6.8	5.7	5.7
% Under 18	24.4	22.6	21.5
% 65 and Over	13.3	17.3	17.7
Number of Households	241,746	483,934	3,969,880
Persons Per Household	2.63	2.58	2.46
% Female	51.4	49.5	50.8
% Male	48.6	50.5	49.2
% White	79.6	93.3	78.2
% Black	9.6	3.7	13.7
% American Indian & Alaska Native	0.4	1.1	0.6
% Asian	3.0	1.5	3.3
% Native Hawaiian & Other Pacific Islander	0.0	0.1	0.0
% Reporting 2 or More Races	4.1	2.4	3.0
% Hispanic or Latino	10.6	5.4	5.3
% of People 25+ with High School Degree	91.6	90.8	91.4
% of People 25+ with Bachelor's Degree or Higher	35.7	22.5	30.0
% of Population Veterans	5.9	7.5	6.6

Source: ACS 5-Year 2019 Estimates

Housing Traits – Table 29 identifies information about housing in Kent County, the Region, and the State of Michigan. The homeownership rate in Kent County (69.8 percent) is lower than in the Region (77.8 percent of the housing units) or Michigan (71.6 percent). The County's percentage of multi-family units (22.8 percent) is much higher than the Region's rate of 10.0 percent of Michigan's figure of 18.0 percent. Finally, the median value of owner-occupied housing in Kent County of $173,00 is slightly higher than the Region's median of $144,363 or the State's median of $169,600

Table 29 -- 2019 Housing Traits for Kent County, Region 8, and Michigan

Category	Kent County	Region 8	Michigan
Number of Housing Units	255,024	531,735	4,629,605
Homeownership Rate (Percentage)	69.8	77.8	71.6
Percentage Multi Unit	22.8	10.0	18.0
Median Value of Owner-Occupied Housing Units	173,700	144,363	169,600

Source: ACS 5-Year 2019 Estimates

Income and Business Traits – Table 30 includes income information and business traits for Kent County, Region 8, and the State of Michigan. Kent County's median household income of $63,053 is slightly higher than Region 8's median of $56,920 and Michigan's median of $59,584. The County's per capita income of $32,524 is higher than the Region's amount of $27,570 and lower than Michigan's figure of $32,892. Kent County has a higher percentage of people below the poverty level (11.5 percent) than Region 8 (10.9 percent) but lower than Michigan (12.7 percent).

Table 30 -- Income & Business Traits for Kent County, Region 8, and Michigan

Category	Kent County	Region 8	Michigan
2019 Median Household Income	$63,053	$56,920	$59,584
2019 Per Capita Income	$32,524	$27,570	$32,892
Persons Below Poverty Level	74,720	143,270	1,269,062
Number of Firms in 2012	52,666	101,701	834,087
Number of Firms Per Capita	0.081	0.078	0.083
Manufacturing Shipments ($1,000)	$17,535,625	$38,541,890	$238,892,383
Manufacturing Shipments Per Capita	$27,056	$29,520	$23,920
Wholesaler Sales ($1,000)	$17,703,041	$21,359,485 (No Ionia/Mecosta)	$254,318,884
Wholesaler Sales Per Capita	$27,314	$17,828	$25,465
Retail Sales ($1,000)	$8,698,608	$14,297,670	$119,302,046
Retail Sales Per Capita	$13,421	$10,951	$11,945
Accommodation & Food Services Sales ($1K)	$1,154,358	$1,797,920	$17,962,356
Acc. and Food Services Sales Per Capita	$1,781	$1,377	$1,798
Mean Travel Time to Work (minutes)	21.3	24.675	25.1

Source: ACS 5-Year 2019 Estimates

Table 30 also shows some facts related to business and sales. In 2012 Kent County had 52,666 businesses, which equaled 0.081 businesses per capita – which was higher than the State and the Region (0.078 and 0.083). Kent County's Manufacturing Sales ($27,056 per capita) were lower

than $29,520 in the Region but higher than $23,920 in Michigan. Wholesaler sales were much higher in the County ($27,314 in Kent County, $17,828 in the Region, and $25,465 in Michigan) as were Retail Sales ($1,421 in Kent County, $10,951 in the Region, and $11,945 in Michigan). With per capita sales of $1,798, Michigan did better than the Region ($1,377) and Kent County ($1,781) in Accommodations. Kent County's commute time of 21.3 minutes was shorter than the Region's commute of 24.7 minutes or Michigan's commute of 25.1 minutes.

Table 31 -- 2019 Employment Traits in Kent County, Region 8, and Michigan

Category	Kent County	%	Region 8	%	Michigan	%
Population 16 and Over	507,206	N/A	1,029,390	N/A	8,095,913	N/A
In Labor Force	351,235	N/A	682,175	N/A	5,010,213	N/A
Civilian Employed Population 16 and Over (# / %)	335,479	N/A	654,828	N/A	4,755,016	N/A
Agriculture, Forestry, Fishing and Hunting, and Mining	4,075	1.2	12,376	1.9	56,518	1.2
Construction	17,073	5.1	38,441	5.9	272,095	5.7
Manufacturing	63,574	19.0	138,553	21.2	878,855	18.5
Wholesale Trade	13,691	4.1	23,296	3.6	114,985	2.4
Retail Trade	36,091	10.8	69,423	10.6	497,136	10.5
Transportation and Warehousing, and Utilities	13,392	4.0	25,839	3.9	207,441	4.4
Information	4,982	1.5	8,522	1.3	57,036	1.2
Finance and Insurance, and Real Estate and Rental and Leasing	19,688	5.9	33,250	5.1	258,613	5.4
Professional, Scientific, and Management, and Administrative and Waste Management Service	33,902	10.1	56,975	8.7	450,625	9.5
Educational Services, and Health Care and Social Assistance	77,383	23.1	143,652	21.9	1,110,708	23.4
Arts, Entertainment, and Recreation, and Accommodation and Food Services	29,312	8.7	55,120	8.4	471,380	9.9
Other Services, Except Public Administration	15,903	4.7	31,970	4.9	224,808	4.7
Public Administration	6,413	1.9	15,830	2.4	154,816	3.3

Source: ACS 5-Year 2019 Estimates

Table 31 shows differences between employment distribution in Kent County, Region 8, and

Michigan. In Kent County there are 335,479 people over 16 employed in the civilian labor force, In Region 8 this figure is 654,828 and in Michigan, the figure is 4,755,016. Since Kent County is the largest of the eight counties in Region 8, it has a similar employment distribution to Region 8 (and Michigan as-a-whole). Education is the largest category for each of the comparison areas, followed by Manufacturing, and Retail Trade. Most of the categories are within one percentage point between the County, Region, and State. Manufacturing makes up a larger percentage of the workforce in Kent County (19.0 percent) and the Region (21.2 percent) than in the State as-a-whole (18.5 percent). Wholesale Trade is another category with a greater than one percentage point difference – with the County at 4.1 percent, the Region at 3.6 percent, and Michigan at 2.4 percent. Education services account for 23.9 percent of Kent County's jobs – which is more than the Region (21.9 percent) but less than Michigan (23.4 percent).

Table 32 shows the unemployment trends for Kent County, Region 8, Michigan, and the United States for the five years between 2018 through 2022. Kent County's unemployment rate ranged from a high of 7.6 percent in 2020 to a low of 2.9 percent in 2019. The County's labor force between 2018 and 2019 and then dropped in 2020 and 2021 before beginning to increase in 2022. Kent County's unemployment rate was lower than Region 8's for all but 2020 and 2021, and lower than Michigan's for the entire period. Region 8's unemployment rate ranged from a high of 7.5 percent in 2020 to a low of 3.0 percent in 2019. Region 8's unemployment rate was lower than Michigan's during the entire five-year period. Region 8's unemployment was also lower than the national average for the five years.

Table 32 -- Employment Trends in Kent County, Region 8, Michigan, and the United States

	2018	2019	2020	2021	2022 (Jan-May)
Kent County					
Labor Force	358,900	359,924	357,123	349,738	353,980
Employment	348,246	349,535	330,032	332,738	341,682
Unemployment	10,654	10,389	27,091	16,429	12,299
Unemployment Rate	3.0	2.9	7.6	4.7	3.5
Region 8					
Unemployment Rate	3.1	3.0	7.5	4.6	3.6
Michigan					
Unemployment Rate	4.1	4.1	9.9	5.9	6.7
United States					
Unemployment Rate	3.9	3.7	8.1	5.3	5.9

Source: Michigan Department of Career Development, Labor Market Information

SWOT Analysis

Strengths – Kent County has a variety of strengths including:

- Strong urban center and regional job center
- Strong Health Care/Health Sciences Emphasis
- Many higher education opportunities

Weaknesses – Kent County has a variety of weaknesses including:

- Challenges facing several urban school districts
- Fiscal challenges in communities
- The development of rural areas threatens the agricultural base of Kent County

Opportunities – Kent County has a variety of opportunities including:

- Continued improvement of Grand Rapids' downtown
- Life Sciences in County
- Expanding university and college presence

Threats – Kent County has a variety of threats including:

- Loss of population and tax base in some communities
- Loss of manufacturing employment in Kent County
- Loss of agricultural base in Kent County

Mecosta County

Population & Demographics

Population Trends– Mecosta County's population increased by 15.9 percent between 1990 and 2019 to reach a total of 43,251 (Table 27). While this is not as fast of a growth as the Region, it was much higher than Michigan's.

Table 33 -- Population Trends for Mecosta County, Region 8, and Michigan

Area	Trends				
	1990	2000	2010	2019	% Change
Mecosta County	37,308	40,553	42,730	43,251	15.9
Region 8	1,043,301	1,096,511	1,226,384	1,305,616	19.1
Michigan	9,295,297	993,844	9,877,574	9,986,857	7.4

Source: ACS 5-Year 2019 Estimates

Population Traits – Table 34 compares Mecosta County's population traits to the Region's and the State of Michigan's. Between 2010 and 2019 the County's population increased by 1.2 percent to reach 42,251 while the Region's population increased by 6.5 percent to reach 1,305,6161 and the State of Michigan's population increased by 1.1 percent to reach 9,986,857 during the same period. The County's population under the age of five makes up 4.8 percent of the population, which is lower than the Region's amount of 5.7 percent and the State of Michigan figure of 5,7 percent. Mecosta County has a lower percentage of residents under 18 (18,6 percent) than the Region (22.6 percent) or Michigan (21.5 percent). The County's population 65 and over makes up 18.1 percent of the population, which is higher than the Region's figure of 17.3 percent and Michigan's figure of 17.7 percent. The County's median household size of 2.58 is lower than the Region's median of 2.58 but larger than Michigan's median of 2.46. Mecosta County is unusual since it has fewer women than men (49.6 percent women and 50.4 percent men) due in part to the programs offered at Ferris State University. The Region has a lower percentage of women (49.5 percent) than Michigan (50.8 percent) – and a higher ratio of men than the State as-a-whole.

Racial distribution is also different between the County, Region, and the State of Michigan. There is a higher percentage of Whites in Mecosta County (95.1 percent) than either the Region (93.3 percent) or Michigan (78.2 percent). The County has a higher percentage of Blacks (3.8 percent) compared to The Region (3.7 percent), but lower than Michigan at (13.7 percent). The County's percentage of Native Indian and Alaska Native (1.6 percent) is similar to the Region and Michigan (1.1 percent in the Region and 0.6 percent in Michigan). The County has a lower percentage of Asians (1.4 percent) than the Region (1.5 percent) or Michigan (3.3 percent). The County has a slightly lower percentage of residents reporting two or more races (2.3 percent) than the Region (2.4 percent) or Michigan as-a-whole (3.0 percent). Mecosta County's percentage of Hispanics or Latinos (2.3 percent) is lower than the Region (5.4 percent) or Michigan (5.3 percent).

Table 34 -- 2019 Population Traits for Mecosta County, Region 8, and Michigan

Category	Mecosta County	Region 8	Michigan
2010 Population	42,730	1,226,384	9,877,574
2019 Population	43,251	1,305,616	9,986,857
% Change 2010-2019	1.2%	6.5%	1.1%
% Under 5	4.8%	5.7%	5.7%
% Under 18	18.6%	22.6%	21.5%
% 65 and Over	18.1%	17.3%	17.7%
Number of Households	15,808	483,934	3,969,880
Persons Per Household	2.55	2.58	2.46
% Female	49.6%	49.5%	50.8%
% Male	50.4%	50.5%	49.2%
% White	95.1%	93.3%	78.2%
% Black	3.8%	3.7%	13.7%
% American Indian & Alaska Native	1.6%	1.1%	0.6%
% Asian	1.4%	1.5%	3.3%
% Native Hawaiian & Other Pacific Islander	0.1%	0.1%	0.0%
% Reporting 2 or More Races	2.3%	2.4%	3.0%
% Hispanic or Latino	2.3%	5.4%	5.3%
% of People 25+ with High School Degree	90.2%	90.8%	91.4%
% of People 25+ with Bachelor's Degree or Higher	22.7%	22.5%	30.0%
% of Population Veterans	8.2%	7.5%	6.6%

Source: ACS 5-Year 2019 Estimates

In Mecosta County, 90.2 percent of people over 25 have a high school degree compared to 90.8 percent of the population in the Region and 91.4 percent in Michigan. Conversely, 22.7 percent of the County's population over the age of 25 has a bachelor's degree or higher, while 22.5 percent of the Region's population and 30.0 percent of Michigan's over 25 population has at least a bachelor's degree (many are seeking degrees at Ferris State University). The County's Veteran's make up 8.2 percent of the population while the Region's Veteran's comprise 7.5 percent of the population and Michigan's make up 6.6 percent.

Housing Traits – Table 35 identifies information about housing in Mecosta County, the Region, and the State of Michigan. The homeownership rate in Mecosta County (73.3 percent) is lower than the Region (77.8 percent of the housing units) but higher than Michigan's at (71.6 percent). The County's percentage of multi-family units (11.8 percent) is higher than the Region's rate of 10.0 percent but lower than Michigan's figure of 18.0 percent. Finally, the median value of

owner-occupied housing in Mecosta County of $121,400 is lower than the Region's median of $144,463 or the State's median of $169,600.

Table 35 -- 2019 Housing Traits for Mecosta County, Region 8, and Michigan

Category	Mecosta County	Region 8	Michigan
Number of Housing Units	21,539	531,735	4,629,605
Homeownership Rate	73.3%	77.8%	71.6%
% Multi Unit	11.8%	10.0%	18.0%
Median Value of Owner-Occupied Housing Units	121,400	144,363	169,600

Source: ACS 5-Year 2019 Estimates

Income and Business Traits – Table 36 includes income information and business traits for Mecosta County, Region 8, and the State of Michigan. Mecosta County's median household income of $45,018 lower than Region 8's median of $56,920 or Michigan's median of $59,584 and the County's per capita income of $23,431 is lower than the Region's amount of $27,570 or Michigan's figure of $32,892. Mecosta County has a higher percentage of people below the poverty level (19.7 percent) than Region 8 (10.9 percent) or Michigan (12.5 percent).

Table 36 -- Income & Business Traits for Mecosta County, Region 8, and Michigan

Category	Mecosta County	Region 8	Michigan
2019 Median Household Income	$45,018	$56,920	$59,584
2019 Per Capita Income	$23,431	$27,570	$32,892
Persons Below Poverty Level	8,541	143,270	1,269,062
Number of Firms in 2012	3,130	101,701	834,087
Number of Firms Per Capita	0.072	0.078	0.083
Manufacturing Shipments ($1,000)	$676,995	$38,541,890	$238,892,383
Manufacturing Shipments Per Capita	$15,653	$29,520	$23,920
Wholesaler Sales ($1,000)	N/A	$21,359,485 (No Ionia/Mecosta)	$254,318,884
Wholesaler Sales Per Capita	N/A	$17,828	$25,465
Retail Sales ($1,000)	$488,245	$14,297,670	$119,302,046
Retail Sales Per Capita	$11,289	$10,951	$11,945
Accommodation & Food Services Sales ($1K)	$45,676	$1,797,920	$17,962,356
Acc. and Food Services Sales Per Capita	$1,056	$1,377	$1,798
Mean Travel Time to Work (minutes)	23.1	24.675	25.1

Source: ACS 5-Year 2019 Estimates

Table 36 also shows some facts related to business and sales. In 212 Mecosta County had 3,130 businesses, which equaled 0.072 businesses per capita, which was lower than the State of

Michigan (0.083) and the Region (0.078). When the per capita sales of the various types of businesses are compared between the County, Region, and Michigan it shows that the County has fewer Manufacturing Sales ($15,653 in Mecosta County versus $29,520 in the Region and $23,920 in Michigan). Retail Sales ($11,289 per capita in Mecosta County were higher than the Region ($10,951) and lower than Michigan ($11,945). With per capita sales of $1,798 Michigan did better than the Region ($1,377) or Mecosta County ($1,056) in Accommodations. Mecosta County's commute time of 23.1 minutes was shorter than the Region's commute of 24.7 minutes and Michigan's 25.1 minutes.

Table 37 -- 2019 Employment Traits in Mecosta County, Region 8, and Michigan

Category	Mecosta County	%	Region 8	%	Michigan	%
Population 16 and Over	36,233	N/A	1,029,390	N/A	8,095,913	N/A
In Labor Force	19,980	N/A	682,175	N/A	5,010,213	N/A
Civilian Employed Population 16 and Over (# / %)	18,616	N/A	654,828	N/A	4,755,016	N/A
Agriculture, Forestry, Fishing and Hunting, and Mining	459	2.5	12,376	1.9	56,518	1.2
Construction	1,227	6.6	38,441	5.9	272,095	5.7
Manufacturing	2,891	15.5	138,553	21.2	878,855	18.5
Wholesale Trade	292	1.6	23,296	3.6	114,985	2.4
Retail Trade	2,527	13.6	69,423	10.6	497,136	10.5
Transportation and Warehousing, and Utilities	571	3.1	25,839	3.9	207,441	4.4
Information	155	0.8	8,522	1.3	57,036	1.2
Finance and Insurance, and Real Estate and Rental and Leasing	604	3.2	33,250	5.1	258,613	5.4
Professional, Scientific, and Management, and Administrative and Waste Management Service	988	5.3	56,975	8.7	450,625	9.5
Educational Services, and Health Care and Social Assistance	5,570	29.9	143,652	21.9	1,110,708	23.4
Arts, Entertainment, and Recreation, and Accommodation and Food Services	1,916	10.3	55,120	8.4	471,380	9.9
Other Services, Except Public Administration	828	4.4	31,970	4.9	224,808	4.7
Public Administration	588	3.2	15,830	2.4	154,816	3.3

Source: ACS 5-Year 2019 Estimates

Table 37 shows differences between employment distribution in Mecosta County, Region 8, and the State of Michigan. In Mecosta County there are 18,616 people over 16 employed in the civilian labor force, In Region 8 this figure is 654,828 and in Michigan, the figure is 4,755,016. Mecosta County has a much higher percentage of people employed in Educational Services, Health Care, and Social Assistance (29.9 percent) than the Region (21.9 percent) or Michigan (23.4 percent). This one category makes up almost one-third of the County's employment. The County has a larger proportion of workers employed in Agriculture and related fields (2.5 percent than either the Region (1.9 percent) or Michigan (1.2 percent). The County also has a higher percentage employed in construction (6.6 percent) than Region 8 (5.9 percent) or Michigan (5.7 percent). The County has a higher percentage of Retail workers (13.6 percent) than Michigan (10.5 percent) and Region 8 (10.6 percent) which is the second-largest employment category in Mecosta County. Arts, Entertainment, Accommodations, and Food Services account for 10.3 percent of the County's workforce, 8.4 percent of Region 8's, and 9.9 percent of the State's. Public Administration accounts for 3.2 percent of Mecosta County's workforce, 2.4 percent of Region 8's, and 3.3 percent of Michigan's.

In other categories, the County has a lower percentage than in Region 8 or Michigan. Manufacturing accounts for 15.5 percent of the County's jobs (the County's third-largest category), 21.2 percent of the Region's workforce, and 18.5 percent of Michigan's. Wholesale trade accounts for 1.6 percent in the County, 3.6 percent in Region 8, and 2.4 percent in Michigan. Mecosta County has a lower percentage of workers in Transportation (3.1 percent versus 4.4 percent in Michigan and 3.9 percent in Region 8). Information accounts for 0.8 percent in the County, 1.3 percent in Region 8, and 1.2 percent in Michigan. Finance accounts for 3.2 percent of Mecosta County's workforce compared to 5.1 percent in Region 8 and 5.4 percent in Michigan. Professional accounts for 5.3 percent in Mecosta County, 8.7 percent in Region 8, and 9.5 percent in Michigan.

Table 38 -- Employment Trends in Mecosta County, Region 8, Michigan, and the United States

	2018	2019	2020	2021	2022 (Jan-May)
Mecosta County					
Labor Force	18,562	18,247	18,415	17,735	18,133
Employment	17,642	17,390	16,740	16,605	17,121
Unemployment	920	857	1,675	1,130	1,012
Unemployment Rate	5.0	4.7	9.1	6.4	5.6
Region 8					
Unemployment Rate	3.1	3.0	7.5	4.6	3.6
Michigan					
Unemployment Rate	4.1	4.1	9.9	5.9	6.7
United States					
Unemployment Rate	3.9	3.7	8.1	5.3	5.9

Source: Michigan Department of Career Development, Labor Market Information

Table 38 shows the unemployment trends for Mecosta County, Region 8, Michigan, and the United States for the five years between 2018 and 2022. Mecosta County's unemployment rate ranged from a high of 9.1 percent in 2020 to a low of 4.7 percent in 2019. The County's labor force remained fairly constant over the period except for a drop in 2021. Mecosta County's unemployment rate was higher than any of the comparison areas for the entire five years, except for the US in 2022 and Michigan in 2020. Region 8's unemployment rate ranged from a high of 7.5 percent in 2020 to a low of 3.0 percent in 2019. Region 8's unemployment rate was lower than Michigan's during the entire five-year period. Region 8's unemployment rate was also lower than the national average.

SWOT Analysis

Strengths – Mecosta County has a variety of strengths including:

- Natural features and tourism
- Diversified manufacturing base that continues to prosper even though many of Michigan's industries are struggling
- Ferris State University

Weaknesses – Mecosta County has a variety of weaknesses including:

- East-west access across County
- Limited north-south access through Big Rapids
- Many public-school districts struggling

Opportunities – Mecosta County has a variety of opportunities including:

- The cost of living in northern Michigan will promote growth
- Affordable housing will promote growth
- Canadian Lakes' continued growth

Threats – Mecosta County has a variety of threats including:

- Lack of adequate east-west access across County
- Limited north-south access through Big Rapids
- Loss of young families impacts on employment and school districts

Montcalm County

Population & Demographics

Population Trends– Montcalm County's population increased by 19.5 percent between 1990 and 2019 to reach a total of 61,266 (Table 39). This rate of growth was similar to Region 8's rate of 19.1 percent and much higher than Michigan's growth rate of 7.4 percent.

Table 39 -- Population Trends for Montcalm County, Region 8, and Michigan

Area	Trends				
	1990	2000	2010	2019	% Change
Montcalm County	53,059	61,266	63,553	63,413	19.5
Region 8	1,059,052	1,117,224	1,226,384	1,305,616	19.1
Michigan	9,295,297	993,844	9,877,574	9,986,857	7.4

Source: ACS 5-Year 2019 Estimates

Population Traits – Table 40 compares Montcalm County's population traits to the Region and the State of Michigan. Between 2010 and 2019 the County's population decreased by 0.2 percent to drop to 63,413 while the Region's population increased by 5.7 percent to reach 1,305,616 and the State of Michigan's population increased by 1.1 percent to reach 9,986,857 during the same period. The County's population under the age of five makes up 5.7 percent of the population, which is the same as the Region's and Michigan's amount. Montcalm County has a lower percentage of residents under 18 (22.5 percent) than the Region (22.6 percent), but a slightly higher percentage than Michigan (21.5 percent). The County's population 65 and over makes up 17.1 percent of the population, which is lower than the Region's figure of 17.3 percent and Michigan's figure of 17.7 percent. The County's household size of 2.54 persons per household is a little lower than the Region's median of 2.58 but higher than Michigan's median of 2.46. Montcalm County is unusual since it has fewer women than men (48.6 percent women and 51.4 percent men) due in-part to the prison in Carson City. The Region has a lower percentage of women (49.5 percent) than Michigan (50.8 percent) – and a higher ratio of men than the State.

Racial distribution is also different between the County, Region, and the State of Michigan. There is a higher percentage of Whites in Montcalm County (96.3 percent) than either the Region (93.3 percent) or Michigan (78.2 percent). The County has a lower percentage of Blacks (3.0 percent) than The Region (3.7 percent) or Michigan (13.7 percent). The County's percentage of Native Indian and Alaska Native (1.1 percent) is similar to the Region and Michigan (1.1 percent in the Region and 0.6 percent in Michigan). The County has a lower percentage of Asians (0.6 percent) than the Region (1.5 percent) or Michigan (3.3 percent). The County has a lower percentage of residents reporting two or more races (1.8 percent) than the Region (2.4 percent) or Michigan as-a-whole (3.0 percent). Montcalm County's percentage of Hispanics or Latinos (3.5 percent) is lower than the Region (5.4 percent) or Michigan (5.3 percent).

Table 40 -- 2019 Population Traits for Montcalm County, Region 8, and Michigan

Category	Montcalm County	Region 8	Michigan
2010 Population	63,553	1,226,384	9,877,574
2019 Population	63,413	1,305,616	9,986,857
% Change 2010-2019	-0.2%	6.5%	1.1%
% Under 5	5.7%	5.7%	5.7%
% Under 18	22.5%	22.6%	21.5%
% 65 and Over	17.1%	17.3%	17.7%
Number of Households	23,913	483,934	3,969,880
Persons Per Household	2.54	2.58	2.46
% Female	48.6%	49.5%	50.8%
% Male	51.4%	50.5%	49.2%
% White	96.3%	93.3%	78.2%
% Black	3.0%	3.7%	13.7%
% American Indian & Alaska Native	1.1%	1.1%	0.6%
% Asian	0.6%	1.5%	3.3%
% Native Hawaiian & Other Pacific Islander	0.3%	0.1%	0.0%
% Reporting 2 or More Races	1.8%	2.4%	3.0%
% Hispanic or Latino	3.5%	5.4%	5.3%
% of People 25+ with High School Degree	88.7%	90.8%	91.4%
% of People 25+ with Bachelor's Degree or Higher	13.3%	22.5%	30.0%
% of Population Veterans	7.9%	7.5%	6.6%

Source: ACS 5-Year 2019 Estimates

In Montcalm County, 88.7 percent of people over 25 have a high school degree compared to 90.8 percent of the population in the Region and 91.4 percent in Michigan. Additionally, 13.3 percent of the County's population over the age of 25 has a bachelor's degree or higher, while 22.5 percent of the Region's population and 30.0 percent of Michigan's over 25 population has at least a bachelor's degree. The County's Veteran's make up 7.9 percent of the population while the Region's Veteran's comprise 7.5 percent of the population and Michigan's make up 6.6 percent.

Housing Traits – Table 41 identifies information about housing in Montcalm County, the Region, and the State of Michigan. The homeownership rate in Montcalm County (78.1 percent) is higher than in the Region (77.8 percent of the housing units) or Michigan (71.6 percent). The County's percentage of multi-family units (8.5 percent) is lower than the Region's or Michigan's figure of 10 percent and 18.0 percent. Finally, the median value of owner-occupied housing in

Montcalm County of $113,900 is significantly lower than the Region's median of $144,363 or the State's median of $169,600.

Table 41 -- 2019 Housing Traits for Montcalm County, Region 8, and Michigan

Category	Montcalm County	Region 8	Michigan
Number of Housing Units	28,598	531,735	4,629,605
Homeownership Rate (Percent)	78.1	77.8	71.6
Percent Multi Unit	8.5	10.0	18.0
Median Value of Owner-Occupied Housing Units	113,900	144,363	169,600

Source: ACS 5-Year 2019 Estimates

Income and Business Traits – Table 42 includes income information and business traits for Montcalm County, Region 8, and the State of Michigan. Montcalm County's median household income of $49,448 is considerably lower than Region 8's median of $56,920 or Michigan's median of $59,584, and the County's per capita income of $24,200 is lower than the Region's amount of $27,570 or Michigan's figure of $32,892. Montcalm County has a higher percentage of people below the poverty level (13.7 percent) than Region 8 (10.9 percent) or Michigan (12.7 percent).

Table 42 -- Income & Business Traits for Montcalm County, Region 8, and Michigan

Category	Montcalm County	Region 8	Michigan
2019 Median Household Income	$49,448	$56,920	$59,584
2019 Per Capita Income	$24,200	$27,570	$32,892
Persons Below Poverty Level	8,706	143,270	1,269,062
Number of Firms in 2012	3,952	101,701	834,087
Number of Firms Per Capita	0.062	0.078	0.083
Manufacturing Shipments ($1,000)	$528,282	$38,541,890	$238,892,383
Manufacturing Shipments Per Capita	$8,331	$29,520	$23,920
Wholesaler Sales ($1,000)	$144,610	$21,359,485 (No Ionia/Mecosta)	$254,318,884
Wholesaler Sales Per Capita	$2,280	$17,828	$25,465
Retail Sales ($1,000)	$601,750	$14,297,670	$119,302,046
Retail Sales Per Capita	$9,489	$10,951	$11,945
Accommodation & Food Services Sales ($1K)	$44,885	$1,797,920	$17,962,356
Acc. and Food Services Sales Per Capita	$708	$1,377	$1,798
Mean Travel Time to Work (minutes)	29.4	24.675	25.1

Source: ACS 5-Year 2019 Estimates

Table 42 also shows some facts related to business and sales. In 2012, Montcalm County had 3,952 businesses, which equaled 0.062 businesses per capita, which was lower than the State of Michigan (0.083) and the Region (0.078). When the per capita sales of the various types of businesses are compared between the County, Region, and Michigan it shows that the County has fewer per capita Manufacturing Sales ($8,331 in Montcalm County versus $29,520 in the Region and $23,920 in Michigan). Wholesaler sales figures were lower for the County ($2,280 per capita) than in the Region ($17,828) or Michigan ($25,465). Retail Sales ($9,489 per capita in Montcalm County were lower than the Region ($10,951) and Michigan ($11,945). With per capita sales of $1,798, Michigan did better than the Region ($1,377) or Montcalm County ($708) in Accommodations. Montcalm County's commute time of 29.4 minutes was longer than the Region's commute of 24.7 minutes or Michigan's commute of 25.1 minutes.

Table 43 -- 2019 Employment Traits in Montcalm County, Region 8, and Michigan

Category	Montcalm County	%	Region 8	%	Michigan	%
Population 16 and Over	50,724	N/A	1,029,390	N/A	8,095,913	N/A
In Labor Force	28,475	N/A	682,175	N/A	5,010,213	N/A
Civilian Employed Population 16 and Over (# / %)	27,378	N/A	654,828	N/A	4,755,016	N/A
Agriculture, Forestry, Fishing and Hunting, and Mining	965	3.5	12,376	1.9	56,518	1.2
Construction	2,320	8.5	38,441	5.9	272,095	5.7
Manufacturing	5,697	20.8	138,553	21.2	878,855	18.5
Wholesale Trade	804	2.9	23,296	3.6	114,985	2.4
Retail Trade	3,601	13.2	69,423	10.6	497,136	10.5
Transportation and Warehousing, and Utilities	1,271	4.6	25,839	3.9	207,441	4.4
Information	315	1.2	8,522	1.3	57,036	1.2
Finance & Insurance, & Real Estate & Rental & Leasing	980	3.6	33,250	5.1	258,613	5.4
Professional, Scientific, & Management, & Admin. & Waste Management Service	1,881	6.9	56,975	8.7	450,625	9.5
Educational Services, & Health Care & Social Assistance	5,390	19.7	143,652	21.9	1,110,708	23.4
Arts, Entertainment, & Rec.& Accommod. & Food Services	1,581	5.8	55,120	8.4	471,380	9.9
Other Services, Except Public Administration	1,397	5.1	31,970	4.9	224,808	4.7
Public Administration	1,176	4.3	15,830	2.4	154,816	3.3

Source: ACS 5-Year 2019 Estimates

Table 44 shows the employment trends for Montcalm County, Region 8, Michigan, and the United States for the five years between 2018 and 2022. Montcalm County's unemployment rate ranged from a high of 9.1 percent in 2020 to a low of 4.1 percent in 2019. The County's labor force remained fairly constant before decreasing in 2021 and 2022. Montcalm County's unemployment rate was higher than Region 8's for the entire period and both higher and lower than Michigan's depending on the year. Region 8's unemployment rate ranged from a high of 7.5 percent in 2020 to a low of 3.0 percent in 2019. Region 8's unemployment rate was lower than Michigan's and the national average for the five years.

Table 44 -- Employment Trends in Montcalm County, Region 8, Michigan, and the United States

	2018	2019	2020	2021	2022 (Jan-May)
Montcalm County					
Labor Force	28,474	28,350	28,133	27,073	27,400
Employment	27,270	27,196	25,578	25,561	26,151
Unemployment	1,204	1,154	2,555	1,512	1,249
Unemployment Rate	4.2	4.1	9.1	5.6	4.6
Region 8					
Unemployment Rate	3.1	3.0	7.5	4.6	3.6
Michigan					
Unemployment Rate	4.1	4.1	9.9	5.9	6.7
United States					
Unemployment Rate	3.9	3.7	8.1	5.3	5.9

Source: Michigan Department of Career Development, Labor Market Information

SWOT Analysis

Strengths – Montcalm County has a variety of strengths including:

- Available workforce
- Recreation and many lakefront properties
- Agriculture industry

Weaknesses – Montcalm County has a variety of weaknesses including:

- Perceived as too rural for some types of development, commuting
- Lower incomes and persistent higher unemployment rates
- A disconnect between needed and available skills

Opportunities – Montcalm County has a variety of opportunities including:

- Renewable energy opportunities
- Greenville's growth in housing and population
- Tourism

Threats – Montcalm County has a variety of threats including:

- Loss of manufacturing
- Lower per-capita income
- Higher unemployment rate

Osceola County

Population & Demographics

Population Trends – Osceola County's population increased by 15.6 percent between 1990 and 2019 to reach a total of 23,290 (Table 45). This rate of growth was lower than Region 8's rate of 15.6 percent but much higher than Michigan's rate of 7.4 percent.

Table 45 -- Population Trends for Osceola County, Region 8, and Michigan

Area	Trends				
	1990	2000	2010	2019	% Change
Osceola County	20,146	23,197	23,681	23,290	15.6
Region 8	1,026,139	1,079,155	1,226,384	1,305,616	19.1
Michigan	9,295,297	993,844	9,877,574	9,986,857	7.4

Source: ACS 5-Year 2019 Estimates

Population Traits – Table 46 compares Osceola County's population traits to the Region's and the State of Michigan's. Between 2010 and 2019 the County's population decreased 1.7 percent, dropping to 23,290 while the Region's population increased by 6.5 percent to reach 1,305,616 and the State of Michigan's population increased by 1.1 percent to reach 9,986,857 during the same period. The County's population under the age of five makes up 5.6 percent of the population, which is lower than both the Region's and Michigan's amount of 5.7 percent. Osceola County has a similar percentage of residents under 18 (22.7 percent) when compared to the Region (22.6 percent) and Michigan (21.5 percent). The County's population 65 and over makes up 20.6 percent of the population, which is higher than the Region's figure of 17.3 percent and Michigan's figure of 17.7 percent. The County's household size of 2.48 persons per household is a little lower than the Region's average of 2.58 but larger than Michigan's household size of 2.46. Osceola County's females make up 49.3 percent of the population and males make up 50.7 percent. The Region has a lower percentage of women (49.5 percent) than Michigan (50.8 percent) – and a higher ratio of men than the State as-a-whole.

Racial distribution is also different between the County, Region, and the State of Michigan. There is a higher percentage of Whites in Osceola County (97.6 percent) than either the Region (93.3 percent) or Michigan (78.2 percent). The County has a lower percentage of Blacks (1.6 percent) than The Region (3.7 percent) or Michigan (13.7 percent). The County's percentage of Native Indian and Alaska Native (1.5 percent) is higher than the Region and Michigan (1.1 percent in the Region and 0.6 percent in Michigan). The County has a lower percentage of Asians (0.6 percent) than the Region (1.5 percent) or Michigan (3.3 percent). The County has a lower percentage of residents reporting two or more races (1.6 percent) than the Region (2.4 percent) or Michigan as-a-whole (3.0 percent). Osceola County's percentage of Hispanics or Latinos (1.9 percent) is lower than the Region (5.4 percent) or Michigan (5.3 percent).

Table 46 -- 2019 Population Traits for Osceola County, Region 8, and Michigan

Category	Osceola County	Region 8	Michigan
2010 Population	23,681	1,226,384	9,877,574
2019 Population	23,290	1,305,616	9,986,857
% Change 2010-2019	-1.65%	6.5%	1.1%
% Under 5	5.6%	5.7%	5.7%
% Under 18	22.7%	22.6%	21.5%
% 65 and Over	20.6%	17.3%	17.7%
Number of Households	9,181	483,934	3,969,880
Persons Per Household	2.48	2.58	2.46
% Female	49.3%	49.5%	50.8%
% Male	50.7%	50.5%	49.2%
% White	97.6%	93.3%	78.2%
% Black	1.6%	3.7%	13.7%
% American Indian & Alaska Native	1.5%	1.1%	0.6%
% Asian	0.6%	1.5%	3.3%
% Native Hawaiian & Other Pacific Islander	0.1%	0.1%	0.0%
% Reporting 2 or More Races	1.6%	2.4%	3.0%
% Hispanic or Latino	1.9%	5.4%	5.3%
% of People 25+ with High School Degree	88.7%	90.8%	91.4%
% of People 25+ with Bachelor's Degree or Higher	14.2%	22.5%	30.0%
% of Population Veterans	10.9%	7.5%	6.6%

Source: ACS 5-Year 2019 Estimates

In Osceola County, 88.7 percent of people over 25 have a high school degree compared to 90.8 percent of the population in the Region and 91.4 percent in Michigan. Additionally, 14.2 percent of the County's population over the age of 25 has a bachelor's degree or higher, while 22.5 percent of the Region's population and 30.0 percent of Michigan's over 25 population has at least a bachelor's degree. The County's Veteran's make up 10.9 percent of the population while the Region's Veteran's comprise 7.5 percent of the population and Michigan's make up 6.6 percent.

Housing Traits – Table 47 identifies information about housing in Osceola County, the Region, and the State of Michigan. The homeownership rate in Osceola County (80.7 percent) is higher than in the Region (77.8 percent of the housing units) or Michigan (71.6 percent). The County's percentage of multi-family units (5.6 percent) is much lower than the Region's (10.0 percent) or Michigan's figure of 18.0 percent. Finally, the median value of owner-occupied housing in Osceola County of $98,500 is lower than the Region's median of $144,363 or the State's median

of $169,600.

Table 47 -- 2019 Housing Traits for Osceola County, Region 8, and Michigan

Category	Osceola County	Region 8	Michigan
Number of Housing Units	13,784	531,735	4,629,605
Homeownership Rate	80.7%	77.8%	71.6%
% Multi Unit	5.6%	10.0%	18.0%
Median Value of Owner-Occupied Housing Units	98,500	144,363	169,600

Source: ACS 5-Year 2019 Estimates

Income and Business Traits – Table 48 includes income information and business traits for Osceola County, Region 8, and the State of Michigan. Osceola County's median household income of $44,032 is considerably lower than Region 8's median of $56,920 or Michigan's median of $59,584, and the County's per capita income of $22,692 is lower than the Region's amount of $27,570 or Michigan's figure of $32,892. Osceola County has a higher percentage of people below the poverty level (17.6 percent) than Region 8 (10.9 percent) or Michigan (12.7 percent).

Table 48 -- Income & Business Traits for Osceola County, Region 8, and Michigan

Category	Osceola County	Region 8	Michigan
2019 Median Household Income	$44,032	$56,920	$59,584
2019 Per Capita Income	$22,692	$27,570	$32,892
Persons Below Poverty Level	4,102	143,270	1,269,062
Number of Firms in 2012	1,874	101,701	834,087
Number of Firms Per Capita	0.080	0.078	0.083
Manufacturing Shipments ($1,000)	$968,493	$38,541,890	$238,892,383
Manufacturing Shipments Per Capita	$41,584	$29,520	$23,920
Wholesaler Sales ($1,000)	$134,712	$21,359,485 (No Ionia/Mecosta)	$254,318,884
Wholesaler Sales Per Capita	$5,784	$17,828	$25,465
Retail Sales ($1,000)	$176,149	$14,297,670	$119,302,046
Retail Sales Per Capita	$7,563	$10,951	$11,945
Accommodation & Food Services Sales ($1K)	$25,381	$1,797,920	$17,962,356
Acc. and Food Services Sales Per Capita	$1,090	$1,377	$1,798
Mean Travel Time to Work (minutes)	24.6	24.675	25.1

Source: ACS 5-Year 2019 Estimates

Table 48 also shows some facts related to business and sales. In 2012 Osceola County had 1,874 businesses, which equaled 0.080 businesses per capita, which was slightly lower than the State of

Michigan (0.08), but higher than the Region (0.078). When the per capita sales of the various types of businesses are compared between the County, Region, and Michigan it shows that the County has more Manufacturing Sales ($41,584 in Osceola County versus $29,520 in the Region and $23,920 in Michigan). Wholesaler sales figures were lower for the County ($5,784 per capita) than in the Region ($17.828) or Michigan ($25,465). Retail Sales ($7,563 per capita) in Osceola County were lower than the Region ($10,951) and Michigan ($11,945). With per capita sales of $1,798, Michigan did better than the Region ($1,377) or Osceola County ($1,090) in Accommodations. Osceola County's commute time of 24.6 minutes was shorter than the Region's commute of 24.7 minutes and Michigan's commute of 25.1 minutes.

Table 49 -- 2019 Employment Traits in Osceola County, Region 8, and Michigan

Category	Osceola County	%	Region 8	%	Michigan	%
Population 16 and Over	18,710	N/A	1,029,390	N/A	8,095,913	N/A
In Labor Force	9,600	N/A	682,175	N/A	5,010,213	N/A
Civilian Employed Population 16 and Over (# / %)	8,934	N/A	654,828	N/A	4,755,016	N/A
Agriculture, Forestry, Fishing and Hunting, and Mining	455	5.1	12,376	1.9	56,518	1.2
Construction	717	8.0	38,441	5.9	272,095	5.7
Manufacturing	2,163	24.2	138,553	21.2	878,855	18.5
Wholesale Trade	164	1.8	23,296	3.6	114,985	2.4
Retail Trade	969	10.8	69,423	10.6	497,136	10.5
Transportation and Warehousing, and Utilities	505	5.7	25,839	3.9	207,441	4.4
Information	99	1.1	8,522	1.3	57,036	1.2
Finance and Insurance, and Real Estate and Rental and Leasing	304	3.4	33,250	5.1	258,613	5.4
Professional, Scientific, and Management, and Administrative and Waste Management Service	368	4.1	56,975	8.7	450,625	9.5
Educational Services, and Health Care and Social Assistance	1,862	20.8	143,652	21.9	1,110,708	23.4
Arts, Entertainment, Recreation, Accommodation and Food Services	579	6.5	55,120	8.4	471,380	9.9
Other Services, Except Public Administration	425	4.8	31,970	4.9	224,808	4.7
Public Administration	324	3.6	15,830	2.4	154,816	3.3

Source: ACS 5-Year 2019 Estimates

Table 49 shows differences between employment distribution in Osceola County, Region 8, and the State of Michigan. In Osceola County there are 8,934 people over 16 employed in the civilian labor force, In Region 8 this figure is 654,828 and in Michigan, the figure is 4,755,016. Osceola County has a higher percentage of people employed in agriculture and related fields (5.1 percent) than either the Region (1.9 percent) or Michigan (1.2 percent). The County also has a higher percentage employed in construction (8.0 percent) than Region 8 (5.9 percent) or Michigan (5.7 percent). Manufacturing accounts for 24.2 percent of the County's jobs (the County's largest category), 21.2 percent of the Region's workforce, and 18.5 percent of Michigan's. Osceola County has a higher percentage of workers in Transportation (5.7 percent) than in the Region (3.9 percent) and in Michigan (4.4 percent). Public Administration accounts for 3.6 percent of Osceola County's workforce, 2.4 percent of Region 8's, and 3.3 percent of Michigan's. Education, Health Care, and Social Services account for 20.8 percent (the County's second-largest category) of the County's workforce, 21.9 percent of the Region's, and 23.4 percent of Michigan's. The County has a higher percentage of Retail workers (10.8 percent) than Michigan (10.5 percent) and Region 8 (10.6 percent) which is the third-largest employment category in all three areas.

In other categories, the County has a lower percentage than in Region 8 or Michigan. Wholesale trade accounts for 1.8 percent in the County, 3.6 percent in Region 8, and 2.4 percent in Michigan. Information accounts for 1.1 percent in the County, 1.3 percent in Region 8, and 1.2 percent in Michigan. Finance accounts for 3.4 percent of Osceola County's workforce compared to 5.1 percent in Region 8 and 5.4 percent in Michigan. Professional accounts for 4.1 percent in Osceola County, 8.7 percent in Region 8, and 9.5 percent in Michigan. Arts, Entertainment, Accommodations, and Food Services account for 6.5 percent of the County's workforce, 8.4 percent of Region 8's, and 9.9 percent of the State's.

Table 50 -- Employment Trends in Osceola County, Region 8, Michigan, and the United States

	2018	2019	2020	2021	2022 (Jan-May)
Osceola County					
Labor Force	10,884	11,202	11,606	11,277	11,479
Employment	10,401	10,749	10,641	10,653	10,925
Unemployment	483	453	965	624	554
Unemployment Rate	4.4	4.0	8.3	5.5	4.8
Region 8					
Unemployment Rate	3.1	3.0	7.5	4.6	3.6
Michigan					
Unemployment Rate	4.1	4.1	9.9	5.9	6.7
United States					
Unemployment Rate	3.9	3.7	8.1	5.3	5.9

Source: Michigan Department of Career Development, Labor Market Information

Table 50 shows the employment trends for Osceola County, Region 8, Michigan, and the United States for the five years between 2018 and 2022. Osceola County's unemployment rate ranged

from a high of 8.3 percent in 2020 to a low of 4.0 percent in 2019. The County's labor force increased overall during the five years. Osceola County's unemployment rate was higher than Region 8's for the entire period and was both higher and lower than Michigan's depending on the year. Region 8's unemployment rate ranged from a high of 7.5 percent in 2020 to a low of 3.0 percent in 2019. Region 8's unemployment rate was lower than Michigan's or the United States during the entire five-year period.

SWOT Analysis

Strengths – Osceola County has a variety of strengths including:

- Cooperative attitudes (with surrounding townships) in Evart and Reed City
- Industry in Osceola County
- Retired people like the area

Weaknesses – Osceola County has a variety of weaknesses including:

- Local manufacturers very cyclical
- Lack of adequate high-speed internet
- The county seat in corner of County and perceived as not serving parts of County

Opportunities – Osceola County has a variety of opportunities including:

- Evart Industrial Park has space for new businesses
- Recreation opportunities
- US-131, US-10, and M-66

Threats – Osceola County has a variety of threats including:

- Loss of manufacturing jobs
- Not enough people with appropriate skills to replace those retiring
- Lack of natural resource-based vision

Ottawa County

Population & Demographics

Population Trends – Ottawa County's population increased by 52.6 percent between 1990 and 2019 to reach a total of 286,558 (Table 51). The County's rate of growth was much greater than growth rates for Region 8 or Michigan.

Table 51 -- Population Trends for Ottawa County, Region 8, and Michigan

Area	Trends				
	1990	2000	2010	2019	% Change
Ottawa County	187,768	238,314	261,376	286,558	52.6
Region 8	1,193,761	1,294,272	1,226,384	1,305,616	19.1
Michigan	9,295,297	993,844	9,877,574	9,986,857	7.4

Source: ACS 5-Year 2019 Estimates

Population Traits – Table 51 compares Ottawa County's population traits to the Region's and the State of Michigan's. Between 2010 and 2019 the County's population increased by 9.6 percent to reach 286,376 while the Region's population increased by 6.5 percent to reach 1,305,616 and the State of Michigan's population increased by 1.1 percent to reach 9,986,857 during the same period.

The County's population under the age of five makes up 5.6 percent of the population, which is just lower than both the Region's and Michigan's amount of 5.7 percent. Ottawa County has a higher percentage of residents under 18 (22.7 percent) than the Region (22.6 percent) or Michigan (21.5 percent). The County's population 65 and over makes up 20.6 percent of the population, which is higher than the Region's figure of 17.3 percent and lower than Michigan's figure of 17.7 percent. The County's household size of 2.70 persons per household is greater than the Region's household size of 2.58 persons per household and Michigan's median of 2.46. Ottawa County's females account for 50.6 percent of the population and males make up 49.4 percent. The Region has a lower percentage of women (49.5 percent) than Michigan (50.5 percent) – and a higher ratio of men than the State as-a-whole.

Racial distribution is also different between the County, Region, and the State of Michigan. There is a lower percentage of Whites in Ottawa County (92.0 percent) than the Region (93.3 percent), but a greater amount than Michigan (78.2 percent). The County has a lower percentage of Blacks (2.6 percent) than The Region (3.7 percent) or Michigan (13.7 percent). The County's percentage of Native Indian and Alaska Native (1.0 percent) is slightly lower than the Region but higher than Michigan (1.1 percent in the Region and 0.6 percent in Michigan). The County has a higher percentage of Asians (3.6 percent) than the Region (1.5 percent) or Michigan (3.3 percent). The County has a lower percentage of residents reporting two or more races (2.8 percent) than Michigan (3.0 percent), but higher than the Region at 2.4 percent. Ottawa County's percentage of Hispanics or Latinos (9.8 percent) is higher than the Region (5.4 percent) and Michigan (5.3 percent).

Table 52 -- 2019 Population Traits for Ottawa, Region 8, and Michigan

Category	Ottawa County	Region 8	Michigan
2010 Population	261,376	1,226,384	9,877,574
2019 Population	286,558	1,305,616	9,986,857
% Change 2010-2019	9.6%	6.5%	1.1%
% Under 5	5.6%	5.7%	5.7%
% Under 18	22.7%	22.6%	21.5%
% 65 and Over	20.6%	17.3%	17.7%
Number of Households	102,610	483,934	3,969,880
Persons Per Household	2.7	2.58	2.46
% Female	50.6%	49.5%	50.8%
% Male	49.4%	50.5%	49.2%
% White	92.0%	93.3%	78.2%
% Black	2.6%	3.7%	13.7%
% American Indian & Alaska Native	1.0%	1.1%	0.6%
% Asian	3.6%	1.5%	3.3%
% Native Hawaiian & Other Pacific Islander	0.1%	0.1%	0.0%
% Reporting 2 or More Races	2.8%	2.4%	3.0%
% Hispanic or Latino	9.8%	5.4%	5.3%
% of People 25+ with High School Degree	93.0%	90.8%	91.4%
% of People 25+ with Bachelor's Degree or Higher	34.1%	22.5%	30.0%
% of Population Veterans	5.9%	7.5%	6.6%

Source: ACS 5-Year 2019 Estimates

In Ottawa County, 93.0 percent of people over 25 have a high school degree compared to 90.8 percent of the population in the Region and 91.4 percent in Michigan. Additionally, 34.1 percent of the County's population over the age of 25 has a bachelor's degree or higher, while 22.5 percent of the Region's population and 30.0 percent of Michigan's over 25 population has at least a bachelor's degree. The County's Veteran's make up 5.9 percent of the population while the Region's Veteran's comprise 7.5 percent of the population and Michigan's make up 6.6 percent.

Housing Traits – Table 53 identifies information about housing in Ottawa County, the Region, and the State of Michigan. The homeownership rate in Ottawa County (77.7 percent) is higher than in Michigan (71.6 percent of the housing units) but lower than in the Region (77.8 percent). The County's percentage of multi-family units (18.1 percent) is higher than the Region's rate of 10.0 percent and Michigan's figure of 18.0 percent. Finally, the median value of owner-occupied housing in Ottawa County of $191,800 is higher than the Region's median of $144,363

or the State's median of $169,600.

Table 53 -- 2019 Housing Traits for Ottawa County, Region 8, and Michigan

Category	Ottawa County	Region 8	Michigan
Number of Housing Units	109,060	531,735	4,629,605
Homeownership Rate	77.7%	77.8%	71.6%
% Multi Unit	18.1%	10.0%	18.0%
Median Value of Owner-Occupied Housing Units	191,800	144,363	169,600

Source: ACS 5-Year 2019 Estimates

Income and Business Traits – Table 54 includes income information and business traits for Ottawa County, Region 8, and the State of Michigan. Ottawa County's median household income of $69,314 is higher than Region 8's median of $56,920 or Michigan's median of $59,584. The County's per capita income of $31,872 is higher than the Region's amount of $27,570 but a little lower than Michigan's figure of $32,892. Ottawa County has a lower percentage of people below the poverty level (8.2 percent) than Region 8 (10.9 percent) or Michigan (12.7 percent).

Table 54 -- Income & Business Traits for Ottawa County, Region 8, and Michigan

Category	Ottawa County	Region 8	Michigan
2019 Median Household Income	$69,314	$56,920	$59,584
2019 Per Capita Income	$31,872	$27,570	$32,892
Persons Below Poverty Level	23,569	143,270	1,269,062
Number of Firms in 2012	21,842	101,701	834,087
Number of Firms Per Capita	0.076	0.078	0.083
Manufacturing Shipments ($1,000)	$11,067,288	$38,541,890	$238,892,383
Manufacturing Shipments Per Capita	$38,621	$29,520	$23,920
Wholesaler Sales ($1,000)	$2,645,150	$21,359,485 (No Ionia/Mecosta)	$254,318,884
Wholesaler Sales Per Capita	$9,231	$17,828	$25,465
Retail Sales ($1,000)	$2,666,584	$14,297,670	$119,302,046
Retail Sales Per Capita	$9,306	$10,951	$11,945
Accommodation & Food Services Sales ($1K)	$321,782	$1,797,920	$17,962,356
Acc. and Food Services Sales Per Capita	$1,123	$1,377	$1,798
Mean Travel Time to Work (minutes)	20.5	24.675	25.1

Source: ACS 5-Year 2019 Estimates

Table 54 also shows some facts related to business and sales. In 2012 Ottawa County had 21,842 businesses, which equaled 0.076 businesses per capita – which was just a little lower than Region 8 which had 0.078 businesses per capita, and the State of Michigan which had 0.083. When the per capita sales of the various types of businesses are compared between the County,

Region, and Michigan it shows that the County does better in Manufacturing Sales ($38,621 in Ottawa County versus $29,520 in the Region and $23,920 in Michigan). Wholesaler Sales were lower in the County ($9,231 in Ottawa County, $17,828 in the Region, and $11,945 in Michigan) as were Retail Sales ($9,306 in Ottawa County, $10,951 in the Region, and $11,945 in Michigan). With per capita sales of $1,798, Michigan did better than the Region ($1,377) or Ottawa County ($1,123) in Accommodations. Ottawa County's commute time of 20.5 minutes was shorter than the Region's commute of 24.7 or Michigan's commute of 25.1 minutes.

Table 55-- 2019 Employment Traits in Ottawa County, Region 8, and Michigan

Category	Ottawa County	%	Region 8	%	Michigan	%
Population 16 and Over	225,342	N/A	1,029,390	N/A	8,095,913	N/A
In Labor Force	154,479	N/A	682,175	N/A	5,010,213	N/A
Civilian Employed Population 16 and Over (# / %)	148,950	N/A	654,828	N/A	4,755,016	N/A
Agriculture, Forestry, Fishing and Hunting, and Mining	2,582	1.7	12,376	1.9	56,518	1.2
Construction	8,276	5.6	38,441	5.9	272,095	5.7
Manufacturing	36,070	24.2	138,553	21.2	878,855	18.5
Wholesale Trade	4,771	3.2	23,296	3.6	114,985	2.4
Retail Trade	14,461	9.7	69,423	10.6	497,136	10.5
Transportation and Warehousing, and Utilities	5,447	3.7	25,839	3.9	207,441	4.4
Information	1,863	1.3	8,522	1.3	57,036	1.2
Finance and Insurance, and Real Estate and Rental and Leasing	6,629	4.5	33,250	5.1	258,613	5.4
Professional, Scientific, and Management, and Administrative and Waste Management Service	12,060	8.1	56,975	8.7	450,625	9.5
Educational Services, and Health Care and Social Assistance	33,033	22.2	143,652	21.9	1,110,708	23.4
Arts, Entertainment, and Recreation, and Accommodation and Food Services	13,019	8.7	55,120	8.4	471,380	9.9
Other Services, Except Public Administration	7,516	5.0	31,970	4.9	224,808	4.7
Public Administration	3,223	2.2	15,830	2.4	154,816	3.3

Source: ACS 5-Year 2019 Estimates

Employment Traits – Table 55 shows differences between employment distribution in Ottawa County, Region 8, and the State of Michigan. In Ottawa County there are 148,950 people over 16 employed in the civilian labor force, In Region 8 this figure is 654,828 and in Michigan, the figure is 4,755,016. Ottawa County has a higher percentage of people employed in agriculture and related fields (1.7 percent) than Michigan (1.2 percent), but lower than the Region (1.9 percent). Manufacturing accounts for 24.2 percent of the County's jobs (the County's largest category), 21.2 percent of the Region's workforce, and 18.5 percent of Michigan's.

The County also has a similar percentage employed in construction (5.6 percent) as Region 8 (5.9 percent), which are both similar to Michigan (5.7 percent). Ottawa County has a similar percentage of workers in Transportation (3.7 percent versus 4.4 percent in Michigan and 3.9 percent in Region 8). Wholesale trade accounts for 3.2 percent in the County, 3.6 percent in Region 8, and 2.4 percent in Michigan.

In most of the other categories, the County has a lower percentage than in Region 8 or Michigan. The County has a lower percentage working in Retail Trade (9.7 percent) than in Region 8 (10.6 percent) or Michigan (10.5 percent) – this is the third-largest employment category in all three areas. Information accounts for 1.3 percent in the County, 1.3 percent in Region 8, and 1.2 percent in Michigan. Finance accounts for 4.5 percent in the County and 5.1 percent in the Region and 5.4 percent in Michigan. Professional accounts for 8.1 percent in Ottawa County, 8.7 percent in Region 8, and 9.5 percent in Michigan. Education, Health Care, and Social Services account for 22.2 percent (the County's second-largest category) of the County's workforce, 21.9 percent of the Region's, and 23.4 percent of Michigan's; Arts, Entertainment, Accommodations, and Food Services account for 8.7 percent of the County's workforce, 8.4 percent of Region 8's and 9.9 percent of the State's. Public Administration accounts for 2.2 percent of the County's workforce, 2.4 percent of Region 8's, and 3.3 percent of Michigan's.

Table 56 -- Employment Trends in Ottawa County, Region 8, Michigan, and the United States

	2018	2019	2020	2021	2022 (Jan-May)
Ottawa County					
Labor Force	160,101	161,102	158,936	156,739	159,122
Employment	155,593	156,664	148,077	150,355	154,090
Unemployment	4,508	4,438	10,859	6,384	5,032
Unemployment Rate	2.8	2.8	6.8	4.1	3.2
Region 8					
Unemployment Rate	3.1	3.0	7.5	4.6	3.6
Michigan					
Unemployment Rate	4.1	4.1	9.9	5.9	6.7
United States					
Unemployment Rate	3.9	3.7	8.1	5.3	5.9

Source: Michigan Department of Career Development, Labor Market Information

Table 56 shows the employment trends for Ottawa County, Region 8, Michigan, and the United States for the five years between 2018 and 2022. Ottawa County's unemployment rate ranged from a high of 6.8 percent in 2020 to a low of 2.8 percent in 2018 and 2019. The County's labor force increased between 2018 and 2019 and then decreased between 2019 and 2020 before increasing in both 2021 and 2022. Ottawa County's unemployment rate was lower than Region 8's for the period, lower than Michigan's, and lower than the national average. Region 8's unemployment rate ranged from a high of 7.5 percent in 2020 to a low of 3.0 percent in 2019. Region 8's unemployment rate was lower than Michigan's during the entire five-year period and lower than the national average.

SWOT Analysis

Strengths – Ottawa County has a variety of strengths including:

- Strong and diversified industrial base and well-educated labor pool
- Population growth in Ottawa County – continues to be one of Michigan's fastest-growing counties
- Tourism, including State, County, and community parks

Weaknesses – Ottawa County has a variety of weaknesses including:

- Schools do not react as fast as business and industry
- Companies losing local ownership and concentration of manufacturing
- The labor pool does not always match the training required for new jobs

Opportunities – Ottawa County has a variety of opportunities including:

- Jobs available if people are properly trained
- Manufacturing continues to expand in Ottawa County
- Downtowns continue to thrive in Ottawa County

Threats – Ottawa County has a variety of threats including:

- Jobs must meet the needs of families
- Unsustainable growth in townships and rural areas
- Loss of local businesses

Cities of Grand Rapids and Wyoming

Due to the size and importance of Grand Rapids and Wyoming to Region 8, they are compared to Kent County, Region 8, and Michigan.

Population & Demographics

Population Trends – The City of Grand Rapids' population increased by 4.9 percent between 1990 and 2019 to reach 198,401 (Table 57). The City of Wyoming's population increased by 18.4 percent between 1990 and 2019 to reach 75,702. Kent County's population increased by 7.9 percent between 1990 and 2019 to reach a total of 574,335. Kent County grew at a greater rate than Michigan as-a-whole, which increased by 7.4 percent between 1990 and 2019.

Table 57 -- Population Trends for Grand Rapids, Wyoming, Kent County, Region 8, and Michigan

Area	Trends				
	1990	2000	2010	2019	% Change
Grand Rapids	189,126	197,800	190,441	198,401	4.9
Wyoming	63,891	69,368	71,816	75,702	18.4
Kent County	600,631	574,335	599,432	648,121	7.9
Region 8	1,193,761	1,294,272	1,226,384	1,305,616	19.1
Michigan	9,295,297	993,844	9,877,574	9,986,857	7.4

Source: ACS 5-Year 2019 Estimates

Population Traits – Table 58 compares population traits for the cities of Grand Rapids and Wyoming to Kent County, the Region, and the State of Michigan. Between 2010 and 2019 the City of Grand Rapids' population increased by 4.2 percent to reach 198,401, the City of Wyoming's increased by 5.4 percent to reach 75,702, the County's population increased by 6.8 percent to reach 648,121 while the Region's population increased by 6.5 percent to reach 1,305,616 and the State of Michigan's population increased by 1.1 percent to reach 9,986,857 during the same period. Grand Rapids' population under the age of five makes up 6.9 percent of the population, Wyoming's makes up 7.6 percent, the County's population under the age of five makes up 6.8 percent of the population, which is higher than the Region's and Michigan's amount of 5.7. Grand Rapids' population under the age of 18 accounts for 22.2 percent of the City's population and Wyoming's comprises 25.5 percent of the population. Kent County has a higher percentage of residents under 18 (24.4 percent) than the Region (22.6 percent) or Michigan (21.7 percent). As for the percentage 65 years and older, Grand Rapids is 12.1 percent, Wyoming is 10.5 percent, the county is 13.3, the region is 17.3 percent, and Michigan is 17.7 percent. Grand Rapids has an average household size of 2.50 persons per household and Wyoming's is 2.63 persons per household. The County's household size of 2.63 is higher than the Region's figure of 2.68 and Michigan's median of 2.46. Females make up 51.0 percent of Grand Rapids' population and 51.4 percent of Wyoming's while males make up 49.0 percent of Grand Rapids' population and 48.6 percent of Wyoming's population. Kent County is made up of 51.4 percent women and 48.6 percent men. The Region has a lower percentage of women

(49.5 percent) than Michigan (50.8 percent) – and a higher ratio of men than the State as-a-whole.

Racial distribution is also different between the cities, the County, Region 8, and the State of Michigan. There is a lower percentage of Whites in Grand Rapids (72.2 percent) and in Wyoming (72.9 percent) than in Kent County (79.6 percent) the Region (93.3 percent) or Michigan (78.2 percent). Grand Rapids has a higher percentage of Blacks (22.3 percent) than Wyoming (7.8 percent), the County (9.6 percent), the Region (3.7 percent), or Michigan (13.7 percent). Grand Rapids' percentage of Native Indian and Alaska Native (1.9 percent) is similar to Wyoming's percentage (1.1 percent), Kent County's (0.4 percent), the Region's and Michigan's (1.1 percent in the Region and 0.6 percent in Michigan). Asians comprise 3.3 percent of Grand Rapids' population, 3.2 percent of Wyoming's, 3.0 percent of Kent County's, 1.5 percent of the Region's, and 3.3 percent of Michigan's population. Wyoming has a higher percentage of residents reporting two or more races (6.3 percent) than Grand Rapids 4.1 percent, the Region (2.4 percent), Kent County (4.1 percent), or Michigan as-a-whole (3.0 percent). Wyoming has the highest percentage of Hispanics or Latinos (22.9 percent) when compared to Grand Rapids (16.1 percent) Kent County (10.6 percent), the Region (5.4 percent), or Michigan (5.3 percent).

In Grand Rapids, 86.7 percent of the population over 25 has a high school degree and in Wyoming, this figure is 85.2 percent. In Kent County, 91.6 percent of people over 25 have a high school degree compared to 90.8 percent of the population in the Region and 91.4 percent in Michigan. A large percentage (35.7 percent) of the County's population over the age of 25 has a bachelor's degree or higher, while 22.5 percent of the Region's, 30.0 percent of Michigan's, 36.4 percent of Grand Rapids', and 20.7 percent of Wyoming's over 25 population has at least a bachelor's degree.

Table 58 – 2019 Population Traits for City of Grand Rapids, City of Wyoming, Kent County, Region 8, and Michigan

Category	Grand Rapids	Wyoming	Kent County	Region 8	Michigan
2010 Population	190,441	71,816	599,432	1,226,384	9,877,574
2019 Population	198,401	75,702	648,121	1,305,616	9,986,857
% Change 2010-2019	4.2%	5.4%	8.1%	6.5%	1.1%
% Under 5	6.9%	7.6%	6.8%	5.7%	5.7%
% Under 18	22.2%	25.5%	24.4%	22.6%	21.5%
% 65 and Over	12.1%	10.5%	13.3%	17.3%	17.7%
Number of Households	77,128	28,313	241,746	483,934	3,969,880
Persons Per Household	2.50	2.66	2.63	2.58	2.46
% Female	51.0%	51.4%	51.4%	49.5%	50.8%
% Male	49.0%	48.6%	48.6%	50.5%	49.2%
% White	72.2%	72.9%	79.6%	93.3%	78.2%

% Black	22.3%	7.8%	9.6%	3.7%	13.7%
% American Indian & Alaska Native	1.9%	1.1%	0.4%	1.1%	0.6%
% Asian	3.3%	3.2%	3.0%	1.5%	3.3%
% Native Hawaiian & Other Pacific Islander	0.2%	0.1%	0.0%	0.1%	0.0%
% Reporting 2 or More Races	4.1%	6.3%	4.1%	2.4%	3.0%
% Hispanic or Latino	16.1%	22.9%	10.6%	5.4%	5.3%
% of People 25+ with High School Degree	86.7%	85.2%	91.6%	90.8%	91.4%
% of People 25+ with Bachelor's Degree or Higher	36.4%	20.7%	35.7%	22.5%	30.0%
% of Population Veterans	4.9%	6.0%	5.9%	7.5%	6.6%

Source: ACS 5-Year 2019 Estimates

Housing Traits – Table 59 identifies information about housing in Grand Rapids, Wyoming, Kent County, the Region, and the State of Michigan. The City of Grand Rapids has a lower homeownership rate (56.5 percent) than Wyoming (63.4 percent), Kent County (69.8 percent), the Region (77.8 percent of the housing units), or Michigan (71.6 percent). Grand Rapids has a higher percentage of multi-family units (34.1 percent) than Wyoming (28.3 percent), Kent County (22.8 percent), the Region (10.0 percent), or Michigan's figure of 18.0 percent. Finally, the median value of owner-occupied housing in Kent County is 173,700, followed by Michigan at $169,600, then Grand Rapids at $168,300, then Wyoming with $155,100, and in last is Region 8 with $144,363.

Table 59 – 2019 Housing Traits for the City of Grand Rapids, the City of Wyoming, Kent County, Region 8, and Michigan

Category	Grand Rapids	Wyoming	Kent County	Region 8	Michigan
Number of Housing Units	85,549	29,549	255,024	531,735	4,629,605
Homeownership Rate	56.5%	63.4%	69.8%	77.8%	71.6%
% Multi Unit	34.1%	28.3%	22.8%	10.0%	18.0%
Median Value of Owner-Occupied Housing Units	168,300	155,100	173,700	144,363	169,600

Source: ACS 5-Year 2019 Estimates

Income and Business Traits – Table 60 includes income information and business traits for Grand Rapids, Wyoming, Kent County, Region 8, and the State of Michigan. Grand Rapids' median household income of $50,103 is lower than Wyoming's median of $54,328. Kent County's median household income of $63,053 is slightly higher than Region 8's median of $56,920 and Michigan's median of $59,584. Grand Rapids' per capita income of $27,482 is also lower than Wyoming's per capita income of $30,448. The County's per capita income of

$32,524 is higher than the Region's amount of $27,570 and lower than Michigan's figure of $32,892. Grand Rapids has a higher percentage of people below the poverty level (20.4 percent) than Wyoming (12.1 percent). Kent County has a higher percentage of people below the poverty level (11.5 percent) than Region 8 (10.9 percent) but a lower percentage than Michigan (12.7 percent).

Table 60 also shows some facts related to business and sales. In 2012 Grand Rapids had 16,153 firms, which equaled 0.081 businesses per capita. Wyoming had a total of 5,270 businesses for a per capita rate of 0.07 businesses per capita. Kent County had 52,666 businesses, which equaled 0.081 businesses per capita – which was slightly lower than the State of Michigan (0.083) but higher than the Region (0.078). Grand Rapids' Manufacturing Sales of $35,431 per capita were higher than Wyoming's per capita figure of $22,227. Kent County's Manufacturing Sales ($27,056 per capita) were lower than $29,520 in the Region but higher than $23,920 in Michigan. Grand Rapids Wholesaler Sales of $24,087 per capita were lower than Wyoming's per capita Wholesaler Sales of $40,725. Wholesaler sales were much higher in the County ($27,056 in Kent County, $17,828 in the Region, and $25,465 in Michigan). Grand Rapids' per capita Retail Sales were $8,431, which were lower than Wyoming's figure of $14,719, Kent County's per capita sales of $13,421, the Region's sales of $10,951, or Michigan's figure of $11,945. Grand Rapids' per capita sales in Accommodations of $2,261 were higher than Wyoming's figure of $1,317. With per capita sales of $1,798, Michigan did better than the Region ($1,377), and Kent County ($1,781) in Accommodations. Grand Rapid's average commute time of 19.1 minutes was less than Wyoming's time of 20.6 minutes. Kent County's commute time of 21.3 minutes was shorter than the Region's commute of 24.7 minutes or Michigan's commute of 25.1 minutes.

Table 60 -- Income & Business Traits for the City of Grand Rapids, the City of Wyoming, Kent County, Region 8, and Michigan

Category	Grand Rapids	Wyoming	Kent County	Region 8	Michigan
2019 Median Household Income	$50,103	$54,328	$63,053	$56,920	$59,584
2019 Per Capita Income	$27,482	$30,448	$32,524	$27,570	$32,892
Persons Below Poverty Level	20.4%	12.1%	74,720	143,270	1,269,062
Number of Firms in 2012	16,153	5,270	52,666	101,701	834,087
Number of Firms Per Capita	0.081	0.07	0.081	0.078	0.083
Manufacturing Shipments ($1,000)	$7,029,490	$1,682,627	$17,535,625	$38,541,890	$238,892,383
Manufacturing Shipments Per Capita	$35,431	$22,227	$27,056	$29,520	$23,920

Wholesaler Sales ($1,000)	$4,778,902	$3,082,980	$17,703,041	$21,359,485 (No Ionia/Mecosta)	$254,318,884
Wholesaler Sales Per Capita	$24,087	$40,725	$27,314	$17,828	$25,465
Retail Sales ($1,000)	$1,672,643	$1,114,227	$8,698,608	$14,297,670	$119,302,046
Retail Sales Per Capita	$8,431	$14,719	$13,421	$10,951	$11,945
Accommodation & Food Services Sales ($1K)	$448,575	$99,688	$1,154,358	$1,797,920	$17,962,356
Acc. and Food Services Sales Per Capita	$2,261	$1,317	$1,781	$1,377	$1,798
Mean Travel Time to Work (minutes)	19.1	20.6	21.3	24.675	25.1

Source: ACS 5-Year 2019 Estimates

Table 61 -- 2019 Employment Traits in Grand Rapids, Wyoming, Kent County, Region 8, and Michigan

Category	Grand Rapids	%	Wyoming	%	Kent County	%	Region 8	%	Michigan	%
Population 16 and Over	158,855	N/A	58,216	N/A	507,206	N/A	1,029,390	N/A	8,095,913	N/A
In Labor Force	109,223	N/A	41,638	N/A	351,235	N/A	682,175	N/A	5,010,213	N/A
Civilian Employed Population 16 and Over (# / %)	102,217	N/A	39,734	N/A	335,479	N/A	654,828	N/A	4,755,016	N/A
Agriculture, Forestry, Fishing and Hunting, and Mining	1,693	1.7	349	0.9	4,075	1.2	12,376	1.9	56,518	1.2
Construction	4,312	4.2	2,417	6.1	17,073	5.1	38,441	5.9	272,095	5.7
Manufacturing	16,945	16.6	9,475	23.8	63,574	19.0	138,553	21.2	878,855	18.5
Wholesale Trade	3,280	3.2	2,093	5.3	13,691	4.1	23,296	3.6	114,985	2.4
Retail Trade	11,000	10.8	4,517	11.4	36,091	10.8	69,423	10.6	497,136	10.5
Transportation and Warehousing, and Utilities	3,569	3.5	2,078	5.2	13,392	4.0	25,839	3.9	207,441	4.4%
Information	1,913	1.9%	422	1.1	4,982	1.5	8,522	1.3	57,036	1.2
Finance and Insurance, and Real Estate and Rental and Leasing	5,321	5.2	1,786	4.5	19,688	5.9	33,250	5.1	258,613	5.4
Professional, Scientific, and Management, and	10,883	10.6	3,338	8.4	33,902	10.1	56,975	8.7	450,625	9.5

Administrative and Waste Management Service										
Educational Services, and Health Care and Social Assistance	25,922	25.4	7,569	19.0	77,383	23.1	143,652	21.9	1,110,708	23.4
Arts, Entertainment, and Recreation, and Accommodation and Food Services	11,490	11.2	3,472	8.7	29,312	8.7	55,120	8.4	471,380	9.9
Other Services, Except Public Administration	4,425	4.3	1,828	4.6	15,903	4.7	31,970	4.9	224,808	4.7
Public Administration	1,464	1.4	390	1.0	6,413	1.9	15,830	2.4	154,816	3.3

Source: ACS 5-Year 2019 Estimates

Table 61 shows differences between employment distribution in Grand Rapids, Wyoming, Kent County, Region 8, and the State of Michigan. Grand Rapids has a total of 102,217 people 16 and over employed in the labor force and Wyoming has a total of 39,734. When compared to Kent County, Region 8, and Michigan the two cities have several differences in employment distribution. Grand Rapids has a lower percentage of people employed in Construction and Wyoming has a higher percentage than the County, Region, and State. Similarly, Grand Rapids has a lower percentage of people employed in Manufacturing and Wyoming has a higher percentage than the County, Region, and State. Grand Rapids has a higher percentage of people employed in Professional and Wyoming has a lower percentage than the County, Region, and State. Similarly, Grand Rapids has a higher percentage of people employed in Education and Wyoming has a lower percentage than the County, Region, and State. Both communities have a lower percentage of people employed in Public Administration.

Table 62 -- Employment Trends in Grand Rapids, Wyoming, Kent County, Region 8, Michigan, and the United States

	2017	2018	2019	2020	2021 (Jan-Mar)
Grand Rapids					
Labor Force	104,076	105,196	105,490	105,796	102,928
Employment	99,325	101,001	101,524	95,269	95,972
Unemployment	4,751	4,195	3,966	10,527	6,955
Unemployment Rate	4.6	4.0	3.8	10.0	6.8
Wyoming					
Labor Force	44,451	44,526	44,412	43,795	43,039
Employment	42,905	43,237	43,362	40,998	40,638
Unemployment	1,546	1,289	1,050	2,797	2,400
Unemployment Rate	3.5	2.9	2.4	6.4	5.6

Kent County					
Labor Force	355,111	358,900	359,924	357,123	350,366
Employment	342,568	348,246	349,535	330,032	332,467
Unemployment	12,543	10,654	10,389	27,091	17,899
Unemployment Rate	3.5	3.0	2.9	7.6	5.1
Region 8					
Unemployment Rate	3.7	3.1	3.0	7.5	5.1
Michigan					
Unemployment Rate	4.6	4.1	4.1	9.9	5.5
United States					
Unemployment Rate	4.4	3.9	3.7	8.1	6.5

Source: Michigan Department of Career Development, Labor Market Information

Table 62 shows the employment trends for Grand Rapids, Wyoming, Kent County, Region 8, Michigan, and the United States for the five years between 2017 and 2021. Grand Rapids' unemployment rate ranged from a high of 10.0 percent in 2020 to a low of 3.8 percent in 2019. The City's labor force remained fairly constant except for a decrease in 2021, which only shows data for the first three months. Grand Rapids' unemployment rate was higher than Wyoming's, Kent County's, Region 8's, and the Nation's for the five-year period and was higher and lower than Michigan's depending on the year. Wyoming's unemployment rate ranged from a high of 7.4 percent in 2012 to a low of 3.5 percent in 2016. The City's labor force increased 40,906 in 2012 to 44,407 in 2016. Wyoming's unemployment rate was lower than Grand Rapids', Kent County's, Region 8's (except 2021) and Michigan's (except for 2021). Kent County's unemployment rate ranged from a high of 7.6 percent in 2020 to a low of 2.9 percent in 2019. The County's labor force increased each year from 320,517 in 2012 to 350,803 in 2016. Region 8's unemployment rate was lower than Michigan's or the Nation's during the entire five-year period.

GOALS AND OBJECTIVES

The Goals and Objectives are divided into two categories: 1) Organizational Goals and Objectives and 2) Community and Economic Development Goals and Objectives. The West Michigan Regional Planning Commission (WMRPC) has primary control over the Organization Goals and Objectives. While the WMRPC can assist in implementation of the Community and Economic Development Goals and Objectives, there are more organizations and influences that the WMRPC does not have full control over that can impact these goals and objectives. The primary difference in the two sets of goals relate to the fact that the organizational goals tend to use the words "shall" or "will," while the community goals tend to use the word "should" since the WMRPC cannot impose its goals on individual communities.

Organizational Goals and Objectives

The following three goals and the related objectives relate to the WMRPC, the CEDS Committee, and staff.

Goal #1
The WMRPC shall maintain an active and productive role with the U.S. Economic Development Administration (EDA).

Objectives:

1. Maintain contact with the Economic Development Representative for Michigan through telephone calls, e-mails, or personal contacts. Contact will be made with the Economic Development Representative at least monthly.
2. The WMRPC will meet or exceed the rules set forth by EDA for maintaining an Economic Development District – including staffing, Commission representation, CEDS Committee representation, the development of a CEDS, and the proper administration of EDA funds.
3. The WMRPC will keep communities informed of programs offered by EDA and emphasize the CEDS Committee's role in project selection.

Goal #2
The WMRPC shall promote coordination between counties, cities, townships, villages, the federal government, the State of Michigan, non-profits and other community-based organizations.

Objectives:

1. The WMRPC will continue to disseminate information through Commission meetings, CEDS Committee meetings, speakers, newsletters, mailings, telephone calls, the internet, and other means; and the WMRPC will continue to serve as the regional clearinghouse for federally funded projects.
2. The WMRPC will inform members of state, federal, and local programs through regular speakers at Commission and CEDS Committee meetings.

3. The WMRPC will encourage the identification and used of "best practices" by identifying new and better ways that member communities are accomplishing community development.

Goal #3
While EDA is the primary partner related to economic development, the WMRPC shall actively participate with other community and economic development organizations.

Objectives:

1. The WMRPC will promote the well-being of member communities by maintaining an active relationship, and supporting planning efforts and programs, with the Michigan Economic Development Corporation (MEDC), the Michigan Department of Transportation (MDOT) and other state agencies or initiatives that promote community and economic development.
2. The WMRPC will actively participate in the Michigan Association of Planning (MAP), the Michigan Association of Regions (MAR), and other initiatives related to economic and community development.
3. The WMRPC will participate in Member Economic Development initiatives when appropriate as a means of sharing information about EDA and the WMRPC.

Community and Economic Development Goals and Objectives

The following goals and the related objectives relate to the counties, cities, villages, and townships within the eight-county area served by the WMRPC.

Goal #1
Communities should support and participate in the WMRPC and CEDS process through membership.

Objectives:

1. Maintain membership at a county-level when possible to include the county, cities, villages, and townships.
2. Individual memberships are welcomed if county-wide membership is not desired, or if an individual community chooses to be a member.
3. In addition to annual dues, membership requires a long-term commitment of designated representatives to serve on the WMRPC and the CEDS Committee in order to develop a meaningful Comprehensive Economic Development Strategy.

Goal #2
Communities should maintain an up-to-date vision related to community and economic development.

Objectives:

1. Communities interested in economic development should provide regular updates related to potential projects to the WMRPC for inclusion in the CEDS.
2. All communities should strive to maintain up-to-date master plans that define each community's preferred vision. The WMRPC will assist in planning processes whenever possible and will review all plans submitted for review.
3. Communities should recognize the relationship that exists between healthy urban centers and healthy rural areas.

Goal #3
Communities should promote a diverse economy that recognizes the Region's and individual communities' varied strengths.

Objectives:

1. Communities should tailor economic development actions to match their individual strengths – such as urban centers' built environments, capacity of infrastructure, agricultural areas, tourism, and natural resources such as lakes, streams, and forests.
2. Communities should work with existing employers to identify existing and future growth areas and natural employment "clusters" such as health care, tourism, or value-added agriculture.

3. Communities should look at neighboring communities' economic development capacity to determine if potential projects are needed or if there is already excess capacity in the region.

Goal #4
Communities should investigate and emphasize the long-range impacts of projects as opposed to seeking short-term solutions to issues.

Objectives:

1. Determine the fiscal benefits and obligations for each potential community project – including jobs created (including "spin-off" jobs) taxes generated, costs to complete project, costs to maintain facilities, impacts on other public facilities, etc.
2. Determine if projects could have an adverse impact on the Region's natural resources.
3. Seek long-term commitments of businesses seeking improvements to public facilities.

Goal #5
Communities should maintain an appropriate level of public infrastructure to meet the needs of residents and businesses.

Objectives:

4. Maintain a public water and sewer system if population density and private sector demand is present to allow for a sustainable operation.
5. Plan improvements and expansions of water and sewer systems to allow for long-term growth of population and business/employment opportunities.
6. If a community chooses to provide additional public infrastructure, such as a public electric company or internet provider, ensure that capacity is available for existing and future growth.

Goal #6
Communities should establish an appropriate level of resources to encourage employment opportunities for the area's residents.

Objectives:

1. Define areas (through planning) appropriate for commercial, office, and industrial development.
2. Develop or expand industrial park opportunities if appropriate.
3. Work with existing businesses to determine long-range needs.

Goal #7
Communities should promote an appropriate level of private sector utilities to meet the demands of residents and businesses.

Objectives:

1. Work with power companies (electric and natural gas) to identify potential growth opportunities.
2. Work with communication providers (telephone, internet/broadband (see Goal #7), cable television, etc.) to improve services and to provide complete coverage across the region.
3. Work with existing businesses and residents to identify level of demand and priorities.

Goal #8
Communities should promote expanded internet and broadband services for businesses and residents.

Objectives:

1. Work with existing economic development organizations, internet/broadband advocacy groups, and internet providers to identify areas lacking appropriate services.
2. Work with internet providers to identify service gaps in communities and seek public and private funding solutions to address.
3. Communities should plan for future broadband by encouraging denser residential development that is more efficient attractive to internet/broadband providers.

Goal #9
Communities should promote all types of housing to attract a range of residents.

Objectives:

1. Plan for housing by identifying appropriate areas for a range of single family and multiple family housing.
2. Plan for the public utilities and services necessary to serve an expanded population, such as water, sewer, roads, schools, parks, public safety, and public buildings.
3. Encourage residential development by working with developers and others in a cooperative manner that includes uniform and fair development processes and permitting.

Goal #10
Communities should promote services that provide employees and employers with resources to support growth.

Objectives:

1. Encourage the provision of services to support employees needs related to allowing people to work while having a family, such as day care, after school care, and pre-school.
2. Encourage public transit services, carpooling, and other means to support transportation to and from employment centers.
3. Encourage education programs for all ages to support the growth of a skilled workforce.

Goal #11
Communities should promote alternate ways of meeting and soliciting public input.

Objectives:

1. Allow for remote meetings using internet and telephone services during emergencies and or to provide residents a safe and easy way to access meetings.
2. Maintain an up-to-date website and consider social media for distributing information and soliciting opinions.
3. Establish alternate locations for meetings that allow for larger groups or socially distanced meetings.

Goal #12
Communities should promote recreation and tourism activities for the physical and social health of the community and as an economic opportunity for businesses and employees.

Objectives:

1. Maintain an up-to-date Parks and Recreation plan the Michigan Department of Natural Resources that emphasizes the community's natural and build recreation opportunities.
2. Seek funding for improvements to public parks, trails, and other resources and encourage private sector partnerships to promote the area.
3. Work with local chambers of commerce, recreation departments, public schools, convention and visitor bureaus, lodging facilities, campgrounds, restaurants, and other related businesses to develop strategies to attract visitors and to encourage residents to participate.

COMMUNITY PROJECTS

Overview

This section also includes all of the projects submitted for funding consideration from communities within Region 8. For the 2021 CEDS, the CEDS Committee requested that no projects just be "rolled over" from the previous years. This approach required communities to complete a project submission form and forward it to the WMRPC for inclusion in the 2021 CEDS or to edit projects to address needed changes. This generated new projects and encouraged communities to fine-tune and resubmit projects that are essential to the economic well-being of the Region. The projects are divided into "EDA Targeted Community Projects," which are aligned with EDA's goals and "Community Projects," which may not meet EDA's criteria but are important to the community.

Each of the projects received for the CEDS was reviewed and endorsed by the CEDS Committee under the overall policy guidance of the WMRPC, and is therefore consistent with the strategy for economic development. In addition, resolutions were passed by all voting Economic Development District members who use the CEDS for their planning purposes.

Projects listed under the EDA Targeted Community Projects were prioritized utilizing the ranking criteria and point system presented in Table 63. These criteria are used by the CEDS Committee to identify projects that are competitive under other funding sources in addition to EDA. Table 64 shows the eligibility and work force information also used in the rankings. As in previous years, a point system was utilized which reflects the economic distress of each county, jobs created or retained by the project, commitment of business, availability of local funding, planning, and project readiness. A project's point value consists of the cumulative point value it receives in satisfying these criteria. This past year, project totals ranged from a high of 64 to a low of 33. The highest possible score is 84 points. There are a total of 27 EDA Targeted Community Projects and 11 Community Projects. The scores each project received are shown along with the description of the projects.

2022 EDA Targeted Community Projects

City of Allegan – Allegan County – Allegan Area Business Park

This project seeks to acquire and develop a 60-acre site in Allegan Township that is available and adjacent to the existing Allegan Business Park, Allegan Airport, and Allegan Technical Center. The Park will provide land for a large employer and will include up-to-date public and private utilities and infrastructure. The site is adjacent to M-222 and provides direct access to US-131. This expansion can be used to attract new businesses or can be used for the area's existing businesses to expand. The site would allow for a minimum of 100 new employees.

Estimated Cost: $1,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	1	WMRPC Membership	5
Ratio of EDA Share to Jobs	4	Community Goals	0
Investment Priorities	3	Private Sector Support	0
Regional Impact	4	Private Sector Investment	5
Matching Funds	0	Regional Cooperation	5
Engineering	0	**Total**	**39**
Utilities	7	**Ranking**	**12**

Gun Lake Area Sewer Authority (GLASA) – Allegan County and Barry County – Lift Station 23 Rehabilitation

A complete rehab of the system's largest sewage lift station is needed. The lift station is over 40 years old. Lift Station #23 is the most important lift station on the system. This lift station is part of a system that is the major source directly responsible for the water quality in five lakes and the Gun River. GLASA serves for townships (Yankee Springs, Orangeville, Wayland, and Martin) spanning both Allegan and Barry County all of which would benefit from this project.

Estimated Cost: $60,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	0	WMRPC Membership	5
Ratio of EDA Share to Jobs	5	Community Goals	5
Investment Priorities	2	Private Sector Support	0
Regional Impact	3	Private Sector Investment	0
Matching Funds	2	Regional Cooperation	3
Engineering	0	**Total**	**34**
Utilities	4	**Ranking**	**22**

City of Holland – Allegan County – New Industrial Road South of 48th St.

The City of Holland will work with Johnson Controls and Challenge Manufacturing to construct a new public road south of 48th Street between their two parcels to open up vacant land to more industrial development.

Estimated Cost: $12,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	0	WMRPC Membership	5
Ratio of EDA Share to Jobs	0	Community Goals	0
Investment Priorities	3	Private Sector Support	0
Regional Impact	5	Private Sector Investment	5
Matching Funds	0	Regional Cooperation	3
Engineering	0	**Total**	**33**
Utilities	7	**Ranking**	**24**

Village of Hopkins – Allegan County – Village Infrastructure Improvements

The Village of Hopkins plans to set up a Tax Increment Finance Area/Downtown Development Authority to allow for improvements to the Village's infrastructure including providing water, sewer, storm drainage, natural gas, and high-speed internet. Improvements will also include constructing/improving an all-season road, converting overhead electrical to underground service, and developing a variety of streetscaping and signage to the Village.

Estimated Cost: $20,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	2	WMRPC Membership	5
Ratio of EDA Share to Jobs	0	Community Goals	5
Investment Priorities	2	Private Sector Support	0
Regional Impact	3	Private Sector Investment	5
Matching Funds	0	Regional Cooperation	5
Engineering	0	**Total**	**36**
Utilities	4	**Ranking**	**18**

Lee Township – Allegan County – Provision of Natural Gas

Lee Township, is a rural township that includes unincorporated town of Pullman. It is ten miles from Lake Michigan and sits between South Haven and Holland. Lee Township began as a logging town in the late 1800's. By the mid 1900's Pullman boasted of over 20 businesses. By

2000, all manufacturing had left Pullman for more metropolitan areas that could better serve their needs. Hundreds of jobs were lost. Twenty years later, Pullman has a handful of businesses, mostly family owned with minimal employee base. Improvement to basic infrastructure needs that created business decline (natural gas, water, broadband) remains a stumbling block for economic growth. Lee Township recognizes these deficiencies and improvements in these areas are a part of the township master plan, but with a limited tax base, funds for such significant infrastructure improvements have remained out of reach. Securing grant funds and America Recovery Plan Act resources is the only way to make a change. Lee Township's economic recovery rests on one single factor, bringing back light manufacturing to Pullman. But without a natural gas utility, that will never happen. Michigan's natural gas system has over 50,000 miles of distribution pipelines and over 3 million service lines and one of them (ARN Pipeline) runs right through our downtown. Natural gas access added 1.9 million jobs across the U.S. economy in 2015, including 60,000 in manufacturing and 347,000 from new natural gas transmission lines alone. (study by National Association of Manufacturers (NAM). Despite incentives for natural gas expansion most funds continue to support Michigan aging gas infrastructure. Interest from Southwest MI gas utilities has been non-committal at best thus Lee Township is left without. It is for that reason our Township seeks to push forward and support interest in area economic development by accessing natural gas assets. Grant funds are being sought with the goal to engineer and construct a gate station on the ARN pipeline (TC Energy) less than 1 mile from the center of Pullman. In addition, the Township will seek to form a public utility or engage private partnerships to extend gas services to existing businesses and residential customers. Specific costs associated with this project would be clarified during the engineering study phase of this multi-phase process. Lee Township is actively working on securing local and private funds for the project.

Estimated Cost: $1,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	2	WMRPC Membership	5
Ratio of EDA Share to Jobs	5	Community Goals	5
Investment Priorities	2	Private Sector Support	0
Regional Impact	1	Private Sector Investment	0
Matching Funds	0	Regional Cooperation	5
Engineering	0	**Total**	**36**
Utilities	6	**Ranking**	**18**

Martin Township – Allegan County – 122nd Avenue Road Construction

Reconstruction of an all-seasons road within Martin Township. The road will be reconstructed from 10th Street to 6th Street.

Estimated Cost: $738,574

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	0	WMRPC Membership	5
Ratio of EDA Share to Jobs	0	Community Goals	5
Investment Priorities	1	Private Sector Support	0
Regional Impact	4	Private Sector Investment	0
Matching Funds	5	Regional Cooperation	3
Engineering	3	**Total**	**35**
Utilities	4	**Ranking**	**20**

City of Plainwell – Allegan County – Industrial Park Expansion

Expansion of utilities and new road into new addition of Industrial Park is necessary for existing businesses to expand and to be able to serve new businesses' needs. The site is adjacent to a successful industrial park that has easy access to US-131 and is conveniently located between two metro areas.

Estimated Cost: $1,643,350

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	3	WMRPC Membership	5
Ratio of EDA Share to Jobs	5	Community Goals	5
Investment Priorities	4	Private Sector Support	3
Regional Impact	5	Private Sector Investment	5
Matching Funds	3	Regional Cooperation	5
Engineering	5	**Total**	**60**
Utilities	7	**Ranking**	**3**

City of Plainwell – Allegan County – Plainwell Mill Redevelopment

The 36-acre site of the former Plainwell Paper Mill is under redevelopment. In 2000 the Plainwell Paper Mill closed its doors for good. The loss to Plainwell was devastating for our community, our economy and for the city budget. In 2002 a community vision for the site was created with significant input from residents and business owners. The plan embraces sustainable development principles calling for extensive green space, new residential offerings and modern work spaces that will allow a variety of job creating / knowledge-based economy users to take root. We anticipate having over 100,000 of sq. ft. available for tech, light industrial, research and development and/or incubator space. Plainwell still has not fully recovered economically from this closure. The unemployment rate in Plainwell as of April of 2019: 2.8 % in Plainwell, the State was 3.7 % and National rate was 3.6%.

In the first phase we gained 30-60 jobs, and we estimate an additional 50-150 jobs would follow throughout the course of the redevelopment. With many steps to go we have made progress and our community vision is becoming a reality. The next step needed is the critical infrastructure on the site. A connecting road that will travel east to west on the property site will establish the fundamental building blocks for the strategic mill adoptive reuse, mixed use, light industrial, research and development and/or incubator opportunities along M89 and near US 131. A portion of the road, Prince St., has been extended during the construction of SW Donut Mill in 2018, which added an additional 20+ jobs.

With remediation underway and a grant from MEDC under consideration, the Mill is in a phenomenal position for redevelopment. The City is seeking to have the necessary infrastructure (road, water, sewer, parking, etc.) that will attract job creators. Over the years, the City's vision has been tested, refined, expanded and is viable due to the comments we have received from developers.

Estimated Cost: $7,600,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	3	WMRPC Membership	5
Ratio of EDA Share to Jobs	0	Community Goals	5
Investment Priorities	3	Private Sector Support	0
Regional Impact	5	Private Sector Investment	5
Matching Funds	0	Regional Cooperation	5
Engineering	0	**Total**	**43**
Utilities	7	**Ranking**	**11**

City of Hastings – Barry County – Wastewater Treatment Plant Upgrade

The project is an upgrade of the existing Wastewater Treatment Plant. The following is a summary of the problems that presently exist at the City of Hastings Wastewater Treatment Plant:

1. There is currently no grit removal or fine screening at the headworks to the plant. This results in severe operation and maintenance issues at the plant on the downstream processes. Both of these processes should be added.
2. Raw wastewater pumping lacks proper access for O&M and pumps are nearing the end of their useful life.
3. The entire primary, thickened, scum, and waste and return sludge pumping/distribution system has outlived its useful life and should be replaced.
4. Primary treatment tanks require a new clarifier mechanism on one of the tanks.
5. UV disinfection equipment has outlived its useful life and should be replaced.
6. Odor control should be added to the headworks building.
7. Office and records storage area need to be added to the plant.

8. The gravity thickener mechanism has outlived its useful life and should be replaced.
9. Existing steel hand-railing and stairs are in disrepair and should be replaced.

The collection system is currently sized adequately to handle the flow and there are no major structural issues existing in the system.

Industry makes up 11.0 percent of the wastewater that the plant receives. The request would be for the portion of the cost of the project that would benefit industry and improve the process at the plant.

Estimated Cost: $9,800,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	0	WMRPC Membership	5
Ratio of EDA Share to Jobs	0	Community Goals	5
Investment Priorities	3	Private Sector Support	0
Regional Impact	5	Private Sector Investment	0
Matching Funds	0	Regional Cooperation	5
Engineering	3	**Total**	**38**
Utilities	7	**Ranking**	**17**

Village of Muir – Ionia County – Sanitary Sewer Improvement Project

This project would include abandoning the villages main lift station and replacing the liftstation (LS) and influent forcemain (FM) to the Village's Wastewater Treatment Facility (WWTF). The LS and the associated force main are the only means of conveying the wastewater from the entire village to the WWTF. The Village's has identified LS/FM replacement as the most critical need due to it's age, high maintenance needs. The pumps and valves in the LS are in poor condition and the probability of the LS/FM to fail is high due to its age.

The LS's and FM's ability to transmit wastewater are at or near capacity. Because of this the village is at or near its capacity for wastewater disposal. This hinders the village from further development because the added wastewater would overwhelm the LS and FM. Several businesses are looking to start operations in the village. A new LS/FM would ensure that adequate wastewater capacity is there it accommodate these new businesses.

Estimated Cost: $1,500,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	3	Ownership	5
Employment	0	WMRPC Membership	5
Ratio of EDA Share to Jobs	0	Community Goals	5
Investment Priorities	2	Private Sector Support	0
Regional Impact	1	Private Sector Investment	5
Matching Funds	0	Regional Cooperation	5
Engineering	2	**Total**	**39**
Utilities	6	**Ranking**	**12**

City of Grand Rapids – Kent County – Seward Avenue Extension, Wealthy Street to Butterworth Street

Throughout the years, the City of Grand Rapids, in partnership with Michigan Department of Transportation and Economic Development Administration, has constructed the Seward Avenue corridor from Butterworth Street to Leonard Street. This provided a much-needed north-south industrial connector, west of US-131, for the City's west side. The current request for the piece from Wealthy Street to Butterworth Street would improve access to industrial properties in the area and divert industrial truck traffic away from adjacent residential neighborhoods. This section would also provide a critical link to US-131 via Wealthy Street. The construction would include acquisition of 85' wide right-of-way, water mains, storm and sanitary sewers, bike lanes, street lighting, railroad, business and residential relocations. The project will continue to leverage substantial private investment and result in additional industrial capacity as well as considerable job creation and retention. Future phases of the extension would continue north to Richmond Street, possibly to Ann Street and could eventually connect with West River Drive, providing a regional connector and an alternative route to US-131.

Estimated Cost: $10,300,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	2	Ownership	5
Employment	1	WMRPC Membership	5
Ratio of EDA Share to Jobs	4	Community Goals	2
Investment Priorities	3	Private Sector Support	0
Regional Impact	5	Private Sector Investment	5
Matching Funds	0	Regional Cooperation	5
Engineering	2	**Total**	**46**
Utilities	7	**Ranking**	**10**

City of Grand Rapids – Kent County – 201 Market Grand River Corridor Trail

Since 2010, the Grand River has been at the heart of transformative planning efforts in Grand Rapids. Beginning with Green Grand Rapids, a Master Plan update which imagined a future with a revitalized River, and continuing with the efforts of Grand Rapids Whitewater, the citizens of Grand Rapids have identified the significant opportunities the River provides from a cultural, recreational, and economic development perspective. Put simply, the revitalization of the Grand River is our community's game changer.

Building on, and coordinating with, the ongoing efforts to revitalize the River, the recently-adopted *GR Forward* includes a new Downtown and River Corridor Plan. The effort engaged more than 5,000 Grand Rapidians and nearby neighbors in developing a vision for the land on the Grand River's banks. A centerpiece of that vision is a continuous, multi-use trail on the east and west banks along the River throughout the city. The trail would connect to the existing trail network within the region and the state, such as to the Lake Michigan Shoreline and the North Country Trail.

Among the benefits, the trail provides an opportunity to increase connectivity throughout Downtown and adjacent neighborhoods, which are some of the largest employment centers in the city and entire region. Further, in conjunction with the naturalization of the River, more than 500,000 new visitor days will be generated annually, resulting in up to $19 million in economic activity and 96 new jobs.

While the recreation improvements will be significant, the greatest potential lies in the job creation from new commercial development on River adjacent parcels. As part of GR Forward, a goal of adding 5,000 new households has been established, and several sites along the River are viewed as prime mixed-use opportunity sites. One of those identified opportunity sites is 201 Market, which is a City-owned parcel that currently houses City services, including the storage of maintenance vehicles. Initial projections identify investment potential at 201 Market in the hundreds of millions, with the possibility of 600+ jobs being created. When the development occurs, the open spaces and connected trail will play an integral role in connecting the site and its amenities to the rest of the City.

There is an endeavor currently underway to sell the public land at 201 Market Avenue SW that consists of approximately 18 acres of riverfront property. Approximately 11 acres of the property is currently under option to the Grand Rapids-Kent County Convention/Arena Authority which is contemplating the development of a +/- 12,000 seat outdoor multi-purpose amphitheater. The remainder of the property will be developed by private developers or for public greenspace. The City currently utilizes the property for its public services group but has an option to acquire the former Kent County Road Commission property on Scribner Avenue for relocation of these operations. The site will also create river access for the river revitalization project.

The City also solicited national riverfront urban planning firms to reactivate riverbanks with a theme that "brands and provides identify" to the Grand River. A menu of options was created for developers in the format of design guidelines that includes pathway materials, lighting and site furniture types, typology along the river pathway network, interface between the river and the land, and other features. This is analogous to other national cities that have reactivated their river resource such as Pittsburgh, PA, Columbus, OH, and Chicago, IL. Twenty-two opportunity sites were identified in the GR Forward Plan which were vetted by a schematic design process involving public engagement and eventual design and construction of certain sites pending financial investment strategies. The Grand River has been considered a water trail pathway by the Michigan Department of Natural Resources. Similar to the Cass River corridor in Michigan's "Thumb" region, this connectivity would provide reactional and economic investment in the region.

Estimated Cost: $2,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	2	Ownership	5
Employment	3	WMRPC Membership	5
Ratio of EDA Share to Jobs	5	Community Goals	5
Investment Priorities	4	Private Sector Support	0
Regional Impact	5	Private Sector Investment	5
Matching Funds	5	Regional Cooperation	5
Engineering	2	**Total**	**57**
Utilities	7	**Ranking**	**5**

City of Grand Rapids – Kent County – Leonard to Ann Street Grand River Corridor Trail

Since 2010, the Grand River has been at the heart of transformative planning efforts in Grand Rapids. Beginning with Green Grand Rapids, a Master Plan update which imagined a future with a revitalized River, and continuing with the efforts of Grand Rapids Whitewater, the citizens of Grand Rapids have identified the significant opportunities the River provides from a cultural, recreational, and economic development perspective. Put simply, the revitalization of the Grand River is our community's game changer.

Building on and coordinating with the ongoing efforts to revitalize the River, the recently adopted *GR Forward* includes a new Downtown and River Corridor Plan. The effort engaged more than 5,000 Grand Rapidians and nearby neighbors in developing a vision for the land on the Grand River's banks. A centerpiece of that vision is a continuous, multi-use trail on the east and west banks along the River throughout the city. The trail would connect to the existing trail network within the region and the state, such as to the Lake Michigan Shoreline and the North Country Trail.

On the east banks of the River, there is currently a connected trail from Fulton to Leonard Street. However, north of Leonard the trail is less developed, and in some stretches not accessible. By completing the .75-mile connection from Leonard to Ann Street, the trail would connect into Riverside Park, creating more than 4 miles of a connected trail. Additionally, at the northern edge of Riverside Park is the White Pine Trail, a 92-mile linear State Park that runs from Grand Rapids to Cadillac.

In addition to the recreation improvements, additional value lies in the job creation from new commercial development on River and trail adjacent parcels. In conjunction with the naturalization of the River, more than 500,000 new visitor days will be generated annually, resulting in up to $19 million in economic activity and 96 new jobs. As part of GR Forward, a goal of adding 5,000 new households has been established, and several sites along the River are viewed as prime mixed-use opportunity sites. One of those identified opportunity sites is the Baker Furniture site, which is a privately-owned redevelopment site. Initial projections identify investment potential at the Baker Furniture site over $100 million, with the possibility of 250+ jobs being created. The restored River and connected trail system are seen as potential catalysts for the project, and once established will play an integral role in connecting the site and its amenities to the rest of the City.

The City is also in the process of soliciting national riverfront urban planning firms to reactivate riverbanks with a theme that "brands and provides identify" to the Grand River. A menu of options will be available for developers in the format of design guidelines that includes pathway materials, lighting and site furniture types, typology along the river pathway network, interface between the river and the land, and other features. This is analogous to other national cities that have reactivated their river resource such as Pittsburgh, PA, Columbus, OH, and Chicago, IL. Twenty-two opportunity sites have been identified in the GR Forward Plan which will also be further vetted by a schematic design process involving public engagement and eventual design and construction of certain sites pending financial investment strategies. The Grand River has been considered a water trail pathway by the Michigan Department of Natural Resources. Similar to the Cass River corridor in Michigan's "Thumb" region, this connectivity would provide reactional and economic investment into the region.

Estimated Cost: $10,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	2	Ownership	5
Employment	2	WMRPC Membership	5
Ratio of EDA Share to Jobs	2	Community Goals	5
Investment Priorities	3	Private Sector Support	0
Regional Impact	5	Private Sector Investment	5
Matching Funds	5	Regional Cooperation	5
Engineering	2	**Total**	**53**
Utilities	7	**Ranking**	**8**

City of Grand Rapids – Kent County – Grand Rapids Eastern Rail Corridor from Leonard Street/Plainfield Avenue to Michigan Street/East Beltline

This five-mile rail corridor parallels a major portion of Michigan Street. The Michigan Street corridor is a burgeoning 5-mile long life sciences corridor, experiencing nearly $1 billion in investment over the past decade. More than 10,000 employees work on Michigan Street, 41,000 students attend classes annually in close proximity, and greater than 1.25 million visitors travel the corridor every year. The concentrated life sciences core is located on approximately 50 acres of land in and near downtown. Seven urban neighborhoods with 7,800 housing units within ½ mile (2000 Census) surround Michigan Street; including a Federally-designated Historic District. Neighborhoods are feeling traffic and parking impacts associated with more employees, students and visitors. Traffic volumes On Michigan Street range from 22,000 Average Daily Traffic (ADT) to 31,000 ADT. Projected volumes are anticipated to reach to 30,000 to 50,000 ADT by 2040, depending on corridor development. Four interchanges from I-196 connect in close proximity to Michigan Street and influence operations. The Level of Service (LOS) along the Michigan corridor deteriorates significantly during peak hours, particularly at Lafayette and College Avenues.

The Grand Rapids/Eastern Railroad continues to service customers in the Grand Rapids area, but currently the use of this line is infrequent each week. The funding would allow the acquisition of the underlying property and may include a lease back to the railroad for the near term. The 100' wide corridor could be used for additional purposes such as all modes of transportation including bus rapid transit or light rail, non-motorized and offer additional capacity for the Michigan Street corridor for vehicles. The project would include the acquisition of the corridor and includes the potential construction of a 50' wide multimodal street. The funding request does not include bus rapid transit or light rail facilities. It may also be desirable in the future to acquire additional sections of this corridor both the east side and west side of the Grand River for further development.

Estimated Cost: $26,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	2	Ownership	0
Employment	0	WMRPC Membership	5
Ratio of EDA Share to Jobs	0	Community Goals	2
Investment Priorities	6	Private Sector Support	0
Regional Impact	4	Private Sector Investment	5
Matching Funds	0	Regional Cooperation	5
Engineering	2	**Total**	**38**
Utilities	7	**Ranking**	**15**

City of Grand Rapids – Kent County – Circulation Improvements at Butterworth Street SW, Winter Avenue SW, and Front Avenue SW

Michigan Department of Transportation, Office of Rail has worked tirelessly with two rail carriers to provide access to Padnos Recycling, while eliminating four street/railroad crossings. In connection with the effort, the City of Grand Rapids will reconstruct Butterworth Street SW from Lexington Avenue SW to Front Avenue SW and is pursuing the realignment and extension of Winter Avenue SW from Butterworth Street SW to Watson Street SW. The work will include the elimination of: 1) Watson Street SW from Winter Avenue SW to Front Avenue SW, and 2) Front Avenue SW from Butterworth Street SW to Watson Street SW. The realignment of Butterworth Street SW and extension of Winter Avenue SW will allow for the continued development of Grand Valley State University and provide a more direct access for freight.

Estimated Cost: $2,680,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	2	Ownership	5
Employment	0	WMRPC Membership	5
Ratio of EDA Share to Jobs	0	Community Goals	2
Investment Priorities	3	Private Sector Support	0
Regional Impact	5	Private Sector Investment	5
Matching Funds	0	Regional Cooperation	3
Engineering	2	**Total**	**39**
Utilities	7	**Ranking**	**12**

Grand Rapids Center for Community Transformation – Kent County – Ignite: The Movement

Launched in 2015, Grand Rapids Center for Community Transformation (GRCCT) has a mission to create opportunities for transformation. Our approach is rooted in a strong evidence-based and social justice lens so that it can be embraced by the local community and integrated into larger community and economic development strategies. Located in the heart of the Madison Square neighborhood, GRCCT headquarters is positioned to initiate and accelerate change in a neighborhood that has experienced some of the greatest economic declines and least significant recoveries in the City of Grand Rapids.

The innovation in GRCCT's model is, in part, its propensity for collaboration and aligning efforts and resources. The core tenants/partners in the GRCCT model are NAACP of Greater Grand Rapids, Bethany Christian Services, and the Grand Rapids Nehemiah Project (the parent company of two social enterprises, Rising Grinds Café and Building Bridges Professional Services). This project targets low-income residents and supports workforce and business development located within the City of Grand Rapids' 49507 zip code, specifically concentrating on the Madison Square neighborhood. As an area that has experienced persistently poor

economic conditions, it is entirely within a Qualified Opportunity Zone. As the table below details, the 49507 zip code has a higher percentage of residents of color (89.1% compared to 42.2% for Grand Rapids, 25.2% for Michigan, and 38.5% for the U.S.), a higher unemployment rate, a higher rate of residents living in poverty, and lower educational attainment than the City of Grand Rapids, Michigan, and United States as a whole.

Estimated Cost: $1,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	2	Ownership	5
Employment	0	WMRPC Membership	5
Ratio of EDA Share to Jobs	5	Community Goals	3
Investment Priorities	3	Private Sector Support	5
Regional Impact	1	Private Sector Investment	5
Matching Funds	3	Regional Cooperation	5
Engineering	5	**Total**	**54**
Utilities	7	**Ranking**	**7**

City of Wyoming – Kent County – Site36 (Redevelopment of 36th Street GM Plant)

This is the site of a former GM Plant located on a 92 acre site on 36th Street, just east of US-131. The former 3 million square foot facility has been demolished and the site is being prepared and marketed for manufacturers and other businesses. Site36 is designed as a public-private partnership between the City of Wyoming, the developer, Lormax Stern, and the economic developer, The Right Place, Inc. Together, this redevelopment team has set a vision to attract one or two large-scale smart manufacturers that will carry forward the site's legacy of generating long-term economic growth (the former plant was built in the 1930s and employed 3,500 people).

Located in the City of Wyoming in the heart of West Michigan, the expansive site is serviced by nearly every major mode of transportation. This site has immediate access to a major north/south highway, US-131, direct freight rails service, and is eight miles from the Gerald R. Ford International Airport. Site36 offers some of the best industrial infrastructure in Michigan. The site is development-ready with industrial water, sewer, power, and unlimited options for added utility infrastructure and support. From high speed fiber-optic communication lines to state-of-the-art power, Site36 has the capacity to power any business into the future.

Since this project was submitted the City of Wyoming sold a large portion of the property to a developer, so project scope has changed considerably.

Estimated Cost: $1.8 million

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	2	Ownership	5
Employment	6	WMRPC Membership	5
Ratio of EDA Share to Jobs	5	Community Goals	5
Investment Priorities	4	Private Sector Support	5
Regional Impact	5	Private Sector Investment	5
Matching Funds	5	Regional Cooperation	5
Engineering	0	**Total**	**64**
Utilities	7	**Ranking**	**1**

City of Big Rapids – Mecosta County – Airport Runway Extension

The City needs to extend the existing airport runway from 4,300 feet to 5,000 feet to accommodate larger aircraft. Potential larger aircraft would be able to aid local businesses, industries and Ferris State University.
Estimated Cost: $3,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	3	Ownership	5
Employment	0	WMRPC Membership	5
Ratio of EDA Share to Jobs	0	Community Goals	5
Investment Priorities	2	Private Sector Support	0
Regional Impact	5	Private Sector Investment	2
Matching Funds	0	Regional Cooperation	5
Engineering	0	**Total**	**38**
Utilities	6	**Ranking**	**15**

City of Greenville – Montcalm County – High Strength Sanitary Sewer Trunkline and Wastewater Treatment Expansion

EDA Project includes approximately two miles of sanitary sewer trunkline to carry high strength waste from locations in the City's Industrial Park to the wastewater treatment plant. The existing trunkline is undersized and susceptible to attach by corrosive materials expected from beneficiary.

Estimated Cost: To Be Determined

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	3	Ownership	5
Employment	5	WMRPC Membership	5
Ratio of EDA Share to Jobs	2	Community Goals	5
Investment Priorities	2	Private Sector Support	0
Regional Impact	5	Private Sector Investment	5
Matching Funds	0	Regional Cooperation	0
Engineering	5	**Total**	**48**
Utilities	5	**Ranking**	**9**

Osceola County – Michigan Potash Company, LLC, New Facility

Michigan Potash Company (MPC), LLC is proposing to build and operate a multi-million dollar potash solution mining facility that will produce over a million tons of potash and salt per year. Extensive studies and other work have taken place; however, financing has not been secured. The project will create approximately 170 full-time jobs upon commissioning of the facility. Construction of the facility will take approximately 30 months to complete. A construction date has not been set. Approximately 300 construction jobs will be created during the construction phase. In addition to job creation, royalty payments may approximate $10 million per year.

The following public improvements will be needed to support the project:

- 1.5 miles unpaved portion of Schofield will need to be upgraded to a Class A road.
- An approximate one mile unpaved portion of 135th Avenue will need to be upgraded to a Class A road.
- The corner of Schofield and 135th Avenue will need to be re-engineered to accommodate larger vehicles.
- Utilities will need to be extended to the facility.

Estimated Cost: $35,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	3	Ownership	5
Employment	9	WMRPC Membership	5
Ratio of EDA Share to Jobs	4	Community Goals	2
Investment Priorities	1	Private Sector Support	0
Regional Impact	5	Private Sector Investment	5
Matching Funds	0	Regional Cooperation	5
Engineering	0	**Total**	**46**
Utilities	2	**Ranking**	**10**

City of Reed City – Osceola County – WWTP Infrastructure Improvements

The results of the condition and capacity assessment of the unit processes at the Reed City Wastewater Treatment Plant (WWTP) determined significant upgrades are needed to keep the facility functioning. Each unit process at the plant was evaluated, and its overall performance/condition rating and estimated remaining useful life was determined. Some of the unit processes, such as the PF, grinder and auger screen, and the coagulation/flocculation system located at the South Plant have exceeded their useful life. The South Plant site treatment facilities are experiencing problems due to age, condition, water damage, code compliance or capacity, and will require improvements or replacement immediately. The processes located at the South Plant need to be replaced with similar unit processes located on the North Plant site. By locating these processes to the North Plant site, the City's WWTP staff will be more efficient and effective in their daily routine thus controlling the future cost of operation and maintenance. The condition of the 8-inch force main and gravity lines that cross underneath the Hersey River is also unknown. These lines currently represent a significant risk for the City. The report on the Condition Assessment for Asset Management includes budgets for the replacement of the equipment and processes currently located on the South Plant site. The new facilities are proposed to be on the North Plant site. See the attached report for additional detail. The report was completed in May 2016. Based on estimating indecencies, the 2019 budget for this project is $9,075,000.

Estimated Cost: $9,075,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	3	Ownership	5
Employment	15	WMRPC Membership	5
Ratio of EDA Share to Jobs	5	Community Goals	5
Investment Priorities	2	Private Sector Support	0
Regional Impact	5	Private Sector Investment	2
Matching Funds	0	Regional Cooperation	5
Engineering	2	**Total**	**61**
Utilities	7	**Ranking**	**2**

Allendale Charter Township – Ottawa County – Allendale Township WWTP Improvements

A local food production industry is looking to expand their facilities, which could require an upgrade to their wastewater treatment and disposal systems. An alternate to this is to expand the Allendale Wastewater Treatment Plant (WWTP) to take some or all of this pre-treated flow to allow for this expansion. The intent is to have them push all of their proposed flows through their existing system (rather than upgrade) and send the pretreated effluent to the Allendale WWTP to be fully treated.

This project includes replacements and upgrades to the existing (WWTP) at Allendale Charter Township. The existing Rotating Biological Contactors (RBCs) are outdated and need to be replaced. The proposed project will implement a new technology to treat more wastewater in a smaller footprint than the existing equipment. These upgrades would increase the WWTP's design flow from 1.60 MGD to 5.2 MGD. The proposed system will utilize activated granular sludge reactors to accomplish the biological treatment with minimal energy and chemical consumption. The project will also include new mechanical sludge thickening and dewatering equipment to dispose of the waste biosolids in a more economical and sustainable manner. A new anaerobic digester will also be installed to accommodate the projected increase in flows and solids within the waste water. In summary, this project will implement four (4) new reactors with associated blowers, piping and valves, (1) new sludge thickener, (2) new biosolids dewatering presses, a new anaerobic digester and receiving station, miscellaneous piping and pump upgrades, and miscellaneous electrical, controls, tankage, and demolition required.

This project fits very well with the EDA Investment Priorities of Recovery and Resilience, Critical Infrastructure, and Workforce Development & Manufacturing. The expansion to this industry which creates high value products will provide a large increase in high paying manufacturing jobs to the West Michigan community. The update and replacement of critical infrastructure at the WWTP provides for economic resilience of the businesses within the service area, and allows for their continued prosperity and expansion.

Estimated Cost: $17,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	2	WMRPC Membership	5
Ratio of EDA Share to Jobs	5	Community Goals	5
Investment Priorities	4	Private Sector Support	3
Regional Impact	4	Private Sector Investment	5
Matching Funds	5	Regional Cooperation	5
Engineering	3	**Total**	**58**
Utilities	7	**Ranking**	**4**

Grand Haven/Spring Lake Wastewater Authority – Ottawa County – Capacity Upgrade Supporting Industry

The Grand Haven Spring Lake Sewer Authority (GHSLSA) owns and operates a wastewater collection system and treatment plant serving the communities of Grand Haven and Grand Haven Township south of the Grand River, and Spring Lake Township, the Village of Spring Lake and the City of Ferrysburg north of the river. The Grand River bisects the GHSLSA's service area, which includes a significant number of economically important manufacturing employers on both sides of the river. In addition to a strong manufacturing base, GHSLSA's service area supports a robust regional tourism economy.

A 45-year-old wastewater pumping station pushes all the wastewater collected from the three communities on the north side of the Grand River to the GHSLSA wastewater treatment plant on the south side through a 3,500-ft.-long, 12-in.-diameter forcemain buried under the river. The pump station and river crossing pipe handle 1.2 million gallons of wastewater each day.

Both the pumping station and the forcemain under the river are nearing their 50-year design life and need replaced with increased capacity to support anticipated growth. Spring Lake Township (2015) received an MDEQ asset management "SAW" planning grant to assess the condition of their wastewater facilities. One of the key findings in Spring Lake Township's MDEQ-funded SAW grant was the need to upgrade its river crossing forcemain with a larger one. Another recommendation was replacing its pump station with a new one with a higher pumping capacity to meet projected flow increases including immediate and significant growth in its industrial customer base.

The pumping station needs frequent maintenance. It features one 40 hp pump and two 150 hp pumps. The 40 hp pump can't add any capacity at high flows and they often shut down to one 150 hp pump during maintenance – two to three times a week—removing clogs. GHSLSA proposes a new, higher capacity pumping station using energy-efficient variable frequency drives to consume less energy and cut wear and tear on the pumping equipment. The new pumping station's estimated cost is $2.5 million.

To meet projected capacity needs, GHSLSA proposes a new 16-in.-diameter river crossing forcemain to the treatment plant. The larger pipe will increase the existing river crossing's flow capacity by 77 percent and serve the area's needs for the next 50 years. Until it reaches its capacity, it will lower the cost to pump wastewater through it. The variable frequency drives at the new pumping station will match the pumping effort to the actual flow, saving energy. The river crossing's estimated cost is $3.0 million.

GHSLSA's MDEQ-funded SAW grant identified the wastewater treatment plant's headworks for replacement due to its age, condition and functionality. The headworks receives incoming wastewater before it enters the treatment process. Equipment in the headworks removes grit, rags, and other harmful material from wastewater. The new headworks will cost $3.0 million.

Estimated Cost: $5,700,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	2	WMRPC Membership	5
Ratio of EDA Share to Jobs	4	Community Goals	5
Investment Priorities	3	Private Sector Support	5
Regional Impact	4	Private Sector Investment	5
Matching Funds	5	Regional Cooperation	5
Engineering	2	**Total**	**57**
Utilities	7	**Ranking**	**5**

City of Zeeland – Ottawa County – Downtown Zeeland Snowmelt System

The City of Zeeland is requesting EDA funding for the installation of a public snowmelt system along the sidewalks and Main Street in a three-block section of the downtown Zeeland central business district. Neighboring communities (Holland, Grand Haven) have proven that the addition of a snowmelt system is an innovative method that can drastically improve the accessibility and functionality of the district during Michigan's winter months, which are known for high precipitation and lake effect snow.

The City of Zeeland established a downtown snowmelt system as a goal to pursue in 2013; exploration of the project has also appeared in the 2017, 2018, 2019, 2020 and 2021 Strategic Action Plans. The City has been actively pursuing a complete snowmelt system over the past year; has consulted with engineers, stakeholders, focus groups, consultants and neighboring communities. The City has formed a snowmelt plan and has gained interest and support from the majority of downtown stakeholders; who would have likely been asked to assist in paying for the system, via a special assessment.

In light of the economic downturn due to Covid-19, the City of Zeeland believes it will take our local small businesses several years to rebuild what they have lost. Although a snowmelt system would still be abundantly beneficial to the district, adding a new special assessment to the list of expenses for these businesses may make rebuilding their businesses impossible. Additionally, the city's portfolio was also struck by the volatility of the market and part of the funding that the City of Zeeland could have directed toward a snowmelt system has been used for relief pay for city employees and other expenses needed to protect our community from the effects of the pandemic.

The downtown Zeeland business community would benefit from a snowmelt system, now, more than ever. Independent businesses will need every tool available to attract customers back to their door, as they recover from this crisis. Snowmelt would give local businesses the advantage of clear streets and sidewalks, free of winter elements, making downtown Zeeland attractive to customers and give the district a competitive position with our neighboring snowmelted communities.
We predict that snowmelt would increase sales in the first quarter, each year, which is traditionally a very difficult season for our downtown businesses. Improving this season will begin to yield healthier businesses annually. As this occurs, our businesses will once again be in a position to expand and add employees and we will reestablish downtown Zeeland as a desirable place to invest and attract new businesses.

In addition to economic advantages, streets and sidewalks that are clear of snow and ice contributes to placemaking and allows downtown to become a safe and walkable route year-round. This increases public safety, health and wellness. An inviting downtown also has a positive impact on investment in adjacent residential neighborhoods.

The proposed snowmelt system brings the technology used in radiant flooring systems to the outside. Water will be combined with an anti-freezing agent heated by boilers and pumped through a network of flexible plastic tubes embedded in sand or gravel underneath the street and sidewalk. The heat is transferred from the water to the material around it including the surface material above, and this heat melts snow and ice and increases the speed at which the melted water evaporates. The sum of this is that surfaces are kept free of snow and ice buildup and dry quickly; plowing and salting become unnecessary; and roads last longer since there is no freeze-thaw cycle. This decrease in road maintenance is a cost savings to the city. Similarly, individual property owners appreciate reduced wear and tear on exterior doors, exterior building trim and materials, interior floors and rugs thanks to the elimination of winter salt.

The cost estimates for the project include the installation of distribution piping, and the replacement of the street and sidewalk disturbed by distribution piping. Receiving an EDA grant for a complete downtown snowmelt system would allow the City of Zeeland to move forward with the project without a shared cost to the downtown business community. The grant would also allow the City to condense the construction schedule and potentially complete the project in a single construction season, rather than alternatively spreading the project over multiple seasons or years, which could have repetitive damage on the downtown economy. We realize that, in addition to relief resources, it will take a lot of collaboration and creative thinking to bring recovery and revitalization back to small downtowns, such as ours. However, we believe that a grant for the implantation of a downtown snowmelt system is a concentrated way to leverage EDA recovery funds with city matching dollars to provide direct benefit to the entire downtown. This stimulus would be targeted in scope but have broad effects on the heart of the Zeeland community; enhancing the most historic and cherished part of the city.

Estimated Cost: $4,180,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	0	WMRPC Membership	5
Ratio of EDA Share to Jobs	0	Community Goals	5
Investment Priorities	3	Private Sector Support	0
Regional Impact	1	Private Sector Investment	2
Matching Funds	4	Regional Cooperation	0
Engineering	3	**Total**	**35**
Utilities	7	**Ranking**	**20**

City of Zeeland – Ottawa County – Collection System Improvements

This project will include three main portions:

1. The replacement of approximately 3,500 feet of the west end sanitary trunk sewer line that is both deteriorating and subject to failure due to poor ground conditions. The pipe is made of

outdated asbestos cement and has multiple structural defects. It is also located in a high groundwater area that has caused the pipe to bend and dip in places, preventing the sewage from flowing freely through it. There are multiple areas where the pipe is constantly full of sewage and in risk of clogging or breaking. This pipe serves a large population area with both residential and commercial customers and is currently undersized to effectively handle the flows that it experiences. ($3,000,000)

2. The televising and condition rating of the entire sanitary sewer collection system. The City currently only has about 10% of the system visually inspected via camera in the last 10 years, so the majority of pipe conditions are unknown. There could be significant defects and risks to the health and safety of the system and the residents who live there, and detrimental effects to business that utilize this infrastructure for operations. ($500,000)

3. Re-routing the force main from the Roosevelt Ave Lift Station. Over the past 10 years, the industrial development of the areas served by the Roosevelt Lift Station and State Street trunk sewer has grown significantly. The current State St trunk sewer that collects flow from the Roosevelt Lift Station is flowing near capacity during peak hourly flows. This project will re-direct this force main to another trunk sewer (Church St) which is mostly commercial and residential, since there is minimal space for expansion to allow for additional capacity within the State St trunk sewer for future industrial growth. This would include approximately 950 feet of 16” force main piping, extending past the existing inverted siphon. This will eliminate a bottleneck point along the trunk sewer that this force main would discharge to. ($750,000)

The main reasons for these projects are to improve infrastructure that is in poor condition and to provide adequate facilities that can transport sewer flows from areas that are important for business growth and expansion, in addition to providing sufficient conveyance to continue supporting the established businesses in these areas. The trunk sewers are nearing capacity and this project will help mitigate risk of failures and backups for these customers, which will also protect the health and safety of the environment and residents of the area.

Estimated Cost: $4,250,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	0	WMRPC Membership	5
Ratio of EDA Share to Jobs	0	Community Goals	5
Investment Priorities	2	Private Sector Support	0
Regional Impact	3	Private Sector Investment	0
Matching Funds	4	Regional Cooperation	5
Engineering	3	**Total**	**34**
Utilities	7	**Ranking**	**22**

City of Zeeland – Ottawa County – Fiber/Broadband Project

The City of Zeeland has identified in its 2021 Strategic Action Plan an action step to evaluate "Fiber (broadband) Throughout the City". City leaders believe there is a need for fiber broadband infrastructure which would provide gigabit speed internet access for both homes and businesses.

Zeeland residential, commercial, and industrial entities do not currently have access to competitively priced, reliable gigabit-speed broadband services. Zeeland residents have very limited available options for high-speed broadband service. There have been reports that Zeeland residents and businesses are dis-satisfied with their current internet service providers. There have also been recent reports that, with substantially increased broadband traffic from teleworkers and remote learners due to the pandemic crisis, existing copper broadband infrastructure in Zeeland and the surrounding area has been overwhelmed since the system was never intended to support such high demand. It is unlikely that the incumbent providers will upgrade their copper broadband infrastructure to fiber within the foreseeable future as they perceive such an investment would provide insufficient return on investment. The lack of available fiber broadband infrastructure in Zeeland and the surrounding area seems mis-aligned with the fact that this community is a major employment center in West Michigan.

The COVID-19 crisis has dramatically changed the way day-to-day business is accomplished, whether that be teleworking, attending school, shopping for essential supplies, or performing banking and other financial transactions remotely. This mode of business operations and daily living will likely be sustained from this point forward, forever changing the way everyday citizens go about their daily routines. Zeeland and surrounding areas have, for all intents and purposes, been underserved in terms of fiber broadband infrastructure. And the deficiencies in this infrastructure, which have been ever-present in Zeeland, have become increasingly apparent every day as citizens navigate this new era that necessitates a construct of rapid response and readiness on the part of all.
The Zeeland Fiber to the Home/Business proposal involves the following major activities:
1. Strategic Planning - $10,000
2. Needs Assessment - $25,000
3. Preliminary Network Design - $30,000
4. Business Plan Development - $35,000
5. Final Network Design and Construction - $7.5M – $10.0M

The final network design would be based on outcomes from the previously mentioned steps.

The Zeeland Fiber to the Home/Business proposal aligns perfectly with the goals of the U.S. Economic Development Administration's investment priorities. The project also effectively addresses the creation and/or retention of high-quality jobs. The project will leverage other resources, both public and private, and will demonstrate Zeeland's capacity to promptly commence the project, and to use funds quickly and effectively. The project will provide a clear scope of work that includes a description of specific and measurable project outputs.

Estimated Cost: $10,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	15	WMRPC Membership	5
Ratio of EDA Share to Jobs	5	Community Goals	5
Investment Priorities	3	Private Sector Support	0
Regional Impact	1	Private Sector Investment	0
Matching Funds	0	Regional Cooperation	0
Engineering	0	**Total**	**46**
Utilities	7	**Ranking**	**10**

Table 63 -- EDA Targeted Community Projects Summary – Ranked in Order

Rank/Pts.	Project	Cost
1/64	City of Wyoming – Kent Co. – Site36, Redevelopment of Site 36	$1,800,000
2/61	City of Reed City – Osceola County – WWTP Inf. Improvements	$9,075,000
3/60	City of Plainwell – Allegan County – Industrial Park Expansion	$1,643,350
4/58	Allendale Charter Township – Ottawa County – Allendale Township WWTP Improvements	$17,000,000
5/57	Grand Haven/Spring Lake Wastewater Authority – Ottawa County – Capacity Upgrade Supporting Industry	$5,700,000
5/57	City of Grand Rapids – Kent County – 201 Market Grand River Corr. Trail	$2,000,000
7/54	Grand Rapids Center for Community Transformation – Kent County – Ignite: The Movement	$1,000,000
8/53	City of Grand Rapids – Kent County – Leonard to Ann River Corridor Trail	$10,000,000
9/48	City of Greenville – Montcalm County – High Strength Sanitary Sewer Trunkline and Wastewater Treatment Expansion	TBD
10/46	City of Zeeland – Ottawa County – Fiber/Broadband Project	$10,000,000
10/46	Osceola County – Michigan Potash Company, LLC, New Facility	$35,000,000
10/46	City of Grand Rapids – Kent County – Seward Avenue Extension, Wealthy Street to Butterworth Street	$10,300,000
11/43	City of Plainwell – Allegan County – Plainwell Mill Redevelopment	$7,600,000
12/39	City of Allegan – Allegan County – Allegan Area Business Park	$1,000,000
12/39	City of Grand Rapids – Kent County – Circulation Improvements at Butterworth Avenue SW, Winter Avenue SW, and Front Avenue SW	$2,680,000
12/39	Village of Muir – Ionia County – Sanitary Sewer Improvement Project	$1,500,000
15/38	City of Big Rapids – Mecosta County – Airport Runway Extension	$3,000,000
15/38	City of Grand Rapids – Kent County – Grand Rapids Eastern Rail Corridor from Leonard Street/Plainfield Avenue to Michigan Street/East Beltline	$26,000,000
17/38	City of Hastings – Barry County – Wastewater Treatment Plant Upgrade	$9,800,000
18/36	Lee Township – Allegan County – Provision of Natural Gas	$1,000,000
18/36	Village of Hopkins – Allegan County – Village Infrastructure Improvements	$20,000,000
20/35	City of Zeeland – Ottawa County – Downtown Zeeland Snowmelt System	$4,180,000
20/35	Martin Township – Allegan County – 122nd Avenue Road Construction	$738,574
22/34	Gun Lake Area Sewer Authority (GLASA) – Allegan County and Barry County – Lift Station 23 Rehabilitation	$60,000
22/34	City of Zeeland – Ottawa County – Collection System Improvements	$4,250,000
24/33	City of Holland – Allegan Counties – New Industrial Rd. South of 48th St.	$12,000,000
Total		**$197,326,924**

Community Projects and Plans

City of Grand Rapids – Kent County – Grand Rapids Downtown Market Feasibility Study

The Grand Rapids Downtown Market is a unique food innovation hub that catalyzes the West Michigan food system by providing shared and affordable food production facilities, technical services, and marketing opportunities to the region's food entrepreneurs. The Downtown Market provides the critical missing infrastructure that helps food producers, processors, and consumers connect, increasing regional food commerce and innovation, and provides new food business opportunities as well as opportunities in supporting sectors. The facility, which opened in the spring of 2013, will lead to innovation and product commercialization and will put West Michigan into a clear leadership position within the national effort to create regional food clusters.

The Downtown Market Education Foundation (DMEF) and the Michigan State University (MSU) Product Center (Food-Ag-Bio) intend to conduct a feasibility assessment related to providing expanded agricultural processing technology acceleration space and equipment beyond what is currently offered at the Downtown Market and available in the area. The study will focus on the following: economic feasibility, market feasibility, technical feasibility, financial feasibility and management feasibility. To the greatest degree possible, the format will follow the outline in RD 4279-B Appendix A Guide for the Completion of Feasibility Studies from the U.S. Department of Agriculture Rural Development. This will allow the DMEF to use the feasibility assessment for other grant and loan guarantee programs. The feasibility assessment will also be used to aid DMEF in developing its business plan for the potential accelerator.

Economic feasibility will focus on sufficiency of inputs. Of particular importance will be the access to inputs and labor. Access to critical infrastructure will also be included. Market feasibility will focus on the price of services, potential users, and potential competitors. Technical feasibility will focus on the technology used at the facility including the equipment used and needed, the experience of the firms producing and installing the equipment and previous experience with the technology being considered. Financial feasibility will focus on profitability of the venture. Partial budgeting will be used to generate prospective income statements and balance sheets. Cash flow will also be analyzed. Management feasibility focuses on the management team and their experience. The organizational structure of the incubator will also be analyzed.

Estimated Cost: $70,000

City of Grand Rapids – Kent County – Green Infrastructure Portfolio Standards (GIPS)

To significantly reduce the volume and pollutant load of stormwater runoff that enters the storm sewer system and provide other benefits to the community by incrementally but steadily scaling up the use of stormwater green infrastructure practices by incorporating them in public and private projects that are planned and seeking opportunities to retrofit existing impervious surfaces. Green infrastructure is an approach to wet weather management that uses natural

systems—or engineered systems that mimic natural processes—to enhance overall environmental quality and provide utility services. Unlike conventional stormwater management (gray infrastructure) which uses curbs and gutters and underground piping to convey water away from developed landscapes, green infrastructure relies heavily on water infiltration and evapotranspiration to capture raindrops where they fall. The utilization of the Portfolio allows for quantifying the impact of green infrastructure and to establish goals for reductions the volume and pollutant load of stormwater runoff that enters the storm sewer system. The GIPS will apply to project areas within the City selected by the GIPS Task Force and will be implemented in each project area until the annual goals established for that area are achieved. Investment in resiliency is especially necessary due to the Grand River reaching flood levels as recent as 2013 and 2017.

Estimated Cost: $1.5 Million

City of Grand Rapids – Kent County – Revolving Loan Fund

The City of Grand Rapids is interested in establishing a revolving loan fund to assist in developing new local businesses and helping existing businesses expand. The program would be administered by the City's Economic Development Corporation. This community is experiencing the loss of major manufacturing jobs, with Grand Rapids Chair, Precision Aerospace, and Benteler Automotive all relocating outside the City in the next few months. The funds made available through this Fund would assist in restoring this loss of employment throughout the community. The Fund would focus investments to entrepreneurs affecting clean energy, green technology, sustainable manufacturing, information technology infrastructure, those impacted by auto industry restructuring, innovations in high growth technologies and health care. Support of those companies promoting environmentally sustainable development would also be considered for funding where possible.

Estimated Cost: $110,000

City of Grand Rapids – Kent County – North Monroe Mobility Connections

This project will provide an accessible, non-motorized path that connects housing, education, jobs, healthcare, and prime recreational assets. In particular, the project will connect the Neighbors of Belknap Lookout (NOBL) neighborhood and Grand Valley State University (GVSU), Spectrum Health's Center for Health Transformation and Innovation (CTI) and Michigan State University's Innovation Park, and the Medical Mile, which is a densely developed area on Michigan Street that is one of the largest employment centers in the state with hospitals, universities, and businesses. The connection will be provided in two ways.

First, the Hastings Street non-motorized path will connect the Monroe North business district, including Spectrum CTI, MSU Innovation Park, and Grand River frontage, to the NOBL neighborhood, GVSU, and the Medical Mile. Monroe North is part of the NOBL neighborhood.

However, they are separated by a 100' high bluff and the existing stairs are in disrepair. The improvements include an elevated walkway, path, overlook, lighting, benches, and landscaping.

Second, an abandoned railroad tunnel under the I-196 freeway will be repurposed for pedestrian/non-motorized use. This will connect Spectrum CTI in Monroe North and MSU's Innovation Park on Michigan Street. It will create a non-motorized path connecting the two campuses through the tunnel and will allow free flowing access between the districts. This path will also connect to the Grand River Edges Trail, linking this off-road commuting route to the Medical Mile.

This area struggles to balance transportation demands of residents and businesses. Non-motorized infrastructure is critically needed to deter and mitigate automobile traffic. Carefully providing linkage between these three critical districts will provide for the free flow of ideas and pedestrians along the Medical Mile.

Estimated Cost: $4,780,000

City of Grand Rapids – Kent County – Grand Rivers Edges (West) – North of Watson Street to Pearl

This project will construct a trail along the west bank of the Grand River that will connect the Grand Valley State University campus, Grand Rapids Public Museum, and the Gerald R. Ford Presidential Museum. This non-motorized trail is part of the Grand River Edges Trail system, which provides pedestrian and bicycle routes along the east and west banks of the Grand River. It is also part of the 7.5-mile river trail loop in downtown Grand Rapids, connecting institutions on both sides of the river via a non-motorized route.

The project includes construction of a new trail to address a gap in the system and renovation of an old section that is not universally accessible. These new universally designed pathways will change the mobility of the region, especially for the westside of Grand Rapids. The trail will connect to bike lanes and regional trails, providing accessible alternatives for local commuters, reduce traffic and parking congestion, improve mobility throughout the downtown region, and connect residential neighborhoods with business districts and cultural institutions in the urban core.

In addition, the project is anticipated to accelerate completion of the Van Andel Public Museum's vision for the activation of its river frontage. It will jumpstart the reorientation of the museum facility to make use of its southern exposure and revolutionize its customer experience. This will increase public riverfront access on the west side.

The GR Forward plan identifies the project's reach as two separate opportunity sites in the overall work to restore and reactive the Grand River. The trail is part of the vision of these sites. Overall river restoration and expanded recreational uses of the river and riverfront is estimated to

stimulate net new economic impact of $15.9 million to $19.1 million annually (Anderson Economic Group).

This project will complete a key river trail segment, thus improving bike/pedestrian mobility and safety and facilitating access to the restored river. It will address equity for the westside residents, many of whom depend on bicycles for transportation. This project is prioritized based on outcomes of the GR Forward and River For All planning processes, which engaged thousands of community constituents.

Estimated Cost: $5,000,000

City of Grand Rapids – Kent County – Wealthy Street – Fuller to East City Limits

Project Description: This significant, Minor Arterial, brick corridor serves 6,000 vehicles/day and is in Fair condition. Throughout the City, Wealthy Street has been reconstructed over the years with Federal, State and City investment.

The project will remove the existing street, replace/rehab aging infrastructure: water main (1909), sanitary and storm sewer (1896-1931), reconstruct the brick street, upgrade Street Lighting/Traffic Signals to LED, possibly ornamental lighting, and porous pavers in the parkway/parking lanes, green infrastructure/trees will be placed where possible. This meets Federal, State and City goals to maintain the existing system of streets in good condition.

This continues the public/private investment in the Eastown area which is part of the Uptown Business Improvement District and is consistent with the purpose of Uptown.

Estimated Cost: $9,530,000

City of Grand Rapids – Kent County – Division Avenue – Fulton Street to Michigan Street

Project Description: This former MDOT trunkline serves 11,000 vehicles/day and is in Poor-Fair condition. The funding will remove the existing street, replace/rehab aging infrastructure (1885-1940), upgrade Street Lighting/Traffic Signals to LED, improve pedestrian signals and replace end of life Street Lighting/Consumers Energy (added $3.25 million investment) conduit systems and reconstruct the street to current Vital Streets standards, including green infrastructure and provide for all modes of transportation. This meets Federal, State and City goals to maintain the existing system of streets in good condition.

The “GR Forward Plan” and “Equitable Economic Development and Mobility Strategic Plan” will be used to inform the design.

Estimated Cost: $10,760,000

City of Grand Rapids – Kent County – Cesar Chavez Avenue – Clyde Park Avenue to Franklin Street

Project Description: (Attach Additional Sheets if Necessary) Transformation has begun. Plaza Roosevelt, just north, a $50 million P3 includes new housing, high school, City park and expansion of health care/arts/cultural opportunities and is nearing completion. If funded, this will complete the corridor, improve safety, add green infrastructure and provide significant investment in an underserved Neighborhood of Focus and open up redevelopment possibilities.

The “Viva La Avenida Long Live the Avenue Plan" will be incorporated into the project.

Estimated Cost: $7,000,000

City of Grand Rapids – Kent County – Division/Ionia Avenues to I-196/Mason Street

For many years, the Grand Rapids community has desired a better connection between the Monroe North Area and the Neighbors of Belknap Lookout neighborhood. There is a 100’ difference in elevation between the areas and they are also divided by the Ionia Avenue/Division Avenue busy corridor. The community is beginning the conceptual design process for access improvements throughout the area titled: “Hill + River Network.” The focus is on a non-motorized connection between the areas and the Grand River, and also to improve pedestrian safety and comfort when crossing Ionia Avenue/Division Avenue.

As the City and Federal/State partners implement the Grand River Restoration projects estimated at $45 to $50 million, the Monroe North Area has begun seeing significant investment as a natural extension of the Medical Mile, including investment in the Michigan State University Grand Rapids Innovation Park, 601 Bond, the Spectrum Health Center for Transformation and Innovation campus, and Embassy Suites. With these developments estimated to total $475 million, there is great opportunity to improve the Ionia Avenue/Division Avenue corridor and provide additional space for a multitude of uses and redevelopment.

Division Avenue was a MDOT trunkline, cut into the Belknap Hill in the 1930s. In 2017, the City entered into a turnback agreement for jurisdictional control of Division Avenue. Ionia Avenue and Division Avenue parallel each other in the section from I-196 to Mason Street. Ionia Avenue has limited access to the street network and is in Very Poor to Fair condition.

This project would reconstruct Division Avenue on the Ionia Avenue footprint. This relocation will provide an additional direct connection to the $136 million Spectrum Health Center for Transformation and Innovation campus at Fairbanks Street, provide direct access to underutilized Ionia Avenue parcels on the West side, allow for the design of the street to better serve non-motorized crossing by limiting the crossing lengths and also reducing vehicular speeds and, finally, provide about four acres along the east side of the new Division Avenue for a linear park, public space and/or redevelopment (utilizing the old Division Avenue footprint). It would also provide better options for connection to Division Avenue should the WB I-196 to NB Division Avenue ramp move forward. At a minimum, this relocation will provide much better options to

the Hill + River Network landing at the bottom of Belknap hill than is currently available. In addition, reduction in pavement will result in approximately three acres which will reduce runoff to the river and reduce street maintenance in the future.

Estimated Cost: $2,475,000

City of Grand Rapids – Kent County – Godfrey Avenue from Oxford Street to Market Avenue

The Godfrey Avenue corridor has played a critical role throughout the years by providing the only access to a major industrial area of Grand Rapids. This Principal Arterial street and the underlying infrastructure have outlived their useful lives. The condition of the street is currently rated as Poor (PASER rating 3 to 4 out of 10) and requires complete reconstruction. Providing large storm trunk sewers throughout the corridor will allow the City to separate large geographic areas upstream, resulting in additional capacity at the Wastewater Treatment Plant or postponing the need for expansion. There have been a series of utility breaks and collapses which have further degraded the pavement and demonstrate the poor conditions of the water main and combined sewers. The area is experiencing a revitalization of tired, old industrial sites to new facilities or rehabilitation. The construction of the Leslie E. Tassell M-Tec Center by Grand Rapids Community College for workforce training demonstrates the region's desire to revitalize the area. In addition, there is interest in a large development on the west side of Godfrey. Due to the area's topography, including hills and the Grand River, Godfrey Avenue plays a critical role in transporting goods and services to Grand Rapids, Wyoming and beyond. It is linked to I-196 via Market Avenue and to US-131 via Hall Street.

The project will construct a 4'x10' storm sewer outfall to the Grand River to separate approximately 200 acres of underserved industrial, commercial and residential area. It will also include 36" sanitary sewer; 84" upland storm sewer; low land storm sewer for flood control; 16" and 24" water mains and complete street reconstruction and reconfiguration.

In 2020 and 2021, the City invested $8.6 million in the sewer separation, water main replacement and reconstruction of Godfrey Avenue between the south City limits and Oxford Street. Also, in 2020, the City leveraged a $241,500 Michigan Natural Resources Trust Fund grant and invested $1.25 million to improve the Roberto Clemente Park which is at the corner of Godfrey Avenue and Oxford Street.

Estimated Cost: $12,200,000

City of Big Rapids – Mecosta County – Riverwalk

The City of Big Rapids will develop a connection between the existing riverwalk and Ferris State University. The riverwalk runs along the Muskegon River from the south side of the City, to downtown, and on to Northend Park to connect with the Fred Meijer White Pine State Park.

Estimated Cost: $450,000

City of Big Rapids – Mecosta County – Housing Commission Infrastructure Improvements

A portion of land has been donated by a private individual for housing development. Improvements needed to develop this land include watermain, street improvements, and sanitary sewer.

Estimated Cost: $300,000

City of Big Rapids – Mecosta County – Utility Master Plan

Utility Master Planning is required for the NE quadrant of the City where storm water, sanitary sewer, and water main are lacking. A plan is needed to determine the type, rational, priority, and costs. Plans to serve areas west of US-131 and north of 19 Mile road should also be developed.

Estimated Cost: $100,000

City of Big Rapids – Mecosta County – Recreation Complex

The City of Big Rapids is in need of more baseball and soccer fields and would like to be able to bring tournaments to the area to boost the economy. A recreation complex is planned to be located at the Roben Hood Airport excess land area.

Estimated Cost: $500,000

City of Big Rapids – Mecosta County – Railroad Depot Restoration

The City of Big Rapids' historic railroad depot is located along the State's rails to trails system and is used as a staging area. Repairs need to be made due to vandalism. The City plans to purchase the property from the State and renovate it for use as a museum and retail shop. The surrounding area would also be made into a park-like staging area for the trail.

Estimated Cost: $600,000

Broadband Internet Partnership – Mecosta County – Broadband Implementation and Training

This is a project to bring Broadband/High Speed Internet to the underserved rural population in Mecosta County. The project will include education programs and computer centers. BIP is working with Connect Michigan on all of the parts of the project as well as working to make Mecosta Count a certified wired community, thus helping to improve quality of life, employment, and incomes.

Estimated Cost: To be determined

Osceola County – Countywide Tourism Study

Osceola County's employment base is heavily dependent on manufacturing. The purpose of the tourism study is to inventory the County's assets and then determine to what extent tourism can be used to supplement the existing employment base.

Estimated Cost: $50,000

City of Holland – Ottawa County – James DeYoung Coal Plant

Originally constructed nearly 80 years ago, the coal-fired James DeYoung Power Plan on Pine Avenue has served the Holland community with reliable electricity for decades, expanding to meet increased demand in 1960 and 1968. The plant officially stopped burning coal in April 2016 and was retired in 2017 after completion of the new Holland Energy Park. The $240 million natural gas fired plant will power the community for many years to come. The City of Holland has the unique opportunity to envision something new for this 16-acre waterfront site.

The community has started a series of community conversations to discuss not only this site, but the overall vision of the waterfront for the community to ensure redevelopment fits in with the overall strategic plan for the area.

No specific redevelopment priorities or needs have been established. A detailed market needs analysis is the next step in determining an action plan.

Estimated Cost: To be determined

CEDS Project Evaluation Criteria

The following criteria were used by Region 8's CEDS Committee to rank all EDA Targeted Community Projects (Community Projects were not ranked). The ranking of projects assists in identifying projects that are competitive for EDA and other funding sources. Each EDA Targeted Community Project submitted for inclusion in the 2021 CEDS received a project ranking against all other projects based on the following information.

Project Benefits

1. EDA Eligibility (For County in which Proposed Project is Located) (Maximum 5 Points)

- 24 Month Unemployment Rate is at least 1% greater than the national average or the per capita income is not more than 80% of the national average…… 2
- 24 Month Unemployment Rate is at least 175% of the national average or the per capita income is not more than 65% of the national average……... 3
- 24 Month Unemployment Rate is at least 200% of the national average or the per capita income is not more than 60% of the national average……... 4
- 24 Month Unemployment Rate is at least 225% of the national average or the per capita income is not more than 50% of the national average……... 5

2. Employment (Maximum 15 Points)

- Projected Number of Full Time Jobs that Address EDA's Criteria Created Within 3 Years……..... 1 point/0.2 percent of county's 24 mo. Average workforce
- Anticipated Number of Full Time Jobs that Address EDA's Criteria Retained…….....

3. Ratio of EDA Share of Project Cost to Number of Jobs Created and/or Retained (Max. 5 Pts)

- Greater than $37,500 per job……..... 0
- $30,001 - $37,500 per job……. 1
- $22,501 - $30,000 per job……. 2
- $15,001 - $22,500 per job……. 3
- $7,501 - $15,000 per job……..... 4
- $7,500 or less per job……..... 5

4. Addresses EDA Investment Priorities (see below) (Maximum 7 Points)

- EDA currently has seven investment priorities. A complete description was provided in the packet materials. 1 point/ investment priority

5. Impact of Project on Region (Maximum 5 Points)

- Project would impact community where project located…….. 1
- Project would impact adjacent communities ……..... 3
- Project would impact County-wide Population……. 4
- Project would impact Region-wide Population ……..... 5

Project Readiness

1. Matching Funds (Maximum 5 Points)

- Not Secured……..... 0
- Secured and Account for less than 30 percent of Total Project Cost……..... 2
- Secured and Account for 30-39 percent of Total Project Cost……..... 3
- Secured and Account for 40-49 percent of Total Project Cost……..... 4
- Secured and Account for 50 percent or more of Total Project Cost…… 5

2. Engineering and Project Cost Estimates (Maximum 5 Points)

- Project Engineering Not Started……... 0
- Project Engineering In-Progress…….. 2
- Project Engineering and Cost Estimates Completed……..... 5

3. Availability of Utilities (Maximum 7 Points)

- Site has access to adequate public water, sanitary and storm water treatment, all-season road, natural gas, electricity, telephone, and broadband internet services…….. 1 Point/Utility

4. Ownership (Maximum 5 Points)

- Public Body has option to purchase property where improvements are proposed……..... 2
- Public Body owns property where improvements are proposed or has control/easement of property……..... 5

Public and Private Commitment

1. Member of WMRPC (Maximum 5 Points)

- Community or County is member of WMRPC……..... 5

2. Project Matches Community Goals (Maximum 5 Points)

- Project Listed in Previous CEDS Document, but no local Plan……..... 2
- Project Listed in Comprehensive Plan and/or Capital Improvements Plan……... 5

3. Private Sector Support (Maximum 5 Points)

- Letter of Intent from Private Sector Businesses…… 3
- Letter of Commitment from Private Sector Businesses…… 5

4. Private Sector Investment (Maximum 5 Points)

- None 0
- Less than EDA Investment……...…… 2
- Equal to or Greater than EDA Investment…… 5

5. Regional Cooperation (Maximum 5 Points)

- Support from Community (Project Submission Form)……..... 1
- Letter of Support/Resolution from Adjacent Community *or* County (CEDS Rep. or other)… 3
- Letter of Support/Resolution Adjacent Community *and* County…….. 5

Community Distress

Distress and eligibility are also important for determining a project's ranking. The information shown in Table 64 is used to determine the eligibility of a community. The numbers in Table 63 show that currently Ionia County, Mecosta County, Montcalm County, and Osceola County, are eligible for EDA grants based on per capita income figures. For the first time in decades, no counties (as a whole) qualify based on the unemployment rate. Eligibility requirements include one percentage point above the national average for 24 months or less than 80 percent of the national per capita income. A third qualifier is "other" which can include natural disasters, plant closings, or other events that impact the economy – the pandemic has opened eligibility for all areas in Region 8 for an unknown period of time.

Table 64 -- Eligibility of Counties

Area	24 Month Average Employment (June 2020-May 2022)				Income	
	Employed	Work Force	Unemployed	Unemployment Rate	2016 Personal Per Capita Income	% of USA
USA	152,116,917	161,571,292	9,454,292	5.9	$49,246	100.0
Michigan	4,491,792	4,8125,583	320,875	6.7	$44,253	89.9
Allegan County	58,157	61,249	3,092	5.0	$40,389	82.0
Barry County	29,569	31,139	1,570	5.0	$40,469	82.2
Ionia County	28,251	29,798	1,546	5.2	$31,467	***63.9***
Kent County	334,187	352,799	18,612	5.3	$49,599	100.7
Mecosta County	16,742	17,965	1,223	6.8	$30,441	***61.8***
Montcalm County	25,670	27,357	1,687	6.2	$31,981	***64.9***
Osceola County	10,767	11,437	669	5.9	$32,901	***66.8***
Ottawa County	150,999	158,199	7,200	4.6	$44,035	89.4

Source: US Census of Population; Michigan Department of Career Development, Labor Market Information; Stats America

Coronavirus Aid, Relief, and Economic Security (CARES) Act Projects
Member Project Submissions

The following projects were solicited between March 2020 and August 2020 through e-mails, telephone calls, and conference calls. Each project was provided to EDA's Michigan Representative for review and comment and potentially successful projects were then developed and expanded by communities. While none of these projects have received CARES Act funding, the projects could be considered for traditional EDA funding or other opportunities since they are projects that can benefit each of the communities originally submitting their projects.

Allegan County

Community	City of Allegan
Project Title	Allegan Streetscape Project
Contact Information	Joel Dye, 269-673-5511
Community Impact	Project will lead to private investment in Allegan's Downtown and help businesses impacted by COVID-19.
Project Readiness	Match is secured, engineering completed, supported by surrounding communities and Allegan County.
Total Cost of Project	$2,386,221, requesting $1,193,110 from EDA/CARES Act

Project Description: Based on the success, increased investment, and job creation occurring as a result of the riverfront redevelopment effort, the City of Allegan conducted an assessment of other downtown infra-structure needs and created a conceptual plan for a comprehensive redevelopment of the downtown area that would result in the following:

- Revitalized commercial opportunities for both small and large businesses.
- Create an environment which supports employee attraction and retention efforts of employers.
- Improved traffic flow.
- New streets and improved accessibility.

Phase II anticipates completing the Locust Street and Brady Street sections of the downtown area which are the spinal column from which the rest of the downtown fans out. In short, these two streets are the heart of Downtown Allegan. The requested funds will be used to replace all pavement, sidewalks, curbs and gutters in the project area. Site amenities will be furnished by the owner (tables, chairs, trash, and bench) and installed by the contractor.

Improvements and benefits of the Phase II work will include:

- Converting Locust Street from one-way to two-way in order to improve consumers' ability to access businesses downtown and improve vehicular flow.
- Developing a festival street design for Locust Street allowing the area to both serve as a traditional downtown street that can be easily converted to a public space to hold festivals and draw consumers to the downtown area in an effort to support small local businesses.
- Bumping out areas for café seating to support local restaurants and create public gathering areas.
- Improving connectivity between the recently completed riverfront project to the downtown area.
- Updating streetscape amenities to include varied seating options, technology, recycling, drinking fountain with pet bowl, dog waste stations, etc.
- Providing easy accessibility to downtown businesses and amenities for the employees of the area's large businesses, including Perrigo and Allegan General Hospital.
- Improving wayfinding signage.

Community	Allegan County
Project Title	Otsego Paper Mill Redevelopment – Infrastructure Improvements
Contact Information	Dan Wedge, 269-686-4529
Community Impact	Supported by adjacent communities and Allegan County. Will lead to private sector investment.
Project Readiness	Match is secured.
Total Cost of Project	$3,275,425, requesting $2,300,340 from EDA/CARES Act.

Project Description:
In response to the solicitation for projects by the U.S. Economic Development Administration (EDA), the following are the areas that Allegan County and the City of Otsego believe would be appropriate to include in the application to drive redevelopment and economic development. The city has been seeking redevelop this area, however budget constraints have always made it an impossibility. Redevelopment of the former paper mill (Rock Tenn) and creation of additional housing to the existing neighborhood will be of a great improvement. The following are estimated calculations of what the improvements will cost.

Infrastructure Improvements

The Rock-Tenn redevelopment is in the middle of an aging neighborhood that is in need of many improvements related to the roads. Helen Ave. is in dire need of reconstruction. It is long overdue and its very structure will be questioned if heavy truck traffic goes over the aging street. Along with standard street resurfacing there are the following needs:

• **Culvert-** Helen Ave. has an old culvert that is failing and in need of replacement. The culvert was at one time repaired many years ago, but it is currently failing and in need of a complete overhaul and redesign.

• **John St. -** John St. is in need of a widening. Truck traffic currently is unable to utilize that road with the appropriate safety measures. The additional 33 ft. of right-of-way has been given to the city for this purpose. The plan is to reshape and build John St. to standards that would be capable of handling truck traffic for any and all development of the area.

• **Bridge Repair-** The North St. bridge is in need of some attention. There are no major emergency repairs needed, but it is due for some significant attention.

Community	Hopkins Township
Project Title	Infrastructure Development US-131 Corridor – Water, Sewer, Roads
Contact Information	Mark Evans, 269-217-4915
Community Impact	Supported by surrounding communities. Will lead to private sector investment and 500 potential jobs.
Project Readiness	Engineering completed
Total Cost of Project	$20,000,000, requesting $4,000,000 from EDA/CARES Act.

Project Description:
Water storage and distribution & Sewer collection and treatment plant to service about 500 acres in the US 131 corridor. Construct 2 miles All-season road.

Community	Laketown Township in cooperation with Saugatuck Township
Project Title	63rd Street Utility Improvements
Contact Information	Al Meshkin, 616-335-3050
Community Impact	Supported by adjacent communities and Allegan County. Will lead to private sector investment. Creation of 335 jobs.
Project Readiness	Match is secured. Engineering is completed.
Total Cost of Project	$7,700,00 requesting $6,160,000 from EDA/CARES Act (this request has since been amended)

Project Description: Construct a 14,000 foot sanitary sewer extension to serve an approximately 775 acre commercial, industrial, and residential area. Construct an elevated storage tank to serve a future projected 2665 acre combined area, and construct a 1,500 foot water extension to serve a 145 acre immediate industrial and commercial area. Project includes 300,000 gallon elevated storage tank, improvements to an existing booster station, and a submersible sanitary sewer lift station. Project Detail and Cost:
63rd Street Gravity Trunk Sewer in Easement, Lift Station, Elevated Storage Tank, and Water Main
1. 14,100 l.f. of 12" sanitary sewer (63rd/Old Allegan) $ 1,775,000
2. 60 Service Laterals (in road right of way) $ 180,000
3. Submersible Lift Station (Jack Wilson Dr.) $ 700,000
4. Dewatering $ 210,000
5. 1,500 l.f. of 6" force main (Jack Wilson Dr.) and tie-in $ 120,000
Wastewater System Subtotal $ 2,985,000
1. 300,000 Gallon Elevated Storage Tank $ 1,700,000
2. 1,500 l.f. of 12" water main (63rd/134th) $ 165,000
3. Booster Station Improvements $ 75,000
4. 5 Water Services (in road right of way) $ 13,000
Water System Subtotal $ 1,953,000
1. 500 ft. 63rd Street Road Reconstruction $ 115,000
2. 4,100 ft. Old Allegan Road Reconstruction (west of 63rd) $ 700,000
3. 1,500 ft. Jack Wilson Drive Reconstruction $ 150,000
Road Reconstruction Subtotal $ 965,000
Construction Subtotal $ 5,903,000
Engineering, Contingency, and Administration Subtotal $ 1,770,000
Total Estimated Project $ 7,673,000

Barry County

Community	Village of Middleville
Project Title	Waste Water Treatment Plant
Contact Information	Brian Urquhart, 269-795-3385
Community Impact	Capacity expansion necessary to meet demands of growing industry
Project Readiness	Matching funds available and engineering in progress
Total Cost of Project	$6,300,000.00

Project Description:
The Village Waste Water Treatment plant is near its capacity. The expansion is estimated at $6,300,000 the village currently has $2,000,000 available for this project. The expansion is needed to support the current needs of the village plus residential and industrial growth. Bradford White Corp. is expanding operations 1600 current employees and expecting to expand their work force. Last year the village added 50 single family homes, the year so far 15 new home starts.

Ionia County

Community	Village of Lake Odessa
Project Title	Improve Water System on Ionia, Pearl, Pleasant, and Emerson Streets
Contact Information	Patrick Reagan 616-374-8698
Community Impact	The project will provide the Village with improved water infrastructure.
Project Readiness	Match is secured and engineering is in completed
Total Cost of Project	$1,370,000.00 ($1,096,000.00 requested)

Project Description: This project involves the replacement of existing water main within the Ionia, Pearl, Pleasant, and Emerson Street areas within the Village of Lake Odessa. The existing water main is over 100 years old. In addition, the existing service lines serving the houses in this neighborhood are suspected to have lead goose neck connections between the main and galvanized service. This qualifies these services as lead service lines, which per the recent rule changes from the State of Michigan, will require full replacement, rather than partial replacement to the curb stop.

This block of work is mostly residential, however it is only a block from the Village downtown area, and does serve commercial businesses along the south end of the project. In addition, there is a senior living center on the north end of the project. By providing improved water service in this area, along with new roads and upgraded neighborhood experiences alongside the downtown, the Village will provide a more attractive location for potential business as well as for workers for those businesses. In addition, obtaining grant funding would help to reduce potential burden on the Village's largest water user, Cargill. This user helps to fund a significant portion of the water system maintenance through their usage fees. By obtaining a grant, the Village will be able to keep any rate increases to a minimum for this and other users, allowing these businesses to continue to invest those funds into their own prosperity.

Community	Village of Muir
Project Title	Improve Water System
Contact Information	Doug Hyland/Susan Craft 517-292-7455/989-855-2144
Community Impact	The project will provide the Village with improved water infrastructure.
Project Readiness	Match is secured and engineering is in progress
Total Cost of Project	$2,182,000.00 ($1,360,000.00 requested)

Project Description: Replacement of water supply infrastructure with new ductile iron pipe and modern appurtenances (hydrants, valves, services, etc.) The sections to be replaced have been identified as deficient in both the 2015 Water Reliability Study and the Village's current 6-year Capital Improvement Plan:

- Garden Street from Liberty Street to Plain Street
- Prospect Street from Ionia Street to Plain Street
- Cliff Street from Ionia Street to Liberty Street
- Superior Street from Liberty Street to Plain Street
- Plain Street from Superior street to Garden Street

Includes repair of the associated road surface on Garden, Prospect, Cliff, Superior and Plain Street. Superior Street and Plain Street has experienced significant drainage issues and is a main collector from M21 and points north to the south through Lyons and I96. The roadway improvements will include upgrades to the Village's storm sewer system, including a new bioswale detention/infiltration are to reduce surface runoff and provide stormwater treatment prior to release.

Muir is an important crossroad with a bridge over the Maple River for traffic north, south, east and west of M21. M21 being a major traffic corridor east and west and traffic for I96 through Muir and Lyons heading north and south.

Community	Village of Muir
Project Title	Improve Village Roads and Streets
Contact Information	Doug Hyland/Susan Craft 517-292-7455/989-855-2144
Community Impact	The project will provide the Village with improved all season roads to improve access for businesses and residents.
Project Readiness	Match is secured and engineering is in progress
Total Cost of Project	$356,930.00 ($285,544.00 requested)
Project Description: Overlay road surfaces on Railroad St, Center St., Blanchard St, East St., Prospect St. Arthurberg St., Garden St. and the Oakwood Cemetery with 2" of bituminous material to extend the life of the streets. Drainage repair as necessary.	

Community	Village of Muir
Project Title	Sanitary Sewer Improvements
Contact Information	Doug Hyland/Susan Craft 517-292-7455/989-855-2144
Community Impact	The project will provide the Village with improvements to its sanitary sewer system which is essential for the future success of the Village.
Project Readiness	Match is secured and engineering is in progress
Total Cost of Project	$180,000.00 ($150,000.00 requested)
Project Description: Televising, cleaning, and repairing of Sanitary Sewer System manholes and mains in the Village of Muir Previous televising has revealed areas of needed repair to the Sanitary sewer system to prevent intrusion of groundwater and roots. Repairs to be done in existing pipe by lining in place technology. Standby generator power for the lift station at 116 Plain Street A functioning sanitary sewer system is necessary for public health and to provide the facilities necessary for economic growth and sustainability.	

Community	Village of Muir
Project Title	Railroad Park Improvements
Contact Information	Doug Hyland/Susan Craft 517-292-7455/989-855-2144
Community Impact	The project will enhance the Village's recreation resources, the adjacent downtown, and the nearby CIS Trail. The project will provide unique resources available to surrounding communities as well as the Village.
Project Readiness	Match is secured and engineering is in progress
Total Cost of Project	$260,000.00 ($208,000.00 requested)
Project Description: The Village of Muir and Twin Rivers Elementary have many sensory and hearing-impaired children in the community. The village proposes to open a sensory park addition to Railroad Park along the CIS Trail. Sensory elements include play structures with vibration tone, musical components and sensory swings. A permanent roof structure over the existing octagon concrete picnic area in Railroad Park plus adjacent paved handicap parking and sidewalk to enhance the accessibility and uses of the park.	

Community	Village of Pewamo
Project Title	Improve All Season Roads
Contact Information	Carl Hafner, 989-593-2553
Community Impact	Improve All Season Roads to improve access for businesses and residents.
Project Readiness	Match funding is secured and engineering is completed. Project is supported by surrounding communities and Ionia County.
Total Cost of Project	$20,725.00 ($16,925.00 request)
Project Description: Provide a two-inch overlay on local street to extend the life up to seven years on North Street, between State Street west to dead end.	

Community	Village of Pewamo
Project Title	Local Streets Chip and Fog Seal
Contact Information	Carl Hafner, 989-593-2553
Community Impact	Improve All Season Roads to improve access for businesses and residents.
Project Readiness	Match funding is secured and engineering is completed. Project is supported by surrounding communities and Ionia County.
Total Cost of Project	$24,600.00 ($19,680.00 request)
Project Description: Chip and fog seal to extend life of local streets preventative maintenance. Streets that will be improved include Leona Dr., Yates St., Louis Ct., Higham St., and Washington St.	

Community	Village of Pewamo
Project Title	Preventative Maintenance on Major Streets
Contact Information	Sandy Wolniakowski, 989-593-2553
Community Impact	Improve All Season Roads to improve access for businesses and residents.
Project Readiness	Match funding is secured and engineering is completed. Project is supported by surrounding communities and Ionia County.
Total Cost of Project	$20,725.00 ($16,925.00 request)
Project Description: Provide a two-inch overlay on major streets to extend the life up to seven years on West Jefferson servicing elementary school; and West Lincoln, between State Street and Spaulding Street.	

Community	Village of Pewamo
Project Title	Improve Downtown Parking
Contact Information	Sandy Wolniakowski, 989-593-2553
Community Impact	Improve Downtown parking lot to improve access to local businesses.
Project Readiness	Match funding is secured and engineering is completed. Project is supported by surrounding communities and Ionia County.
Total Cost of Project	$106,000.00 ($95,400.00 request)
Project Description: Develop a parking lot adjacent to the Village Community Center that will provide improved parking access to public and private downtown facilities as well as adjacent recreation opportunities.	

Kent County

Community	Grand Rapids Center for Community Transformation
Project Title	Ignite: The Movement
Contact Information	Dr. Justin Beene, 616-706-7371
Community Impact	Supported by adjacent communities and County
Project Readiness	Matching funds secured and engineering completed
Total Cost of Project	$1,000,000.00 ($350,000.00 requested)

Project Description:
GRCCT's core partners have strategically joined forces to launch a comprehensive campaign – "Ignite: The Movement" – which would position us for collaborative and sustained impact. A significant portion of the campaign is allocated building improvements that will support our community development efforts.
An extensive renovation will be completed to create the following spaces:

- 5,560 square-foot community space which will be used for events, conferences, and other uses. As part of the renovation, a multi-layer exterior deck will be constructed with replicated gantry cranes, paying homage to the building's historic manufacturing use.
- Commercial kitchen to support the community space, provide more capacity for the Rising Grinds Café to expand its catering services, and provide community members access to develop food-related ventures.
- Enhanced office and production space for partner organizations.
- New elevator, providing handicap accessibility to the entire building.
- Enhanced vocational training classrooms to support Bethany Christian Services' youth programs.
- New parking lot and landscaping to improve exterior aesthetics.

Community	City of Wyoming
Project Title	Clay Avenue Flooding South of 54th Street
Contact Information	Russ Henckel, 616-530-7254
Community Impact	Supported by surrounding communities and County. Improvements will reduce impacts on industry and commercial trucking due to frequently flooded roadways currently limiting access.
Project Readiness	Preliminary engineering completed
Total Cost of Project	$8,000,000.00

Project Description: Clay Avenue, south of 54th St in Wyoming is a long industrial cul de sac with over 30 businesses and trucking companies. Near the 54th Street cul de sac outlet, Clay Avenue crosses over Buck Creek. Frequently, this section of Buck Creek floods Clay Avenue preventing access to and from businesses in the south of Buck Creek. If businesses south of the creek cannot evacuate in before flooding prevents leaving, the City of Wyoming coordinates with MDOT to close the US-131 NB 54th St off ramp. Once the ramp is closed, a temporary access road is built onto the off ramp to allow businesses to evacuate the area. The off ramp remains closed until the flooding recedes and Clay Avenue is re-opened. Then the temporary

access drive is removed and restored and the freeway ramp re-opened.

The City of Wyoming is requesting assistance to allow access in and out of Clay Avenue during the periods of high water to build a bridge to cross Buck Creek and allow secondary outlet to Clay Avenue during the periods of high water events. The Bridge/secondary access will allow the businesses to remain open during high water events and will eliminate the emergency need to close US-131 freeway off ramp during evacuation periods. The bridge is proposed to connect to 56th Street on the east side of Buck Creek near the intersection of 56th Street and Crippen Avenue. The new access route would cross Buck Creek and the Grand Elk Railroad to provide a secondary outlet during flooded periods. The outlet would be through a residential neighborhood and would not be used as a regular access area.

City of Grand Rapids

On May 7, 2020, the U.S. Economic Development Administration (EDA) announced a Notice of Funding Opportunity (NOFO) for $1.5 billion appropriated to the EDA by the 2020 Coronavirus Aid, Relief, and Economic Security Act (CARES Act). The EDA is now accepting grant applications to support local initiatives including technical assistance, capitalization of revolving loan funds, construction of infrastructure and other economic development projects, as well as innovation grants. Of the $1.5 billion appropriated, it is estimated that the six-state region to which Michigan belongs will receive approximately $225 million.

Traditionally, EDA grants have been awarded to projects focused on public infrastructure including improvements to water/sewer systems, road construction and development of industrial parks. These grants required municipal applicants to meet specific conditions of economic distress, a 50% local match, and investment connected to large-scale job creation such as manufacturing. Due to the current crisis, every community in Michigan is now eligible to receive EDA funding under the NOFO, the local match requirement is lowered to 20%, and projects benefitting all types of
businesses are eligible to apply. The EDA is allowing up to three years to spend grant
funds awarded and will be giving priority to “shovel ready” projects.

In response to this opportunity, City staff has reviewed various projects with the West Michigan Regional Planning Commission (WMRPC), the City’s liaison with the EDA. Originally there were five projects identified for further consideration to apply to the EDA for grant awards under the NOFO but three have been deleted. These projects will be included in the 2022 Comprehensive Economic Development Strategy (CEDS) submission to the WMRPC, and subsequently, the EDA. Inclusion in the CEDS is just the first step in the process, and staff will continue to evaluate the projects and determine which will be most competitive to submit for the limited funding opportunity.

1. Boston Square
    i. Evergreen Street extension and Ramona Street modifications
    ii. Estimated cost: $850,000
    iii. Status: Preliminary design
2. Wireless internet study

i. Evaluation study, including community survey of residents and businesses to analyze digital access, affordability and literacy, and pre-engineering report for wireless internet service at public locations in Grand Rapids
ii. Estimated Cost: $600,000
iii. Status: Preliminary evaluation

Montcalm County

Community	City of Greenville
Project Title	Waste Water Treatment Plant (Phase II and Phase III)
Contact Information	George Bosanic, 616-754-5645
Community Impact	Expansion necessary for growth of industry in community
Project Readiness	Phase I in progress, other two phases ready over the next year
Total Cost of Project	I $4,000,000.00, II $7,000,000.00, III$10,000,000.00
Project Description: Several parts of the existing plant are very old and in need of upgrades. Currently the plant is at capacity for solids treatment and would require an upgrade of digester capacity as well as storage capacity of bio-solids and bio-solids treatment. This would require upgrading the existing digesters mixing and gas collection/storage and then adding an additional new digester to expand treatment capacity. The other areas that need replacement or updates include the bio-solids storage, the grit system, primary treatment, the old trickling filter tower, and the secondary clarifiers. Also needed is an expansion of the secondary treatment wet wells and possibly the chlorine contact chamber. This would take place over three phases.	
Community	City of Greenville
Project Title	Industrial Park Drive
Contact Information	George Bosanic, 616-754-5645
Community Impact	Improve access to industrial areas
Project Readiness	Engineering completed and match in place.
Total Cost of Project	$2,500,000.00
Project Description: Replacement of 1.04 miles of existing HMA pavement with failing base and one side of concrete curb and gutter with a concrete pavement and drainage adjustments to narrow the cross section. Increasing ADT and weight of incoming trucks has accelerated base failure.	

Community	City of Greenville
Project Title	High Strength Sanitary Sewer Trunkline
Contact Information	George Bosanic, 616-754-5645
Community Impact	Improvements required for new food processor/dairy
Project Readiness	Engineering completed and match in place
Total Cost of Project	$3,000,000.00
Project Description: This sewer trunkline will separate all industrial wastewater from the existing trunkline system and deliver it within materials that are not susceptible to degradation from higher strength loads. It is anticipated to be needed in preparation for Foremost Farms Phase 2 expansion. We are anticipating this to be completed in the spring of 2021 and is estimated to be a three month	

construction project.

Community	City of Stanton
Project Title	Veterans Park
Contact Information	Vester Davis, 989-831-4440 …New manager?? Call these guys Alec
Community Impact	Supported by surrounding communities and County
Project Readiness	Engineering completed and match in place
Total Cost of Project	$1,955,000.00 ($1,564,000.00 requested)
Project Description: The proposed park will include three little league fields with concession/restroom facilities and bleacher seating. The park would introduce new playground equipment as well as paved parking and sidewalks. The park would include a paved pathway connecting to the Fred Meijer Heartland Trail. A disc golf course is also proposed. The City would construct a Veterans Memorial Plaza to commemorate its US Service Branches.	

Community	City of Stanton
Project Title	Water and Wastewater System Improvements
Contact Information	Vester Davis, 989-831-4440 …New manager?? Call these guys Alec
Community Impact	Supported by surrounding communities and County
Project Readiness	Engineering completed and match in place
Total Cost of Project	$4,712,470.00 ($2,000,000.00 requested)
Project Description: After completion of the Storm Water and Wastewater Asset Management Grant (SAW) in 2019 the City of Stanton voted to move ahead with some significant capital improvement project throughout the City addressing infrastructure needs in the storm, sanitary collection systems and in the water distribution system. There are also a few projects providing improvements at the WWTP and wastewater pump stations.	

Osceola County

Community	City of Evart
Project Title	Broadband Expansion
Contact Information	Sarah Dvoracek, 231-734-2181
Community Impact	Supported by surrounding communities and County
Project Readiness	Engineering completed and match in place
Total Cost of Project	To be determined
Project Description: The pandemic has shed light on many inefficiencies with our city operations. Expanding broadband within our industrial park, water well houses, wastewater lift stations, wastewater treatment plant, department of public works buildings, parks, and campground will allow the city to significantly improve efficiency, security, safety, internal communications while simultaneously expanding our community's desperate need of broadband access. Broadband access is fundamental to all future economic development, business retention and growth, schools and health facilities. COVID-19 has our community at crossroad if we don't provide broadband to our current businesses and future businesses, residents, and	

students we will be left behind. We need to rebuild our community after this pandemic to ensure we are prepared for what our future holds. Having access to broadband is a necessity for employees to remote in for work, e-commerce expansion strategies, and education. Our rural community will not be able to compete against the urban economies.

Ottawa County

Community	Ottawa County
Project Title	Countywide High-Speed Internet
Contact Information	Paul Sachs, 616-738-4852
Community Impact	Countywide Effort
Project Readiness	Match Funding Secured
Total Cost of Project	$180,000.00

Project Description:

Ottawa County has been working diligently over the last 10+ years to address gaps in high-speed internet access countywide. Public-private partnerships have resulted in more than 95% of the County having access to wireless, cellular-based internet access. However, despite these efforts unique topographical challenges have continued to leave multiple gaps in coverage across the county. Moreover, data caps and expensive cellular-based plans have resulted in an even larger percentage of the population with an inability to attain high-speed internet service. Expansion of terrestrial fiber-based technology is the next step to improving high-speed access countywide. In an effort to better understand its broadband challenges, Ottawa County partnered with ConnectMichigan to conduct a comprehensive survey of internet access and affordability. That study was completed in 2018, however, and unfortunately, the resulting data from that effort failed to narrow-down gaps in coverage to less than a census track perspective. That type of high-level analysis did not offer the County with the type of granular-level data that is needed to truly and accurately understand its gaps in coverage. Without these types of house-level analysis it has proven inexplicably difficult to encourage the private-sector to expand its services to necessary areas of the County…whether in rural areas where families still reside or even in neighborhoods that are within 1,500 feet of a fiber connection but local providers are still unwilling to extend their service without requiring homeowners to pay thousands of dollars to extend that service. Affordable high-speed internet should be viewed as an essential utility in this day and age, especially in light of the current pandemic which has required students to engage in remote learning and forced employees to telework. Our strong ag community also remains highly challenged with accessing high-speed services which is resulting in economic strain and business challenges. Accordingly, the County, in collaboration with multiple stakeholders, is pursuing a 3-prong approach to address its connectivity concerns. The first prong involves a house-level, census-type data collection to garner connectivity data. The second prong involves the creation of an engineering/infrastructure plan (with cost modeling) that layouts out what is needed to address the identified gaps in coverage. The third prong consists of leveraging local assets and partnerships with the private-sector to build, own, and maintain the connectivity infrastructure. EDA funds are being considering to help support the first two prongs of the countywide connectivity strategy. Additionally, this intensive effort in Ottawa County is being viewed as a possible pilot for the entire 13-county region which are also dealing with connectivity concerns.

Community	City of Ferrysburg
Project Title	Smith's Bridge Replacement
Contact Information	Craig Bessinger 616-842-5803
Community Impact	Project is supported by surrounding communities and Ottawa County.
Project Readiness	Matching funds are secured and engineering is in progress.
Total Cost of Project	$13,000,000.00 ($10,400,000.00 requested)

Project Description:
The City of Ferrysburg is seeking funding for the West Spring Lake Road Bridge Replacement Project. The City will use this funding to replace the 447-foot-long West Spring Lake Bridge over Smith's Bayou. The West Spring Lake Road Bridge was built in 1972 and bridge inspection reports have stressed the critical need to replace the bridge due to deterioration and safety concerns. The City has completed maintenance on the bridge since constructed in 1972 and most recently completed a major rehabilitation project of the bridge in 2008.

The bridge was designed and constructed using side-by-side prestressed concrete box beams, a design that is no longer utilized for constructing bridges due to the accelerated deterioration of these types of bridges.

The bridge has 5' concrete sidewalks on either side of the bridge which is part of a 13-mile path which encircles Spring Lake. This paved trail system provides non-motorized access throughout the Ferrysburg, Spring Lake, and Grand Haven areas as well as Ottawa and Muskegon Counties.

Without this bridge, those using the non-motorized path around Spring Lake may not come into the City and visit the City's businesses. Without this bridge vehicles would have to detour and not pass the nearby convenience stores and gas stations affecting these businesses and employees negatively.

This bridge serves a critical junction for the safety of the community and is used by emergency medical service vehicles, police vehicles, and fire vehicles to service the eastern section of the City and Spring Lake Township. Additionally, the bridge is used for public transportation vehicles, school vehicles, and visitors who use the bridge to access businesses, schools, and Lake Michigan.

Community	City of Grand Haven
Project Title	Harbor Island Electrical Substation Reconstruction
Contact Information	David Walters 616-607-1260
Community Impact	Project is supported by surrounding communities and Ottawa County.
Project Readiness	Matching funds are secured and engineering is completed.
Total Cost of Project	$4,000,000.00
Project Description: The coal-fired Sims Power Plant on Harbor Island is to be demolished beginning June 1, 2020. The site also is home to several older 69,000-volt to 13,200-volt electrical distribution substations serving the downtown district of Grand Haven and the surrounding residential community. As part of the redevelopment of the Sims property, these existing substations will be condensed into a single substation and be rebuilt to provide adequate service to the area without Sims operating. These reconstruction efforts will be completed during 2020.	

Community	City of Grand Haven
Project Title	Sims Power Plant Demolition
Contact Information	David Walters 616-607-1260
Community Impact	Project is supported by surrounding communities and Ottawa County.
Project Readiness	Matching funds are secured and engineering is completed.
Total Cost of Project	$5,200,000.00
Project Description: The coal-fired Sims Power Plant on Harbor Island is to be demolished beginning June 1, 2020. Environmental remediation and wetland mitigation will occur simultaneously and sequentially thereafter. The site property will then be redeveloped for public use and a portion to be reused by the BLP for an electrical substation and other buildings and facilities (potentially power generation, snowmelt equipment, operations center and technical services work and garage spaces). Demolition, site remediation and mitigation, and redevelopment efforts are now expected to total between 30 and 65 million dollars, depending on the amount of generation equipment, if any, that is to accompany other redevelopment plans. https://ghblp.org/2020/03/26/harbor-island-site-improvements-and-rollout-of-advanced-meter-infrastructure/	

Community	City of Grand Haven
Project Title	Snowmelt Boilers
Contact Information	Pat McGinnis 616-847-4888
Community Impact	Project is supported by surrounding communities and Ottawa County.
Project Readiness	Engineering is in progress.
Total Cost of Project	$1,000,000 ($750,000.00 requested)
Project Description: Coal burning power plant previously provided energy for downtown snowmelt system. Plant decommissioned in 2020 and need to purchase natural gas boilers and install them at a projected cost of $1 million. Should system be decommissioned, downtown commerce will evaporate in the wintertime.	

Community	City of Holland
Project Title	6th Street Reconstruction
Contact Information	Mark Vanderploeg, 616-335-1494
Community Impact	Expands downtown to the north for retail and manufacturing
Project Readiness	Matching funds secured and engineering in progress
Total Cost of Project	$5,545,000.00 ($4,436,000.00 requested)
Project Description: 1. Roadwork & Storm Sewer 2,206,000 2. Watermain 339,000 3. Sanitary Sewer 82,000 4. Electric 233,000 5. Broadband 69,000 6. Snowmelt Transmission 1,070,000 7. Snowmelt Distribution 1,246,000 8. Future Planning - North of 6th St 300,000	

Community	City of Holland
Project Title	Holland Area Water Reclamation Facility Anaerobic Digester
Contact Information	Jane Monroe, 616-335-1634
Community Impact	Supported by surrounding communities and Ottawa County
Project Readiness	Matching funds secured and engineering in progress
Total Cost of Project	$32,000,000.00
Project Description: The project includes the installation of a 2 million gallon conventional, mesophilic anaerobic digester, three anoxic thermophilic pretreatment (ATP) reactors, biogas storage, natural gas and dual fuel (biogas and NG) boilers, CHP unit, ammonia side-stream treatment, sludge thickening and ancillary buildings and process equipment. The entire project will be located within the east plant site of the Holland Area WRF and will replace existing structures that are no longer in use. The entire design is in accordance with the *Recommended Standards for Wastewater Facilities.*	

Community	City of Holland
Project Title	Pine Avenue Reconstruction
Contact Information	Mark Vanderploeg, 616-335-1494
Community Impact	Supported by surrounding communities and Ottawa County
Project Readiness	Matching funds secured and engineering in progress
Total Cost of Project	$5,000,000.00 ($4,000,000.00 requested)
Project Description: This two-way conversion would provide improved access to the waterfront parcels as the redevelop. The project would also provide an alternative route for commercial trucks serving the area's industries.	

Community	City of Holland
Project Title	Demolition of James De Young Power Plan
Contact Information	Mark Vanderploeg, 616-335-1494
Community Impact	Removal of coal powered power plant
Project Readiness	Matching funds secured and engineering in progress
Total Cost of Project	$8,050,000.00 ($6,440,000.00 requested)

Project Description:
Holland Board of Public Works (HBPW) is completing due diligence and business planning efforts to assess the costs for the potential abatement and demolition of the James DeYoung (JDY) Power Plant
(the "Site") located at 64 Pine Avenue in Holland, Michigan. The JDY Power Plant consists of five coal fired units rated for a total of 63 Megawatts. The plant operated from approximately 1951 through June 2016 and is currently idle. HBPW retained Environmental Resources Management Michigan, Inc. (ERM) to develop budget level cost estimates for two demolition scenarios, full Site demolition and partial demolition. The budget level estimates include the abatement and demolition costs for both scenarios as well as the asset value of ferrous and non-ferrous metals which might be used to offset the demolition cost if HBPW elects to demolish the facility.

Community	Holland Board of Public Works
Project Title	City Fiber Optic Broadband Expansion
Contact Information	Pete Hoffswell, 616-355-1624
Community Impact	Supported by surrounding communities and Ottawa County
Project Readiness	Matching funds secured and engineering in progress
Total Cost of Project	$997,315.00 ($797,852.00 requested)

Project Description:
HBPW proposes developing fiber-optic broadband service to the mixed residential, commercial, and government service zone to the south of the downtown corridor around Hope College and the Herrick District Library. The area comprises 501 properties and 640 potential services.

Community	Jamestown Township
Project Title	Industrial Park Expansion
Contact Information	Ken Bergwerff 616-896-8376
Community Impact	Project is supported by Ottawa County.
Project Readiness	Matching funds are secured and engineering is in progress.
Total Cost of Project	$11,000,000.00 ($10,000,000.00 requested)

Project Description:
Jamestown Charter Township has master planned for an extension of an existing industrial park that has no more lots available. This 140 acre addition will provide an additional 27 five acre industrial lots that will serve to further expand the economic base of the community. The land is situated close to the 32nd Ave/ I-196 interchange and will benefit those in the surrounding communities with high paying jobs and local sources for manufactured goods.

Community	Jamestown Township
Project Title	Water System Storage Tank
Contact Information	Ken Bergwerff 616-896-8376
Community Impact	Project is supported by surrounding communities and Ottawa County.
Project Readiness	Matching funds are secured and engineering is in progress.
Total Cost of Project	$2,000,000.00 ($1,600,000.00 requested)

Project Description:
Jamestown Charter Township has grown to the point where the existing water system storage tank is not sufficiently sized to allow the new connections that are anticipated in the next 5 years. This constraint will lead to limitations in growth for businesses and residential development. This project would not only create immediate jobs for 10 construction workers, it would allow the existing 500 +/- existing jobs that support and build the new residential homes and businesses to continue. It would also allow for vacant land to be developed into new industries and expansion of existing businesses. Jamestown's water system is part of a Regional water system that begins at the Lake Michigan Shore and extends into mid Kent County. Storage added anywhere in the system will be a benefit to the system as a whole during emergencies and times of high demand.

Community	Jamestown Township
Project Title	Sanitary Sewer Infrastructure Rehabilitation
Contact Information	Ken Bergwerff 616-896-8376
Community Impact	Project is supported by adjacent communities and Ottawa County.
Project Readiness	Matching funds are secured and engineering is in progress.
Total Cost of Project	$5,000,000.00 ($4,000,000.00 requested)

Project Description:
Jamestown Charter Township has undersized and aging sanitary infrastructure serving its downtown area. The constraints are leading to limitations in growth for businesses and residential development. This project would not only create immediate jobs for 20 construction workers, it would allow the existing 500 +/- existing jobs served by the aging infrastructure from suffering harm due to potential pump station and force main failures. The project will allow for new industries, expansion of existing businesses, and the continuing of the formally robust residential construction sector without the hindrance of sanitary sewer capacity limitations. The current system also produces H2S gases that are causing corrosion issues in downstream Jamestown Sewers as well contributing to issues in a shared Regional Trunk Sewer that serves Georgetown Charter Township, the City of Hudsonville, and Jamestown Township; is operated by the Ottawa County Road Commission; and ultimately discharges at the City of Grandville WWTP.

Community	Jamestown Township
Project Title	Riley Street Path
Contact Information	Ken Bergwerff 616-896-8376
Community Impact	Project is supported by Ottawa County.
Project Readiness	Matching funds are secured and engineering is in progress.
Total Cost of Project	$550,000.00 ($440,000.00 requested)

Project Description: Jamestown Township would like to extend a non-motorized trail 3,700' east of Brindle Drive to 16th Ave. This would connect approximately 47 existing homes and a proposed 85 lot development to the downtown business district. It would also connect the downtown business district and 100's of homes to a community church near 16th Ave. The project would provide many customers to the existing and future businesses in the downtown area.

Community	Jamestown Township
Project Title	Downtown Jamestown Beautification
Contact Information	Ken Bergwerff 616-896-8376
Community Impact	Project is supported by Ottawa County.
Project Readiness	Matching funds are secured.
Total Cost of Project	$4,500,000.00 ($4,450,000.00 requested)
Project Description: Beautify the town center corridors of Jamestown Township in all 4 directions from the intersection of Riley Street and 24th Avenue. This area has existing commercial, government, and residential uses and adding beauty and functionality will draw customers downtown causing the existing businesses to grow and new business to locate here. The plan is to improve pedestrian safety utilizing street scaping to separate pedestrians from the street and on-street parking. The streetscape will include street trees, curbing, decorative streetlight poles and LED fixtures, clearly defined on-street parking that is separated from pedestrian pathways or pedestrian gathering spaces, outdoor seating benches, infill sidewalk gaps, defined pedestrian pathways, brick crosswalks to establish pedestrian crossings with identifiable longevity, burial of overhead utility lines, wayfinding signage, public garbage cans, and bike racks.	

Community	Spring Lake Township
Project Title	Industrial Park
Contact Information	Gordon Gallagher 616-844-2103
Community Impact	Provide industrial land for the expansion of existing businesses and the development of new businesses in an area of Michigan that has a range of industries providing jobs for people from multiple counties.
Project Readiness	Match funds from the Michigan Department of Transportation and support from surrounding communities and Ottawa County.
Total Cost of Project	$4,500,000.00 ($3,000,000.00 request)
Project Description: Purchase a 50-acre site and develop an industrial park to serve the existing and future businesses in the northwest corner of Ottawa County. Improvements would include acquiring property, developing industrial park facilities, extending utilities, and improving a nearby intersection to allow for easier access to the site.	

Community	Spring Lake Village
Project Title	Tanglewood Park Redevelopment
Contact Information	Christine Burns 616-842-1393
Community Impact	Provide variety of opportunities for public facilities.

Project Readiness	Match funds from the Michigan Department of Transportation and support from surrounding communities and Ottawa County.
Total Cost of Project	$4,300,000.00 ($2,000,000.00 request)

Project Description:
The Village is redeveloping Tanglefoot Park from an RV Park to a water gateway to our downtown business district. The Park sits on the Grand River and is the last piece of publicly owned waterfront land within the Village. We have applied to the DNRTF for funding to help turn the outdoor amenities into 100% universally accessible features (fishing pier, kayak launch, etc). The Village will be responsible for the construction of a pavilion to house a weekly Farmer's Market. The pavilion would also be utilized for art & garden shows, private events (i.e open houses, weddings, etc.) and public functions. It would be necessary to install some traffic calming and wayfinding so that visitors know what the downtown businesses, located within a block's walking distance, have to offer.

Community	City of Zeeland
Project Title	Clean Water Plant Improvements
Contact Information	Doug Engelsman 616-836-5042
Community Impact	Matching funds are secured and project has support of adjacent communities.
Project Readiness	Engineering is in progress.
Total Cost of Project	$2,500,000 ($2,000,000 request)

Project Description:
The City of Zeeland Clean Water Plant (CWP) provides sanitary sewer treatment to the City of Zeeland, parts of Zeeland Township, and Holland Township, including the residences and industries connected to the system. Currently, the CWP uses a Sieve Drum Concentrator (SDC) to thicken its treated biosolids to dispose of them via land application as Class B biosolids. The SDC is at the end of its useful life, does not efficiently remove enough water, and the building that it is currently located in is not sufficiently sized for a new piece of equipment due to space and electrical constraints. This existing building will be re-used as a maintenance shop on top of the other current functions it provides for the CWP.
The proposed project includes installing a new Gravity Belt Thickener (GBT) and new building on site to place it in, along with the necessary discharge pumps, piping, and controls to properly dispose of the biosolids via land application. This project will allow the Zeeland CWP to continue to meet regulations and schedule short- and long-term improvements. It is imperative the CWP can effectively treat wastewater from the surrounding community in order to support continued investment, build customer trust, and operate under excellent odor-control and solids disposal practices. The thickening improvements will enable the plant to handle increased flows and cut biosolids storage and transportation costs, thereby improving the community that the CWP serves. This project also represents environmentally conscious practices. By implementing this new thickening equipment, the CWP will reduce its annual biosolids waste by approximately 1.2 million gallons. This project will result in the employment/continued employment of numerous equipment manufacturers of the solids thickening equipment, pumps, piping, building construction products, etc. as well as local contractors including earthwork, mechanical, electrical, controls, and sludge haulers. It also allows for future expansion within the CWP service area, which is expected to continue growing within the next 10 years. The CWP serves many large industries in Zeeland / Zeeland Township, and this project provides extra solids treatment capacity to better serve these industries.
This project will also include the removal and replacement of the CWP's aging Ultraviolet (UV)

disinfection system. Their current UV system is at the end of its useful life and is not nearly as electrically efficient as today's technology. The new system will reduce energy usage by up to 30% and provide the CWP with reliable disinfection for the water before discharging to the local stream. The Project supports EDA's Investment Priorities of "Critical Infrastructure" for sewer projects, and also "Recovery & Resilience" for creating sustainable infrastructure to allow businesses to continue to thrive and grow within the collection area. The City of Zeeland will be able to procure letters of support from several local business in the manufacturing sector served by the sewer system related this project. The project is virtually designed, and will be "shovel ready" by May of 2020, with measurable outcomes of waste reduction and energy savings beginning immediately.

Community	City of Zeeland
Project Title	Fiber to the Home/Business Broadband Project
Contact Information	Andrew Boatright 616-772-6212
Community Impact	
Project Readiness	
Total Cost of Project	$10,000,000.00
Project Description 1. Strategic Planning - $10,000 We would evaluate various business models, system technologies, funding models, and partnership opportunities 2. Needs Assessment - $25,000 This process would involve the performance of due diligence on incumbent providers, as well as conducting stakeholder outreach and residential surveying 3. Preliminary Network Design - $30,000 Based on outcomes through the Strategic Planning and Needs Assessment processes, a high-level network design would be developed, thereby providing a basis for Business Plan Development 4. Business Plan Development - $35,000 This is would involve a deep dive into financial aspects of the project including, but not limited to, long-term financial forecasting, pro-forma financial statements, and projected capital, personnel, and operating expenses. 5. Final Network Design and Construction - $7.5M – $10.0M The final network design would be based on outcomes from the previously mentioned steps.	

Community	City of Zeeland
Project Title	Snow Melt System
Contact Information	Tim Klunder 616-772-6400
Community Impact	Currently seeking support of surrounding communities and Ottawa County
Project Readiness	Matching funds are secured and engineering is in-progress.
Total Cost of Project	$3,900,400 ($3,070,265 request)
Project Description: The City of Zeeland is requesting EDA funding for the installation of a public snowmelt system along the sidewalks and Main Street in a three-block section of the downtown Zeeland central business district. Neighboring communities (Holland, Grand Haven) have proven that the	

addition of a snowmelt system is an innovative method that can drastically improve the accessibility and functionality of the district during Michigan's winter months, which are known for high precipitation and lake effect snow.

Multi-County/University Projects

Community	Grand Valley State University -- Statewide
Project Title	Michigan Veteran Entrepreneur Lab (MVE-Lab)
Contact Information	Julie Cowie 269-214-1227
Community Impact	NA
Project Readiness	NA
Total Cost of Project	$322,500.00 ($258,000.00 requested)

Project Description:
Michigan Veteran Entrepreneur Lab (MVE-Lab) is a cohort-based entrepreneurship accelerator program for military-connected people in the community. Research shows that 45% of veterans prefer self-employment. Pre Covid-19, the unemployment rate of veterans was significantly higher than the general population. As an economic recovery strategy triggered by this pandemic, GVSU seeks to expand its engagement with military-connected people. The Richard M. and Helen DeVos Center for Entrepreneurship & Innovation at Grand Valley State University seeks $258,000 in EDA CARES Act Recovery Assistance. These funds will be used to train at least 90 military-connected people in business development in six state-wide cohorts in Michigan during a two-year period, October 1, 2020 to September 30, 2022. MVE-Lab offers the following at no charge to military-connected participants:
• A co-facilitator team comprised of 3 entrepreneurs, two of whom are veterans themselves
• Licensed use of the CO.STARTERS curriculum, hands-on entrepreneurship training for adult learners based on the business model canvas
• Mentors from the business community and SCORE with a majority being veteran entrepreneurs
• Guest speakers from Entrepreneur Support Organizations such as SBDC, VetBizCentral.org, SBA, business incubators and accelerators, and supplier diversity
• Rotating judges for the final pitch competition, including bankers, angel investors, and economic development professionals
• $10,000 in prize money to provide seed funding to pitch competition winners
• A flexible model that encourages camaraderie and builds connections and a professional network, whether delivered in person or online
• Free consultation provided to program participants through the LendGR program, an Initiative that pairs university students and startups to provide low-cost or no-cost technical assistance with marketing and business pitch development MVE-Lab has conducted 4 cohorts of military-connected participants in Grand Rapids since September 2018. We seek to expand to Detroit and other regional centers in the next two years. MVE-Lab has a track record of reaching diverse program participants:
Low to Moderate Income 55% (based on Kent County)
Status 74% service members & veterans / 26% spouses & partners
Gender 64% male / 36% female
Black or African American 21%
Hispanic/Latino 10%
White 58%
Service-disabled veterans 42% (self-reported in surveys conducted by CO.STARTERS)

American Rescue Plan Act of 2021 Projects

EDA published the rules for the $3.0 Billion it received from the American Rescue Plan Act (ARPA) of 2021 in July of 2021. All of the previous projects listed in this CEDS can apply for ARPA funding, but should consult with the WMRPC and EDA prior to filling out a complete application in order to assemble a competitive application. The following projects have been discussed for potential funding using one or more of the six ARPA focus areas.

Ottawa County Coal Impacted Communities

EDA, through several programs, offers coal-impacted communities an opportunity to mitigate the economic impacts of moving away from coal as a source of energy generation. Impacts include loss of coal mining jobs, loss of jobs related to transporting coal, and the closure of coal powered electrical generation plants. Ottawa County has several coal powered plants that have already closed (impacts can go back 15 years) and has another that is slated to close in the next couple years. The County has met with EDA, the WMRPC, and the Michigan Department of Treasury to discuss possible approaches to mitigating the impacts of these closures and has decided that site specific projects are more appropriate than an all-in-one approach since each site has different challenges and timelines.

The Dragon at Hardy Pond

Mecosta County and Newaygo County (in Michigan's Region 14) are in the process of building a 50-mile mountain biking trail around Hardy Pond (an impoundment of the Muskegon River from the Hardy Dam, which is an electrical generating dam owned by Consumers Energy). The two counties' Recreation Departments, and the several individual communities the project passes through, have designed a world-class mountain biking destination that will provide a destination for cyclists from beyond Michigan to help West Michigan's tourism and recreation-related economy recover and thrive. The two counties have met with the WMRPC and EDA to discuss the potential for funding the second half of the trail. Funding from the Michigan Natural Resources Trust have been secured and local contributions have also been secured.

City of Grand Haven

The City of Grand Haven has met with the WMRPC and EDA to discuss the potential for assistance for several projects that can be tied to the closure of a coal-fired plant. Potential projects include reuse of the site, located on Lake Michigan, and mitigating the loss of heat generated by the plant that was to be used as a snow-melt system to promote year-round tourism in the City's downtown.

City of Plainwell

The City of Plainwell has met with the WMRPC and EDA to discuss improvements/expansion of an industrial park in the City and adjacent township. Improvements will allow for the expansion of existing businesses and the recruitment of new businesses to the area. The City applied for an EDA/ARPA grant for this project but was not selected for funding but was encouraged to apply under the regular EDA Public Works program.

City of Grand Rapids

Grand Rapids Downtown Inc. has met with the WMRPC and EDA to discuss improvements to a large site on the Grand River in Downtown Grand Rapids. Proposed improvements range from wastewater improvements to recreation-related improvements including a large pavilion for outdoor music performances.

Hopkins Township

Hopkins Township is considering developing additional infrastructure to address the needs of commercial and industrial development. Water and wastewater are the two biggest expenses. Matching funds will come from a tax increment finance program.

Projects Receiving EDA Funding Assistance Since 2008

March 2008 – City of Reed City – Osceola County –Waste Water Treatment Plant Improvements
Received $1.7 million EDA Grant

May 2008 – Village of Howard City – Montcalm County – Waste Water Treatment Improvements
Received $1.4 million EDA Grant

August 2009 – City of Greenville – Montcalm County – Waste Water Treatment Plant Upgrade and Expansion
Received $1.9 million EDA Grant

September 2009 – City of Allegan – Allegan County – Water Treatment Facility Improvements
Received $4.2 million EDA Grant

April 2010 – Spring Lake Township – Ottawa County – Lift Station Upgrades
Received $1.2 million EDA Grant

April 2010 – City of Grand Rapids – Kent County – Street Improvements
Received $1.5 million EDA Grant

November 2011 – Lakeshore Advantage & Michigan State University – Ottawa County – Michigan State University Bio-Economy Center
Received $586,000 from EDA/I-6 Grant

June 2012 – Village of Lake Odessa – Ionia County – Lakewood Wastewater
Received $2.1 million EDA Grant

2013-2018 – West Michigan Regional Planning Commission – Planning Grants
Received $358,848 in EDA Grants

September 2013 – City of Big Rapids – Mecosta County – Baldwin Street Bridge and Industrial Park Improvements
Received $2.6 million EDA Grant

September 2014 – City of Zeeland – Ottawa County – Clean Water Plant Improvements
Received $2.1 million EDA Grant

September 2016 – City of Grand Rapids – Kent County – Street Improvements
Received $606,000 EDA Grant

January 2018 – City of Coopersville – Ottawa County – Water System Improvements
Received $2.1 million EDA Grant

January 2019 – City of Cedar Springs – Kent County – Industrial Park Utilities
Received $872,220 EDA Grant (in progress).

PLAN OF ACTION

The Plan of Action is an expanded version of the Organizational Goals and Objectives.

Actions related to Organizational Goal #1: The WMRPC shall maintain an active and productive role with the U.S. Economic Development Administration (EDA)

Action #1-1
The Director of the WMRPC will maintain contact with the Economic Development Representative for Michigan through telephone calls, e-mails, and personal contacts. Contact will be made with the Economic Development Representative at least monthly. Additionally, the Director will invite the EDA representative to at least one Board Meeting and/or CEDS Committee meeting every year. The Director will also strive to attend at least one EDA meeting per year outside of Michigan to stay current with EDA rules and initiatives. The Director will also maintain a relationship with the Michigan Association of Regions (MAR) in order to keep abreast of issues in other regions. The Director will maintain a current list of community projects suitable for EDA assistance and will advocate for communities by arranging meetings with EDA and will assist in the preparation of grant applications – including identifying appropriate roles for communities and EDA.

Action #1-2
The Director of the WMRPC will ensure that the WMRPC meets or exceeds the rules set forth by EDA for maintaining and Economic Development District. The Director will maintain an adequate staff to support the CEDS process. The Director will also work with member communities, the WMRPC, and the CEDS Committee to ensure Commission members and CEDS Committee members represent the needs of West Michigan and are well informed of EDA's goals and objectives.

Action #1-3
The Director of the WMRPC shall keep communities informed of programs offered by the U.S. Economic Development Administration (EDA) through a variety of methods such as Commission and CEDS Committee meetings, newsletters, website, community visits, e-mails, telephone calls and coordinating meetings between EDA and communities with potential projects.

Actions related to Organizational Goal #2: The WMRPC shall promote coordination between counties, cities, townships, villages, the federal government, the State of Michigan, non-profits and other community-based organizations.

Action #2-1
The staff of the WMRPC will disseminate information at WMRPC and CEDS Committee meetings. Additionally the staff will coordinate or prepare speakers, newsletters, mailings, telephone calls, our website, and other means to disseminate information. The WMRPC will continue to serve as the regional clearinghouse for federally funded projects.

Action #2-2
The WMRPC will inform members of state, federal, and local programs through regular speakers at WMRPC and CEDS Committee meetings.

Action #2-3
The WMRPC will encourage the identification and used of "best practices" by identifying new and better ways that member communities are accomplishing community development. Communities will be encouraged to share these practices at WMRPC and CEDS Committee meetings.

Actions related to Organizational Goal #3: While EDA is the primary partner related to economic development, the WMRPC shall actively participate with other community and economic development organizations.

Action #3-1
The WMRPC will promote the well-being of member communities by maintaining an active relationship, and supporting planning efforts and programs, with the Michigan Economic Development Corporation (MEDC), the Michigan Department of Transportation (MDOT) and other state agencies that promote community and economic development. Each of these groups will be regularly invited to attend both WMRPC and CEDS Committee meetings by staff of the WMRPC.

Action #3-2
The Director of the WMRPC will actively participate in the Michigan Association of Planning (MAP) the Michigan Association of Regions (MAR), and other initiatives related to economic and community development as they arise. Staff will also maintain contact with the Michigan Transportation Planning Association, MICamp, and other planning and educational organizations.

Action #3-3
The Director of the WMRPC will participate in Member Economic initiatives when appropriate as a means of sharing information about EDA and the WMRPC.

PERFORMANCE MEASURES

The purpose of the West Michigan Regional Planning Commission's (WMRPC's) CEDS Program is to direct and coordinate efforts that will lead toward the maximum impacts of a reduction in local unemployment and poverty, a more stable and diversified economy, and improved living conditions within economically distressed areas of our district.

The CEDS Committee outlined the following performance measures that will be used to measure progress toward each of the major work program activities during the period between 2021 and 2025.

CEDS Maintenance and Document Update

The WMRPC will identify and rank economic development projects for Region 8, track economic trends, review the goals and strategies of the CEDS Program, and prepare an Annual CEDS Report/Status Report as required by the U.S. EDA. As a part of this effort, summary reports on the economic development strengths and weaknesses of the area will be prepared. These reports will be circulated to inform local officials, state and federal representatives, and the general public regarding economic development needs and opportunities within West Michigan. The WMRPC will work closely with communities and EDA to develop viable community projects with the financial assistance of EDA.

Technical Assistance to Local Government and Development Agencies

The WMRPC will provide technical assistance and advisory services to local units of government, development agencies, and the private sector as follows:

- **CEDS Project Implementation.** The WMRPC will educate local officials regarding the CEDS process and availability of EDA grants for projects via telephone, mail, and presentations; provide technical assistance to communities working on potential EDA projects; evaluate EDA grant eligibility of local projects; and provide supplemental technical assistance in planning, zoning, and grantsmanship as needed for project implementation. We will strive to obtain at least one EDA grant public works project within Region 8 each year.
- **Information Clearinghouse.** WMRPC staff will support and participate in local economic development initiatives and events occurring throughout Region 8; track evolving state and federal policy that effect local economic development and strengthen partnerships with key community and economic development agencies. The WMRPC will also publish its "Region 8 Notes" newsletter six times annually and conduct outreach visits to disseminate relevant information to its membership on grant application deadlines; economic development and planning issues; and sources of data, maps and technical assistance.
- **Federal and State Project Review.** The WMRPC will continue to function as the regional clearinghouse for state and federally funded programs as requested. On average, the WMRPC reviews 100 projects each year under the Federal Project Review System for communities seeking federal assistance.

Maintenance of a Data Center

The WMRPC will continue to respond to data requests from government, educational, private, and community organizations and individuals in West Michigan.

Forum for Local Economic Development Organizations

Through its CEDS process, the WMRPC will maintain a regional network of professionals, which can respond effectively to economic opportunities as they arise. The CEDS Committee members will share ideas and information on common economic concerns and changing technologies and policies. The Committee will also provide direction to the WMRPC on technical assistance needs throughout the Region and look for opportunities to build new partnerships and leverage for outside funding and resources.

Identification of Additional Resources

The WMRPC will pursue additional resources and funding to build our capability to provide more in-depth technical assistance to local communities, particularly fee-for-services and state and federal grants if the programs or activities advance the goals of the WMRPC and its member communities. We will also support funding applications of local communities for economic and community development initiatives within Region 8.

Environmental Protection Program

As needed, the WMRPC will support environmental protection efforts, update the WMRPC's in-house environmental data, and assist in the preparation of environmental impact assessments for economic development projects as required by EDA. We will also seek opportunities to assist local communities revitalize abandoned or under-utilized properties in the older sections of communities throughout the Region 8.

Plant Closure Data

The WMRPC will supply EDA's Economic Development Representative (EDR) with timely information on plant closures or possible plant closures, as well as the number of employees affected by these actions, and otherwise assist EDA to identify areas which are eligible for sudden economic distress assistance.

Emergency Response

The WMRPC will meet with communities that have experienced a natural disaster as soon as possible to determine if there are needs that could be addressed with the assistance of an EDA grant or other resources.

Special Projects: Research and Training

The WMRPC will strive to complete any special projects that arise to the best of its ability to complete special projects in a timely manner with limited staffing and other resources.

RECOVERY PLAN

Introduction

While the entire 2022 Comprehensive Economic Development Strategy and Pandemic Recovery Plan was developed with COVID-19 and the many impacts of the pandemic in mind, the remainder of this document is specific to the Pandemic Recovery Plan and includes information about the pandemic and actions to address issues specific to the short and long-term impacts of the pandemic.

Work Program

The following was the basis of the program. The WMRPC submitted this work program to EDA in June 2020. EDA allowed regional planning organizations to request up to $400,000, to be spent over a two-year period, but the WMRPC felt it would be difficult to spent that amount without permanently altering the scope of the organization, so limited the request to $250,000 (which was approved).

1. **Short-Term and Long-Term Economic Development Planning and Coordination**
   Update the Comprehensive Economic Development Strategy (CEDS). The CEDS was last updated in 2017, so should be updated during the two-year period covered by EDA's CARES Act Grant. While the WMRPC develops an interim CEDS every year, these are not comprehensive enough to address the scope of the impact on the Region created by the Coronavirus Pandemic.

   While WMRPC staff always makes an effort to visit communities to determine needs, additional efforts will be made to gain an understanding of the issues created by the pandemic and to identify appropriate responses on an individual basis. This will be accomplished through meetings and workshops (when possible), e-mails, phone calls, and staff visits with community leaders. The already established Commission and CEDS Committee will play a key role in creating a complete understanding of the ongoing and future issues created by the pandemic.

   It is anticipated that the existing CEDS Committee will need to be expanded to include organizations and officials that were not typically part of the CEDS process. The WMRPC and its members will seek out qualified representatives to serve on the CEDS Committee throughout the process, and most likely into the future afterwards. The CEDS Committee currently meets four times annually and this may be adequate if additional communications between members is established through the use of e-mails or other methods.

   The CEDS will include long-term planning efforts and goals (covering the next five years). This year's Interim CEDS will include short term planning efforts and goals covering the next year.

2. Assign Staff to Assist in Disaster Recovery

Funding from this program will be used to fund the existing Director and Planner while other funds will be used to fund a two-year position addressing regular regional programs and transportation planning – as well as assisting in the disaster recovery effort. The WMRPC feels the importance of this program requires staff that are already familiar with the Region's communities and its people.

Staff will work with EDA, communities, existing economic development organizations, and the State of Michigan to assist in Coronavirus recovery efforts. This process began in March 2020 and will continue as long as needed and has already included notifying communities of opportunities, seeking projects, and working with EDA and the communities to identify appropriate projects. At this time, we can only guess which communities will be most impacted economically, since Michigan is still in transition with regards to moving towards allowing people to congregate in groups of ten or more and allowing non-essential businesses to reopen. In addition to health and economic issues, we are now also looking at issues related to unrest across the nation that will add to the overall recovery efforts of many of our communities.

3. Technical Assistance and Capacity Building

The WMRPC will use a portion of the CARES Act grant to assist existing member organizations (seven counties and all of the communities within those counties; and four individual cities) with technical assistance and in seeking federal and state assistance. The WMRPC will assist in identifying appropriate funding opportunities including EDA/CARES Act grant, and other state and federal opportunities. Staff will assist communities in working through grant applications by providing any demographic information needed and working through the actual application whenever possible.

In addition to the existing CEDS Committee, this action will also establish opportunities for communities to form more localized committees (county level or smaller) to identify needs related to the economic recovery from the pandemic. The WMRPC will coordinate committees comprised of a combination of public and private leadership to identify issues and potential solutions. At this time, it is anticipated that the committees will meet remotely using primarily e-mail groups in order to allow for safe and well-documented meetings. The WMRPC will continue to send communications out to all of our member counties, cities, villages, and townships using e-mail and other electronic resources.

4. Organizational Capacity Support

In addition to hiring additional support staff to allow existing staff to focus on recovery efforts the WMRPC will increase capacity for existing staff to work outside of the office in case the need to work from home continues, or resurfaces in the future. Currently, staff picked up what pieces they needed as the State ordered residents to shelter in place and limited the travel to non-essential businesses. Three employees will be provided with duplicate computers and printers and be reimbursed for expenses such as internet service, office equipment, and other expenses. While most operations were able to be covered from home over the past months, accounting and paying bills remotely was not possible, requiring

staff to go into the office – addressing this issue will require some assistance. Some software and training on video conferencing may also be required if meetings continue to, or return to, meeting remotely. The WMRPC will also update its website to incorporate easier ways of distributing and collecting information from member communities.

Work Program Amendment

Time Extension

The West Michigan Regional Planning Commission (WMRPC) received an extension to its U.S. Economic Development Administration (EDA) Non-Competitive Coroavirus Aid, Relief, and Economic Security (CARES) Act Award, which was granted in 2020. The WMRPC requested and received an extension to December 31, 2022. The WMRPC did not request additional funds to the $250,000 award.

Challenges Creating the Need for an Extension

The WMRPC faced several challenges during the original planning period related to the the COVID-19 Pandemic, staffing issues, and personal health-related issues. Challenges of the pandemic include the inability to meet in person, visit communities, or even for the CEDS Committee or the WMRPC to meet remotely until staff, commissioners and committee members had the tools and knowledge to meet remotely. Understanding the public requirements of such meetings was also an issue that has yet to be completely understood as Michigan has not officially changed requirements. Additionally, requirements have varied from county to county. Staffing issues have been a serious issue through the pandemic.

When EDA granted the $250,000 CARES Act award (the WMRPC decided that $400,000 was not necessary) the WMRPC hired additional planners to supplement our small staff (typically we have 2.8 full time equivalents). The WMRPC hired an additional two people. In late 2020/early 2021 two of the three planner positions departed (both left Michigan for spouses' employment needs). The third Planner left in January 2022. A new Planner has been hired and will begin in April 2022. While the primary person performing the CARES Act work is still with the WMRPC (the Director), his has been spent performing the duties of the planners that includes tasks other than just EDA/CARES Act such as transportation planning. Time was also spent hiring new people in a very challenging job market.

Finally, as far as reasons and justifications for requiring additional time, there were two health-related events impacting the primary staff person. The first was in the beginning of 2021 (surgery) that required time off for recovery. Then in February 2022 the staff person broke his leg and required surgery again.

Plan for Completing the CEDS and Recovery Plan

The WMRPC originally proposed completing the CEDS in 2021 which would have been a year before the end of the scheduled five-year cycle for the 2017 CEDS. The WMRPC is now planning on adopting the CEDS in either May or August 2022. The WMRPC is performing the Recovery Plan in conjunction with the CEDS, so was originally planning on adopting it along with the CEDS. While adopting the plan with the CED is still very likely, the WMRPC would like to spend some additional time on completing the Recovery Plan. The following actions are proposed for completing the Recovery Plan:

- June-October 2022 – Resume in-person visits to cities, villages, larger townships, and counties to gain an understanding of unique needs of each community.
- Develop a plan for creating an up-to-date inventory of master plans and reviewing goals and capital improvement plans to identify potential projects and overall needs of the region as-a-whole. Begin inventory process and complete as much as time allows. Remainder of inventory will be completed the following year using existing EDA planning grant and general funds. Work with communities to encourage developing new plans when needed. It is felt that the pandemic, and the dollars designated to assist communities in their recovery efforts, has emphasized the importance of planning.
- Develop a plan for creating an up-to-date inventory the capacity of communities' water and wastewater capacity. Additionally, an inventory of available industrial land is also needed. Begin inventory process and complete as much as time allows. Remainder of inventory will be completed the following year using existing EDA planning grant and general funds. Like planning, it is felt that the pandemic, and the dollars designated to assist communities in their recovery efforts, has emphasized the importance of having adequate capacity of growth related to infrastructure.

News, History, and Timeline

The following timeline shows some of the events that influenced West Michigan between 2019 and 2021. A report from the Detroit Free Press was used for 2019 and 2020 information.

2019

December

While not impacting West Michigan at the time, the first cases of COVID-19 appear in China in December. On December 31, 2019 China informs the World Health Organization (WHO) of an unusual case of pneumonia in Wuhan, a city of 11 million people.

2020

January

While still not impacting day-to-day life in West Michigan the virus begins impacting areas beyond China. China closes the Huanan Seafood Wholesale Market in Wuhan. The WHO asks China for more information to assess the risk. China quarantines Wuhan, suspending air, rail and bus travel, as well as subways and ferries, to try to prevent the virus from spreading. The WHO declares a public health emergency of international concern as China reports thousands of coronavirus cases. The U.S. state department warns not to travel to China, and the next day, the president suspends travel of foreign nationals from China. Airlines around the world shut down flights to and from China and airlines begin screening for the virus.

February

In February 2020 West Michigan is still not seriously impacted by the virus, but people sense it is coming. Deaths in China reach 500 in the beginning of the month. Midway through the month there are over 30 confirmed cases in the United States and several European countries also reporting cases. Stocks begin to fall and the president asks Congress for $1.25 billion to combat the virus. Over 300 Michiganders are being monitored and self-isolating.

March

March 2020 is the month that the virus began impacting life in West Michigan. The first reported death in the United States occurred in late February. People start to begin stock piling food, cleaning supplies, and toilet paper. Gas prices fall and the Federal Reserve cuts rates to stimulate the economy. On March 10 Governor Whitmer declares a state of emergency after two confirmed cases in Southeast Michigan. The WHO declares the outbreak a pandemic on March 11 and Governor Whitmer orders Michigan's schools closed for three weeks. Communities, companies, and others begin planning for employees to work from home. On March 13 a national emergency is declared. On March 16 Governor Whitmer orders bars, restaurants,

theaters, and casinos to close and restricts gatherings to less than 50 people, and Michigan's unemployment benefits expand.

By the middle of the month the number of Michigan cases reaches 65 people, hospitals begin offering testing, and stores begin closing. Michigan's first death occurs on March 18 and the border between the United States and Canada closes for all but essential travel at the same time as auto plants begin shutting down. Michigan's jobless claims rise to 108,000 in a week.

During the last week of the month Governor Whitmer issues a stay-at-home order. Deaths in Michigan from the virus approach 140 people, auto manufacturers switch to the manufacturing of respirators, and guidelines for people begin to understand the need for social distancing and other measures.

April

The pandemic is in full swing in West Michigan when 31 residents and five staff test positive at a West Michigan nursing home on April 1. Fines for violating stay-at-home order goes up to a $1,000 civil fine, a $500 criminal fine, and 90 days in jail (there were not any examples of this actually occurring). Many services such as grocery delivery are overwhelmed. By April 9 over 1,000 Michigan residents have died from the virus and the stay-at-home order is extended to May 1. Michigan's economy is being hit hard as people cannot work or shop. More that 25 percent of Michigan's workforce has filed for unemployment. Hospitals are beginning to perform non-essential surgeries after a brief interval. By the middle of the month there are protests and lawsuits are being filed over the stay-at-home order while prisons are hot spots for the virus. Contract tracing begins, but not without disagreements. By the end of the month cases near 40,000 in Michigan with 3,500 deaths.

May

On May 1 Governor Whitmer extends the state of emergency to May 28. Manufacturing resumes in many factories in the beginning of the month and Michigan ranks highest in the nation in prisoner deaths from the virus. While Michigan passes 50,000 cases by mid-month and over 4,800 deaths the State reports the lowest death total since March. Pfizer begins planning for the production of a vaccine. Governor Whitmer begins to lift parts of stay-at-home order in northern Michigan. Nursing homes are hard hit with cases and deaths with Michigan being fifth in the nation in nursing home deaths.

June

Michigan surpasses 58,000 cases and nears 5,600 deaths at the beginning of the month. Polling shows Michiganders support Governor Whitmer's orders and fear a second wave of the virus. By mid-June cases are rising again. Many supplies are still hard to find and there are endless conflicts related to mask-wearing and social distancing.

July - August

As availability of testing increases, so do the number of cases as the pandemic moves into July. Conflicts over mask wearing and other precautions turn even more political as virus surges in some Republican territories. Some prisoners kept in segregation for more than four months because of virus, and a convent loses 13 sisters to the virus.

September - December

Many politicians contract the virus including a State Senator and the President of the United States. In October a plot to kidnap Governor Whitmer is discovered by Federal law enforcement agencies and the State Supreme Court rules against the Governor's emergency powers. In November West Michigan hospitals near capacity as cases grow exponentially. Joseph Biden is elected President of the United States. The number of deaths passes 10,000 in Michigan in the beginning of December and a new strain of the virus from the United Kingdom appears in Canada. Vaccines become available to healthcare workers at the end of year.

2021

January

Vaccines begin becoming available to essential workers, residents 65 and over, and people with health challenges. While limited supplies of the three available vaccines creates angst for those wanting to be vaccinated, by January 6 Michigan had administered 124,689 doses. Divisiveness over the November election peaks on January 6 at the U.S. Capitol. On January 11 Michigan began paying $300 supplemental benefit payments. Michigan began allowing indoor group exercise and non-contact sports on January 16.

February

Michigan makes great strides vaccinating residents of nursing homes and their care-givers. While virus cases begin to decrease, the latest variant is responsible for many new cases. February also was the start of Michigan's restaurants and some other businesses reopening with limitations on capacity and hours of operation in-place. The latest variant is detected in Ionia prisoners. Michigan residents have several options for signing up for a vaccine. West Michigan opens a large vaccine clinic in Grand Rapids that vaccinates thousands of residents daily. President Biden and Governor Whitmer visit Pfizer Facility in Kalamazoo. The United States surpasses 500,000 deaths due to the pandemic.

March

At the beginning of March Michigan expands restaurant capacities and allows for visits at nursing homes. On March 12 Michigan expanded access to vaccines to anyone over 16 years with medical conditions. Federal legislation extends unemployment benefit programs for

Michigan workers on March 17. Fully vaccinated individuals may gather at residences without masks per CDC and capacity at outdoor stadiums increases on March 19.

April

All Michiganders age 16 and up become eligible for vaccines on April 5. There is a surge in cases in April putting Michigan in the national news for the increases. Over 3.5 million doses administered by mid-April. On April 16 the Michigan Department of Health and Human Services (MDHHS) extends epidemic order and strengthens mask requirement for children.

May

Over 7 million vaccines administered by May 3 and by May 7, 54 percent of residents have received the first dose of a vaccine. MDHHS lifts mask requirements for outdoor gatherings of under 100 people. On May 14 Governor Whitmer lifts mask requirement for fully vaccinated Michiganders.

June

During June Michigan began to see many changes related to restrictions as the number of new cases and deaths declined. Office workers began returning to work, and mask requirements were limited to the unvaccinated and those with health challenges. Restaurants and bars were allowed to operate at full capacity and other businesses were also allowed to fully operate. Many businesses struggled to find employees due to uncertainty and a shift in types of employment – such as a shift to delivery services which allows for flexible hours.

July

Michigan began a lottery to encourage people to get vaccinated due to lagging interest by many in receiving a vaccination. Many people faced the possibility of having to return unemployment benefits in Michigan. Tourism began to recover in July as Michigan's summer arrived. Michigan's legislature repealed some of the Governor's emergency powers. Automobiles, both used and new, were hard to come by as demand peaked and production waned.

August

Canada opened its borders to some travelers after banning border crossings during the pandemic. Some Michigan universities and colleges announced vaccine mandates for students returning in the fall. Cases of the Delta Variant began to rise in Michigan creating recommendations for indoor masking. Vaccination rates still not as high as hoped. Schools are having a difficult time hiring teachers. Businesses begin vaccine mandates.

September

Schools reopened after summer break with a range of mandates depending on schools. There was a hope that Michigan avoided a late summer surge in COVID, but it was short-lived as hospitals began to fill. President Biden implemented a vaccine mandate for large employers. Booster shots began to be given to people.

October

The number of cases continued to rise in October, with rates high in rural areas. Vaccinated Canadians are again allowed to cross into Michigan. One in eight hospital beds occupied by COVID patients. FDA approves all boosters including "mix and match." Vaccines expanded to youth aged 5-11.

November

Michigan set to receive more than $10 Billion from Infrastructure Bill. People still fighting vaccine mandates, including healthcare workers. Michigan has the highest rate of COVID cases in the nation, due in part to the fact that over 4 million residents are not vaccinated. Labor shortages remain an issue and workers continue to leave their jobs. 85 percent of inpatient and ICU beds are full, with some patients being turned away. Most cases are still the Delta Variant.

December

25 percent of hospital patients have COVID. A school shooting in Michigan occurred with several students killed. The Omicron Variant began showing up in Michigan as residents traveled during Christmas break. Air travel during the holidays was often delayed due to lack of airlines staffing and other issues. Inflation hit a 39 year high.

While the pandemic continued past 2021, this report ends prior to 2022 to recognize the need to finish the plan and the fact that the impacts of the pandemic on health were minimized in 2022 with fewer hospitalizations and deaths due to the disease. Masks became voluntary in most settings and travel opened up. Concerns shifted away from the pandemic to other issues facing the United States and the rest of the world.

MI Safe Start: A Plan to Re-Engage Michigan's Economy

The following is taken from Michigan's recovery plan that was published May 7, 2020 and guided Michigan through much of the pandemic.

In Governor Whitmer's Safe Start Plan, we evaluate where the state and each of its regions are across six phases of this epidemic:

1. Uncontrolled growth: Increasing number of new cases every day, likely to overwhelm the health system. Only critical infrastructure remains open.

2. Persistent spread: Continue to see high case levels with concern about health system capacity. Only critical infrastructure remains open, with lower-risk recreational activities allowed.

3. Flattening: Epidemic is no longer increasing and health system capacity is sufficient for current needs. Specified lower-risk businesses can reopen given adherence to strict safety measures.

4. Improving: Epidemic clearly decreasing and health system capacity is strong with robust testing and contact tracing. Additional businesses can reopen given adherence to strict safety measures.

5. Containing: Epidemic levels are extremely low and outbreaks can be quickly contained. Health system capacity is strong with robust testing and tracing. Most businesses can reopen given adherence to strict safety measures.

6. Post-pandemic: Community spread is not expected to return (e.g., because of a vaccine) and the economy is fully reopened.

Assessing which phase we are in involves a comprehensive review of the facts on the ground. Guided by our experts, we are closely monitoring data that allows us to answer three questions:

A. Is the epidemic growing, flattening, or declining?

B. Does our health system have the capacity to address current needs? Can it cope with a potential surge of new cases?

C. Are our testing and tracing efforts sufficient to monitor the epidemic and control its spread?

We have also worked with our best public health experts and the business community to assess the infection risks posed by workplaces across every sector of the economy. In general, those

businesses that are likely to re-open sooner are those that present lower levels of infection risk and whose work cannot be performed remotely. We have also evaluated risk mitigation strategies to minimize the chance that any infection will spread at the workplace. Within each phase, businesses may reopen in a staggered manner to ensure safety. Finally, as our understanding of this disease improves, our assessments of what is appropriate in each phase could change to match the latest scientific evidence.

We are also establishing working groups to advise the state on how we can safely re-engage child care and summer camps, as well as businesses such as restaurants and bars, travel and tourism, and entertainment venues, so that when it is safe, there are best practices established for how to partially open in a low-risk manner.

The following sections outline our approach for moving between phases as well as details on each phase of the MI Safe Start Plan.

When do we move between phases? Guided by our public health experts, we are carefully evaluating the best available data to understand the degree of risk and readiness in Michigan. We are complementing that analysis with an understanding of the on-the-ground contextual realities. This comprehensive assessment is a critical input into whether we are prepared to move to the next phase and – just as importantly – whether the disease is surging and we need to adjust our approach.

It is crucial that we monitor the impact of each set of re-engagement activities before moving into the next phase. New transmission can take some time to become visible, and we need to understand any impact of previous re-engagement activities on new disease spread before evaluating a transition to the next stage. As we move into later phases, or if our progress stalls out, it may take longer to move from one phase to another.

Furthermore, it is important to evaluate indicators together: even though some may point to a lower level of risk, others may not. For example, if cases are declining but the health system does not have capacity to address a sudden uptick in cases, the degree of overall risk may still be high.

We will also examine whether different regions within Michigan may be at different phases. That inquiry, too, must be holistic: a region with a low rate of infection may have limited hospital capacity, for example, which puts it at relatively greater risk if an outbreak occurs. Where appropriate, however, regional tailoring makes sense for a state as large and diverse as ours.

Examples of the evidence reviewed for each of the three questions is described below:

A. Is the epidemic growing, flattening, or declining?

Evidence analyzed includes:

- The number of new cases per million: low levels of new cases can suggest limited continued transmission; high levels of new cases can suggest continued transmission activity.

- Trends in new daily cases: sustained decreases may suggest that there has not been new takeoff of the disease; increases would provide concern that there has been new takeoff.
- % positive tests: if testing levels are high, a low proportion of positive tests is further evidence of declining spread, and also suggests that we have a good understanding of the state of the epidemic. If there is a high proportion of positive tests, it could suggest further disease spread, or that we have a poor understanding of the true extent of the epidemic.

B. Does our health system have the capacity to address current needs as well as a potential increase, should new cases emerge?

Evidence analyzed includes:
- Hospital capacity: if hospitals are able to surge to accommodate a higher case load, it suggests that, if a small uptick in new cases occurred during additional re-engagement, our health system would not be overwhelmed. If hospitals are not able to surge in this way, any new case spread could threaten our health system.
- PPE availability: if hospitals have sufficient PPE to manage increased caseloads, it suggests health system capability to handle a small uptick in new cases.

C. Are our testing and tracing efforts sufficient to monitor the epidemic and control its spread?
Evidence analyzed includes:
- Testing capacity: if we are able to ensure that the individuals at risk in each re-engagement phase have access to testing when needed, we will be able to give individuals the information they need to stay safe and, at the same time, allow us to closely track the impact of re-engagement activities on our case growth. If we do not have this testing capacity, it will be harder to give our people and our decision-makers the information they need.
- Tracing and containment effectiveness: if we are able to quickly follow up on any newly identified cases and associated contacts, and if those individuals effectively self-isolate, we can more successfully contain any new increase in disease spread. Otherwise, transmission is likely to be higher, increasing our risk.

As new guidance continues to be provided by the CDC and other public health experts, our assessment will adjust to be continually informed by the best available science.

PHASE 1: UNCONTROLLED GROWTH

The number of daily new cases increases by a constant rate every day, which leads to an increasingly accelerating case curve. If a community remains in this phase for an extended period of time, healthcare facilities could quickly be overwhelmed. Because unmitigated behavior contributes to the exponential growth, communities can slow the growth rate and exit this phase by introducing social distancing practices and wearing masks when in public.

Businesses and organizations

Only work that is necessary to protect or sustain life will be permitted

- Retail: Limited to grocery stores and other critical retail (e.g., pharmacies)
- Public Transportation: Permitted
- Restaurants & Bars: Available for take-out, delivery and drive-through only
- Manufacturing: Critical manufacturing only
- Construction: Only permitted for critical infrastructure projects
- Food & Agriculture: Permitted
- Offices: Closed to all non-critical workers during this phase
- Education & Child Care: Remote learning in K-12 and higher education, child care for critical workers

Personal and social

- Social Distancing: In place, maintain a six-foot distance from others when outdoors / in public • Face coverings: Required
- Gatherings: Not permitted • Outdoor Recreation: Walking, hiking, biking permitted • Quarantine/Isolation: Individuals who have confirmed or suspected COVID-19 must isolate, and any individual with a known exposure must quarantine, according to CDC and public health guidance
- At-risk populations: All at-risk individuals should continue to shelter in place. Members of households with at-risk residents should be aware that by returning to work or other environments where distancing is not possible, they could carry the virus back home. Precautions should be taken to isolate from at-risk residents. Businesses should strongly consider special accommodations for personnel who are members of an at-risk population.

PHASE 2: PERSISTENT SPREAD

This phase occurs after the Uncontrolled Growth phase, but when the epidemic is still expanding in the community. There are still high case levels, but the growth rate might gradually decrease. Within this phase, the epidemic is widespread in a community and source of infection is more difficult to trace. Even though the growth rate of new cases is decreasing, high volumes of infected individuals mean that health systems could become overwhelmed, leading to higher mortality rates. During this phase, it is important to maintain social distancing practices in order to slow the spread to a level that health systems can handle as they are continuing to build capacity.

Businesses and organizations

Only work that is necessary to protect or sustain life will be permitted

- Retail: Limited to grocery stores and other critical retail (e.g., pharmacies), plus curbside or delivery for nonessential retail
- Public Transportation: Permitted
- Restaurants & Bars: Available for take-out, delivery and drive-through only
- Manufacturing: Critical manufacturing only
- Construction: Only permitted for critical infrastructure projects
- Food & Agriculture: Permitted
- Offices: Closed to all non-critical workers during this phase

- Education & Child Care: Remote learning in K-12 and higher education, child care for critical workers

Personal and social

- Social Distancing: In place, maintain a six-foot distance from other when outdoors / in public
- Face coverings: Required
- Gatherings: Not permitted
- Outdoor Recreation: Walking, hiking, biking permitted. Additional recreation allowed, including golfing and motorboating
- Quarantine/Isolation: Individuals who have confirmed or suspected COVID-19 must isolate, and any individual with a known exposure must quarantine, according to CDC and public health guidance
- At-risk populations: All at-risk individuals should continue to shelter in place. Members of households with at-risk residents should be aware that by returning to work or other environments where distancing is not possible, they could carry the virus back home. Precautions should be taken to isolate from at-risk residents. Businesses should strongly consider special accommodations for personnel who are members of an at-risk population

PHASE 3: FLATTENING

This phase occurs when daily new cases and deaths remain relatively constant over a time period. Often, this occurs because communities have started to use social distancing practices and transmission rates have fallen to manageable levels. Because new cases are not constantly increasing, health system capacity has time to expand to epidemic needs and is not typically overwhelmed. During this phase, testing and contact tracing efforts are ramped up statewide. To prevent each infected individual from spreading the virus unchecked, rapid case investigation, contact tracing, and containment practices are necessary within a community.

Businesses and organizations

Non-critical businesses that pose lower risk of infection are able to open with increased safety measures during this phase:

- Retail: Limited to grocery stores and other critical retail (e.g., pharmacies), plus curbside or delivery for nonessential retail
- Public Transportation: Permitted
- Restaurants & Bars: Available for take-out, delivery and drive-through only
- Manufacturing: Permitted with additional safety measures and guidelines
- Construction: Permitted with additional safety measures and guidelines
- Food & Agriculture: Permitted
- Offices: Closed to all non-critical workers
- Education & Child Care: Remote learning in K-12 and higher education, child care for critical workers and anyone resuming work activities
- Outdoor work: Permitted with additional safety measures and guidelines

Personal and social

- Social Distancing: In place, maintain a six-foot distance from other when outdoors / in public
- Face coverings: Required
- Gatherings: Not permitted
- Outdoor Recreation: Walking, hiking, biking, golfing, boating permitted
- Quarantine/Isolation: Individuals who have confirmed or suspected COVID-19 must isolate, and any individual with a known exposure must quarantine, according to CDC and public health guidance
- At-risk populations: All at-risk individuals should continue to shelter in place. Members of households with at-risk residents should be aware that by returning to work or other environments where distancing is not possible, they could carry the virus back home. Precautions should be taken to isolate from at-risk residents. Businesses should strongly consider special accommodations for personnel who are members of an at-risk population

PHASE 4: IMPROVING

This phase occurs when the number of new cases and deaths has fallen for a period of time, but overall case levels are still high. When in the Improving phase, most new outbreaks are quickly identified, traced, and contained due to robust testing infrastructure and rapid contact tracing. Health system capacity can typically handle these new outbreaks, and therefore case fatality rate does not rise above typical levels. Though a community might be in a declining phase, the overall number of infected individuals still indicate the need for distancing to stop transmission and move to the next phase.

Businesses and organizations

Most business and organizations will be open throughout this phase under strict safety measures. These include:

- Retail: Permitted with additional safety measures and guidelines (e.g., limited capacity)
- Public Transportation: Permitted
- Restaurants & Bars: Available for take-out, delivery and drive-through only
- Manufacturing: Permitted with additional safety measures and guidelines
- Construction: Permitted with additional safety measures and guidelines
- Food & Agriculture: Permitted • Offices: Open (remote work still required where feasible)
- Education: Remote learning in K-12 and higher education, summer programs in small groups
- Outdoor work: Permitted with additional safety measures and guidelines

Personal and social

- Social Distancing: In place, maintain a six-foot distance from other when outdoors / in public
- Face coverings: Required
- Gatherings: Limited to small groups with social distancing
- Outdoor Recreation: Walking, hiking, biking, golfing, boating permitted. Activities permitted in small groups with social distancing

- Quarantine/Isolation: Individuals who have confirmed or suspected COVID-19 must isolate, and any individual with a known exposure must quarantine, according to CDC and public health guidance
- At-risk populations: All at-risk individuals should continue to shelter in place. Members of households with at-risk residents should be aware that by returning to work or other environments where distancing is not possible, they could carry the virus back home. Precautions should be taken to isolate from at-risk residents. Businesses should strongly consider special accommodations for personnel who are members of an at-risk population

PHASE 5: CONTAINING

During the Containing phase, new cases and deaths continue to decrease for an additional period of time. At this point, the number of active cases has reached a point where infection from other members of the community is less common. With widespread testing, positivity rates often fall much lower than earlier phases. Rapid case investigation, contact tracing, and containment strategies cause new cases to continue to fall. However, if distancing and other risk mitigation efforts are not continued, infections could begin to grow again because a permanent solution to the epidemic has not yet been identified.

Businesses and organizations

Most business and organizations will be open throughout this phase under strict safety measures
• Retail: Permitted with additional safety measures and guidelines (e.g., limited capacity)
• Public Transportation: Permitted
• Restaurants & Bars: Available for dine-in with additional safety measures and guidelines
• Manufacturing: Permitted with additional safety measures and guidelines
• Construction: Permitted with additional safety measures and guidelines
• Food & Agriculture: Permitted
• Offices: Open with additional safety measures and guidelines
• Education: Live instruction in K-12 and higher education
• Outdoor work: Permitted with additional safety measures and guidelines

Personal and social
• Social Distancing: In place, maintain a six-foot distance from other when outdoors / in public
• Face coverings: Required wherever possible
• Gatherings: Increased but still limited-sized groups with social distancing
• Outdoor Recreation: All outdoor recreation allowed
• Quarantine/Isolation: Individuals who have confirmed or suspected COVID-19 must isolate, and any individual with a known exposure must quarantine, according to CDC and public health guidance
• At-risk populations: All at-risk individuals should continue to shelter in place. Members of households with at-risk residents should be aware that by returning to work or other environments where distancing is not possible, they could carry the virus back home. Precautions should be taken to isolate from at-risk residents. Businesses should strongly consider special accommodations for personnel who are members of an at-risk population

PHASE 6: POST PANDEMIC

Reaching this phase would mean that community spread is not expected to return, because of sufficient community immunity and availability of treatment. Because of this, the number of infected individuals falls to nearly zero and the community does not typically experience this strain of the epidemic returning. All areas of the economy reopen, and gatherings of all sizes resume.

Businesses and organizations

All businesses and organizations open with some lasting safety requirements

Personal and social

Minimal to no lasting limitations on personal and/or social activities

CONTROLLING SPREAD IN THE WORKPLACE

There are best practices workplaces should follow, with different levels of importance depending on the industry. The proper implementation of these best practices will mitigate risk in the workplace and allow for a safe and sustained return to work. If workplaces fail to follow some or all of these guidelines, it may curb the state-wide progress toward the revitalization phase and result in a re-instating of stricter social limitations. These best practices fall into five categories:

A. Access control: Implementing best practices to quickly identify and catalogue potential introductions of COVID-19 into the workplace

   •Daily symptom diaries (mandatory questionnaires self-attesting to symptoms and contacts)
   • On-site temperature checks
   • Rapid diagnostic testing protocols
   • Intake procedures for visitors
   • Guidelines for delivery areas

B. Social distancing: Minimizing levels of close contact within the workplace to limit the spread of COVID-19 among workers

   • Remote work (standards for who can work in person, social distancing guidelines for work from home)
   • Restrictions on common instances of non-essential close contact (e.g., crowded conference rooms, cafeterias)
   • Restriction on in-person meeting size
   • Physical barriers between workspaces

C. Sanitation / Hygiene: Increasing both the frequency and vigor of common cleaning practices as well as implementing new ones to reduce the amount of time COVID-19 can live on surfaces
   • Frequent disinfection / cleaning (facilities and equipment)
   • Local exhaust ventilation
   • HEPA filters on HVAC units
   • Availability of hand-washing facilities
   • Restrictions on shared tooling / machinery

D. PPE: Ensuring all employees have access to personal protective equipment to keep them from both contracting and transmitting the COVID-19 virus
   • Masks to be worn whenever workers cannot consistently maintain six-feet of separation
   • Gloves as necessary
   • Face shields as necessary

E. Contact tracing / Isolation: Designing and imparting to employees important procedures and protocols on what occurs if an employee is suspected to have and/ or diagnosed with COVID-19
   • Isolation protocols
   • Notification protocols (HR, first responders, government authorities)
   • Investigation standards
   • Facility cleaning / shutdown procedure
   • Quarantine and return-to-work guidelines

COVID-19 Cases in Michigan

As the pandemic begins its third year, the following figures (shown in Table 65) reflect the number of cases and deaths in Michigan and in each of the counties served by the West Michigan Regional Planning Commission. The table cannot tell the story of the loss of lives in West Michigan, but simply shows that every county, rural and urban, was impacted with illness and death. Table 66 shows the impacts on the various age groups.

Table 65 – COVID-19 Cases and Deaths: Cumulative Through 2-14-2022

Area	Confirmed Cases	Probable Cases	Confirmed Deaths	Probable Deaths
Allegan County	23,668	2,887	280	44
Barry County	11,742	2,282	139	16
Ionia County	15,345	765	161	4
Kent County	150,523	12,359	1,273	157
Mecosta County	7,709	750	90	6
Montcalm County	12,989	1,732	189	4
Osceola County	4,132	745	70	1
Ottawa County	65,936	7,328	635	119
State of Michigan	2,331,102	293,360	30,959	2,559

Source: State of Michigan

Table 66 – Cases by Age Group: Cumulative Though 2-14-2022

Age Group (years)	Total Cases	Cases Per Million
0-9	134,573	116,738
10-19	258,457	205,309
20-29	370,487	267,962
30-39	336,035	278,737
40-49	288,960	243,536
50-59	279,557	205,391
60-69	201,598	158,518
70-79	105,615	139,497
80+	60,498	145,841
Unknown	1,962	NA

Source: State of Michigan

Issues

The issues that this plan address are limited and relate to community-level issues versus health and personal issues. At the beginning of the pandemic (the first half of 2020) there were many unknowns that individuals, businesses, and communities worried about such as running out of food, being able to adequately staff essential services such as public utilities, public safety, healthcare, nursing homes, schools, manufacturers, government services, grocery stores, gas stations, and a host of other essential services. While there were some shortages towards the beginning, many were due to excess buying of certain things like canned foods and toilet paper.

At the beginning of the pandemic, many mandates were put into place at the federal, state, and local levels related to masks, social distancing, limited capacity, limiting visitors, hours of operation, closing of non-essential businesses, work, travel, and other limitations intended to slow the spread of the virus. While some people felt these actions were unnecessary and an intrusion on their rights, other people felt that the actions were warranted.

As the pandemic wore on, many of the initial concerns were addressed, or never actually materialized. Unemployment rates, which spiked at the beginning of 2020, began to decrease as people either returned to work or began working from home. Public meetings, canceled at the beginning of 2020, returned in the form of remote meetings using platforms such as Zoom and Microsoft Teams. Not only were people working from home, but students were attending school virtually, and social isolation with family members became routine.

The second half of 2020 continued with numbers of cases and deaths increasing. Some hospitals approached capacity levels in West Michigan and people were beginning to wonder if the pandemic would ever end. As people headed back indoors for the fall and winter, cases continued. To make matters worse, a contentious national election and campaign season was in full swing that divided the nation's citizens. While the election was held in November, what had always been a peaceful transition of power after presidential elections, was turned into a spectacle culminating in an attack on the U.S. Capitol on January 6, 2021.

The beginning of 2021 brought the widespread availability of vaccines to West Michigan's residents starting with healthcare workers and other critical workers (actually in December 2020) and moving to older residents and people with health issues and then younger people as more vaccines were made available. Vaccine centers were set up across the region and people were either eager to receive their vaccines, or were leery of the vaccines that were given emergency approval instead of the more rigorous approval typically given to drugs. In West Michigan, the numbers increased in the first few months and finally began to decrease as vaccinations increased along with the arrival of warmer weather. As cases and deaths decreased, mandates were loosened allowing for larger gatherings, easing of masks, opening of businesses, and returning to the office for many workers. May and June were the first two months when numbers improved. People who had been fairly isolated for over a year were suddenly able to visit family and friends and masks became optional in many indoor settings such as offices, grocery stores, and restaurants.

The second half of 2021 saw the number of cases increase again as a new variant emerged (Delta). By November Michigan was the number one state for the number of COVID cases. The vast majority of new cases were people who either chose to not receive a vaccine, or were not able to receive a vaccine. The ICUs filled to capacity and people were placed on ventilators – most had not been vaccinated. For those that had received a vaccination but still caught COVID, the symptoms were generally milder and patients were less likely to be placed in an ICU or on a ventilator. Also, in early autumn booster shots, provided six months after their second dose (or the single dose for Johnson and Johnson), were approved for healthcare workers and older adults – by October all adults were eligible for boosters. November was a bad month, with many West Michigan Hospitals at capacity and having to cancel non-COVID surgeries and other treatments due to the number of COVID patients. December of 2021 saw another new variant (Omicron) which (at the time of this writing) seems to be combatted by vaccines, especially for people who have received a booster six months after their original dose(s). Hospitals in West Michigan filled with primarily unvaccinated people, including ICUs and ventilators. The Federal Government sent staff to assist hospitals, which cancelled all non-emergency surgeries and had to begin rationing care due to the numbers continuing to rise.

During the pandemic communities and public agencies, like schools and government agencies, faced a variety of issues that are summarized below:

- Public bodies closed offices and had staff work from their homes to prevent the spread of the virus. Many Federal and State offices are still operating remotely, while some smaller agencies are "back in the office." This has been an everchanging series of challenges including whether or not remote meetings are actually legal.

- Local units of government at all levels faced a variety of challenges including needing to continue providing essential services throughout the pandemic. Public safety (fire, police, ambulance services, etc.), public works (roads, water, sewer, utilities, etc.), and other essential services continued to work every single day of the pandemic to provide the services that we all depend on. Units of government also faced challenges of doing the business of the people – public meetings were not recommended and went remote for nearly two years before beginning to return to in-person meetings.

- K-12 Schools (public and private) faced a range of issues and challenges including not always receiving clear guidance on how to proceed when the pandemic progressed. Teachers, administrators, students, and parents had to adapt to remote learning, hybrid learning where families were able to decide whether or not to attend classes or learn remotely, or back to in-person classes. Once students returned to classes there were continuing debates related to masks, vaccines, and whatever else people could question. Activities beyond the classroom were also impacted as extracurricular activities were curtailed or impacted.

- Colleges and universities were impacted as students transitioned to remote learning and lost out on years of traditional college experiences. Enrollments often dropped as students chose

to sit out the pandemic rather than pay for essentially on-line classes. When classes resumed all of the usual issues arose such as vaccines, masks, social-distancing, etc.

- Restaurants and bars faced many challenges and adapted whenever possible to outdoor seating, take-a-way service, food delivery services, and other creative ways to stay in business. Restrictions were placed on seated dining, and these restrictions were slowly eased to allow outdoor seating, and limited indoor seating, and eventually relatively normal operations again. Adding to the challenges of limited capacity were the challenges of finding employees willing to put up with the risk of catching the virus and having to deal with customers that were not willing to follow the rules. Many fast-food restaurants switched to drive-thru only and long lines became the new normal.

- Entertainment of all sorts was impacted. Large venues closed for much of the pandemic prior to vaccines so there were no concerts or other indoor or outdoor gatherings. Movie theaters, bowling alleys, etc. all were impacted as people were required to stay at home. Eventually these activities returned, but with many additional precautions.

- Retail businesses faced a range of challenges. Some were able to remain open throughout the pandemic if deemed essential (grocery stores, pharmacies, etc.) while others were either closed or offered very limited services. On-line shopping, which was already impacting many retail businesses, became the normal way of purchasing everything and is a habit that will likely remain. Delivery services even took off related to grocery shopping and the convenience of such services will also likely remain an option in the future.

- Professional offices varied in their response and challenges depending on the types of services provided. Many sent employees home with laptops and office buildings were empty for months on end before restrictions began to be lifted. Some professional offices, such as medical offices, remained open but with added precautions such as closing waiting rooms, shielding, masks, sanitizers of all sorts, and limited hours.

- While this is not a complete list of the types of organizations it provides a range. Ongoing issues continue into 2022 with spikes in cases continuing to occur but without as serious of impacts since many people are vaccinated or have already had the virus in the past. Organizations of all types continue to struggle to hire and keep employees and people are very tired of remote meetings, masks, the overall divisiveness that is prevalent across the country, and a general sense that things will never return to normal.

Limitations

There were so many limitations during the pandemic that the WMRPC could never begin to address regardless of how many resources were made available. WMRPC staff numbers rose and fell at the WMRPC during the pandemic, with several people hired without formal interviews or even being met in person for months after starting. Sixty-six percent of staff members came down with COVID at least once (after having some level of vaccinations). Just getting people trained and in-place was a challenge. Add to this the facts that staff at all levels of government were working from home and face-to-face meetings were non-existent just added to the challenge. Remote meetings did provide some degree of interaction during the deepest part of the pandemic and were (generally) a welcome part of the day.

Assisting communities issues related to the pandemic was essential, but with a staff ranging between two and four people the ability to help was very limited. The WMRPC focused on trying to provide information to communities about programs administered by its two primary partners: U.S. Economic Development Administration (EDA) and the Michigan Department of Transportation (MDOT). Both of these partners offered a range of opportunities during the pandemic, with EDA administering grants from the Coronavirus Aid, Relief, and Economic Security (CARES) Act and the American Rescue Plan Act (ARPA) of 2021; and MDOT offering funds through the Rural Task Force program and other programs that received enhanced funding through the federal government.

Getting the word out to communities was possible due to the ability to push large amounts of information to communities using e-mail (primarily). If a community was interested in a program the WMRPC coordinated additional meetings with the appropriated people to determine if a program matched a community's needs. A great number of potential projects were generated and dozens of remote meetings and phone calls were used to assist communities in applying for funds. Unfortunately, no projects were funded through EDA during 2020, 2021, and 2022 (so far). While this was disappointing, communities of all sizes did receive funds through ARPA and other federal programs that benefited them during the pandemic and will have a long-lasting impact as well – but the WMRPC was not able to add a lot to this process.

Communities, utilities, and other organizations did an amazing job of keeping essential services flowing throughout the pandemic. Water flowed, the lights stayed on, hospitals took care of our healthcare needs, snow was plowed, and public safety needs were met. While there were staffing challenges, people were able to address the needs of their communities during the emergency. Again, the WMRPC was not able to provide these essential services, but hopefully the WMRPC was able to provide a small amount of information to assist communities.

Hopefully the pandemic has provided communities with an appreciation of planning for future events and this is where the WMRPC could provide some assistance now and in the future.

Mandates

Mandates were a big part of life during the pandemic. School closings, business closings, masks, limitations on travel, social distancing, and many other measures intended to protect peoples' health and slow the spread of the virus. Of course the mandates were questioned as appropriate or as being an overreach of government into peoples' lives. Different parts of the United States reacted differently to setting and obeying mandates – and this was also the case down to the local level with some businesses ignoring mandates and others voluntarily going beyond the mandates. Politics played a large part of how people responded to mandates, which was an issue throughout the entire pandemic.

The WMRPC was impacted by mandates related to in-person meetings, working from the office, travel, masks, reporting, and others. The WMRPC strove to follow all of the mandates for meetings and for keeping staff safe. As the mandates began to drop it became difficult to determine if meetings should again be held in-person or remotely since there was not clear guidance and many people were hesitant to travel to other communities (this is how the virus spread). In the end, the WMRPC erred on the side of caution and Commission members and Committee members seemed to appreciate this approach. Some decisions requiring in-person meetings with quorums were delayed until late winter/early spring of 2022, but the business of running the WMRPC kept moving during the pandemic.

Addressable Community Issues and Related Actions

While the COVID-19 Pandemic created a wide range of immediate and long-lasting issues, it is not productive or reasonable for this Pandemic Recovery Plan to try to identify and address every issue. Since the WMRPC is a community-based organization focusing on community development, it makes sense that the focus is community development. The WMRPC will focus on the following key issues now, and into the future, to aid in recovery of the pandemic and to help communities prepare for any future events or to improve day-to-day operations.

Community Planning

Lack of adequate community planning created issues related to recovery for many communities during the pandemic. Federal and state programs expanded to encourage community recovery and those communities that had up-to-date plans and capital improvement schedules were able to easier identify and justify potential community projects than those communities that had no planned and identified priorities and issues.

Many communities in West Michigan have out-of-date master plans, or no plans at all. When the Federal Government appropriated ARPA funds to communities those with current plans were able to easier identify projects since issues were already identified. Those that had not planned were forced to start from the beginning to identify potential projects.

In order to encourage recovery from the pandemic and withstand any future emergencies the following actions will occur:

1. The WMRPC will contact each county, city, village, and township to determine the status of community planning. The inventory will include a summary of the following (if applicable):
    a. Age of Planning Document
    b. Description of body responsible for community planning
    c. Planning capacity (staff, consultants, volunteers, etc.)
    d. General description of each Planning Document's contents (issues, goals, demographics, maps, capital improvement schedules, projects, public input, etc.)
    e. A "planning readiness rating" assigned by the WMRPC.

2. The WMRPC will work with communities interested in developing or updating plans. Potential actions include:
    a. Assisting in the planning effort for communities that have limited options for developing or updating a plan (as staffing capacity allows).
    b. Identifying any potential resources for developing community plans such as grants or student projects.
    c. Referring communities to the Michigan Chapter of the American Planning Association for an up-to-date list of planning consultants.
    d. Reviewing draft community plans.
    e. Developing a template for creating simplified master plans.

3. The WMRPC will advocate for simplifying planning requirements for smaller communities to enable communities with limited resources to maintain community plans. While simplicity is desired, simplified community plans should include (at a minimum) the following sections:
    a. Description of the community's population, economy, and housing.
    b. Description of existing land uses and public facilities.
    c. List of issues facing the community identified through appropriate public input.
    d. List of goals and actions addressing identified issues.
    e. Projections and future land uses based on trends and goals.
    f. Capital Improvement Schedule based on anticipated needs, asset management, and goals.

4. The WMRPC will create a universal Capital Improvements Schedule at a very general level to provide an overview of regional needs. The overview will include:
    a. List of general capital improvements identified by category (water, sewer, roads, community facilities, and equipment).
    b. Projected costs of scheduled improvements.
    c. Year improvements are planned for implementing.
    d. Anticipated funding sources.

5. The WMRPC will update its Grants and Loans Opportunities list to encourage planning. The list encourages planning by:
    a. Providing resources to assist communities in reaching goals.
    b. Identifying types of improvements that can utilize outside resources.
    c. Provides ideas for improvements communities might not have considered.

6. Provide opportunities for communities to bring planners on-board to update or develop master plans by performing the following actions:
    a. Maintain a list of planning consultants interested in working on community plans (work with the Michigan Chapter of the American Planning Association).
    b. Providing a list of communities in need of master plans to registered list of community planning consultants.
    c. Maintaining an inventory of the status of master plans.
    d. Seeking funding to hire additional planners at the WMRPC dedicated to developing plans for communities that do not have available staff or cannot afford a consultant.
    e. Providing internships for planning students interested in assisting with developing community plans.

Public Facilities and Utilities

Throughout the pandemic a lot of time was spent by the WMRPC, communities, and various funding agencies (federal, state, and other) identifying projects suitable for the funding opportunities created to help communities withstand and recover from the pandemic. By developing a list of public utilities and their needs (now and in the future) this process could be a lot smoother and it would allow for easier funding of known needs as opposed to creating

projects simply to pursue funding opportunities. Since the WMRPC covers a large area and hundreds of communities, it is important to develop an approach that is appropriate in scope. Part of the inventory will include whether there is adequate capacity for communities into the future and projected needs over the next five to ten years. This is a worthwhile activity even in trouble-free times.

In order to encourage recovery from the pandemic and withstand any future emergencies the following actions will occur:

1. Recognizing that not all communities have the same level of public utilities, the WMRPC will develop a list of communities (cities, villages, and townships) and identify whether or not public utilities are provided. Counties will not be included in the list simply because no public utilities are provided at county-level in the region (other than roads). The list will include a summary of the whether or not the following are provided:
    a. Public water
    b. Wastewater treatment
    c. Stormwater management
    d. Public streets and roads
    e. Any additional public utilities provided by the community

2. Once the list of communities with any form of public utilities is completed, the WMRPC will contact each community to gain an understanding of capacity, age of facilities, and any issues facing the utility providers. The inventory will not be detailed, but will provide a broad understanding to serve as a starting point for future discussions and actions. Inventories will focus on the following:
    a. Capacity of public water system (available versus used) and the need to replace any major lines due to age or need to expand size of lines.
    b. Capacity of wastewater treatment facilities and availability for future expansion and the need to replace any sewer lines due to age or the need to expand the size of lines.
    c. Availability of stormwater management systems, whether or not there are any combined sewer issues/need to separate storm system from wastewater system.
    d. General condition of local roads (not maintained by MDOT or a county road commission). Include PASER data when available.
    e. Describe any additional public utilities provided by the community such as electricity or internet and identify any issues or funding needs associated with the utilities.

3. Maintain a regional public utilities-based capital improvements program based on input from communities.
    a. Establish an appropriate level of detail for a regional program.
    b. Create categories of improvements (water, sewer, storm, other).
    c. Include capital improvements program in CEDS and Interim CEDS.
    d. Distribute capital improvements program to potential funders including EDA and other agencies.

Maintain a contact list of staff responsible for maintaining public utilities and encourage interaction between similar agencies.

e. When contacting communities to assess utilities establish best contacts for relaying and gathering information and include addresses, telephone numbers, and e-mail addresses.
f. Request contacts to provide a back-up person in case of personnel changes.
g. Create e-mail groups of similar-sized communities to allow for easy interaction between utility providers.

4. Encourage utility providers to consider EDA grants whenever upgrading utilities.
    a. Educate utility providers of funding opportunities such as EDA's Public Works grants as well as other Federal and State of Michigan programs.
    b. Solicit projects from utility providers whenever updating the CEDS using up-to-date contact information.
    c. Consider appointing utility providers to serve on the CEDS Committee.
    d. Educate engineering consultants, that often work with utility providers, of EDA programs.
    e. Provide information to utility providers of programs that are developed during emergency situations (like CARES Act and ARPA during the pandemic) using up-to-date contact information.

Communications and Coordination

During the pandemic the importance of communicating became even more important but many of the established ways of communicating were not available during the pandemic (especially traditional face-to-face meetings). Many of the rules established to encourage open meetings and public participation were set aside during the pandemic by establishing emergency procedures that allowed remote or online meetings of the WMRPC, cities, villages, townships, and counties. Even meetings between other regions (Michigan Association of Regions) were done remotely and meetings between various levels of government (for example a city discussing a potential project with EDA and the WMRPC) were also done remotely. Many meetings were cancelled at the beginning of the pandemic due to lack of tools and knowledge of conducing online meetings, but eventually online meetings became an accepted way of doing business in both the public and the private sector. As the pandemic wore on the emergency measures put into place by the State of Michigan were eliminated due in large part to political considerations which left communities and the WMRPC wondering how to appropriately meet. While the WMRPC continued to meet remotely through 2021 it was able to do so primarily by having informal meetings (the WMRPC called these meetings "Information Updates" to allow for the sharing of information) where no resolutions were passed. Eventually, in-person meetings returned in 2022 allowing budgets to be passed and election of officers to occur (as well as other official required business). While it was nice to hold meetings in-person the convenience of on-line meetings for an organization covering eight counties was difficult for many to give up (since on-line meetings could save many members hours of driving). In order to encourage less confusion in the future, and to improve

the efficiency of meetings in non-emergency times, the following actions will be considered for adoption:

1. Develop a policy related to in-person, remote, and hybrid (in-person with remote capabilities) meetings for the WMRPC.
    a. Establish guidelines for determining when meetings can be held remotely.
    b. Establish what types of actions can be taken during in-person meetings, remote meetings, or during hybrid meetings.
    c. Develop quorum guidelines for all types of meetings.
    d. Establish standards for e-mail votes of the WMRPC between regularly scheduled meetings during emergency and non-emergency situations.

2. Seek clear guidance from the State of Michigan on when WMRPC meetings can be held remotely.
    a. Coordinate with the Michigan Association of Regions (MAR) to work with the State of Michigan to encourage uniform and apolitical standards for determining when remote meetings are allowed for emergencies.
    b. Coordinate with the Michigan Association of Regions to work with the State of Michigan to encourage the option of allowing remote meetings anytime (not just during emergencies) to promote less driving and more efficient meetings.
    c. Allow for quick change of meeting types due to changing situations to allow for flexibility during emergencies.
    d. Establish rules related to health and safety during in-person meetings.

3. Update safety standards related to office operations, work-at-home guidelines, and staff members attending meetings as the current pandemic and future emergencies requires.
    a. Establish what office operations are considered essential that cannot be accomplished remotely.
    b. Establish limits on staff working in the office during times when personal contact is not safe.
    c. Establish flexible work-at-home schedules to allow easy contact of staff for efficient use of time and ability to communicate.
    d. Limit staff from attending in-person meetings until it is the standard at all levels of government (since the WMRPC is funded by local, state, and federal sources).

4. Maintain the ability of the WMRPC to communicate with Regional Commissioners (Board Members), CEDS Committee members, member communities, state, and federal agencies, staff, other regional agencies, and others agencies and individuals.
    a. Provide staff members with mobile equipment that enables them to work away from the office (primarily laptops and related equipment).
    b. If staff members do not have access to internet away from the office during an emergency allow working (when possible) in the office on a schedule that limits contact between employees and others.
    c. Maintain subscription to remote meeting platform.

5. Maintain meeting schedules for Executive Committee, WMRPC, CEDS Committee, Northland Drive Corridor Committee, M-40/M-89 Corridor Committee, Greater Greenville Transportation Committee, and any other regularly scheduled groups.
    a. Meet in person when able to safely meet in person.
    b. Meet remotely using ZOOM or similar platform when safety is in question.
    c. If there is a question related to a quorum during a remote meeting, related only to the WMRPC, the meeting will be an "Informational Meeting" where no formal business will be conducted, but where information is made available.
    d. Reschedule meetings only when absolutely necessary, such as when official business cannot wait until the next regularly scheduled meeting.

6. Continue communications with communities through a variety of means.
    a. Determine if newsletter, which has not been published during the pandemic, should be brought back or transitioned to electronic distribution (this was planned but disrupted in 2020).
    b. Expand use of group e-mails to similar communities.
    c. Expand use of social media.
    d. Include alternate telephone numbers (other than the office telephone) when possible.

CONCLUSIONS & SUMMARY

This document represents the work of the West Michigan Regional Planning Commission (WMRPC) and the Comprehensive Economic Development Strategy (CEDS) Committee. While the document is called the *2022 CEDS and Pandemic Recovery Plan*, it represents a long-term commitment (past and future) to the communities within Region 8 and contains information developed and fine-tuned over many years and some new information developed during the pandemic specific to the Pandemic Recovery Plan portion of the document and effort.

Some key points of the 2022 Comprehensive Economic Development Strategy and Pandemic Recovery Plan are listed below:

- The WMRPC works with a variety of agencies to provide communities with a range of assistance.
- West Michigan continues to grow and has a stronger economy that most of Michigan.
- The WMRPC focuses on a small range of programs and maintains a small staff that is affordable to our member counties and communities.
- Communities have a range of infrastructure needs that need funding assistance to move forward.
- The WMRPC's strives to assist communities, not mandate actions.
- Having a comprehensive list of potential community projects prevents seeking funds for unnecessary or ill-conceived projects as opportunities arise.
- The WMRPC feels planning, participation, and identifying infrastructure needs (and seeking funding to address the needs) are appropriate roles for assisting with the pandemic recovery.

None of the information contained in this document should come as a surprise to the people serving on either the CEDS Committee or the WMRPC since representatives are regularly updated on the available programs and the issues and goals of the Region and were all involved in the development of the CEDS.

Appendix A

RESOLUTIONS

WEST MICHIGAN REGIONAL PLANNING COMMISSION

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY AND PANDEMIC RECOVERY PLAN

RESOLUTION

APPROVAL OF THE 2022 COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY AND PANDEMIC RECOVERY PLAN

It is moved by _____, and supported by _____ that the West Michigan Regional Planning Commission's Comprehensive Economic Development Strategy (CEDS) Committee hereby approves the 2022 Comprehensive Economic Development Strategy and Pandemic Recovery Plan, which identifies goals, information, current employment information, and potential projects for Region 8 and its member communities. The Strategy/Plan also looks at the impacts of the pandemic and actions to help recover from long-lasting impacts. The Strategy/Plan will be submitted to the U.S. Economic Development Administration (EDA) in October 2022. The WMRPC recommends the submission of the Strategy/Plan to the EDA.

Signed:_____ Date: August 31, 2022

S. Michael Scott, Chair

WEST MICHIGAN REGIONAL PLANNING COMMISSION

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY AND PANDEMIC RECOVERY PLAN

RESOLUTION

APPROVAL OF THE 2022 COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY AND PANDEMIC RECOVERY PLAN

It is moved by _____, and supported by _____ that the West Michigan Regional Planning Commission (WMRPC) hereby approves the 2022 Comprehensive Economic Development Strategy and Pandemic Recovery Plan, which identifies goals, information, current employment information, and potential projects for Region 8 and its member communities. The Strategy/Plan also looks at the impacts of the pandemic and actions to help recover from long-lasting impacts. The Strategy/Plan will be submitted to the U.S. Economic Development Administration (EDA) in October 2022. The WMRPC recommends the submission of the Strategy/Plan to the EDA.

Signed:_____ Date: September 16, 2022
David Hodges, Chair

Signed:_____ Date: September 16, 2022
Roger Elkins, Vice Chair

Public Review Period for the Comprehensive Economic Development Strategy and Pandemic Recovery Plan

The West Michigan Regional Planning Commission (WMRPC) is taking public comments on the 2022 Comprehensive Economic Development Strategy and Pandemic Recovery Plan. Copies of the Strategy/Plan are available for review at the offices of the WMRPC. Comments can be submitted via the US Postal service to: WMRPC, 1345 Monroe Avenue NW, Suite 225, Grand Rapids, Michigan 49505 or through email to dbee@wmrpc.org. Contact Dave Bee, Director of the WMRPC, with any questions at (616) 774-8400. Comments will be accepted until October 17, 2022.

- Posted on website: wmrpc.org
- Posted on Facebook: wmrpc
- Posted on Twitter: WMRPC
- Posted on MLive/Grand Rapids Press

No comments received.

Appendix B

CEDS COMMITTEE GENERAL GUIDELINES

Comprehensive Economic Development Strategy (CEDS) Committee
General Guidelines

1. Authority.

These General Guidelines are adopted by the West Michigan Regional Planning Commission (WMRPC) in accordance with rules established by the U.S. Economic Development Administration (EDA) for the purpose of maintaining a Comprehensive Economic Development Strategy (CEDS).

2. Definitions.

a. Board – The policy body of the WMRPC
b. CEDS – Comprehensive Economic Development Strategy
c. CEDS Committee – The Committee made up of representatives from members gathered to develop and implement the CEDS
d. EDA – The U.S. Economic Development Administration
e. Member – A county, city, village, township that is a member of the West Michigan Regional Planning Commission
f. Public Sector – Supported by government funds
g. Private Sector – Supported by private funds
h. Region 8 – The area consisting of Allegan, Ionia, Kent, Mecosta, Montcalm, Osceola, and Ottawa counties.
i. Representative – A person appointed by a member to serve on the CEDS Committee
j. WMRPC – West Michigan Regional Planning Commission

3. Purpose.

The CEDS Committee shall be a voluntary committee of economic and community developers from across Region 8, which includes communities in the seven counties of Allegan, Ionia, Kent, Mecosta, Montcalm, Osceola, and Ottawa. The Committee shall assist in developing the annual CEDS Document including identifying potential public works projects, planning projects, and other projects with the potential for promoting economic and community development.

4. Membership.

Membership on the CEDS Committee is dependent on membership in the WMRPC, with the exception of At-Large Committee Members.

5. Organization.

5.1 Committee. The CEDS Committee is responsible for maintaining an up-to-date CEDS and makes no policy decisions for the WMRPC. The WMRPC is responsible for approving the CEDS with the recommendation of the CEDS Committee.

5.2 Representation. Each Member with a population of at least 10,000 people shall have no more than two (2) representatives on the CEDS Committee. The Committee representation shall be comprised of one public sector representative and one private sector representative from each Member with a population of at least 10,000 people. The term of office for a

representative shall be one (1) year or until a new appointment is made by the Member's governing body. Each member with a population of at least 10,000 people may designate one (1) Alternate which may act only in the absence of a Representative.

5.3 At-Large Representatives. The CEDS Committee may have up to three (3) at-large members approved by the Committee. At-large positions shall create a committee that maintains a simple majority of private sector representation.

6. Officers.

6.1 Selection. In January of each year, the Committee shall select from its membership a Chairperson and Vice-Chairperson.

6.2 Duties. A Chairperson shall preside at all meetings and shall conduct all meetings in accordance with the rules provided herein. The Vice-Chairperson, in the absence of the Chairperson, shall act in the capacity of the Chairperson.

6.3 The Vice-Chairperson shall succeed to the office of Chairperson in the event of a vacancy in that office; in which case, the Committee shall select a successor to the office of Vice-Chairperson at the earliest possible time. Such Chairperson and Vice-Chairperson shall serve until the current term of office is ended.

6.4 Tenure. The Chairperson and Vice-Chairperson shall take office immediately following their election, and shall hold their office for a term of twelve months. All officers can be re-elected to successive terms.

7. Meetings.

7.1 Meeting Notices. A notice of all meetings shall be sent to the list of CEDS Committee. Meeting agendas shall be posted at the office of the WMRPC. Agendas shall include the meeting date, address, time, and telephone number of the WMRPC office.

7.2 Regular Meetings. Regular meetings of the Committee shall be held as necessary to maintain an up-do-date CEDS. A schedule of anticipated meetings for the program year shall be maintained by the WMRPC.

7.3 Special Meetings. Special meetings may be called by the Chairperson. Notice to CEDS Committee shall be mailed using the U.S. Postal service no fewer than seven (7) days in advance of the special meeting.

7.4 Quorum. In order for the Committee to conduct business or take any official action, a quorum consisting of Committee Representatives of a majority of the Members must be present. When a quorum is not present, no official action except for closing of the meeting may take place. When a quorum is not present Committee Members may discuss matters of interest, but can take no action until the next regular or special meeting.

Order of Business. The order of business for all regularly scheduled Committee meetings shall be:

a. Call to order
b. Roll Call
c. Approval of Minutes
d. General Business
e. Unscheduled Business
f. Adjournment

8. Minutes.

Minutes shall be prepared for all CEDS Committee meetings. The minutes shall contain a brief synopsis of the meeting including a recording of Committee Members in attendance, a complete restatement of all motions, and recording of votes. All communications and any actions taken shall be attached to the minutes.

9. Matters to be acted upon by Staff on Behalf of the CEDS Committee.

WMRPC staff may take any action necessary in the name of the CEDS Committee in accordance with plans, policies, and procedures established by the CEDS Committee and WMRPC Board. If a serious conflict of interest, public controversy, or uncertainty as to the plans, policies, or procedures occurs; staff shall make the matter known for resolution by the CEDS Committee and/or the WMRPC Board.

10. Amendments.

These general guidelines may be amended by a majority vote of the WMRPC Board during any regular meeting.

THESE GENERAL GUIDELINES WERE ADOPTED BY THE WEST MICHIGAN REGIONAL PLANNING COMMISSION ON JUNE 16, 2006.

From:	Dave Bee
To:	Shirey, Lee (Federal); Amada Murray (amanda.murray@lakeshoreadvantage.com); Bowman, Andrew; Brenda Taeter; Catherine Getty ; Chris Bredice (brediceelectric@hotmail.com); Cindy Viyea (cindy@mibarry.com); David Hodges (davidhodges4833@gmail.com); dhatfield936@gmail.com; Frank Garcia (fgarcia@miottawa.org); Hofert, Nicole; jdjones@grand-rapids.mi.us; Jennifer Heinzman; Jennifer Cochran (jcochran@cityofbr.org); Jim Sandy; Jim Storey (jmstore@yahoo.com); Jim Storey (jstorey@allegancounty.org); Joseph Rizqallah (jrizqallah@signatureassociates.com); Larry Emig; City Manager; Morris Langworthy; Nancy Murphy; Nichole Lyke (nichole@mibarry.com); Paul Bullock; Paula Priebe; psachs@miottawa.org; Raymond Steinke; Regina Davis (reginamariedavis@gmail.com); Robert Postema (Rob@rpaae.com); Robert Sarro (rsarro@allegancounty.org); robs@montcalm.edu; rogerbelkins@gmail.com; S. Michael Scott (panhandle_59@msn.com); Sam Bolt (bolts@wyomingmi.gov); Thomas Cizauskas; Thomas Jessup (tomjessup@gmail.com); tjessup@allegancounty.org; Turkelson, Kristin; William Routley
Subject:	FW: September 16, 2022 WMRPC Meeting
Date:	Thursday, September 15, 2022 1:57:03 PM
Attachments:	Agenda9-16-2022.doc CEDSWMRPCResolution.doc FY2023ProposedBudget.pdf June 2022 WMRPC Minutes.doc WMRPC 2022 CEDS Recovery Plan.pdf

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Good Afternoon!

Just a reminder about tomorrow's meeting…

Also, when you enter the Courthouse you go through a metal detector…so leave your pocket knives in your car (I always forget).

The West Michigan Regional Planning Commission (WMRPC) is scheduled to meet on September 16, 2022 at 9:30 a.m. This will be an in-person meeting held at the Ionia County Courthouse, 100 Main Street, Ionia, Michigan 48846. The Courthouse is on the east end of Ionia's Historic Downtown. On-street parking available. Enter from the north side of the building. The Agenda, June Minutes, Proposed FY 2023 Budget, the 2022 Comprehensive Economic Development Strategy (CEDS) and Pandemic Recovery Plan, and a resolution are attached.

We have several big items on the Agenda including reviewing next year's budget and reviewing/adopting the 2022 CEDS. We will require a quorum for the budget and the CEDS, so please plan on attending. If there is no way you can make it, please let me know if you have any issues with the budget or the CEDS.

We are going to have Lee Shirey, our US Economic Development Administration Representative, as a guest speaker. So bring your questions about EDA to the meeting!

I look forward to seeing everyone!

Dave

Dave Bee, AICP, Director
West Michigan Regional Planning Commission
1345 Monroe Avenue NW
Grand Rapids, Michigan 49505
616-774-8400 (office)
[redacted](my cell)

dbee@wmrpc.org

WEST MICHIGAN REGIONAL PLANNING COMMISSION MEETING
June 16, 2022 -- 9:30 a.m.

PLEASE NOTE MEETING LOCATION

Ionia County Courthouse
100 Main Street, Ionia, Michigan 48846
The Courthouse is on the east end of Ionia's Downtown. On-street parking available. Enter from the north side of the building.

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes (Enclosed)
5. Public Comments
6. General Business
    a. Administrative Matters
        - Guest Speaker – Lee Shirey, U.S. Economic Development Administration (EDA)
        - Financial Statement (Distributed at Meeting)
        - Fiscal Year 2023 Budget Review (Enclosed)
        - Goals Discussion
        - Review/Approval of 2022 Comprehensive Economic Development Strategy (CEDS) and Pandemic Recovery Plan (Enclosed with Resolution)

    b. Round Table/Regional Issues

    c. Staff Updates
        - Economic Development Planning
        - Transportation Planning
        - Member Projects
        - Other
7. Unscheduled Business
8. Adjournment

WEST MICHIGAN REGIONAL PLANNING COMMISSION

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY AND PANDEMIC RECOVERY PLAN

RESOLUTION

APPROVAL OF THE 2022 COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY AND PANDEMIC RECOVERY PLAN

It is moved by , and supported by that the West Michigan Regional Planning Commission (WMRPC) hereby approves the 2022 Comprehensive Economic Development Strategy and Pandemic Recovery Plan, which identifies goals, information, current employment information, and potential projects for Region 8 and its member communities. The Strategy/Plan also looks at the impacts of the pandemic and actions to help recover from long-lasting impacts. The Strategy/Plan will be submitted to the U.S. Economic Development Administration (EDA) in October 2022. The WMRPC recommends the submission of the Strategy/Plan to the EDA.

Signed:_____ Date: September 16, 2022
David Hodges, Chair

Signed:_____ Date: September 16, 2022
Roger Elkins, Vice Chair

WEST MICHIGAN REGIONAL PLANNING COMMISSION
BUDGET: Proposed August 12, 2022
Fiscal Year October 1, 2022 - September 30, 2023

	FY 2020-2021 Actual	FY 2021-2022 Adopted Budget	FY 2021-2022 Actual thru 5-31-2022	FY 2022-2023 Proposed Budget
Revenues				
Membership Dues	$ 45,620.41	$ 46,580.41	$ 37,580.41	$ 47,839.98
EDA Planning Grant	$ 75,428.06	$ 70,000.00	$ -	$ 70,000.00
CARES Act	$ 82,608.59	$ 93,750.00	$ 26,255.70	$ 50,000.00
MDOT Planning	$ 37,000.00	$ 37,000.00	$ 2,072.23	$ 37,000.00
MDOT (Asset Management)	$ 34,512.21	$ 50,000.00	$ 7,740.66	$ 60,000.00
MDOT SPR	$ 19,000.00	$ 23,558.00	$ 7,577.60	$ 22,435.00
RPI Access Mngt.	$ -	$ -	$ -	$ -
Recreation Plans	$ -	$ -	$ -	$ -
Land Use Plans	$ -	$ -	$ -	$ -
Fees for Technical Assistance	$ -	$ 200.00	$ -	$ 200.00
Interest	$ 21.92	$ 50.00	$ 18.98	$ 50.00
Miscellaneous	$ -	$ 700.00	$ 695.00	$ 100.00
TOTAL REVENUE	**$ 294,191.19**	**$ 321,838.41**	**$ 81,940.58**	**$ 287,624.98**
Expenditures				
Salaries & Wages	$ 179,171.47	$ 150,000.00	$ 87,804.00	$ 152,000.00
Fringe Benefits	$ 30,940.75	$ 35,000.00	$ 16,757.63	$ 40,000.00
Professional Services	$ 4,389.43	$ 5,000.00	$ 888.00	$ 5,000.00
Contractual Services	$ 5,516.33	$ 30,000.00	$ -	$ 30,000.00
Audit	$ 4,060.00	$ 4,200.00	$ 4,200.00	$ 4,905.00
Office Costs	$ 19,276.95	$ 27,000.00	$ 14,119.58	$ 27,000.00
Travel/Meetings	$ 1,653.19	$ 6,000.00	$ 566.58	$ 10,000.00
Professional Development	$ 295.00	$ 1,000.00	$ 100.00	$ 2,000.00
Office Supplies	$ 647.17	$ 1,500.00	$ 244.47	$ 3,000.00
Office Machines	$ 9,273.57	$ 2,000.00	$ 1,111.21	$ 2,000.00
Memberships	$ 744.00	$ 2,000.00	$ 1,585.00	$ 2,000.00
Printing	$ -	$ 750.00	$ -	$ 750.00
Equipment/Furniture	$ 60.40	$ 2,000.00	$ 200.00	$ 2,000.00
Special Events	$ -	$ -	$ -	$ 1,600.00
Other/Contingencies	$ 131.64	$ 55,388.41	$ 128.10	$ 5,369.98
TOTAL EXPENDITURES	**$ 256,159.90**	**$ 321,838.41**	**$ 127,704.57**	**$ 287,624.98**

9/16/2022

DRAFT

WEST MICHIGAN REGIONAL PLANNING COMMISSION
MEETING MINUTES

June 17, 2022
Ottawa County Administration Building
9:30 a.m.

1. Call to Order. The meeting was called to order at 9:40 a.m.

2. Roll Call:

Tom Jessup – Allegan County
Paula Priebe – City of Big Rapids
Paul Bullock, Treasurer – Mecosta County
Ray Steinke – Mecosta County
Rob Spohr – Montcalm County
Mike Scott – Montcalm County
Morris Langworthy – Osceola County
Frank Garcia – Ottawa County
Paul Sachs – Ottawa County
Nichole Lyke – Barry County Chamber and Economic Development Alliance

Staff:
David Bee – Director
Ethan Walthorn – Planner
Nancy Murphy – Administrative Assistant

Guests:
John Shay – Ottawa County Administrator
Dennis Kent – Michigan Department of Transportation

3. Approval of Agenda

A MOTION WAS MADE BY R. Steinke to approve the agenda for June 17, 2022. SUPPORTED BY P. Priebe. MOTION APPROVED UNANIMOUSLY.

4. Approval of Minutes

A MOTION WAS MADE BY M. Scott to approve the minutes for the January 14, 2022, Commission meeting. SUPPORTED BY R. Steinke. MOTION APPROVED UNANIMOUSLY.

5. Public Comments

None.

6. General Business

a. Welcome to Ottawa County

John Shay, Ottawa County Administrator, welcomed meeting attendees to Ottawa County, and shared information about several current projects. Work is in process on the County's new Family Justice Center, which is a $32 million project scheduled for completion the Spring of 2024. The Center will include a new court building and house all family related functions. The County is working on how to spend ARPA funds. Options include projects related to broadband services, affordable housing, and other categories. They have requests for part of the available funding from both local organizations and individuals.

b. Guest Speaker – Dennis Kent, Michigan Department of Transportation

Dennis Kent with the Michigan Department of Transportation presented a summary of the Grand Region Five-Year Program. The presentation included –

Network Priorities – Transportation Asset Management Plan (TAMP) Tiers

Grand Region 5-Year Program 2022 to 2026

High Profile Projects – including –

I-196 Bridge replacement over the Grand River
M-21 – resurfacing I-96 to Grand River
M-37 – two projects
M-11 – Division Avenue to Kalamazoo Avenue
US-131 – Kent County line to 76th Street
I-196 – Byron Center Road to 32nd Avenue

US-131 Planning and Environmental Linkages (PEL) Study – M-11 (28th Street to Wealthy Street)

I-196 – Fuller Avenue to Maryland Avenue

I-96 / I-196 Flip / Partial Completion

Eastbound M-21 to eastbound I-96

M-21 crossovers

Eastbound M-21 off-ramp modifications

I-296 (US-131) southbound and I-96

M-11 (28th Street)

I-96 – Monroe Avenue to Leonard Street

US-131 at M-179 – Partnership with Gun Lake Tribe

I-196 – Bridge replacement over the Grand River and Market Avenue

I-96 – rebuilding 9 miles of freeway in Ionia County (2024)

US-131 – rebuilding 9.6 miles of freeway – 76th to 84th (2024)

c. Administrative Matters

Financial Statement

The Financial Statement covers the first eight months of FY 2022, October 1, 2021 through May 31, 2022. D. Bee briefly reviewed the Financial Statement.

A MOTION WAS MADE BY M. Langworthy to accept and place on file the Financial Statement for the period of October 1, 2021 through May 31, 2022. SUPPORTED BY P. Priebe . MOTION PASSED UNANIMOUSLY.

Revised Budget

D. Bee presented the revised budget for Fiscal Year 2022 (October 1, 2021 through September 30, 2022). He said that we usually adopt the original fiscal year budget at the September Commission meeting, and then review the budget the following June. He said that revenues were not changed in the revised budget. Most of the Expenditures are mostly unchanged. The only increased amount is for Fringe Benefits due to higher costs for health insurance, along with life and disability insurance, for the new Planner. Several amounts are lower, including Travel, Professional Development, Office Supplies, and Special Events (because we did not have a December meeting in 2021).

A MOTION WAS MADE BY M. Scott to approved the Amended Budget for Fiscal Year 2022 (October 1, 2021 through September 30,2022). SUPPORTED BY R. Spohr. MOTION PASSED UNANIMOUSLY.

MDOT Resolution

The resolution for MDOT funding is an annual agreement, and includes both the MTF (Michigan Transportation Fund) planning grant for $37,000 and the SPR (State Planning and Research) grant for $19,000. The SPR grant is primarily funding for the Rural Task Forces program. The resolution does not include Asset Management.

A MOTION WAS MADE BY R. Spohr to adopt the resolution to authorize the FY 2023 grant application to the Michigan Department of Transportation (MDOT), for funds to be used for regional transportation planning in Region 8; and to authorize its Chairperson and its Director to sign a contractual agreement with MDOT for this Program. **SUPPORTED BY** T. Jessup. **MOTION APPROVED UNANIMOUSLY.**

d. Round Table / Regional Issues

Nichole Lyke – Barry County. Barry County has a countywide dashboard. She talked about their housing study and affordable housing projects. She also talked about the County's master plan and the Land Bank. They are in the process of wrapping up their broadband plan.

Morris Langworthy – Osceola County. He talked about the Commission on Aging. The County annex is closing. The old hospital will move to new facilities. A company refurbished a building and then didn't need it, so the County bought it before the price increase.

John Shay – Ottawa County. He talked about broadband, including how to make it cost effective to extend service to ten rural areas. The County is working on groundwater issues – both quality and quantity. They have a countywide monitoring network. He also talked about infrastructure across the county related to electric vehicle charging stations, including the current supply compared to future demand.

Tom Jessup – Allegan County. Two categories for spending Covid money are broadband and a water study. The casino has a $350 million complex expansion. The County has a good relationship with the Tribe.

Paula Priebe – City of Big Rapids. It is project season, with ongoing work downtown and on roads, and parks, and trails. The recent storm did extensive damage to the City. They have had staffing changes, and are partnering with The Right Place for their economic development program.

Rob Spohr – Montcalm County. The County is also a partner with The Right Place for their economic development activities. The Planning Commission and the County Commission is dealing with wind and solar projects. While residents support solar panels, wind turbines have generated controversy, including court battles . He also mentioned the current labor shortage, and said that everyone is finding it a challenge to hire qualified workers.

Mike Scott – Montcalm County. He talked about ARPA funding and projects. The County decided to give $50,000 of their allocation to local communities. The Drain Commissioner and the Emergency Management department are now sharing a new $1.7 million building. Also, the Road Commission received $2.5 million. They are refurbishing the County building.

Paul Bullock – Mecosta County. The County received a surprise $667,412 check from the State for recreational marijuana sales at 12 retail facilities. They decided to use the money for projects that include: The Dragon, a 44 mile hiking and biking trail; Generation Project; four parks; power outage related endeavors; local agencies; first responders safety equipment; youth hunger programs; domestic violence program. The Board had a brainstorming session to determine how best to spend the new money.
The County's ARPA funds, which total $3.0 million, include $1.0 million for roads, parks, the Road Commission, and townships.

c. Staff Updates

Economic Development Planning

We are in the process of wrapping up the CEDS, which will be reviewed and approved by the CEDS Committee in August, and the Commission in September. The document includes CARES Act program and projects, with a plan for ways to spend funding. There is also a three-part recovery plan. Communities that already have plans in place will be best able to take advantage of funding opportunities.

Transportation Planning

Our new Planner, Ethan Walthorn, is working on MDOT programs that include Asset Management (rating federal roads) and the Rural Task Force program. The corridor groups continue to have quarterly meetings.

Member Projects

There are currently no member projects.

Other

Ethan is also working on an update of the Grants and Loans Opportunities document. The completed report will be added to our website. Staff is mostly working in the office most of the time. We renewed our office lease for another year. We sent out requests for proposals for this year's audit. That was something the Executive Committee wanted for us to do; proposals are due July 1st.

The September Commission meeting will focus on looking at our goals. The meeting is scheduled for Friday, September 16, at 9:30. We need a space for the in-person meeting, and are seeking volunteers.

7. Unscheduled Business

There was no unscheduled business.

8. Adjournment

A MOTION WAS MADE By R. Steinke to adjourn. SUPPORTED BY R. Spohr. MOTION PASSED UNANIMOUSLY. The meeting was adjourned at 11:00 a.m.

2022 COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY AND PANDEMIC RECOVERY PLAN

For

Allegan, Barry, Ionia, Kent, Mecosta, Montcalm, Osceola, and Ottawa Counties

Prepared by the

WEST MICHIGAN REGIONAL PLANNING COMMISSION

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submitted as Region 8's

Comprehensive Economic Development Strategy (CEDS)

in accordance with requirements of the
U.S. Economic Development Administration

Adopted by the CEDS Committee August 31, 2022 and the WMRPC September 16, 2022

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INTRODUCTION

The West Michigan Regional Planning Commission (WMRPC) is pleased to submit its 2022 Comprehensive Economic Development Strategy (CEDS) and Pandemic Recovery Plan. This report updates information developed during the last complete update of the CEDS in 2017 and Interim Reports to the CEDS in 2018, 2019, and 2020 (2021 was not officially adopted, but was used to develop the 2022 CEDS). This process will help guide economic and community development over the next five years and look at issues related to the pandemic that began in late 2019 (early 2020 in West Michigan). The CEDS is the principle economic development strategy for the eight-county area, known as Region 8, which includes Allegan, Barry (recently approved by the U.S. Economic Development Administration (EDA)), Ionia, Kent, Mecosta, Montcalm, Osceola, and Ottawa counties. The Pandemic Recovery Plan is not seen as a long-range strategy like the CEDS, but future CEDS will definitely consider the current and future impacts of the pandemic and the way it changed our communities.

While the traditional projects remain important and eligible for EDA funding, the WMRPC has developed an additional list of community projects related to the Coronavirus Aid, Relief, and Economic Security (CARES) Act, which was passed March 27, 2020 and the American Rescue Plan Act (ARPA) of 2021. The WMRPC contacted counties, cities, villages, townships, and others to identify potential projects that can assist in improving the health and welfare of West Michigan's residents, communities, and businesses.

With the submission of this Comprehensive Economic Development Strategy, the WMRPC completes its forty-ninth year as an Economic Development District.

This report is made possible by the ongoing support of the U.S. Commerce Department's Economic Development Administration and the support of member communities in West Michigan.

U.S. Economic Development Administration Investment Priorities

Through its competitive grant process, EDA evaluates all project applications to determine the extent to which they:

- Align with EDA's investment priorities,
- Effectively address the creation and/or retention of high-quality jobs, and
- Document that the applicant can or will leverage other resources, both public and private, and demonstrate the applicant's capacity to commence the proposed project promptly, to use funds quickly and effectively, and provide a clear scope of work that includes a description of specific, measurable project outputs.

EDA's investment priorities provide an overarching framework to ensure its grant investment portfolio – ranging from planning to infrastructure construction -- contributes to local efforts to build, improve, or better leverage economic assets that allow businesses to succeed and regional economies to prosper and become more resilient. Competitive grant applications will be responsive to the evaluation criteria listed under each individual funding announcement, including at least one of the following investment priorities:

1. **Equity:** Economic development planning or implementation projects that advance equity across America through investments that directly benefit 1) one or more traditionally underserved populations, including but not limited to women, Black, Latino, and Indigenous and Native American persons, Asian Americans, and Pacific Islanders or 2) underserved communities within geographies that have been systemically and/or systematically denied a full opportunity to participate in aspects of economic prosperity such as Tribal Lands, Persistent Poverty Counties, and rural areas with demonstrated, historical underservice.
2. **Recovery & Resilience:** Economic development planning or implementation projects that build economic resilience to and long-term recovery from economic shocks, like those experienced by coal and power plant communities, or other communities impacted by the decline of an important industry or a natural disaster, that may benefit from economic diversification-focused resilience.
3. **Workforce Development:** Economic development planning or implementation projects that support workforce education and skills training activities directly connected to the hiring and skills needs of the business community and that result in well-paying, quality jobs.
4. **Manufacturing:** Economic development planning or implementation projects that encourage job creation, business expansion, technology and capital upgrades, and productivity growth in manufacturing, including efforts that contribute to the competitiveness and growth of domestic suppliers or to the domestic production of innovative, high-value products and production technologies.
5. **Technology-Based Economic Development:** Economic development planning or implementation projects that foster regional knowledge ecosystems that support entrepreneurs and startups, including the commercialization of new technologies, that are creating technology-driven businesses and high-skilled, well-paying jobs of the future.
6. **Environmentally-Sustainable Development:** Economic development planning or implementation projects that help address the climate crisis including through the

development and implementation of green products, processes (including green infrastructure), places, and buildings.

7. **Exports & FDI:** Economic development planning or implementation projects that enhance or build community assets to support growth in US exports or increased foreign direct investment.

Pandemic Recovery Plan

This CEDS includes a Pandemic Recovery Plan, funded by the CARES Act of 2020.The WMRPC worked with the EDA and communities in the Michigan counties of Allegan, Barry, Ionia, Kent, Mecosta, Montcalm, Osceola, and Ottawa to assist in recovering from the impacts of the Coronavirus Pandemic by performing or coordinating the following actions:

1. **Short-Term and Long-Term Economic Development Planning and Coordination**
   Update the Comprehensive Economic Development Strategy (CEDS). The CEDS was last updated in 2017, so was updated during the two-year period covered by EDA's CARES Act Grant. While the WMRPC develops an interim CEDS every year, these are not comprehensive enough to address the scope of the impact on the Region created by the Coronavirus Pandemic.

   While WMRPC staff always makes an effort to visit communities to determine needs, additional efforts were be made to gain an understanding of the issues created by the Pandemic and to identify appropriate responses on an individual basis. This was accomplished through meetings and workshops (when possible), e-mails, phone calls, and (eventually) staff visits with community leaders. The already established Commission and CEDS Committee played a key role in creating a complete understanding of issues created by the Pandemic.

   It was anticipated that the existing CEDS Committee would need to be expanded to include organizations and officials that were not typically part of the CEDS process, but this was not the case since adding additional people during a time when no in-person meetings were being held created challenges to bringing additional people into the process and the existing members provided outstanding input into the process.

2. **Assign Staff to Assist in Disaster Recovery**
   Funding from this program was used to fund the existing Director and Planner while other funds were used to fund a two-year position addressing regular regional programs and transportation planning – as well as assisting in the disaster recovery effort. The WMRPC feels the importance of this program requires staff that are already familiar with the Region's communities and its people. One staff change was made during the process as the Planner left Michigan for family-related reasons, but a new planner was hired and helped complete the CEDS and Recovery Plan.

   Staff worked with EDA, communities, existing economic development organizations, and the State of Michigan to assist in Coronavirus recovery efforts. This process began in March 2020 and continues through the middle of next year. Michigan is still in transition with regards to moving towards allowing people to congregate in groups and allowing non-essential businesses to reopen (when this section was written in June 2021). In addition to health and economic issues, the nation experienced unrest across the nation that added to the complexity of recovery efforts of many of our communities.

3. Technical Assistance and Capacity Building

The WMRPC used a portion of the CARES Act grant to assist existing member organizations (seven counties and all of the communities within those counties; and four individual cities) with technical assistance and in seeking federal and state assistance. The WMRPC assisted in identifying appropriate funding opportunities including EDA/CARES Act grant, and other state and federal opportunities.

In addition to the existing CEDS Committee, this action will also establish opportunities for communities to form more localized Committees (County level or smaller) to identify needs related to the economic recovery from the Pandemic. The WMRPC coordinated committees comprised of a combination of public leadership to identify issues and potential solutions. The WMRPC will continue to send communications out to all of our member counties, cities, villages, and townships using e-mail and other electronic resources.

4. Organizational Capacity Support

In addition to hiring additional support staff to allow existing staff to focus on recovery efforts the WMRPC increased capacity for existing staff to work outside of the office as the need to work from home continued for 15 months before in-office work began being phased back. Initially, Michigan ordered residents to shelter in place and limited the travel to non-essential businesses. Three employees were provided with computers to allow work to continue. While most operations were able to be covered from home over the past months, accounting and paying bills remotely was not possible, requiring staff to go into the office. Some software and training on video conferencing was required for meetings to continue. The WMRPC also updated its website to incorporate easier ways of distributing and collecting information from member communities.

EDA Coronavirus Aid, Relief, and Economic Security (CARES) Act Recovery Assistance

Overview

The Coronavirus Aid, Relief, and Economic Security (CARES) Act provides the Economic Development Administration (EDA) with $1.5 billion for economic development assistance programs to help communities prevent, prepare for, and respond to coronavirus.

EDA CARES Act Recovery Assistance, which is being administered under the authority of the bureau's flexible Economic Adjustment Assistance (EAA) (PDF) program, provides a wide-range of financial assistance to communities and regions as they respond to and recover from the impacts of the pandemic.

On May 7, 2020, Secretary Wilbur Ross made EDA's CARES Act Recovery Assistance funding available with the announcement that EDA had published an Addendum to its FY 2020 Public Works and Economic Adjustment Assistance Notice of Funding Opportunity. EDA intends to deploy its CARES Act funding as quickly, effectively, and efficiently as possible, and in a manner that meets communities' needs.

Frequently Asked Questions

Question 1:
Congress appropriated EDA $1.5 billion via the CARES Act. What role will EDA play in strengthening and assisting communities recovering from the coronavirus crisis?
Answer:
EDA's mission is to lead the federal economic development agenda. EDA works directly with communities to catalyze locally developed strategies to build capacity for economic development based on local business conditions and needs.
CARES Act funds were appropriated under the Economic Adjustment Assistance (EAA) Program (PDF), which is EDA's most flexible program. EDA will accept applications for grants to support a wide variety of assistance including:

- Planning and Technical Assistance
- Capitalization and Recapitalization of Revolving Loan Funds (RLFs), which provide access to capital for businesses
- Construction of infrastructure and other economic development projects
- Innovation grants

Question 2:
When will EDA begin awarding grants using CARES Act funding?
Answer:
EDA will award grants to successful applications on a rolling basis. EDA began accepting applications on May 7, 2020 and will deploy its CARES Act funding as quickly, effectively, and efficiently as possible, and in a manner that meets the needs of these communities.

Question 3:
What specific programs will EDA implement immediately to assist communities?
Answer:
EDA's CARES Act Recovery Assistance will advance economic development in communities negatively impacted by COVID-19 in a variety of ways, including, but not limited to:

- COVID-19 Economic Recovery Planning and Technical Assistance Grants: Provide economic recovery grants to each of EDA's Economic Development Districts (EDDs), Tribal Grantees, and University Centers, and others.
- Grants to state and regional organizations to develop CARES Act recovery and resilience strategies, including industry supply chain, cluster analyses, econometric analyses, diversification efforts, and travel and tourism-related marketing campaigns.
- Capitalizing or Recapitalizing RLFs (PDF) across the nation targeting businesses in particularly economically distressed areas that have been affected by the coronavirus pandemic.
- Innovation grants similar to Build to Scale, formerly known as Regional Innovation Strategies (RIS)-like awards focused on technology innovation activities that will help communities prevent, prepare, and respond to the coronavirus pandemic.
- EDA expects to receive many more quality applications than it can fund using CARES Act funds. To be competitive, applicants should propose specific, well-defined projects to prevent, prepare for, or respond to the coronavirus pandemic, including economic injuries caused by the pandemic. Proposals that are limited to providing general support for an organization and its mission are unlikely to be successful.

Question 4:
Does the CARES Act provide EDA with funding for loans?
Answer:
No, not directly. EDA's RLF program, however, provides grants to eligible recipients of Economic Adjustment Assistance, including state and local governments and non-profit organizations, to operate a lending program that offers low-interest loans to businesses that cannot obtain traditional bank financing.

Question 5:
What are the match requirements for EDA's CARES Act funding? Can I get 100 percent grant rate?
Answer:
Under our CARES Act Recovery Assistance, EDA generally expects to fund at least 80 percent, and up to 100 percent of eligible project costs. Please see the EDA CARES Act Recovery Assistance NOFO for more information on cost sharing or matching requirements.

Question 6:
May the cost of preparing an application be reimbursed from grant funds?
Answer:
No. EDA is prohibited by law from reimbursing grantees from the cost of preparing applications, including the costs of any consultants or expediters hired to assist an applicant in preparing its

application. Applicants are free to retain the services of consultants or other professionals to assist them in preparing their applications, but should be aware that that they will have to fund the costs of any consultants themselves.

Question 7:
Is every community in the country eligible for EDA CARES Act funding?
Answer:
Yes. EDA has determined that economic injury from the coronavirus pandemic constitutes a "Special Need" under the EAA program and eligibility may be established on that basis without reference to other economic distress criteria. Nonetheless, applicants for EDA CARES Act Recovery Assistance are still required to explain clearly in their application how their project would *"prevent, prepare for, and respond to coronavirus"* or respond to *"economic injury as a result of coronavirus."*

Question 8:
Are individuals or for-profit entities eligible for EDA CARES Act funding?
Answer:
No. EDA can only make grants to state and local governmental entities, institutions of higher education, not for-profit entities, and federally recognized Tribes. Please see the FY 2020 EDA Public Works and Economic Adjustment Assistance Programs (PWEAA) Notice of Funding Opportunity (NOFO) for more information on eligible applicants. Businesses, however, may be eligible for various types of assistance from EDA recipients, including loans from an EDA-funded Revolving Loan Fund (RLF) and technical assistance from University Centers and other recipients.

Question 9:
Are small businesses eligible to receive grants from the EDA?
Answer:
No. Only state and local governmental entities, institutions of higher education, not for-profit entities, and federally recognized Tribes. Small business owners should visit www.coronavirus.gov/smallbusiness for details on small business assistance programs including SBA's Paycheck Protection Program.

Question 10:
How do I know if my institution qualifies to apply for EDA CARES Act grants?
Answer:
Please see the FY 2020 EDA PWEAA NOFO for more information on eligibility or contact, email is preferred, the EDA Economic Development Representative (EDR) serving your state for more information. Or, you can contact the West Michigan Regional Planning Commission.

Question 11:
Given the urgent needs of communities, will grant eligibility requirements be adjusted or relaxed in any way?

Answer:
EDA does not have the authority to waive its statutory requirements regarding eligible recipients of EDA assistance. However, EDA has determined that economic injury from the coronavirus pandemic constitutes a "Special Need" for purposes of regional eligibility. In addition, EDA is making full use of administrative flexibilities at its disposal, including flexibilities provided by the Office of Management and Budget (OMB).

Question 12:
Are Destination Marketing Organizations (DMOs) eligible to apply for CARES Act Recovery Assistance grants?
Answer:
To be eligible, DMOs must be organized as non-profit organizations. As a general matter, non-profit DMOs may be eligible for EDA assistance so long as the organization: (1) is engaged primarily in promoting a community or region, as opposed to a specific business; (2) provides documentation that it is acting in cooperation with officials of a political subdivision of a State; and (3) operates as an eligible non-profit as determined by EDA. For more information please see Eligibility of Destination Marketing Organizations for EDA Assistance/Frequently Asked Questions at eda.gov/coronavirus.

American Rescue Plan Act (ARPA) of 2021

The American Rescue Plan (H.R. 1319) is a $1.9 trillion emergency legislative package to provide the resources needed to address the ongoing COVID-19 public health crisis and spur a strong economic recovery. The American Rescue Plan Act will:

• Increase direct assistance to households in need across America by $1,400 per person, bringing the total (including the $600 down payment enacted in December) to $2,000 for eligible recipients.

• Extend and expand unemployment insurance and give families with children as well as childless workers a boost through enhanced tax credits, including:

  o Extends the Pandemic Unemployment Assistance program which extends benefits to some self-employed and some other pandemic-affected individuals who don't qualify for regular state unemployment benefits through August 29, 2021;

  o Extends and expands the Federal Pandemic Unemployment Compensation – boosts the federal supplement to state UI benefits from $300 to $400 for the weeks ending after March 14 and before August 29, 2021;

  o Makes the child tax credit fully refundable, and advanceable, for 2021 and increases the amount to $3,000 per child ($3,600 per child under age 6); and

  o Helps families access high-quality childcare by expanding the Child and Dependent Tax Credit (CDCTC) to allow many families to claim up to half of their childcare expenses.

• Extend enhanced SNAP benefits, providing funds to alleviate backlogs and respond to pandemic impacts in our food supply chains.

• Provide direct housing and nutrition assistance to families and expand access to safe and reliable childcare and affordable health care.

• Provide nearly $130 billion to help K-12 schools safely reopen and address lost time in the classroom, including an estimated $5 billion for schools in Pennsylvania.

• Dedicate nearly $40 billion for institutions of higher education and requires institutions to dedicate at least half of their funding for emergency financial aid grants to students.

• Provide resources to increase COVID-19 vaccinations across the country to test, treat and protect all Americans. The plan will mount a national vaccination program that includes setting up community vaccination sites nationwide. It will also take complementary measures to combat the virus, including scaling up testing and tracing, addressing shortages of personal protective equipment (PPE) and other critical supplies, investing in high-quality treatments, and addressing health care disparities.

• Provide support for small businesses including:

  o $15 billion for COVID-19 Emergency Grants Through the Economic Injury Disaster Loan (EIDL) Program;

  o $7.25 billion in additional funding for the Paycheck Protection Program (PPP) and expands eligibility of 501(c) nonprofits of all sizes and types; and

  o $25 billion for a new program at the Small Business Administration (SBA) to aid restaurants and bars with 20 or fewer locations, with $5 billion set aside specifically for smaller establishments with less than $500,000 in 2019 annual revenue.

• Provide crucial resources to protect the jobs and health of first responders, frontline public health workers, teachers, transit workers, and other essential workers that all Americans depend on, including:

- o $20 billion for vaccine administration and distribution;
- o $46 billion for testing, contact tracing, and mitigation and purchasing personal protective equipment; and
- o $7.6 billion to hire 100,000 full time employees into the public health workforce.

• Procure essential medical supplies and equipment through the Defense Production Act.

• Provide key funding for transit agencies, airports, and the Federal Emergency Management Agency (FEMA) including:

- o $30 billion for transit to help transit agencies keep jobs for drivers, mechanics and other employees;
- o Purchase of PPE, shields, sanitizer, wipes for their workers, and to maintain the transit routes relied upon by Americans;
- o $8 billion in emergency aid for airports – including approximately $35 million for Pittsburgh International Airport; and
- o $50 billion for the FEMA Disaster Relief Fund.

• Provide funds to help the VA meet the health and economic needs of our nation's veterans, including funds to waive copays for treatment and to help the VA reduce claims and appeals backlogs caused by COVID.

• Include direct payments, extended pandemic-related unemployment benefits, financial assistance for individuals to retain health coverage through the Affordable Care Act, and funding for enhancements to refundable tax credits – like the Child Tax Credit and the Earned Income Tax Credit – designed to help low-income Americans and combat child poverty.

Vision Statement & Mission Statement

Vision Statement

The following Vision Statement is the preferred future in 2040 of the counties within Region 8. Due to the variety that exists across the Region, the Vision Statement is general enough that each of the counties can embrace the universal ideas and revise them to meet their own unique features and goals.

> The Region's population continues to grow and thrive in well-planned communities that represent the varied lifestyles that West Michigan residents choose. West Michigan's clean environment and diverse natural resources are fundamental to the Region's success and identity.
>
> The Region's economy provides a wide range of jobs that support the Region's residents and provide a payroll and tax base necessary to maintain a high quality of life across the Region. The diverse economy includes a healthy mixture of base employers including manufacturing, health care services, natural resource-based employment, value-added agriculture, education, new technologies including renewable energy resources, and other forms of base employment. Well planned and coordinated public infrastructure is in place to assist in the healthy growth of the Region's economy.
>
> Healthy urban centers and small towns provide a wide variety of services, while rural areas have sufficient land preserved for farmland and open space. Communities coordinate with neighboring communities and a variety of levels of government to provide a sustainable level of services to their residents. A wide variety of housing exists to meet the varied demands of the diverse population.
>
> Public and private schools provide quality educational opportunities to students from kindergarten through the twelfth grade and the Region's universities, colleges, and other training facilities provide the necessary skills for West Michigan's residents to compete locally or globally.

Mission Statement

The WMRPC adopted the following Mission Statement on June 21, 2002:

> To assist planning efforts in community and economic development, provide a regional forum for sharing information and ideas, and promote cooperative solutions to regional issues.

Summary of Goals

The Goals and Objectives (listed in their complete form later in the CEDS) are divided into two categories: 1) Organizational and 2) Community and Economic Development.

Organizational Goals

Goal #1
The WMRPC shall maintain an active and productive role with the U.S. Economic Development Administration (EDA).

Goal #2
The WMRPC shall promote coordination between counties, cities, townships, villages, the federal government, the State of Michigan, non-profits and other community-based organizations.

Goal #3
While EDA is the primary partner related to economic development, the WMRPC shall actively participate with other community and economic development organizations.

Community and Economic Development Goals and Objectives

Goal #1
Communities should maintain an up-to-date vision related to community and economic development.

Goal #2
Communities should promote a diverse economy that recognizes the Region's and individual communities' varied strengths.

Goal #3
Communities should investigate and emphasize the long-range impacts of projects as opposed to seeking short-term solutions to issues.

Goal #4
Communities should maintain an appropriate level of public infrastructure to meet the needs of residents and businesses.

Goal #5
Communities should establish an appropriate level of resources to encourage employment opportunities for the area's residents.

Goal #6
Communities should promote an appropriate level of private sector utilities to meet the demands of residents and businesses.

Goal #7
Communities should promote expanded internet and broadband services for businesses and residents.

Goal #8
Communities should promote all types of housing to attract a range of residents.

Goal #9
Communities should promote services that provide employees and employers with resources to support growth.

Goal #10
Communities should promote alternate ways of meeting and soliciting public input.

Goal #11
Communities should promote recreation and tourism activities for the physical and social health of the community and as an economic opportunity for businesses and employees.

ORGANIZATION AND MANAGEMENT

This section describes the composition of the West Michigan Regional Planning Commission (WMRPC) and Comprehensive Economic Development Strategy (CEDS) Committee.

The WMRPC currently has a 27-member policy body, which includes representatives designated by each member community and at-large representative spaces reserved to assure broad representation of the region. Of the representatives, 20 are public sector "voting" representatives (appointed by communities over 10,000 in population), two are "non-voting" representatives from a community under 10,000 and the regional airport, and eight are private sector representatives. Of the voting representatives, the private sector comprises 28.6 percent of the Commission – this number would be 39.4 percent if all of the vacancies were filled. There are also currently four alternate representatives designated by members. There are five vacant positions. Commission members are shown below. The WMRPC provides policy direction with respect to the Commission's economic planning and implementation activities as well as other programs undertaken by the organization. At the June 16, 2006 meeting of the WMRPC bylaws were amended to require members to appoint two public sector representatives and one private sector representative. This increased the size of the Commission – creating the appropriate ratio of public and private sector representatives. The WMRPC also adopted guidelines that create a CEDS Committee that has a majority of private sector representatives.

Aside from its CEDS activities, the WMRPC continues is role as the local planning organization for regional transportation planning under Michigan State legislation, the coordinator for Michigan's Transportation Asset Management program, and functions as the Regional Clearinghouse for most state and federally funded programs. The WMRPC also has in-house GIS capabilities to assist in regional planning efforts. The WMRPC encourages the exchange of ideas on public policy, emerging technologies, and programs of regional significance. Where possible, staff assists communities with planning, project implementation, and grant writing. In addition, at any given time, the WMRPC is engaged in projects, funded by state or federal grants and/or local funding sources.

At this writing, special WMRPC projects include continuing corridor studies along M-40/M-89 in Allegan County, a corridor group in the Greenville Area, and a corridor group along Northland Drive in the counties of Montcalm, Mecosta, and Osceola.

Table 1 -- West Michigan Regional Planning Commission

Name	Address	Telephone & E-Mail
Voting Public Sector Representatives: Representing areas with populations over 10,000		
Tom Jessup (Allegan County)	6717 – 108th Avenue South Haven, MI 49090	(269) 637-3374 tjessup@allegancounty.org
Jim Storey (Allegan County)	344 West 35th Holland, MI 49423	jstorey@allegancounty.org
Catherine Getty (Barry County)	11835 Lakeridge Dr, Wayland, MI 49348	(269) 953-3151 Catherine.getty33@gmail.com
Nicole Lyke (Barry County)	221 W. State St., Hastings, MI 49058	(269) 945-2454 nicole@mibarry.com
Jennifer Cochran (City of Big Rapids)	430 S. Stewart Avenue Big Rapids, MI 49307	(231) 592-0859 jcochran@cityofbr.org
Paula Priebe (City of Big Rapids)	226 N. Michigan Avenue Big Rapids, MI 49307	(231) 592-4036 ppriebe@cityofbr.org
Joseph Jones (City of Grand Rapids)	300 Monroe NW Grand Rapids, MI 49503	(616) 456-3857 jdjones@grand-rapids.mi.us
Kristin Turkelson (City of Grand Rapids)	1120 Monroe NW Grand Rapids, MI 49503	(616) 456-3033 kturkelson@grand-rapids.mi.us
David Hodges (Ionia County)	4833 Flat River Trail Belding, MI 48809	(616) 240-0624 davidhodges4833@gmail.com
Vacancy (Ionia County)		
Ray Steinke (Mecosta County)	19207 W. Jefferson, Box 141 Morley, MI 49336	(231) 856-7090 commissioner5404@gmail.com
Paul Bullock (Mecosta County)	400 Elm Street Big Rapids, MI 49307	(231) 796-2505 pbullock@co.mecosta.m
S. Michael Scott (Montcalm County)	PO Box 285, Howard City, MI 49329	Panhandle_59@msn.com
Brenda Taeter (Montcalm County)	211 W. Main Stanton, MI 48888	(989) 831-7300

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Roger Elkins (Osceola County)	815 N Pine St. Evart, MI 49631	(231) 734-2815 rogerbelkins@gmail.com
Vacancy (Osceola County)	301 W. Upton, Reed City, MI 49677	(231) 832-7397 dmassy@osceolacountymi.com
Frank Garcia (Ottawa County)	961 Bay Ridge Dr. Holland, MI 49424	fgarcia@miottawa.org
Paul Sachs (Ottawa County)	12220 Fillmore West Olive, MI 49460	(616) 738-4852 psachs@miottawa.org
Sam Bolt (City of Wyoming)	P.O. Box 905 Wyoming, MI 49509-0905	(616) 443-4249 bolts@wyoming.mi.gov
Nicole Hofert (City of Wyoming)	P.O. Box 905 Wyoming, MI 49509-0905	(616) 530-7258 hofertn@wyomingmi.gov
Non-Voting Public Sector Reps: Representing areas with populations under 10,000		
Mike Womack City Manager (City of Cedar Springs)	66 S. Main St. Cedar Springs, MI 49319	(616) 696-1330 manager@cityofcedarsprings..org
Private Sector Representatives		
Regina Davis (At-Large Member)	76 Diamond NE Grand Rapids, MI 49503	(616) 516-0369 reginamariedavis@gmai
Robert J. Sarro (Allegan County)	Administration Building 3283 122nd Avenue Allegan, MI 49010	(269) 673-0239 rsarro@allegancounty.org
Dave Hatfield (Barry County)	221 W. State St., Hastings, MI 49058	(269) 945-2454
Vacancy (City of Big Rapids)		
Vacancy (City of Grand Rapids)		
Vacancy (Ionia County)		
James Sandy (Mecosta County)	Mecosta Co. Dev. Corp. 14330 Northland Dr. Big Rapids, MI 49307	(231) 592-3403 jsandy@co.mecosta.mi.u

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Robert Spohr (Montcalm County)	Montcalm Community College 2800 College Dr. Sidney, MI 48885	(989) 287-0168 robs@montcalm.edu
Morris Langworthy (Osceola County)	135 Pineview LeRoy, MI 49655	(231) 876-3483/ (231) 388-0915 cd_51235@yahoo.com
Amanda Murray (Ottawa County)	Lakeshore Advantage 201 W. Washington Ave. #410 Zeeland, MI 49464	(616) 772-5226 amanda.murray@ lakeshoreadvantage.com
Joseph Rizaullah (City of Wyoming)	2730 Maplewood Dr. SE Grand Rapids, MI 49506	(616) 822-6310 jrizqallah@signatureassociates.com
John Johansen (At Large)	3503 Monroe Road Greenville, MI 48838	(616) 835-5118 j.m.johansen6@gmail.com
Alternates		
Andy Bowman (City of Grand Rapids)	1120 Monroe NW Grand Rapids, MI 49503	(616) 456-3033 abowman@ci.grand-rapids.mi.us
William Routley (Mecosta County)	1491 Catherine St. Big Rapids, MI 49307	
Larry Emig (Osceola County)	436 W Osceola Ave Reed City, MI 49677	(231)832-4880
Robert Postema (City of Wyoming)	P.O. Box 905 Wyoming, MI 49509-0905	(616) 530-7258 Rob@rpaae.com
Gerald R. Ford International Airport Authority		
Thomas Cizauskas (Private Sector)	Gerald R. Ford Int. Airport 5500 44th St. SE, Grand Rapids MI 49512	(616) 233-6061 tcizauskas@grr.org

WMRPC Executive Committee

The WMRPC Executive Committee is comprised of the three officers elected by the WMRPC in January of each year, and additional members appointed by the Chair. In 2022 the Executive Committee was made-up of the following six people:

- David Hodges, Chair
- Roger Elkins, Vice Chair
- Paul Bullock, Treasurer
- Regina Davis, Member
- Frank Garcia, Member
- Nicole Hofert, Member
- Jim Sandy, Past Chair

Comprehensive Economic Development Strategy (CEDS) Committee

In all economic planning and development activities, the WMRPC staff works closely with the District's CEDS Committee, the members of which are listed in Table 2.

The CEDS Committee consists of members from each of the seven counties in the region, which allows for broad geographic representation and provides for close coordination with local governments and agencies. The CEDS Committee membership is also representative of the diverse interests in the Region to ensure that the viewpoints of all interests are considered and to take advantage of local skills in program formulation and implementation. Represented on the Committee are interests of local governments, business, industry, agriculture, finance, education, community organizations, minorities, and women. All CEDS Committee members have experience in dealing with planning problems from a regional perspective.

The CEDS Committee currently is a 16-member committee comprised of members from each of the seven counties within Region 8 and one at-large member. Due to three private sector vacancies the Committee is currently 56. 3 percent public-private – when the vacancies are filled the public sector will make up 47.4 percent of the Committee.

Table 2 – CEDS Committee

Name	Address	Telephone
Public Sector Representatives		
Jim Storey (Allegan County)	344 West 35th Holland, MI 49423	jstorey@allegancounty.org
Catherine Getty (Barry County)	11835 Lakeridge Dr, Wayland, MI 49348	(269) 953-3151 Catherine.getty33@gmail.com
Suzanne Wiggins (City of Big Rapids)	226 N. Michigan Big Rapids, MI 49307	(231) 592-4036 swiggins@cityofbr.org
Christian Borg (City of Grand Rapids)	300 Monroe NW Grand Rapids, MI 49503	(616) 456-3196 cborg@ci.grand-rapids.mi.us
Ryan Wilson (Ionia County)	125 Ottawa Avenue NW, #450 Grand Rapids, MI 49503	(616) 690-3613
James Sandy (Mecosta County)	Mecosta Co. Dev. Corp. 14330 Northland Dr. Big Rapids, MI 49307	(231) 592-3403 jsandy@co.mecosta.mi.us
S. Michael Scott (Montcalm County)	PO Box 285, Howard City, MI 49329	Panhandle_59@msn.com

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Vacancy (Osceola County)	301 W. Upton, Reed City, MI 49677	(231) 832-7397
Kyle Terpstra (Ottawa County)	1333 Bent Tree Ct., Hudsonville, MI 49426	(616) 532-8644 kterpstra@miottawa.org
Nicole Hofert (City of Wyoming)	P.O. Box 905 Wyoming, MI 49509-0905	(616) 530-7258 hofertn@wyomingmi.gov
Private Sector Representatives		
Nora Balgoyen-Williams (Allegan County)	3255 122nd Ave., #101 Allegan, MI 49010	(269) 686-5311 nbalgoyen@alleganaesa.org
Nicole Lyke (Barry County)	221 W. State St., Hastings, MI 49058	(269) 945-2454 nicole@mibarry.com
Vacancy (City of Big Rapids)		
Vacancy (City of Grand Rapids)		
Ronald Thomas (Ionia County)	2748 Hillcrest Dr., Ionia, MI 48846	(616) 466-6001 rwthomas51@gmail.com
David Hamelund (Mecosta County)	18256 Taft Road Big Rapids, MI 49307	hamtech@hamtechinc.com
Olivia Blomstrom (Montcalm County)	125 Ottawa Ave. NW, Suite 450 Grand Rapids, MI 49503	(616) 550-0114 blomstromo@rightplace.org
Vacancy (Osceola County)		
Amanda Murray (Ottawa County)	Lakeshore Advantage 201 W. Washington Ave. #410 Zeeland, MI 49464	(616) 772-5226 amanda.murray@ lakeshoreadvantage.com
Joseph Rizaullah (City of Wyoming)	2730 Maplewood Dr. SE Grand Rapids, MI 49506	(616) 822-6310 jrizqallah@signatureassociate

WMRPC Staff

The WMRPC staff includes the following:

Dave Bee, AICP, Director
West Michigan Regional Planning Commission
1345 Monroe NW, Suite 255
Grand Rapids, Michigan 49505
Phone: (616) 774-8400
Email: dbee@wmrpc.org
Cell Phone: (616) 485-2554

Ethan Walthorn, Planner
Phone: (616) 774-8400
Email: ewalthorn@wmrpc.org

Nancy Murphy, Administrative Assistant
Phone: (616) 774-8400
Email: nkmurphy@wmrpc.org

CEDS Preparation and Approval Process

Every five years the WMRPC and the CEDS Committee updates the CEDS. This was last done in 2017, so 2022 is the next update year, and includes a Pandemic Recovery Plan (funded by the CARES Act). For each of the years between updates the WMRPC and the CEDS Committee developed Interim CEDS reports that provided updated information and provided opportunities for communities to submit new projects to the list of potential projects to consider for funding from EDA and other sources.

Each year, during the months of January through August, the WMRPC convenes meetings of the CEDS Committee. Meeting discussions include the status of implementation of CEDS projects, recent economic trends in the various counties and the region as a whole, changes in state and federal programs and regulations, project development and prioritization, program progress, and other matters related to economic development in the Region. In the course of these meetings, all local units are provided with an opportunity to submit potential projects for inclusion in the CEDS. Also, the CEDS goals, objectives, and performance measures are reviewed and updated; and the development strategies and implementation plan are formulated. Additionally, guest speakers attend CEDS meetings to provide insight into other programs and economic development opportunities. In 2020, 2021, and 2022 these meetings were held remotely due to restrictions related to the pandemic.

The Region's 2022 CEDS Update was prepared with assistance from WMRPC staff. In addition to the input received for the report from the CEDS Committee, assistance in reporting progress in economic development in each of the counties was received from various local officials and practitioners from throughout the Region.

After the report was drafted, it was reviewed and approved by resolution by each voting WMRPC member county and/or city within Region 8, the CEDS Committee, and the WMRPC. A 30 day public review period for the CEDS was also held in September 2022.

The WMRPC, with assistance from the CEDS Committee, has the responsibility to oversee and review the CEDS implementation. WMRPC staff provides support services.

Public and Private Sector Involvement

Prior to 2007 the WMRPC was a primarily a public sector-oriented body. WMRPC Members and CEDS Committee members were elected or appointed officials designated to serve on the various bodies of the WMRPC by member counties and communities. With EDA's administrative EDA rule changes adopted in September 2006 the private sector became part of the process and the WMRPC embraced this change even though most of our efforts continue to focus on public sector activities and improvements to public infrastructure. Bylaws were changed to require members to appoint public and private sector representatives to the WMRPC and the CEDS Committee. This change added representation from segments including education, workforce development, chambers of commerce, and traditional private sector.
The WMRPC and CEDS Committee both have private sector representation and the representatives benefit from ideas that both groups share. The private sector representatives currently review all of the same information as the public sector representatives and discuss the same issues around the same table – but most efforts still focus on the public sector since there are other organizations (some of which serve on the WMRPC and/or the CEDS Committee) that focus more on the needs of the private sector.

The WMRPC will continue to seek ideas from a wide range of representatives in order to move the Region forward.

Scheduled Meetings and General Agenda Items

West Michigan Regional Planning Commission

- January 2022 – Organizational, Audit Report, Educational, Collaboration
- March 2022 – Educational, Collaboration
- June 2022 – Adopt 2022 CEDS and Pandemic Recovery Plan, Review Budget, Collaboration
- September 2022 – Adopt 2023 Budget, Educational, Collaboration
- December 2022 – Review Goals, Joint Meeting with CEDS Committee, Collaboration
- January 2023 – Organizational, Audit Report, Educational, Collaboration
- March 2023 – Educational, Collaboration
- June 2023 – Educational, Review Budget, Collaboration
- September 2023 – Adopt 2024 Budget, Adopt 2023 Interim CEDS, Educational, Collaboration
- December 2023 – Review Goals, Joint Meeting with CEDS Committee, Collaboration
- January 2024 – Organizational, Audit Report, Educational, Collaboration
- March 2024 – Educational, Collaboration
- June 2024 – Educational, Review Budget, Collaboration
- September 2024 – Adopt 2025 Budget, Adopt 2024 Interim CEDS, Educational, Collaboration
- December 2024 – Review Goals, Joint Meeting with CEDS Committee, Collaboration
- January 2025 – Organizational, Audit Report, Educational, Collaboration
- March 2025 – Educational, Collaboration
- June 2025 – Educational, Review Budget, Collaboration
- September 2025 – Adopt 2026 Budget, Adopt 2025 Interim CEDS, Educational, Collaboration
- December 2025 – Review Goals, Joint Meeting with CEDS Committee, Collaboration
- January 2026 – Organizational, Audit Report, Educational, Collaboration
- March 2026 – Educational, Collaboration
- June 2026 – Educational, Review Budget, Collaboration
- September 2026 – Adopt 2027 Budget, Adopt 2026 Interim CEDS, Educational, Collaboration
- December 2026 – Review Goals, Joint Meeting with CEDS Committee, Collaboration

CEDS Committee

- January 2022 – Organizational, Project Solicitation Materials, Education, Collaboration
- March 2022 – CEDS Process, Educational, Collaboration
- May 2022 – Adopt 2022 CEDS and Pandemic Recovery Plan, Educational, Collaboration
- August 2022 – Educational, Collaboration
- December 2022 – Joint Meeting with WMRPC, Collaboration
- January 2023 – Organizational, Project Solicitation Materials, Education, Collaboration
- March 2023 – CEDS Process, Educational, Collaboration
- May 2023 – CEDS Process, Educational, Review Budget, Collaboration

- August 2023 – Adopt 2023 Interim CEDS, Educational, Collaboration
- December 2023 – Joint Meeting with WMRPC, Collaboration
- January 2024 – Organizational, Project Solicitation Materials, Education, Collaboration
- March 2024 – CEDS Process, Educational, Collaboration
- May 2024 – CEDS Process, Educational, Review Budget, Collaboration
- August 2024 – Adopt 2024 Interim CEDS, Educational, Collaboration
- December 2024 – Joint Meeting with WMRPC, Collaboration
- January 2025 – Organizational, Project Solicitation Materials, Education, Collaboration
- March 2025 – CEDS Process, Educational, Collaboration
- May 2025 – CEDS Process, Educational, Review Budget, Collaboration
- August 2025 – Adopt 2025 CEDS, Educational, Collaboration
- December 2025 – Joint Meeting with WMRPC, Collaboration
- January 2026 – Organizational, Project Solicitation Materials, Education, Collaboration
- March 2026 – CEDS Process, Educational, Collaboration
- May 2026 – CEDS Process, Educational, Review Budget, Collaboration
- August 2026 – Adopt 2026 Interim CEDS, Educational, Collaboration
- December 2026 – Joint Meeting with WMRPC, Collaboration

Executive Committee

- February 2022 – Review Policies, Administration
- May 2022 – Budget Amendments, Administration
- August 2021 – Begin Budget Process, Director Review
- November 2022 – Goals
- February 2023 – Review Policies, Administration
- May 2023 – Budget Amendments, Administration
- August 2023 – Begin Budget Process, Director Review
- November 2023 – Goals
- February 2023 – Review Policies, Administration
- May 2024 – Budget Amendments, Administration
- August 2024 – Begin Budget Process, Director Review
- November 2024 – Goals
- February 2025 – Review Policies, Administration
- May 2025 – Budget Amendments, Administration
- August 2025 – Begin Budget Process, Director Review
- November 2025 – Goals
- February 2026 – Review Policies, Administration
- May 2026 – Budget Amendments, Administration
- August 2026 – Begin Budget Process, Director Review
- November 2026 – Goals

WMRPC Overall Goals and Objectives

The West Michigan Regional Planning Commission (WMRPC) performed a strategic planning process in 2016 that identified that many people were unsure of the organization's focus. While the WMRPC had always maintained an extensive list of goals and objectives, most members and their representatives were not familiar with the complete list, which led to developing a more concise set of goals and objectives in 2017. This change is again reflected in the 2022 Goals and Objectives.

Another change was to include the mission statement, which was adopted in 2002.

"To assist planning efforts in community and economic development, provide a regional forum for sharing information and ideas, and promote cooperative solutions to regional issues."

The goals are listed in no particular order to importance since they are all related and dependent on the overall implementation for success.

Goal #1 – Promote the success of member communities through economic and community development activities.

Objectives:
1. The WMRPC will work with the U.S. Economic Development Administration (EDA) to maintain a Comprehensive Economic Development Strategy (CEDS) and designed to strengthen the public infrastructure necessary for the success of the public and private sector. The WMRPC will also work to develop a COVID Recovery Plan to aid communities and people in addressing issues related to the ongoing pandemic.
2. The WMRPC will work with member communities to identify their economic and community development needs and to match those needs with opportunities from state and federal programs.
3. The WMRPC will promote coordination between counties, cities, townships, villages, the federal government, the State of Michigan, non-profits and other community-based organizations.

Goal #2 – Coordinate efforts between the Michigan Department of Transportation (MDOT) and member communities related to maintaining and improving the Region's transportation network.

Objectives:
1. Work with Lansing and Grand Region MDOT officials to develop and implement annual work programs that include transportation planning, Rural Task Force program, Small Urban program, and other programs that arise such as transit studies and the Pure Michigan Byway program.
2. Work with member communities and county road commissions to identify transportation needs and opportunities through corridor committees, Rural Task Force meetings, Small Urban meetings, WMRPC meetings, CEDS Committee meetings, newsletters, website, e-

mails, and other means of communication.
3. Work with Michigan's Transportation Asset Management Council (TAMC), MDOT Grand Region, road commissions, and member communities to implement Michigan's Transportation Asset Management program through training, evaluating the condition of roadways, and reporting results to the TAMC.

Goal #3 – Maintain a membership-based organization that supports communities' needs.

Objectives:
1. Maintain an affordable and sustainable organization that is governed and guided by its member communities.
2. Encourage complete membership in the WMRPC through education and promotion of membership benefits.
3. Seek qualified staff and determine ways to motivate long-term sustainability.

Goal #4 – Promote coordination and cooperation both inside and outside the WMRPC boundaries.

Objectives:
1. Annually evaluate the value of membership in the Michigan Association of Regions (MAR), participation in the Michigan Transportation Planners Association, and other organizations that promote statewide coordination and cooperation.
2. Continuously seek participation by and in community-based organizations within the area served by the WMRPC.
3. Work with all state and federal agencies, Michigan's other Regional Commissions, member communities, and others to address the long-term and short-term impacts of the ongoing pandemic.

ECONOMIC DEVELOPMENT PARTNERS

The WMRPC works with a variety of agencies to promote economic and community development across the seven counties. This list changes as different issues arise, but the following is a good representation of the variety of the organizations in which the Region is involved.

Federal Programs

While there are numerous federal programs available to communities in Michigan, the two that are most closely tied to economic and community development include the U.S. Economic Development Administration (EDA) and U.S.D.A. Rural Development.

U. S. Economic Development Administration (EDA)

The WMRPC is the liaison between the U.S. Economic Development Administration (EDA) and communities in Region 8. This long-term relationship began in 1972 when the WMRPC was designated an EDA Economic Development District.

This program involves several ongoing components including the annual updating of the Comprehensive Economic Development Strategy (CEDS). The CEDS Committee, with the assistance of WMRPC staff, develops a five-year program and document that describes the economic conditions of the seven counties, recent successes, and ongoing challenges related to economic development. Interim reports are prepared annually.

The CEDS Committee also solicits economic development projects from each of the communities (counties, cities, villages, and townships) in Region 8 as well as other community-based organizations. The CEDS lists all of these projects, which communities feel would benefit the economic conditions of the area. After CEDS Committee and WMRPC adoption, this list of projects is forwarded to EDA, USDA, MEDC, state and federal legislators, and other organizations for funding consideration. EDA requires projects appear in a CEDS for funding consideration.

Identifying a community project in the CEDS does not automatically move the project forward. After listing the project, communities must meet with the Region and EDA to develop and promote projects. The WMRPC facilitates meetings between communities and EDA to determine if a community's project meets EDA's criteria.

EDA funds projects related to economic development and job creation – such as infrastructure improvements that benefit existing or potential businesses, the development of industrial parks, the development of business incubators, or other projects intended to increase the income of the Region's residents. Additionally, EDA's Investment Policy Guidelines (listed at the beginning of this document) provide communities with direction related to EDA's goals. Contact the West Michigan Regional Planning Commission for up-to-date contact information.

U.S. Department of Agriculture Rural Development

Rural Development is committed to improving the economy and quality of life in rural communities. Rural Development supports public facilities and services such as water and sewer systems, housing, health clinics, emergency service facilities, and telephone/electric services. Rural Development promotes economic development by supporting loans to businesses through banks and community-managed lending pools (such a program exists in Ionia, Montcalm, Mecosta, and Osceola counties). Rural Development also offers technical assistance to communities and businesses for such projects as starting agricultural and other cooperatives.

While Rural Development and the WMRPC do not have a formal working arrangement, the two agencies often work together on projects such as establishing the multi-county revolving loan program or specific community projects. Additionally, staff from Rural Development frequently presents information at Commission and CEDS Committee meetings.

Contact information varies by specific programs within Rural Development. Contact the West Michigan Regional Planning Commission for up-to-date contact information.

State of Michigan Programs/Statewide Organizations

Like federal programs, there are numerous programs available for communities' economic development needs. The two principal programs include the Michigan Economic Development Corporation (MEDC) and the Michigan Department of Transportation (MDOT).

Michigan Department of Transportation (MDOT)

Each year, the WMRPC receives state funds under the statewide "Regional Transportation Planning" Program (RTPP) as legislated by Act 51's Michigan Transportation Fund (MTF). The WMRPC's work program includes the following activities:

- Program Management
- Technical Assistance to MDOT
- Technical Assistance to Member Agencies
- Management of the Rural Task Force Process
- Public Involvement and Consultation Process for Non-Metropolitan Areas
- Public Involvement for Air Quality Conformity
- Access Management
- Asset Management
- Rural Safety Planning

The Michigan Department of Transportation (MDOT) recognizes the importance of the state-local partnership in delivering a safe and efficient transportation system. The Regional Transportation Planning Program (RTPP) was created by the MDOT Bureau of Transportation Planning (BTP) in 1974 in order to contract various planning services to be performed by the State Planning and Development Regions to assist BTP and local units of government.
The RTPP requires each participating regional planning agency to have an annual work program in accordance with a three-year Master Agreement. Over the years, the work elements and funding levels of the basic work program have been stable. In previous years the basic work program contained the following work elements: Administration, Technical Assistance to MDOT, Highway Performance Management System, Public Involvement and Local Technical Assistance.
However, BTP has made changes to the basic work elements of the FY 2012 Regional Transportation Planning Work Program. The FY 2012 work program addresses the federal Safe, Accountable, Flexible, and Efficient Transportation Equity Act: A Legacy for Users (2005) (SAFETEA-LU's) intent that local officials are involved with MDOT's Statewide Transportation Planning process, since the regional planning agencies represent local units of government throughout the entire state.

In FY 2012 the WMRPC received additional responsibilities including:

- Improving public involvement in non-metropolitan areas of the state.
- Managing the Rural Task Force process.

- Providing interagency coordination and public involvement for air quality conformity in non-attainment areas

Corridor Studies – The WMRPC has assisted in the development of four corridor studies in Region 8. These studies emphasize communities working together to enhance the capacity and safety of existing corridors through access management. Access management relates to the rational placement of entrances to corridors to reduce conflict between through traffic and traffic exiting or entering the corridor. Examples of access management include consolidation of driveways, aligning intersections, and service drives for connected businesses. MDOT has funded four studies in Region 8.

- **M-40/M-89 Corridor** – This corridor study began in 1998 and continues today with quarterly meetings of the M-40/M-89 Corridor Committee. The study area stretches from the northwest corner of Allegan County to the southeast corner and passes through numerous townships and cities.
- **M-179 Pure Michigan Byway** – This is the newest corridor effort and is a tourism promotion strategy in Allegan and Barry counties. The initiative is funded by MDOT.
- **Greenville Area Transportation Study** – This area-wide study was initiated by the WMRPC in June 2007.
- **Northland Drive Corridor Study** – This area-wide study was initiated by the WMRPC in July 2019.

Economic Development – In addition to traditional transportation improvements (road and bridge construction and maintenance, etc.) MDOT has several programs targeting economic development in Michigan. The Transportation Economic Development Fund provides for the distribution of money to counties and municipalities to assist in the funding of highway, road, and street projects necessary to support economic growth. The Transportation Enhancement Program funds enhancements that improve Michigan's intermodal transportation network and the quality of life in Michigan. The State Infrastructure Bank has a limited amount of money for low-interest loans for transportation improvements.

Contact the West Michigan Regional Planning Commission for up-to-date contact information.

Michigan Economic Development Corporation (MEDC)

MEDC is Michigan's primary agency promoting economic development statewide. The MEDC was formed in 1999 through an alliance between the State of Michigan and several local communities. It has a private sector board of directors comprised of business people, local economic developers, and educators.

MEDC provides many services for communities and businesses including consultation education training, export services, job training, selling to government programs, and helping communities and companies meet changing demands through strategic planning assistance.

Contact the West Michigan Regional Planning Commission for up-to-date contact information.

Michigan Association of Regions (MAR)

The Michigan Association of Regions (MAR) is a volunteer body of Michigan's 14 regional planning agencies dedicated to educating members about regional issues in Michigan, promoting interaction between Michigan's regions, and disseminating information about statewide and national programs.

Regional Programs

The Right Place, Inc.

The Right Place, Inc. serves the "Greater Grand Rapids Area" which includes Kent County and the surrounding counties as needs arise. Two member counties (Ionia and Montcalm) contract with The Right Place to provide staff for their economic development activities.

"The mission of the Right Place, Inc. is to promote wealth creation and economic growth in the areas of quality employment, productivity and innovation in West Michigan by developing jobs through leading business retention, expansion and attraction efforts" (The Right Place, Inc.).

The program offers a variety of services for manufacturing expansion or relocation including: local and state government liaison, site selection, workforce development, customized market research, and manufacturing assistance. Staff also markets the region to a worldwide audience and actively pursues companies, professionals and resources whose presence would enhance the competitiveness of area manufacturers or strengthen the regional economy. The Right Place, Inc. also provides a link between business and education to help ensure the area's workforce is prepared to meet the needs of business.

Randy Thelen, President
The Right Place Inc.
125 Ottawa Ave. NW, Suite 450
Grand Rapids, Michigan 49503
Telephone: (616) 771-0325

Lakeshore Advantage

Lakeshore Advantage is an organization that serves the economic development needs of a large portion of Ottawa County and several communities in northern Allegan County. Lakeshore Advantage's mission is to "drive the economic growth in our community through Vision, Innovation and Commitment." Lakeshore Advantage maintains a staff of professionals in three segments that service unique needs businesses and entrepreneurs face. These groups include the Business Services Group for growing and keeping businesses along the Lakeshore, the New Venture Group that assists entrepreneurs with new and emerging businesses, and the Innovation Group to help foster creativity that invigorates businesses and encourages new ways of thinking.

Lakeshore Advantage is a non-profit organization that works within the community to leverage the strengths of West Michigan. Lakeshore Advantage works to attract new businesses and encourage growth in local companies. The Board of Directors is comprised of leaders from both the private and public sectors. Likewise, the staff consists of business innovators with decades of experience in a variety of industries (Lakeshore Advantage).

Jennifer Owens, President
Lakeshore Advantage
201 W. Washington Ave., Suite 410
Zeeland, Michigan 49464
Telephone: (616) 772-5226

Allegan County

Allegan County

Allegan County is a member of the WMRPC and has two representatives and an alternate member on the WMRPC and two representatives on the CEDS Committee.

Allegan County promotes economic development in conjunction with Lakeshore Advantage.

Greg King, Business Solutions Manager
Lakeshore Advantage
201 West Washington Avenue, Loft 410
Zeeland, Michigan 49464
Telephone (616) 772-5226 x203

Cities

The following cities are represented on the WMRPC through Allegan County. Each city has staff representing the economic and community development needs of the community. Basic contact information is provided for each community.

City of Allegan –
Joel Dye, Manager
231 Trowbridge St.
Allegan, Michigan 49010
Telephone (269) 673-5511

City of Douglas –
Rich LaBombard, Manager
City of (The Village of) Douglas
86 W. Center St.
Douglas, Michigan 49406
Telephone (269) 857-1438

City of Fennville –
Amanda Morgan, Administrator
City of Fennville
125 S. Maple St.
Fennville, Michigan 49408
Telephone (269) 561-8321

City of Otsego –
Aaron Mitchell, Manager
City of Otsego
117 E. Orleans St.
Otsego, Michigan 49078
Telephone (269) 694-6146

City of Plainwell –
Erik Wilson, Manager
City of Plainwell
414 N. Main St.

Plainwell, Michigan 49080
Telephone (269) 685-6821

City of Saugatuck – Ryan Heise, Manager
City of Saugatuck
102 Butler St.
Saugatuck, Michigan 49453
Telephone: (269) 857-2603

City of Wayland – Joshua Eggleston, Manager
City of Wayland
103 S. Main St.
Wayland, Michigan 49348
Telephone (269) 792-2265

Villages and Townships

Allegan County has 24 townships and two villages that are all represented on the WMRPC through Allegan County. Each township and village has its own elected body and varying levels of staffing to promote economic development. For up-to-date information on individual townships and villages contact either Allegan County (see above) or the WMRPC.

Barry County

Barry County

Barry County is a new member of the WMRPC and has three representatives on the WMRPC and two representatives on the CEDS Committee.

Barry County promotes economic development in conjunction with the Chamber of Commerce.

Jennifer Heinzman, President
Barry County Chamber of Commerce &
Economic Development Alliance
221 West State Street
Hastings, Michigan 49058
Telephone (269) 945-2454
E-mail travis@mibarry.com

Cities

The following city is represented on the WMRPC through Barry County. The City has staff representing the economic and community development needs of the community.

City of Hastings – Gregg Guetschow, Manager
201 E. State St.
Hastings, Michigan 49058
Telephone (269) 945-2468

Villages and Townships

Barry County has 16 townships and four villages that are all represented on the WMRPC through Allegan County. Each township and village has its own elected body and varying levels of staffing to promote economic development. For up-to-date information on individual townships and villages contact either Barry County (see above) or the WMRPC.

Ionia County

Ionia County

Ionia County is a member of the WMRPC and has three representatives on the WMRPC and one representative on the CEDS Committee. Ionia County promotes economic development through the Ionia County Economic Alliance, which is staffed by a part-time person from The Right Place, Inc.

Ryan Wilson
The Right Place, Inc.
125 Ottawa Avenue NW, Suite 450
Grand Rapids, Michigan 49053
Telephone (616) 901-9343

Cities

City of Belding –

City of Belding
120 S. Pleasant St.
Belding, Michigan 48809
Telephone (616) 794-1900

City of Ionia – Precia Garland, Manager
City of Ionia
114 N. Kidd St.
Ionia, Michigan 48846
Telephone (616) 527-4170

City of Portland – S. Tutt Gorman, Manager
City of Portland
259 Kent St.
Portland, Michigan 48875
Telephone (517) 647-5027

Villages and Townships

Ionia County has 16 townships and seven villages that are all represented on the WMRPC through Ionia County. Each township and village has its own elected body and varying levels of staffing to promote economic development. For up-to-date information on individual townships and villages contact either Ionia County (see above) or the WMRPC.

Kent County

The West Michigan Regional Planning Commission (WMRPC) does not have a direct relationship with Kent County. The WMRPC regularly invites participation and keeps up-to-date on County interests, but there is no formal agreement. There are three communities that are members of the WMRPC.

Member Communities

The following cities are represented on the WMRPC as individual units. Each city has staff representing the economic and community development needs of the community. Basic contact information is provided for each community.

City of Cedar Springs – Mike Womack, Manager
City of Cedar Springs
66 S. Main St.
Cedar Springs, Michigan 49319
Telephone (616) 696-1330

City of Grand Rapids – Jeremiah Gracia, Economic Development Director
City of Grand Rapids
300 Monroe NW, Room 920
Grand Rapids, Michigan 49503
Telephone (616) 456-3196

City of Wyoming – Nicole Hofert, Planner
City of Wyoming
1155 28th St.
Wyoming, Michigan 49509
Telephone (616) 530-7258

Mecosta County

Mecosta County is a member of the West Michigan Regional Planning Commission and has three members on the WMRPC and two members on the CEDS Committee. The City of Big Rapids is also a separate member of the WMRPC. All communities in Mecosta County are represented on the WMRPC.

Mecosta County Development Corporation

The Mecosta County Development Corporation (MCDC) serves all of the communities and businesses in Mecosta County. MCDC is funded through Mecosta County, and individual communities across the County (cities, villages, and townships) as well as private businesses. MCDC provides a variety of services related to business retention and expansion including workforce training, small business classes and consultation, and technical assistance. MCDC also provides local economic development assistance to communities, gathers economic and demographic information, shares information about available buildings and land, and provides information to businesses seeking new opportunities. MCDC also participates in a multiple-county revolving loan program to assist businesses in funding projects. The MCDC Board is comprised of both private and public representatives.

Mecosta County Development Corporation
14330 Northland Drive
Big Rapids, Michigan 49307
Telephone (231) 592-3403

City of Big Rapids

The City of Big Rapids operates its own economic development activities. The primary contact person is:

Paula Priebe, City Planner
City of Big Rapids
226 North Michigan
Big Rapids, Michigan 49307
Telephone (231) 592-4035

Villages and Townships

Mecosta County has 16 townships and 4 villages that are all represented on the WMRPC through Mecosta County. Each township and village has its own elected body and varying levels of staffing to promote economic development. For up-to-date information on individual townships and villages contact either the Mecosta County Development Corporation (see above) or the WMRPC.

Montcalm County

Montcalm County is a member of the West Michigan Regional Planning Commission and has three members on the WMRPC and two members on the CEDS Committee. All communities in Montcalm County are represented on the WMRPC.

Montcalm Economic Alliance

The Montcalm Economic Alliance serves all of the communities and businesses in Montcalm County. Montcalm Economic Alliance is funded through Montcalm County, and individual communities across the County, as well as private businesses and citizens.

The Alliance provides a variety of services related to business retention and expansion including workforce training, small business classes and consultation, and technical assistance. The Alliance also provides local economic development assistance to communities, gathers economic and demographic information, shares information about available buildings and land, and provides information to businesses seeking new opportunities. Montcalm Alliance also participates in a multiple-county revolving loan program to assist businesses in funding projects. The Montcalm Alliance also serves many of the functions of a planning department. The Montcalm Alliance Board is comprised of both private and public representatives. Staff includes an Executive Director.

Olivia Blomstrom
Montcalm Economic Alliance
The Right Place, Inc.
125 Ottawa Avenue NW, Suite 450
Grand Rapids, Michigan 49053
Telephone (616) 550-0114

Cities

The following cities are represented on the WMRPC through Montcalm County. Each city has staff representing the economic and community development needs of the community. Basic contact information is provided for each community.

City of Carson City – Pam Hagerman, Manager
City of Carson City
123 E. Main St.
Carson City, Michigan 48811
Telephone (989) 584-3515

City of Greenville – George Bosanic , Manager
City of Greenville
411 S. Lafayette St.
Greenville, Michigan 48838
Telephone (616) 754-5645

City of Stanton – Jacob VanBoxel, Manager
City of Stanton
225 S. Camburn St.
Stanton, Michigan 48888
Telephone (989) 831-4440

Villages and Townships

Montcalm County has 20 townships and six villages that are all represented on the WMRPC through Montcalm County. Each township and village has its own elected body and varying levels of staffing to promote economic development. For up-to-date information on individual townships and villages contact either the Montcalm Alliance (see above) or the WMRPC.

Osceola County

Osceola County is a member of the West Michigan Regional Planning Commission and has three members on the WMRPC and two members on the CEDS Committee. The All communities in Osceola County are represented on the WMRPC.

Osceola County Community Development Department

Countywide economic development within Osceola County is the responsibility of Osceola County's Community Development Department. The Program's primary customers include manufacturers, existing and start-up small businesses, Osceola County Board of Commissioners, and local units of government within Osceola County.

The Community Development Department is involved in both community and economic development activities. Its mission is to "develop and maintain programs and activities that encourage and facilitate community and economic development in Osceola County, Michigan." Osceola County's Community Development program has four broad objectives:

1. Retain existing jobs and create new jobs by assisting local businesses and industry already in Osceola County.
2. Create new jobs by attracting new businesses and industry to Osceola County.
3. Increase private sector investment and the tax base in Osceola County.
4. Develop, coordinate, and deliver community development plans and programs that improve the quality of life in Osceola County.

In order to accomplish its broad objectives the Community Development program has established twelve more focused essential functions:

1. Conduct, in conjunction with the Michigan Economic Development Corporation, a Business Retention and Expansion program for manufacturers in Osceola County.
2. Assist both existing and start-up small businesses. When appropriate, make referrals to the Michigan Small Business & Technology Development Centers.
3. Conduct a Business Attraction Program.
4. Serve as Director of the Osceola County Brownfield Redevelopment Authority.
5. Develop and maintain County plans; such as the County Land Use Plan, Recreation Plan, Planning Commission Ordinance, and others.
6. Develop and maintain an Osceola County website.
7. Serve as Local Administrator of the Osceola County Housing Rehabilitation Program.
8. Represent Osceola County's interests on regional committees, such as Michigan Works West Central, West Michigan Regional Planning Commission, West Michigan Economic Development Collaborative and others as assigned.
9. Assist local units of government with community development related issues.
10. Make presentations to various boards and groups to inform and educate them on business or community development projects and opportunities.
11. Assist local units of government and community organizations by providing research, grant writing, and other community and economic development related tasks, as appropriate.

12. Perform the role of facilitator for various governmental and community strategic planning functions.

Osceola County, Michigan
301 W. Upton
Reed City, Michigan 49677
Telephone (231) 832-7397

Cities

The following cities are represented on the WMRPC through Osceola County. Each city has staff representing the economic and community development needs of the community. Basic contact information is provided for each community.

City of Reed City – Rich Saladin, Manager
City of Reed City
227 E. Lincoln St.
Reed City, Michigan 49677
Telephone (231) 832-2245

City of Evart – Sarah Dvoracek, Manager
City of Evart
5814 100th Avenue
Evart, Michigan 49631
Telephone (231) 734-2181

Villages and Townships

Osceola County has 16 townships and four villages that are all represented on the WMRPC through Osceola County. Each township and village has its own elected body and varying levels of staffing to promote economic development. For up-to-date information on individual townships and villages contact either the Osceola Economic Alliance (see above) or the WMRPC.

Ottawa County

Ottawa County Planning and Performance Improvements Department

Ottawa County has the most complete planning department and staff of any of the counties in Region 8. The department assists communities in planning efforts, operates a virtual agricultural business incubator, is involved in transportation planning and economic/community development, assists communities in seeking grants, has a complete planning library, and assists communities in numerous other ways. The Department is closely tied to the County's Geographic Information Systems (GIS) Department.

Paul Sachs, Director
Ottawa County Planning and Performance Improvements
12220 Fillmore, West Olive, Michigan 49460
Telephone: (616) 738-4852

Cities and Villages

The following cities and villages are represented on the WMRPC through Ottawa County. Each city has staff representing the economic and community development needs of the community. Basic contact information is provided for each community.

City of Holland – Mark Vanderploog, Director
City of Holland Planning Department
270 S. River Ave.
Holland, Michigan 49423
Telephone (616) 355-1300

City of Grand Haven – Patrick McGinnis, Manager
City of Grand Haven Planning Department
519 Washington Ave.
Grand Haven, Michigan 49417
Telephone (616) 842-3210

City of Ferrysburg – Craig Bessinger, Manager
City of Ferrysburg
408 Fifth St.
City of Ferrysburg, Michigan 49409
Telephone (616)

Village of Spring Lake – Christine Burns, Manager
Village of Spring Lake
102 W. Savidge St.
Spring Lake, Michigan 49456
Telephone (616) 842-1393

City of Zeeland – Tim Klunder, Manager
City of Zeeland
21 S. Elm St.
Zeeland, Michigan 49464
Telephone (616) 772-5352

City of Coopersville – Jonathan Seyferth, Manager
City of Coopersville
289 Danforth St.
Coopersville, Michigan 49404
Telephone (616) 997-9731

City of Hudsonville – Dan Strickwerda, Director
City of Hudsonville Planning Department
3275 Central Blvd.
Hudsonville, Michigan 49426
Telephone (616) 669-0200

Townships

Ottawa County has 17 townships that are all represented on the WMRPC through Ottawa County. Each township has its own elected body and varying levels of staffing to promote economic development. For up-to-date information on individual townships contact either Ottawa County (see above) or the WMRPC.

Other Partners

The WMRPC has partnerships with a variety of other organizations including:

- Michigan Transportation Asset Management Council
- Michigan Department of Natural Resources
- Michigan Department of Environmental Quality
- Macatawa Area Coordinating Council
- Grand Valley Metropolitan Council
- West Michigan Shoreline Regional Development Commission
- Michigan State University
- University of Michigan
- Grand Valley State University
- Coalition of Greater Greenville
- Michigan Association of Planning
- Michigan Association of Regions

COMMUNITY PROFILE

Region 8

Population & Demographics

Population Trends – Table 3 shows that Region 8's population (Allegan, Barry, Ionia, Kent, Mecosta, Montcalm, Osceola, and Ottawa counties) increased by 19.1 percent between 1990 and 2019 to reach a total of 1,305,616. The eight-county area grew at a much faster rate than Michigan, which increased by 7.4 percent during the same period to reach 9,986,857.

Table 3 -- Population Trends for Region 8 and Michigan

Area	1990	2000	2010	2019	% Change
Region 8	1,007,983	1,057,958	1,226,384	1,305,616	19.1
Michigan	9,295,297	993,844	9,877,574	9,986,857	7.4

Source: ACS 5-Year Estimates

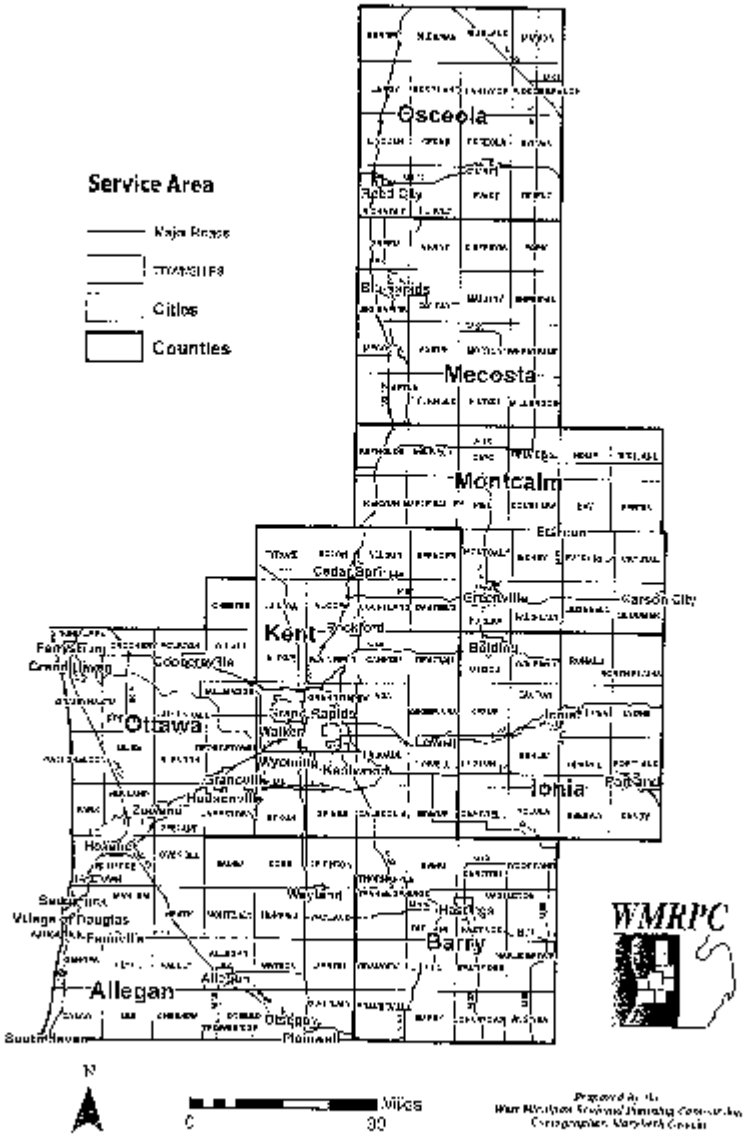
Population Traits – Table 4 compares the Region's population to that of the State of Michigan. Between 2010 and 2019 the Region's population increased by 6.5 percent to reach 1,305,616 while the State of Michigan's population increased by 1.1 percent to reach 9,986,857 during the same period. Both the Region and Michigan have the same percentage of residents under the age of five – 5.7 percent. The Region has a higher percentage of residents under the age of 18 (22.6 percent) than Michigan (21.5 percent). Conversely, the Region has a lower percentage of residents 65 and over (17.3 percent) than Michigan as-a-whole (17.7 percent). The Region's median household size of 2.58 persons per household is larger than Michigan's median of 2.46. The Region has a lower percentage of women (49.5 percent) than Michigan (50.8 percent) – and a higher percentage of men (50.5 percent) than Michigan (49.2 percent).

Racial distribution is also different between the Region and the State of Michigan. There is a higher percentage of Whites in the Region (93.3 percent) than in Michigan (78.2 percent). The Region has a lower percentage of Blacks (3.7 percent) than Michigan (13.7 percent) and the Region also has a lower percentage of Asians (1.5 percent) than Michigan (3.3 percent). However, the Region has a higher percentage of American Indian and Alaska Natives (1.1 percent in the Region and 0.6 percent in Michigan). The Region has a lower (2.4 percent) of residents reporting two or more races than Michigan as-a-whole (3.0 percent). The Region has a slightly higher percentage of Hispanic or Latinos (5.4 percent) than Michigan (5.3 percent).

The Region's population has a slightly lower educational attainment level than Michigan. In the Region, 90.8 percent of the population 25 and over have a high school degree, compared to Michigan level of 91.4 percent. Similarly, 22.5 percent of the Region's population 25 and over have a bachelor's degree, compared to Michigan which has a level of 30.0 percent. The Region's Veteran's comprise 7.5 percent of the population and Michigan's make up 6.6 percent.

2022 Comprehensive Economic Development Strategy and Pandemic Recovery Plan

Region 8:
West Michigan Regional Planning Commission



West Michigan Regional Planning Commission
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Table 4 -- 2019 Population Traits for Region 8 and Michigan

Category	Region 8	Michigan
2010 Population	1,226,384	9,877,574
2019 Population	1,305,616	9,986,857
% Change 2010-2019	6.5	1.1
% Under 5	5.7	5.7
% Under 18	22.6	21.5
% 65 and Over	17.3	17.7
Number of Households	483,934	3,969,880
Persons Per Household	2.58	2.46
% Female	49.5	50.8
% Male	50.5	49.2
% White	93.3	78.2
% Black	3.7	13.7
% American Indian & Alaska Native	1.1	0.6
% Asian	1.5	3.3
% Native Hawaiian & Other Pacific Islander	0.1	0.0
% Reporting 2 or More Races	2.4	3.0
% Hispanic or Latino	5.4	5.3
% of People 25+ with High School Degree	90.8	91.4
% of People 25+ with Bachelor's Degree or Higher	22.5	30.0
% of Population Veterans	7.5	6.6

Source: ACS 5 Year 2019 Estimates

Table 5 -- 2019 Housing Traits for Region 8 and Michigan

Category	Region 8	Michigan
Number of Housing Units	531,735	4,629,605
Homeownership Rate (Percent)	77.8	71.6
Percent Multi Unit	10.0	18.0
Median Value of Owner-Occupied Housing Units $	144,363	169,600

Source: ACS 5 Year 2019 Estimates

Housing Traits – Table 5 identifies information about housing in the Region and the State of Michigan. The homeownership rate in the Region (77.8 percent of the housing units) is higher than Michigan's rate of 71.6 percent. The Region's housing units are comprised of 10.0 percent multiple family units compared to 18.0 percent for Michigan. Finally, the median value of owner-occupied housing in the Region is $144,363, which is much lower than the State's median of $169,600.

Income and Business Traits – Table 6 includes income information and business traits for Region 8 and the State of Michigan. Region 8's median household income of $56,920 is lower than Michigan's median of $59,584 and the Region's per capita income of $27,570 is also lower than Michigan's of $32,892. Region 8 has a lower percentage (11 percent) of residents below the poverty level than Michigan (12.7 percent).

Table 6 -- Income & Business Traits for Region 8 and Michigan

Category	Region 8	Michigan
2019 Median Household Income	$56,920	59,584
2019 Per Capita Income	$27,570	32,892
Persons Below Poverty Level	143,270	1,269,062
Number of Firms in 2012	101,701	834,087
Number of Firms Per Capita	0.078	0.083
Manufacturing Shipments ($1,000)	$38,541,890	238,892,383
Manufacturing Shipments Per Capita	$29,520	23,920
Wholesaler Sales ($1,000)	$21,359,485 (No Ionia/Mecosta)	254,318,884
Wholesaler Sales Per Capita	$17,828	25,465
Retail Sales ($1,000)	$14,297,670	119,302,046
Retail Sales Per Capita	$10,951	11,945
Accommodation and Food Services Sales ($1,000)	$1,797,920	17,962,356
Acc. and Food Services Sales Per Capita	$1,377	1,798
Building Permits (2020)		
Building Permits Per Capita		
Mean Travel Time to Work (minutes)	24.675	25.1

Source: ACS 5 Year 2019 Estimates

Table 6 also shows some facts related to business and sales. In 2012, Region 8 had 101,701 businesses which equaled 0.078 businesses per capita, which is nearly the same ratio as the State of Michigan (834,087 businesses or .083 businesses per capita. When the per capita sales of the various types of businesses are compared between the Region and Michigan it shows that the Region does better in Manufacturing Sales ($29,520 in the Region and $23,920 in Michigan), but does worse when it comes to Wholesaler Sales ($17,828 [Note: this is without Ionia and Mecosta county] in the Region and $25,465 in Michigan). Retail Sales are also slightly lower ($10,951 in the Region and $11,945 in Michigan). With per capita sales of $1,798, Michigan also did better than the Region ($1,377) in Accommodations. Overall, Region 8's commute time of 24.7 minutes is shorter than the State's average commute of 25.1 minutes.

Employment Traits – Table 7 shows differences between employment distribution in Region 8 and the State of Michigan. In Region 8 there are 654,828 people over 16 employed in the

civilian labor force. In Michigan, this number is 4,755,016. Region 8 has a higher percentage of people employed in Agriculture and related fields (1.9 percent) than Michigan as-a-whole (1.2 percent). Region 8 also has a higher percentage employed in Construction (5.9 percent) than Michigan (5.7 percent). Manufacturing accounts for 21.2 percent of the Region's workforce and 18.5 percent of Michigan's. Similarly, wholesale trade accounts for 3.6 percent in Region 8 and 2.4 percent in Michigan. Michigan and Region 8 have similar percentages in Retail (10.6 percent for the Region and 10.5 percent for Michigan), Information (1.3 and 1.2 percent), and Finance (5.1 percent and 5.4 percent). Michigan has a higher percentage of workers in Transportation (4.4 percent versus 3.9 percent in Region 8), Professional at 9.5 percent in Michigan and 8.7 percent in the Region, and Educational Services (23.4 percent in Michigan and 21.9 percent in Region 8). Arts and other categories were also higher in the State (9.9 percent) than in the Region (8.4 percent).

Table 7 -- 2019 Employment Traits for Region 8 and Michigan

Category	Region 8	Percentage	Michigan	Percentage
Population 16 and Over	1,029,390	N/A	8,095,913	N/A
In Labor Force	682,175	N/A	5,010,213	N/A
Civilian Employed Population 16 and Over	654,828	N/A	4,755,016	N/A
Agriculture, Forestry, Fishing and Hunting, and Mining	12,376	1.9	56,518	1.2
Construction	38,441	5.9	272,095	5.7
Manufacturing	138,553	21.2	878,855	18.5
Wholesale Trade	23,296	3.6	114,985	2.4
Retail Trade	69,423	10.6	497,136	10.5
Transportation and Warehousing, and Utilities	25,839	3.9	207,441	4.4
Information	8,522	1.3	57,036	1.2
Finance and Insurance, and Real Estate and Rental and Leasing	33,250	5.1	258,613	5.4
Professional, Scientific, and Management, and Administrative and Waste Management Services	56,975	8.7	450,625	9.5
Educational Services, and Health Care and Social Assistance	143,652	21.9	1,110,708	23.4
Arts, Entertainment, and Recreation, and Accommodation and Food Services	55,120	8.4	471,380	9.9
Other Services, Except Public Administration	31,970	4.9	224,808	4.7
Public Administration	15,830	2.4	154,816	3.3

Source: ACS 5-Year 2019 Estimates

Table 8 shows the unemployment rates for Region 8, Michigan, and the United States for the five

years between 2018 and 2022. During the five years, Region 8's unemployment rate remained steady until 2020 when the pandemic began and the rate increased to 7.5 percent. Region 8's unemployment rate was lower than Michigan's over the five years. Region 8's unemployment rate was lower than the national average during the five years.

Table 8 -- Employment Trends in Region 8, Michigan, and the United States

	2018	2019	2020	2021	2022 (Jan-May)
Region 8					
Unemployment Rate	3.1	3.0	7.5	4.6	3.6
Michigan					
Unemployment Rate	4.1	4.1	9.9	5.9	6.7
United States					
Unemployment Rate	3.9	3.7	8.1	5.3	5.9

Source: Michigan Department of Career Development, Labor Market Information

Physical Features

While demographics and SWOT analysis are provided for each of the individual counties within Region 8, a description of the physical features is included only for the Region as-a-whole.

Location – Map 1 shows the location of Region 8 and the eight counties within the Region's boundaries, along with the boundaries of each of the counties and the locations of the cities and villages.

Natural Features – Region 8 has many unique natural features that vary across the Region.

While only Allegan and Ottawa counties are located on Lake Michigan, its influence is felt across all eight counties. Lake Michigan creates a more moderate climate (cooler in the summer and warmer in the winter) and also creates "Lake Effect" snowstorms (heavy wet snow) that decrease in intensity further inland.

The Region's three major rivers include the Grand River, the Muskegon River, and the Kalamazoo River. There are dozens of smaller rivers all of which either flow into one of the major rivers or Lake Michigan. Additionally, the Region has hundreds of inland lakes.

The Region's topography is generally flat to rolling with elevations ranging from Lake Michigan's elevation of 581 feet above mean sea level to 1,739 feet above mean sea level in Osceola Township's Sherman Township.

The Region's wildlife is typical of that found in most of Michigan's Lower Peninsula. Common wildlife includes deer, raccoons, opossums, skunks, rabbits, badgers, muskrats, beavers, squirrels, rodents, and other small mammals. There are also occasional observations of other animals such as foxes, bears, coyotes, and bobcats. The area is home to a variety of birds including owls, wild

turkeys, pheasants, and many others. The area is also a seasonal home to many migratory birds including ducks and Canada Geese.

The Region was originally covered with a dense forest of deciduous and coniferous trees. As the area was cleared for farming and development, or the trees were removed for timber, the area's forests were replaced by farm fields, open field areas, orchards, and smaller forested areas containing both deciduous and coniferous trees.

To showcase the Region's natural features there are many Michigan State Parks, State Recreation Areas, State Forests, and State Game Areas. Additionally, there are parks maintained by each of the counties, all the cities, most villages, and many townships.

Counties, Communities, and Land Use Summary

Counties – Region 8 contains eight counties, listed below by 2019 population size:

- Kent County, 648,121
- Ottawa County, 286,558
- Allegan County, 116,143
- Ionia County, 64,300
- Montcalm County, 63,413
- Barry County, 60,540
- Mecosta County, 43,251
- Osceola County, 23,290

Cities – Region 8's cities, listed below by 2019 population include:

- Grand Rapids (Kent County), 198,401
- Wyoming (Kent County), 75,702
- Kentwood (Kent County), 51,693
- Holland (Allegan & Ottawa County), 33,402
- Walker (Kent County), 24,816
- Grandville (Kent County), 15,942
- East Grand Rapids (Kent County), 11,759
- Ionia (Ionia County), 11,147
- Grand Haven (Ottawa County), 10,994
- Big Rapids (Mecosta County), 10,355
- Greenville (Montcalm County), 8,396
- Hudsonville (Ottawa County), 7,366
- Hastings (Barry County), 7,311
- Rockford (Kent County), 6,254
- Belding (Ionia County), 5,718
- Zeeland (Ottawa County), 5,572

- Allegan (Allegan County), 5,036
- Coopersville (Ottawa County), 4,396
- Wayland (Allegan County), 4,197
- Lowell (Kent County), 4,096
- Otsego (Allegan County), 3,985
- Portland (Ionia County), 3,923
- Plainwell (Allegan County), 3,785
- Cedar Springs (Kent County), 3,666
- Ferrysburg (Ottawa County), 3,013
- Reed City (Osceola County), 2,472
- Fennville (Allegan County), 1,876
- Evart (Osceola County), 1,793
- Stanton (Montcalm County), 1,355
- Carson City (Montcalm County), 993
- Douglas (Allegan County), 936
- Saugatuck (Allegan County), 850

In addition to cities, Region 8 has 26 villages ranging in population from Pierson in Montcalm County with 172 residents, to Sparta in Kent County with 4,140 residents.

Townships – Townships are another important form of government in Michigan and Region 8 has 145 of these units that are typically 36 square miles. Townships range in population from 455 in Cedar Township (Osceola County) to 46,985 in Ottawa County's Georgetown Township (making it larger than all but three of the Region's cities).

Land Use – While there is no comprehensive land-use plan for the eight-county area, a general description is useful for understanding the variety that exists in Region 8. Overall, the eight-county area covers 5,300 square miles.

Allegan County, covering 832 square miles, has many smaller urbanized areas that are all separated by rural areas (as opposed to the larger urbanized areas in Kent and Ottawa counties that are linked to each other). The majority of Allegan County's land used for industrial purposes is in the northwest corner of the County but is also spread amongst the County's other cities. Commercial uses are in all the cities and most residential uses are in and immediately around the County's cities. Like Ottawa County, Allegan County has many agricultural areas. The Allegan State Game Area is a huge area that shapes development capacity in Allegan County. Natural and built features influencing development include Lake Michigan, the Kalamazoo River, I-196/US-31, and US-131.

Barry County, covering 576 square miles, is rural and focuses on state-owned recreational areas and agriculture. Hastings is the County's only city, which also has four villages. Housing is situated in the cities and villages and around many of the County's lakes. Natural and built features influencing development include Gun Lake (and many of the surrounding smaller lakes), the Thornapple River, Gun Lake Recreation Area, Barry State Game Area, M-37, M43,

and M-66.

Ionia County, covering 576 square miles, is fairly rural and focuses on agricultural uses. The County has three cities (Ionia, Belding, and Portland) that contain the majority of development related to manufacturing and retail. Housing is also located in and around these cities as well as the County's seven villages. Natural and built features influencing development include the Grand River, I-96, and M-66.

Kent County, covering 864 square miles, is the most urbanized of the eight counties. Grand Rapids and the surrounding cities and townships contain large amounts of land used for industrial purposes, retail uses, all types and densities of housing, and public uses. The northern third of Kent County, as well as areas on the east side of the county, are less developed and contain large amounts of agricultural land. Natural and built features influencing development include the Grand River, I-96/I-196/M-6, and US-131.

Mecosta County, covering 576 square miles, is fairly rural except for the City of Big Rapids and the surrounding townships, which contain the majority of development related to manufacturing and retail. Housing is also located in and around Big Rapids and the area known as Canadian Lakes, in the southeast quadrant of the County – as well as the County's four villages. Natural and built features influencing development include the Muskegon River, M-66, and US-131.

Montcalm County, covering 713 square miles, is fairly rural except for the City of Greenville and the surrounding townships, which contain the majority of development related to manufacturing and retail. Housing is also located in and around Greenville – as well as the County's six villages and the cities of Carson City and Stanton. Natural and built features influencing development include the Flat River, US-131, M-66, and M-57.

Osceola County, covering 576 square miles, is the Region's most rural county. The cities of Reed City and Evart contain the majority of development related to manufacturing and retail. Housing is also located in and around these cities as well as the County's four villages. Natural and built features influencing development include the Muskegon River, US-131, US-10, and M-66.

Ottawa County, covering 565 square miles, is very urbanized on the east side of the County (adjacent to the Grand Rapids Area) and the west side of the County – both to the south in Holland and the north in the Grand Haven-Ferrysburg-Spring Lake area. Like Kent County, Ottawa County's urbanized areas contain large amounts of land used for industrial purposes, retail uses, all types and densities of housing, and public uses. Ottawa County's rural areas are very productive agricultural areas. Natural and built features influencing development include Lake Michigan, the Grand River, I-96, I-196, M-6, and US-31.

Transportation Network

Region 8 is well-served by a network of roads maintained by the Michigan Department of

Transportation, the Region's eight-county road commissions, and the Region's cities and villages. Very few townships are responsible for maintaining roads. In addition to roads, the transportation network includes airports, rail, and transit.

Limited Access Highways – These are typically four-lane divided highways accessible only at interchanges. Speed limits are typically 70 miles per hour. These include:

- I-96 crosses Ionia, Kent, and Ottawa counties and stretches across from the east side of Michigan to the west side – linking Muskegon, Grand Rapid, Lansing, and Detroit.
- US-131 crosses Allegan, Kent, Montcalm, Mecosta, and Osceola counties and stretches from Michigan's southern border to the northern tip of Michigan's Lower Peninsula – linking Kalamazoo, Grand Rapids, Big Rapids, Cadillac, and Petoskey.
- US-31/I-196 crosses Allegan and Ottawa counties before splitting into US-31 that continues north along the Lake Michigan shoreline and I-196 that continues east to Grand Rapids.
- M-6 (the South Beltline) is the southern bypass around the Grand Rapids Area

Full Access Highways – These are typically two-lane roads that may include additional lanes in urbanized areas and may also include passing lanes and turning lanes. Speed limits are typically 55 miles per hour with reduced speed limits in cities and villages or other areas. Major trunklines in Region 8 include:

- US-10 is an east-west route that crosses southern Osceola County
- M-115 crosses the northeast corner of Osceola County
- M-66 is a north-south route that crosses Osceola, Mecosta, Montcalm, Ionia, and Barry counties
- M-20 is an east-west route that crosses Mecosta County
- M-46 is an east-west route that crosses northern Montcalm County
- M-82 is an east-west route that goes from the Howard City west into Newaygo County
- M-57 is an east-west route that crosses southern Montcalm and Northeast Kent counties
- M-44 is an east-west route that crosses portions of Kent and Ionia counties
- M-21 is an east-west route that crosses most of Kent County and all of Ionia County
- M-45 is an east-west route that crosses all of Ottawa County and some of Kent County
- M-37 is a north-south route that crosses Kent County and Barry County
- M-43 passes through Barry County, linking Lansing and Kalamazoo
- M-179 links US-131 in Allegan County to Hastings in Barry County
- M-50 skirts the southern boundary of Ionia County and the southeast corner of Kent County
- M-40/M-89 crosses Allegan County from the southeast corner to the northwest corner
- M-222 is an east-west route covering the eastern half of central Allegan County

Airports – The Region's major international airport is the Gerald R. Ford International Airport in Kent County. Other airports include the following:

- Padgham Field, Allegan (Allegan County)

- West Michigan Regional Airport, Holland (Allegan County)
- Plainwell Municipal, Plainwell (Allegan County)
- Hastings Airport (Barry County)
- Ionia County Airport, Ionia (Ionia County)
- Lowell City Airport, Lowell (Kent County)
- Miller-Sparta Airport, Sparta (Kent County)
- Roben-Hood Airport, Big Rapids (Mecosta County)
- Greenville Municipal Airport, Greenville (Montcalm County)
- Lakeview-Griffith Field, Lakeview (Montcalm County)
- Evart Municipal Airport, Evart (Osceola County)
- Park Township Airport, Holland (Ottawa County)
- Riverview Airport, Jenison (Ottawa County)
- Memorial Airpark, Grand Haven (Ottawa County)
- Ottawa Executive Airport, Zeeland (Ottawa County)

Transit – The Region has a variety of transit opportunities in each of the eight counties. Portions of the more urban counties have complete transit services, while the more rural counties rely primarily on "dial-a-ride" type services and/or limited fixed routes. Montcalm County currently does not have countywide transit. Transportation out of the region includes limited Amtrak Service and inter-city bus services.

Rail Service – Rail service includes CSX, Conrail, Mid-Michigan Railroad, Grand Trunk Western, Chesapeake & Ohio, Grand Rapids & Eastern Railroad, Norfolk Southern, Tuscola & Saginaw Bay, and Amtrak (stations in Grand Rapids and Holland).

Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis

Region-wide Strengths – The eight counties within the boundaries of the WMRPC have many strengths that make it a truly unique place that includes everything from the sandy beaches of Lake Michigan to a large metropolitan area, to small villages dotting the countryside, and thousands of square miles of farmland and forests. Some of the Region's strengths are grouped below:

Natural Features –

- Lake Michigan and other water resources
- Natural Resources and variety of agriculture
- Natural beauty of the area
- Four seasons
- State and Federal land

Built Attributes –

- Extensive multi-modal transportation network
- The location contains a big city (Grand Rapids) and proximity to bigger cities (Detroit,

Chicago)
- A mix of urban and rural communities
- Available public and private infrastructure
- Public and private investment in Region

Economy –
- Diverse economy survives economic cycles better than Michigan as-a-whole
- Commitment to economic development
- Region's many attractions (Cultural, Employment, Health, Tourism, Education)
- Life sciences in Grand Rapids and Region
- Philanthropy – individuals, businesses, and foundations

Education –
- Education opportunities (K-12)
- Many Colleges and Universities in Region (public and private)
- Variety of higher educational programs
- Many trade-schools and technical centers
- Distribution of higher education opportunities across Region

People –
- Growing population (greater growth than Michigan as-a-whole)
- Strong workforce
- Educated professionals living in communities
- Commitment to attracting a variety of people to West Michigan
- The increasing diversity of the population

Leadership and Programs –
- Michigan's programs targeting community development
- Variety of university programs
- Regional organizations
- Public and private partnerships
- Management of communities

Region-wide Weaknesses – There are many region-wide weaknesses across the eight-county area served by the WMRPC. Some of the Region's weaknesses are grouped below:

Natural Features –
- Distance to major population centers
- Weather (this is also seen as a strength, but winters seen by many as too long)
- Michigan's location (peninsula) takes it off the direct transportation route, increases the cost of transporting products
- The potential loss of agricultural and natural areas due to development
- Weather anomalies that impact crops

Built Attributes –

- The physical condition of Michigan's infrastructure
- Lack of interconnected transit that crosses borders
- Loss of rail
- Sustainability of the built environment
- An imbalance between excess built capacity in certain areas and lack of capacity in other areas

Economy –

- Communities having difficulties related to decreasing revenues
- Move from small farms to large farms influences small communities
- Companies losing local ownership Wage-rates compared to other areas
- Need to determine how to make up for jobs lost due to increased productivity and relocation of manufacturers
- Lack of investment capital

Education –

- Problems facing public schools (funding, decreasing enrollment, test scores, low graduation rates, perceptions, etc.)
- Smaller rural districts often lack advanced classes
- Skills of labor pool often do not match needs of industry
- Cost of higher education
- College graduates leaving Michigan

Leadership and Programs –

- Communities having difficulties related to decreasing revenues from the State of Michigan
- Unfunded mandates
- Government regulations
- Lack of promotion of Region
- Partisan issues

Region-wide Opportunities – There are many region-wide opportunities across the eight-county area served by the WMRPC. Many opportunities relate to the entire area. The following are some of the area's opportunities listed in similar groups:

Natural Features –

- Agricultural processing/value-added agriculture
- Lake Michigan and other natural resources
- Water – an abundance of water for agriculture and industry
- Increased agricultural productivity
- Environment, Grand River

Built Attributes –

- Expanding internet allows people to work anywhere
- M-66 turning into "Michigan's Mainstreet" with a slower-paced way to traverse Michigan from south to north
- Development near interchanges across the region
- Coordinating capacity of water and wastewater services
- Maintaining Transportation Network

Economy –

- Tourism and Service Industry
- Health services in the region
- West Michigan's economy is typically better than Michigan's as-a-whole
- Affordable land and cost-of-living
- Diversify economy

Education –

- Variety of programs offered at public universities
- Variety of programs offered at private colleges
- Importance of community colleges as an affordable option
- Increasing relationships between business and education
- Restructuring of the public k-12 education system

People –

- Build on engineering expertise
- Dedicated workforce
- Work to attract a diverse range of people to Region
- Increasing entrepreneurial opportunities for individuals
- Growing population

Leadership and Programs –

- Strong opportunities for manufacturing
- Stable government in Region and United States
- Communities need to find a niche and market themselves
- Intergovernmental cooperation

Region-wide Threats – There are many region-wide threats to the eight-county area served by the WMRPC. Many threats are related to the entire area. The following are some of the area's threats grouped in similar categories:

Natural Features –

- Loss/degradation of natural resources
- Distance to major population centers
- Demand for water in Great Lakes Basin

- Impacts of weather on many of the Region's crops (especially fruit)
- Invasive species (plant and animal)

Built Attributes –

- Unsustainable growth in rural areas
- Big box stores' impact on downtowns
- Inadequate funding for maintenance of public facilities and infrastructure
- Lack of funds to expand infrastructure to meet the needs of the private sector
- Gaps in high-speed internet service

Economy –

- Lack of diversification leads to increasing poverty and unemployment
- Globalization and businesses leaving the region for other parts of the USA or world
- Connection to "rust-belt" image
- Reliance on an automobile for employment and transportation

Education –

- Lack of appropriate worker skills
- Inadequate matching employers' needs with potential employees' skills
- Funding cuts
- Legacy cost of past employees and programs
- Cost of college education

People –

- Aging workforce – are there enough well-educated people to replace those leaving the workforce?
- Michigan's difficulties keeping young people after graduating from college
- People's image of Michigan
- Lack of entrepreneurial spirit in many used to work for large businesses
- The declining health of people and increasing cost related to health issues

Leadership and Programs –

- Continued decreases in revenue sharing and other community revenues impact services, facilities, and overall quality of life
- Loss of expertise as people retire from government
- The conflict between rural and urban areas/city-township issues
- Difficult to offer tax abatements to businesses when communities losing resources
- Partisan politics waste limited resources

Economic Clusters in Region 8

There are many economic clusters in West Michigan that can support continued job creation and help advance the Region's economy.

Manufacturing

While many manufacturing jobs have left the Region, manufacturing remains a major employer in West Michigan. Manufacturers that supply parts to the automotive industry are located in each of the eight counties in Region 8 – employing tens of thousands of people. The region is also home to several office furniture manufacturing companies that employ thousands of people – primarily in Kent, Ottawa, and Allegan counties, but in each of the other counties as well.

Health Sciences

Healthcare and research are growing fields in West Michigan. In addition to the major hospitals in Kent County, there are many satellite campuses and independent hospitals in all of Region 8's counties. Also, in addition to healthcare, there is research, health education, and health care/pharmaceutical product manufacturing. "Health Hill" in downtown Grand Rapids is busy with ongoing construction – Spectrum Health/Butterworth, St. Mary's Hospital, the Van Andel Institute, Grand Valley State University, Michigan State University, and several private health care providers are either just completing projects or are in the middle of huge construction projects – all within a five-block area. Adding to all of this is the importance of health education with Michigan State University, Grand Valley State University, and Ferris State University all providing opportunities. Nearby, in Wyoming, Metropolitan Hospital continues to grow and has established a relationship with the University of Michigan. Further away from Grand Rapids hospitals have expanded in Holland, Greenville, Carson City, and other areas of West Michigan. Additional health-related jobs include Perrigo in Allegan, which manufactures generic drugs.

Education

West Michigan has many public and private colleges and universities. Public Universities include Grand Valley State University in Ottawa and Kent counties and Ferris State University in Mecosta and Kent counties. Additionally, Kent County has branch campuses for Michigan State University and Western Michigan University. Community Colleges exist in Grand Rapids, Montcalm County, and Barry County (a branch of Kellogg Community College). Ottawa County is home to Hope College and Kent County is home to several private colleges including Calvin, Aquinas, and many others.

K-12 Education (both public and private) is also a major employer in West Michigan. The Region contains all or part of over 65 school districts that employ thousands of people across West Michigan.

Retail

There are many retail centers in Region 8. Kent County is the primary retail center with several regional malls located in major concentrations of retail. The 28th Street Retail Corridor stretches from Cascade Township in the east through Kentwood, Grand Rapids, and Wyoming to the west. Grandville has a major concentration of retail (including a regional mall). The Alpine Avenue Retail Corridor is located in the City of Walker and Alpine Township. Other retail corridors exist along the East Beltline, Plainfield Avenue, and retail is growing M-6 (South Beltline). Other concentrations of retail exist across much of the Region including in and around Greenville, Big Rapids, Ionia, Hastings, Holland, Grand Haven, and Otsego/Plainwell.

Public Sector Employment

Public sector employment provides jobs for people across West Michigan. Federal, State, County, City, Village, and Township governments employ people with a wide range of skills and education. In addition to the more typical forms of employment, several institutions provide additional employment such as the State Correctional Facilities in Ionia and Montcalm counties and the large concentration of state and federal employees in downtown Grand Rapids.

Tourism

Tourism is a large, and growing, industry in West Michigan. The Region's natural resources are a natural attraction for year-round recreation. The Region offers everything from swimming and camping in the summer to skiing and snowmobiling in the winter. Grand Rapid's downtown provides many attractions including museums, conference centers, performing arts centers, restaurants, nightlife, and shopping (although more shopping opportunities are available in the malls surrounding Grand Rapids). In addition to the large urban center of Kent County, many smaller communities cater to visitors such as Holland and Grand Haven in Ottawa County, Saugatuck, and Douglas in Allegan County, and the many other communities in the eastern portion of Region 8. A "hidden" tourism attraction in Region 8 is the large number of second homes in the more rural counties and along Lake Michigan. Owners of "cottages" fill communities on weekends, pay taxes year-round, and create a unique feel for many parts of Region 8.

Agriculture & Value-Added Agriculture Opportunities

Agriculture is a big part of West Michigan. The moderating effects of Lake Michigan and the varied elevations make Allegan, Ottawa, and parts of Kent County ideal for growing fruit such as apples and blueberries. Additionally, the Region has many cash crops such as corn and soybeans and is home to a variety of livestock.

There are many agricultural "value-added" operations in Region 8 that use agricultural products to produce a variety of food products such as cheese, yogurt, dairy products, egg products, poultry, fruits, vegetables, and other food processing companies. Not only are West Michigan's farmers an essential part of this, but the abundance of water resources is essential for the value-

added stages since water is key to growing and transforming agricultural products from field to retailers. In addition to value-added products, agri-tourism is a growing industry in West Michigan – with everything from wineries to tours of apple orchards.

In addition to the jobs created in value-added agriculture and agri-tourism, this category provides several other benefits including providing additional markets for farmers to sell their products, making farming more profitable, and preserving farmland from other types of development.

Renewable Energy

Businesses providing renewable energy sources are creating new jobs in West Michigan in a variety of ways. Wind energy farms are being installed across Michigan and these provide many opportunities for local businesses to manufacture the equipment used to generate wind energy. Solar power and bio-fuels are two other renewable energy sources that have seen growth over the past several years but have not completely succeeded in providing the number of jobs necessary to replace traditional manufacturing.

Allegan County

Population & Demographics

Population Trends – Allegan County's population increased by 28.3 percent between 1990 and 2019 to reach a total of 116,143 (Table 9). This rate of growth was higher than Region 8's rate of 19.1 percent and much higher than Michigan's growth rate of 7.4 percent.

Table 9 -- Population Trends for Allegan County, Region 8, and Michigan

Area	Trends				
	1990	2000	2010	2019	% Change
Allegan County	90,509	105,665	111,385	116,143	28.3
Region 8	1,096,502	1,161,623	1,226,384	1,305,616	19.1
Michigan	9,295,297	993,844	9,877,574	9,986,857	7.4

Source: ACS 5-Year 2019 Estimates

Population Traits – Table 10 compares Allegan County's population traits to the Region's and the State of Michigan's. Between 2010 and 2019 the County's population increased by 4.3 percent to reach 116,143 while the Region's population increased by 6.5 percent to reach 1,305,616 and the State of Michigan's population increased by 1.1 percent to reach 9,986,857 during the same period. The County's population under the age of five makes up 6.2 percent of the population, which is higher than both the Region's and Michigan's amount (5.7 percent). Allegan County has a higher percentage of residents under 18 (24.4 percent) than the Region (22.6 percent) or Michigan (21.5 percent). The County's population 65 and over makes up 16.1 percent of the population, which is below the Region's figure of 17.3 percent and Michigan's figure of 17.7 percent. The County's median household size of 2.65 persons per household is larger than both the Region's (2.58) and Michigan's median of 2.46. Allegan County has a split of 50 percent women and 50 percent men. The Region has a lower percentage of women (49.5 percent) than Michigan (50.8 percent) – and a higher ratio of men than the State as-a-whole.

Racial distribution is also different between the County, Region, and the State of Michigan. There is a higher percentage of Whites in Allegan County (96.0 percent) than either the Region (93.3 percent) or Michigan (78.2 percent). The County has a lower percentage of Blacks (2.3 percent) than The Region (3.7 percent) or Michigan (13.7 percent). The County's percentage of Native Indians and Alaska Native (1.4 percent) is similar to the Region and Michigan (1.1 percent in the Region and 0.6 percent in Michigan). The County has a lower percentage of Asians (1.0 percent) than the Region (1.5 percent) or Michigan (3.3 percent). The County has a higher percentage of residents reporting two or more races (2.6 percent) than the Region (2.4 percent), but lower than Michigan as-a-whole (3.0 percent). Allegan County's percentage of Hispanics or Latinos (7.3 percent) is higher than the Region (5.4 percent) and Michigan (5.3 percent).

In Allegan County, 90.9 percent of people over 25 have a high school degree, similar to 90.8

percent in the Region and 91.4 percent in Michigan. 22.6 percent of the County's population over the age of 25 has a bachelor's degree or higher, while 22.5 percent of the Region's population and 30.0 percent of Michigan's over 25 population has at least a bachelor's degree. The County's Veteran's make up 5.6 percent of the population while the Region's Veteran's comprise 7.5 percent of the population and Michigan's make up 6.6 percent.

Table 10 -- 2019 Population Traits for Allegan County, Region 8, and Michigan

Category	Allegan County	Region 8	Michigan
2010 Population	111,385	1,226,384	9,877,574
2019 Population	116,143	1,305,616	9,986,857
% Change 2010-2019	4.3	6.5	1.1
% Under 5	6.2	5.7	5.7
% Under 18	24.4	22.6	21.5
% 65 and Over	16.1	17.3	17.7
Number of Households	43,416	483,934	3,969,880
Persons Per Household	2.65	2.58	2.46
% Female	50.0	49.5	50.8
% Male	50.0	50.5	49.2
% White	96.0	93.3	78.2
% Black	2.3	3.7	13.7
% American Indian & Alaska Native	1.4	1.1	0.6
% Asian	1.0	1.5	3.3
% Native Hawaiian & Other Pacific Islander	0.1	0.1	0.0
% Reporting 2 or More Races	2.6	2.4	3.0
% Hispanic or Latino	7.3	5.4	5.3
% of People 25+ with High School Degree	90.9	90.8	91.4
% of People 25+ with Bachelor's Degree or Higher	22.6	22.5	30.0
% of Population Veterans	5.6	7.5	6.6

Source: ACS 5-Year 2019 Estimates

Housing Traits – Table 11 identifies information about housing in Allegan County, the Region, and the State of Michigan. Allegan County varies from the Region and Michigan, which are very similar to each other. The homeownership rate in Allegan County (82.6 percent) is much higher than in the Region (77.8 percent of the housing units) or Michigan (71.6 percent). The County's percentage of multi-family units (8.6 percent) is lower than the Region's rate of 10.0 percent or Michigan's figure of 18.0 percent. Finally, the median value of owner-occupied housing in Allegan County of $165,400 is higher than the Region's median of $144,363 but lower than the State's median of $169,600.

Table 11 -- 2019 Housing Traits for Allegan County, Region 8, and Michigan

Category	Allegan County	Region 8	Michigan
Number of Housing Units	51,177	531,735	4,629,605
Homeownership Rate (Percent)	82.6	77.8	71.6
Percent Multi Unit	8.6	10.0	18.0
Median Value of Owner-Occupied Housing Units	165,400	144,363	169,600

Source: ACS 5-Year 2019 Estimates

Income and Business Traits – Table 12 includes income information and business traits for Allegan County, Region 8, and the State of Michigan. Allegan County's median household income of $62,965 is higher than Region 8's median of $56,920 or Michigan's median of $59,584. The County's per capita income of $29,215 is similar to the Region's amount of $27,570 and Michigan's figure of $32,892. Allegan County has a lower percentage of people below the poverty level (8.4 percent) than Region 8 (10.9 percent) or Michigan (12.7 percent).

Table 12 -- Income & Business Traits for Allegan County, Region 8, and Michigan

Category	Allegan County	Region 8	Michigan
2019 Median Household Income	$62,965	$56,920	$59,584
2019 Per Capita Income	$29,215	$27,570	$32,892
Persons Below Poverty Level	11,890	143,270	1,269,062
Number of Firms in 2012	9835	101,701	834,087
Number of Firms Per Capita	0.085	0.078	0.083
Manufacturing Shipments ($1,000)	$5,286,560	$38,541,890	$238,892,383
Manufacturing Shipments Per Capita	$45,518	$29,520	$23,920
Wholesaler Sales ($1,000)	$609,441	$21,359,485 (No Ionia/Mecosta)	$254,318,884
Wholesaler Sales Per Capita	$5,247	$17,828	$25,465
Retail Sales ($1,000)	$949,923	$14,297,670	$119,302,046
Retail Sales Per Capita	$8,179	$10,951	$11,945
Accommodation & Food Services Sales ($1,000)	$131,893	$1,797,920	$17,962,356
Acc. and Food Services Sales Per Capita	$1,136	$1,377	$1,798
Mean Travel Time to Work (minutes)	23.9	24.6	25.1

Source: ACS 5-Year 2019 Estimates

Table 12 also shows some facts related to business and sales. In 2012 Allegan County had 9,835 businesses, which equaled 0.093 businesses per capita – which was higher than Region 8 which had 101,237 businesses which equaled 0.085 businesses per capita, and the State of Michigan

which had 0.083 businesses per capita. When the per capita sales of the various types of businesses are compared between the County, Region, and Michigan it shows that the County does better in Manufacturing Sales ($45,518 in Allegan County versus $29,520 in the Region and $23,920 in Michigan). Wholesaler Sales were lower in the County ($5,247 in Allegan County, $17,828 in the Region, and $25,465 in Michigan) as were Retail Sales ($8,179 in Allegan County, $10,951 in the Region, and $11,945 in Michigan). With per capita sales of $1,798, Michigan did better than the Region ($1,377) or Allegan County ($1,136) in Accommodations. Allegan County's commute time of 23.9 minutes was shorter than both the Region's commute of 24.6 minutes and Michigan's commute of 25.1 minutes.

Employment Traits – Table 13 shows differences between employment distribution in Allegan County, Region 8, and the State of Michigan. In Allegan County there are 57,393 people over 16 employed in the civilian labor force, In Region 8 this figure is 654,828 and in Michigan, the figure is 4,755,016. Allegan County has a higher percentage of people employed in Agriculture and related fields (2.7 percent) than either the Region (1.9 percent) or Michigan (1.2 percent). The County also has a higher percentage employed in construction (7.7 percent) than Region 8 (5.9 percent) or Michigan (5.7 percent). Manufacturing accounts for 26.3 percent of the County's jobs (the County's largest category), 21.2 percent of the Region's workforce, and 18.5 percent of Michigan's. Allegan County has a similar percentage of workers in Transportation (4.0 percent compared to 4.4 percent in Michigan and 3.9 percent in Region 8). Wholesale trade accounts for 3.4 percent in the County, 3.6 percent in Region 8, and 2.4 percent in Michigan. Michigan and Region 8 have similar percentages in Retail trade (10.6-10.5 percent) and Allegan County is at 9.8 percent - which is the third-largest employment category in all three areas.

In most of the other categories, the County has a lower percentage than in Region 8 or Michigan. Information accounts for .9 percent in the County, 1.3 percent in Region 8, and 1.2 percent in Michigan. Finance accounts for 3.2 percent in the County and 5.1 percent in the Region and 5.4 percent in Michigan. Professional accounts for 6.9 percent in Allegan County, 8.7 percent in Region 8, and 9.5 percent in Michigan. Education, Health Care, and Social Services account for 17.3 percent (the County's second-largest category) of the County's workforce, 21.9 percent of the Region's, and 23.4 percent of Michigan's. Arts, Entertainment, Accommodations, and Food Services account for 8.0 percent of the County's workforce, 8.4 percent of Region 8's, and 9.9 percent of the State's. Finally, Public Administration accounts for 2.1 percent of Allegan County's workforce, 2.4 percent of Region 8's, and 3.3 percent of Michigan's.

Table 13 -- 2019 Employment Traits in Allegan County, Region 8, and Michigan

Category	Allegan County	%	Region 8	%	Michigan	%
Population 16 and Over	91,234	N/A	1,029,390	N/A	8,095,913	N/A
In Labor Force	57,422	N/A	682,175	N/A	5,010,213	N/A
Civilian Employed Population 16 and Over	57,393	N/A	654,828	N/A	4,755,016	N/A
Agriculture, Forestry, Fishing and Hunting, and Mining	1,577	2.7	12,376	1.9	56,518	1.2
Construction	4,428	7.7	38,441	5.9	272,095	5.7
Manufacturing	15,083	26.3	138,553	21.2	878,855	18.5
Wholesale Trade	1,950	3.4	23,296	3.6	114,985	2.4
Retail Trade	5,633	9.8	69,423	10.6	497,136	10.5
Transportation and Warehousing, and Utilities	2,323	4.0	25,839	3.9	207,441	4.4
Information	489	0.9	8,522	1.3	57,036	1.2
Finance and Insurance, and Real Estate and Rental and Leasing	1,830	3.2	33,250	5.1	258,613	5.4
Professional, Scientific, and Management, and Administrative and Waste Management Service	3,933	6.9	56,975	8.7	450,625	9.5
Educational Services, and Health Care and Social Assistance	9,905	17.3	143,652	21.9	1,110,708	23.4
Arts, Entertainment, and Recreation, and Accommodation and Food Services	4,592	8.0	55,120	8.4	471,380	9.9
Other Services, Except Public Administration	2,858	5.0	31,970	4.9	224,808	4.7
Public Administration	1,211	2.1	15,830	2.4	154,816	3.3

Source: ACS 5-Year 2019 Estimates

Table 14 shows the employment trends for Allegan County, Region 8, Michigan, and the United States for the five years between 2018 and 2022. Allegan County's unemployment rate ranged from a high of 7.3 percent in 2020 to a low of 3.1 percent in 2019. The County's labor force remained fairly constant but decreased slightly in 2021 and making a partial recovery in 2022. Allegan County's unemployment rate very similar to Region 8's during the period but lower than Michigan's and the national average. Allegan County's unemployment rate ranged from a high of 7.3 percent in 2020 to a low of 3.1 percent in 2019. Allegan County's unemployment rate was lower than Michigan's during the entire five-year period. Allegan County's unemployment rate

was also lower than the national average.

Table 14 -- Employment Trends in Allegan County, Region 8, Michigan, and the United States

	2018	2019	2020	2021	2022 (Jan-May)
Allegan County					
Labor Force	62,239	62,275	62,253	60,557	61,320
Employment	60,206	60,325	57,710	57,735	59,045
Unemployment	2,033	1,950	4,543	2,822	2,275
Unemployment Rate	3.3	3.1	7.3	4.7	3.7
Region 8					
Unemployment Rate	3.1	3.0	7.5	4.6	3.6
Michigan					
Unemployment Rate	4.1	4.1	9.9	5.9	6.7
United States					
Unemployment Rate	3.9	3.7	8.1	5.3	5.9

Source: Michigan Department of Career Development, Labor Market Information

SWOT Analysis

Strengths – Allegan County has a variety of strengths including:

- Easy access to US-131 and US-31/I-196
- Allegan County has unique characteristics in each of the County's four quadrants
- Located on Lake Michigan

Weaknesses – Allegan County has a variety of weaknesses including:

- No plan for US-131 Corridor through Allegan County
- County pulled in four different directions (Grand Rapids, Kalamazoo, Holland, and South Haven)
- Parts of the County are viewed as too far from major transportation systems
- Need for wastewater in the eastern portion of the County

Opportunities – Allegan County has a variety of opportunities including:

- Need to be able to plan for growth and respond to challenges and opportunities
- Natural resources
- More cooperation between some communities

Threats – Allegan County has a variety of threats including:

- Lack of coordination between some communities
- Loss of future revenues to maintain public facilities
- Lack of opportunities for in-county higher education opportunities

Barry County

Population & Demographics

Population Trends – Barry County's population increased by 20.9 percent between 1990 and 2019 to reach a total of 60,540 (Table 15). The County grew at the same rate as Region 8, but much faster than Michigan as-a-whole

Table 15 -- Population Trends for Barry County, Region 8, and Michigan

Area	Trends				
	1990	2000	2010	2019	% Change
Barry County	50,057	56,775	59,576	60,540	20.9
Region 8	1,056,050	1,112,733	1,226,384	1,305,616	19.1
Michigan	9,295,297	993,844	9,877,574	9,986,857	7.4

Source: ACS 5-Year 2019 Estimates

Population Traits – Table 16 compares Barry County's population traits to Region 8's and the State of Michigan's. Between 2010 and 2019 the County's population increased by only 0.02% percent to reach 60,540 while the Region's population increased by 6.5 percent to reach 1,305,616 and the State of Michigan's population increased by 1.1 percent to reach 9,986,857 during the same period. The County's population under the age of five makes up 5.5 percent of the population, which is just barely lower than both the Region's and Michigan's amount of 5.7 percent. Barry County has a similar percentage of residents under 18 (22.3 percent) as the Region (22.6 percent) and Michigan (21.5 percent). The County's population 65 and over makes up 18.0 percent of the population, which is higher than the Region's figure of 17.3 percent and Michigan's figure of 17.7 percent. The County's household size of 2.46 persons per household is the same as Michigan's. The Region's is slightly bigger with 2.58 persons. Barry County is unusual since it has fewer women than men (49.7 percent women and 50.3 percent men). The Region has a lower percentage of women (49.5 percent) than Michigan (50.8 percent) – and a higher ratio of men than the State as-a-whole.

Racial distribution is also different between the County, Region, and the State of Michigan. There is a higher percentage of Whites in Barry County (96.3 percent) than either the Region (93.3 percent) or Michigan (78.2 percent). The County has a lower percentage of Blacks (0.7 percent) than the Region (3.7 percent) or Michigan (13.7 percent). The County's percentage of Native Indian and Alaska Native (0.0 percent) is similar to the Region and Michigan (0.1 percent in the Region and 0.0 percent in Michigan). The County has a lower percentage of Asians (0.6 percent) than the Region (1.5 percent) or Michigan (3.3 percent). The County has a lower percentage of residents reporting two or more races (1.4 percent) than the Region (2.4 percent) or Michigan as-a-whole (3.0 percent). Barry County's percentage of Hispanics or Latinos (3.0 percent) is lower than the Region (5.4 percent) and Michigan (5.3 percent).

Table 16 -- 2019 Population Traits for Barry County, Region 8, and Michigan

Category	Barry County	Region 8	Michigan
2010 Population	59,576	1,226,384	9,877,574
2019 Population	60,540	1,305,616	9,986,857
% Change 2010-2019	1.6	6.5	1.1
% Under 5	5.5	5.7	5.7
% Under 18	22.3	22.6	21.5
% 65 and Over	18.0	17.3	17.7
Number of Households	24,296	483,934	3,969,880
Persons Per Household	2.46	2.58	2.46
% Female	49.7	49.5	50.8
% Male	50.3	50.5	49.2
% White	96.3	93.3	78.2
% Black	0.7	3.7	13.7
% American Indian & Alaska Native	0.4	1.1	0.6
% Asian	0.6	1.5	3.3
% Native Hawaiian & Other Pacific Islander	0.0	0.1	0.0
% Reporting 2 or More Races	1.4	2.4	3.0
% Hispanic or Latino	3.0	5.4	5.3
% of People 25+ with High School Degree	92.7	90.8	91.4
% of People 25+ with Bachelor's Degree or Higher	21.1	22.5	30.0
% of Population Veterans	8.4	7.5	6.6

Source: ACS 5-Year 2019 Estimates

In Barry County, 92.7 percent of people over 25 have a high school degree compared to 90.8 percent of the population in the Region and 91.4 percent in Michigan. Conversely, 21.1 percent of the County's population over the age of 25 has a bachelor's degree or higher, while 22.5 percent of the Region's population and 30.0 percent of Michigan's over 25 population has at least a bachelor's degree. The County's Veteran's make up 8.4 percent of the population while the Region's Veteran's comprise 7.5 percent of the population and Michigan's make up 6.6 percent.

Housing Traits – Table 17 identifies information about housing in Barry County, the Region, and the State of Michigan. Barry County varies from the Region and Michigan, which are very similar to each other. The homeownership rate in Barry County (83.5 percent) is higher than in the Region (77.8 percent of the housing units) or Michigan (71.6 percent). The County's percentage of multi-family units (4.6 percent) is much lower than the Region's rate of 10.0 percent or Michigan's figure of 18.0 percent. Finally, the median value of owner-occupied housing in Barry County of $158,400 is higher than the Region's median of $144,363 but lower

than the State's median of $169,600.

Table 17 -- 2019 Housing Traits for Barry County, Region 8, and Michigan

Category	Barry County	Region 8	Michigan
Number of Housing Units	27,586	531,735	4,629,605
Homeownership Rate (Percent)	83.5	77.8	71.6
Percent Multi Unit	4.6	10.0	18.0
Median Value of Owner-Occupied Housing Units	158,400	144,363	169,600

Source: ACS 5-Year 2019 Estimates

Income and Business Traits – Table 18 includes income information and business traits for Barry County, Region 8, and the State of Michigan. Barry County's median household income of $64,490 is higher than Region 8's median of $56,920 or Michigan's median of $59,584, and the County's per capita income of $31,760 is higher than the Region's amount of $27,570 but lower than Michigan's figure of $32,892. Barry County has a lower percentage of people below the poverty level (7.6 percent) than Region 8 (10.9 percent) or Michigan (12.7 percent).

Table 18 -- Income & Business Traits for Barry County, Region 8, and Michigan

Category	Barry County	Region 8	Michigan
2019 Median Household Income	$64,490	$56,920	$59,584
2019 Per Capita Income	$31,760	$27,570	$32,892
Persons Below Poverty Level	4,613	143,270	1,269,062
Number of Firms in 2012	4,239	101,701	834,087
Number of Firms Per Capita	0.07	0.078	0.083
Manufacturing Shipments ($1,000)	$1,115,663	$38,541,890	$238,892,383
Manufacturing Shipments Per Capita	$18,429	$29,520	$23,920
Wholesaler Sales ($1,000)	$122,531	$21,359,485 (No Ionia/Mecosta)	$254,318,884
Wholesaler Sales Per Capita	$2,023	$17,828	$25,465
Retail Sales ($1,000)	$286,016	$14,297,670	$119,302,046
Retail Sales Per Capita	$4,724	$10,951	$11,945
Accommodation & Food Services Sales ($1K)	$38,485	$1,797,920	$17,962,356
Acc. and Food Services Sales Per Capita	$635	$1,377	$1,798
Mean Travel Time to Work (minutes)	27.9	24.8	25.1

Source: ACS 5-Year 2019 Estimates

Table 18 also shows some facts related to business and sales. In 2012, Barry County had 4,613 businesses, which equaled 0.07 businesses per capita – which was lower than the State of Michigan (0.083) and the Region (0.078). When the per capita sales of the various types of

businesses are compared between the County, Region, and Michigan it shows that the County has fewer per capita Manufacturing Sales ($18,429 in Barry County versus $29,520 in the Region and $23,920 in Michigan). Wholesaler Sales were much lower in the County ($2,023 per capita in Barry County, $17,828 in the Region, and $25,465 in Michigan) as were Retail Sales ($4,724 in Barry County, $10,951 in the Region, and $11,945 in Michigan). With per capita sales of $1,798, Michigan did better than the Region ($1,377) or Barry County ($635) in Accommodations. Barry County's commute time of 27.9 minutes was longer than the Region's commute of 24.8 minutes or Michigan's commute of 25.1 minutes.

Table 19 -- 2019 Employment Traits in Barry County, Region 8, and Michigan

Category	Barry County	%	Region 8	%	Michigan	%
Population 16 and Over	48,631	N/A	1,029,390	N/A	8,095,913	N/A
In Labor Force	30,603	N/A	682,175	N/A	5,010,213	N/A
Civilian Employed Population 16 and Over (# / %)	29,100	N/A	654,828	N/A	4,755,016	N/A
Agriculture, Forestry, Fishing and Hunting, and Mining	888	3.1	12,376	1.9	56,518	1.2
Construction	2,492	8.6	38,441	5.9	272,095	5.7
Manufacturing	6,992	24.0	138,553	21.2	878,855	18.5
Wholesale Trade	910	3.1	23,296	3.6	114,985	2.4
Retail Trade	2,813	9.7	69,423	10.6	497,136	10.5
Transportation and Warehousing, and Utilities	1,179	4.1	25,839	3.9	207,441	4.4
Information	300	1.0	8,522	1.3	57,036	1.2
Finance and Insurance, and Real Estate and Rental and Leasing	1,580	5.4	33,250	5.1	258,613	5.4
Professional, Scientific, and Management, and Administrative and Waste Management Service	1,931	6.6	56,975	8.7	450,625	9.5
Educational Services, and Health Care and Social Assistance	5,335	18.3	143,652	21.9	1,110,708	23.4
Arts, Entertainment, and Recreation, and Accommodation and Food Services	2,023	7.0	55,120	8.4	471,380	9.9
Other Services, Except Public Administration	1,693	5.8	31,970	4.9	224,808	4.7
Public Administration	964	3.0	15,830	2.4	154,816	3.3

Source: ACS 5-Year 2019 Estimates

Table 19 shows differences between employment distribution in Barry County, Region 8, and the State of Michigan. In Barry County there are 29,100 people over 16 employed in the civilian labor force, In Region 8 this figure is 654,828 and in Michigan, the figure is 4,755,016. Barry County has a higher percentage of people employed in Agriculture and related fields (3.1 percent) than either the Region (1.9 percent) or Michigan (1.2 percent). The County also has a higher percentage employed in construction (8.6 percent) than Region 8 (5.9 percent) or Michigan (5.7 percent). Manufacturing accounts for 24.0 percent of the County's jobs (the County's largest category), 21.2 percent of the Region's workforce, and 18.5 percent of Michigan's. Finance accounts for 5.4 percent of Barry County's workforce compared to 5.1 percent in Region 8 and 5.4 percent in Michigan. Public Administration accounts for 3.0 percent of Barry County's workforce, 2.4 percent of Region 8's, and 3.3 percent of Michigan's. Wholesale trade accounts for 3.1 percent in the County, 3.6 percent in Region 8, and 2.4 percent in Michigan.

In other categories, the County has a lower percentage than in Region 8 or Michigan. The County has a lower percentage of Retail workers (9.7 percent) than Michigan (10.5 percent) and Region 8 (10.6 percent) which is the third-largest employment category in all three areas. Barry County has a lower percentage of workers in Transportation, when compared to Michigan (4.1 percent versus 4.4 percent in Michigan) but is higher than Region 8 at 3.9 percent. Information accounts for 1.0 percent in the County, 1.3 percent in Region 8, and 1.2 percent in Michigan. Professional accounts for 6.6 percent in Barry County, 8.7 percent in Region 8, and 9.5 percent in Michigan. Education, Health Care, and Social Services account for 18.3 percent (the County's second-largest category) of the County's workforce, 21.9 percent of the Region's, and 23.4 percent of Michigan's. Arts, Entertainment, Accommodations, and Food Services account for 7.0 percent of the County's workforce, 8.4 percent of Region 8's, and 9.9 percent of the State's.

Table 20 -- Employment Trends in Barry County, Region 8, Michigan, and the United States

	2018	2019	2020	2021	2022 (Jan-May)
Barry County					
Labor Force	31,664	31,665	31,350	30,851	31,325
Employment	30,585	30,638	29,033	29,443	30,136
Unemployment	1,079	1,027	2,317	1,408	1,189
Unemployment Rate	3.4	3.2	7.4	4.6	3.8
Region 8					
Unemployment Rate	3.1	3.0	7.5	4.6	3.6
Michigan					
Unemployment Rate	4.1	4.1	9.9	5.9	6.7
United States					
Unemployment Rate	3.9	3.7	8.1	5.3	5.9

Source: Michigan Department of Career Development, Labor Market Information

Table 20 shows the employment trends for Barry County, Region 8, Michigan, and the United States for the five years between 2018 and 2022. Barry County's unemployment rate ranged

from a high of 7.4 percent in 2020 to a low of 3.2 percent in 2019. The County's labor force remained fairly constant over the period. Barry County's unemployment rate was similar to Region 8's but lower than Michigan's for the entire period. Region 8's unemployment rate was lower than Michigan's or the Nations during the entire five-year period.

SWOT Analysis

Strengths – Barry County has a variety of strengths including:

- A rural environment in a central location
- Many natural features
- Diversity of income – in-county, Lansing, Kalamazoo, and Grand Rapids

Weaknesses – Barry County has a variety of weaknesses including:

- Lack of interstate highways
- Lack of funding for communities to carry out goals
- Boundary issues – different regions serve different roles

Opportunities – Barry County has a variety of opportunities including:

- Need to expand opportunities related to County's agricultural base and natural resources
- Development in and around Hastings
- Desirable mid-point location between Grand Rapids, Kalamazoo, and Lansing

Threats – Barry County has a variety of threats including:

- Lack of interstate access
- Loss of future revenues to maintain public facilities
- Lack of adequate opportunities for in-county higher education opportunities

Ionia County

Population & Demographics

Population Trends– Ionia County's population increased by 12.7 percent between 1990 and 2019 to reach a total of 64,300 (Table 21).

Table 21 -- Population Trends for Ionia County, Region 8, and Michigan

Area	Trends				
	1990	2000	2010	2019	% Change
Ionia County	57,024	61,518	64,651	64,300	12.7
Region 8	1,063,017	1,117,476	1,226,384	1,305,616	19.1
Michigan	9,295,297	993,844	9,877,574	9,986,857	7.4

Source: ACS 5-Year 2019 Estimates

Population Traits – Table 21 compares Ionia County's population traits to the Region's and the State of Michigan's. Between 2010 and 2019 the County's population decreased by 0.5 percent to 63,300 while the Region's population increased by 6.5 percent to reach 1,305,616 and the State of Michigan's population increased by 1.1 percent to reach 9,986,857 during the same period. The County's population under the age of five makes up 5.7 percent of the population, which is the same as both the Region's and Michigan's amount. Ionia County has a similar percentage of residents under 18 (23.1 percent) as the Region (22.6 percent) and Michigan (21.5 percent). The County's population 65 and over makes up 14.3 percent of the population, which is lower than the Region's figure of 17.3 percent and Michigan's figure of 17.7 percent. The County's and Region's similar median household sizes of 2.63 and 2.58 persons per household are larger than Michigan's median of 2.46. Ionia County is unusual since it has fewer women than men (46.7 percent women and 53.3 percent men) due in part to the concentration of prisons in the County. The Region has a lower percentage of women (49.5 percent) than Michigan (50.8 percent) – and a higher ratio of men than the State as-a-whole.

Racial distribution is also different between the County, Region, and the State of Michigan. There is a higher percentage of Whites in Ionia County (93.7 percent) than either the Region (93.3 percent) or Michigan (78.2 percent). The County has a higher percentage of Blacks (5.6 percent) than The Region (3.7 percent), but a lower percentage than Michigan (13.7 percent). The County's percentage of Native Indian and Alaska Native (1.1 percent) is similar to the Region and Michigan (1.1 percent in the Region and 0.6 percent in Michigan). The County has a lower percentage of Asians (0.8 percent) than the Region (1.5 percent) or Michigan (3.3 percent). The County has a lower percentage of residents reporting two or more races (2.3 percent) than the Region (2.4 percent) or Michigan as-a-whole (3.0 percent). Ionia County's percentage of Hispanics or Latinos (4.8 percent) is lower than the Region (5.8 percent) and Michigan (5.3 percent).

Table 22 -- 2019 Population Traits for Ionia County, Region 8, and Michigan

Category	Ionia County	Region 8	Michigan
2010 Population	64,651	1,226,384	9,877,574
2019 Population	64,300	1,305,616	9,986,857
% Change 2010-2019	-0.5	6.5	1.1
% Under 5	5.7	5.7	5.7
% Under 18	23.1	22.6	21.5
% 65 and Over	14.5	17.3	17.7
Number of Households	22,964	483,934	3,969,880
Persons Per Household	2.63	2.58	2.46
% Female	46.7	49.5	50.8
% Male	53.3	50.5	49.2
% White	93.7	93.3	78.2
% Black	5.6	3.7	13.7
% American Indian & Alaska Native	1.1	1.1	0.6
% Asian	0.8	1.5	3.3
% Native Hawaiian & Other Pacific Islander	0.1	0.1	0.0
% Reporting 2 or More Races	2.3	2.4	3.0
% Hispanic or Latino	4.8	5.4	5.3
% of People 25+ with High School Degree	90.5	90.8	91.4
% of People 25+ with Bachelor's Degree or Higher	16.4	22.5	30.0
% of Population Veterans	7.3	7.5	6.6

Source: ACS 5-Year 2019 Estimates

In Ionia County, 90.5 percent of people over 25 have a high school degree compared to 90.8 percent of the population in the Region and 91.4 percent in Michigan. Similarly, 16.4 percent of the County's population over the age of 25 has a bachelor's degree or higher, while 22.5 percent of the Region's population and 30.0 percent of Michigan's over 25 population has at least a bachelor's degree. The County's Veteran's make up 7.3 percent of the population while the Region's Veteran's comprise 7.5 percent of the population and Michigan's make up 6.6 percent.

Housing Traits – Table 23 identifies information about housing in Ionia County, the Region, and the State of Michigan. The homeownership rate in Ionia County (76.6 percent) is lower than the Region (77.8 percent of the housing units) but higher than Michigan (71.6 percent). The County's percentage of multi-family units (12.6 percent) is higher than the Region's rate of 10.0 percent but lower than Michigan's figure of 18.0 percent. Finally, the median value of owner-occupied housing in Ionia County of $131,800 is lower than the Region's median of $144,363 or the State's median of $169,600.

Table 23 -- 2019 Housing Traits for Ionia County, Region 8, and Michigan

Category	Ionia County	Region 8	Michigan
Number of Housing Units	24,967	531,735	4,629,605
Homeownership Rate (Percentage)	76.6	77.8	71.6
Percent Multi Unit	12.6	10.0	18.0
Median Value of Owner-Occupied Housing Units	131,800	144,363	169,600

Source: ACS 5-Year 2019 Estimates

Income and Business Traits – Table 24 includes income information and business traits for Ionia County, Region 8, and Michigan. Ionia County's median household income of $57,043 is higher than Region 8's median of $56,920 but lower than Michigan's median of $59,584, and the County's per capita income of $24,286 is lower than the Region's amount of $27,570 or Michigan's figure of $32,892. Ionia County has a higher percentage of people below the poverty level (11.1 percent) than Region 8 (10.9 percent), but lower than Michigan (12.7 percent).

Table 24 -- Income & Business Traits for Ionia County, Region 8, and Michigan

Category	Ionia County	Region 8	Michigan
2019 Median Household Income	$57,043	$56,920	$59,584
2019 Per Capita Income	$24,864	$27,570	$32,892
Persons Below Poverty Level	7,129	143,270	1,269,062
Number of Firms in 2012	4,163	101,701	834,087
Number of Firms Per Capita	0.065	0.078	0.083
Manufacturing Shipments ($1,000)	$1,362,984	$38,541,890	$238,892,383
Manufacturing Shipments Per Capita	$21,197	$29,520	$23,920
Wholesaler Sales ($1,000)	N/A	$21,359,485 (No Ionia/Mecosta)	$254,318,884
Wholesaler Sales Per Capita	N/A	$17,828	$25,465
Retail Sales ($1,000)	$430,395	$14,297,670	$119,302,046
Retail Sales Per Capita	$6,694	$10,951	$11,945
Accommodation & Food Services Sales ($1K)	$35,460	$1,797,920	$17,962,356
Acc. and Food Services Sales Per Capita	$551	$1,377	$1,798
Mean Travel Time to Work (minutes)	26.7	24.675	25.1

Source: ACS 5-Year 2019 Estimates

Table 24 also shows some facts related to business and sales. In 2012 Ionia County had 4,163 businesses, which equaled 0.065 businesses per capita – which was lower than the State of Michigan and the Region (0.083 and 0.078). When the per capita sales of the various types of businesses are compared between the County, Region, and Michigan it shows that the County has fewer Manufacturing Sales ($21,197 in Ionia County versus $29,520 in the Region and

$23,920 in Michigan). With per capita sales of $1,798, Michigan did better than the Region ($1,377) or Ionia County ($551) in Accommodations. Ionia County's commute time of 26.7 minutes was longer than the Region's commute of 24.7 minutes or Michigan's commute of 25.1 minutes.

Table 25 -- 2019 Employment Traits in Ionia County, Region 8, and Michigan

Category	Ionia County	%	Region 8	%	Michigan	%
Population 16 and Over	51,310	N/A	1,029,390	N/A	8,095,913	N/A
In Labor Force	30,381	N/A	682,175	N/A	5,010,213	N/A
Civilian Employed Population 16 and Over	28,978	N/A	654,828	N/A	4,755,016	N/A
Agriculture, Forestry, Fishing and Hunting, and Mining	1,375	4.7	12,376	1.9	56,518	1.2
Construction	1,908	6.6	38,441	5.9	272,095	5.7
Manufacturing	6,083	21.0	138,553	21.2	878,855	18.5
Wholesale Trade	714	2.5	23,296	3.6	114,985	2.4
Retail Trade	3,328	11.5	69,423	10.6	497,136	10.5
Transportation and Warehousing, and Utilities	1,151	4.0	25,839	3.9	207,441	4.4
Information	319	1.1	8,522	1.3	57,036	1.2
Finance and Insurance, and Real Estate and Rental and Leasing	1,635	5.6	33,250	5.1	258,613	5.4
Professional, Scientific, and Management, and Administrative and Waste Management Service	1,912	6.6	56,975	8.7	450,625	9.5
Educational Services, and Health Care and Social Assistance	5,174	17.9	143,652	21.9	1,110,708	23.4
Arts, Entertainment, and Recreation, and Accommodation and Food Services	2,098	7.2	55,120	8.4	471,380	9.9
Other Services, Except Public Administration	1,350	4.7	31,970	4.9	224,808	4.7
Public Administration	1,931	6.7	15,830	2.4	154,816	3.3

Source: ACS 5-Year 2019 Estimates

Table 25 shows differences between employment distribution in Ionia County, Region 8, and the State of Michigan. In Ionia County there are 28,978 people over 16 employed in the civilian labor force, In Region 8 this figure is 654,828 and in Michigan, the figure is 4,755,016. Ionia County has a higher percentage of people employed in agriculture and related fields (4.7 percent) than either the Region (1.9 percent) or Michigan (1.2 percent). The County also has a higher percentage employed in construction (6.6 percent) than Region 8 (5.9 percent) or Michigan (5.7 percent). Manufacturing accounts for 21.0 percent of the County's jobs (the County's largest category), 21.2 percent of the Region's workforce, and 18.5 percent of Michigan's. The County has a higher percentage of Retail workers (11.5 percent) than Michigan and Region 8 (10.5 percent and 10.6 percent) which is the third-largest employment category in all three areas. Ionia County has a similar percentage of workers in Transportation (4.0 percent versus 4.4 percent in Michigan and 3.9 percent in Region 8). Finance accounts for 5.6 percent of Ionia County's workforce compared to 5.1 percent in Region 8 and 5.4 percent in Michigan. Public Administration accounts for 6.7 percent of Ionia County's workforce, 2.4 percent of Region 8's, and 3.3 percent of Michigan's. Wholesale trade accounts for 2.5 percent in the County, 3.6 percent in Region 8, and 2.4 percent in Michigan.

In other categories, the County has a lower percentage than in Region 8 or Michigan: Information accounts for 1.1 percent in the County, 1.3 percent in Region 8, and 1.2 percent in Michigan; Professional accounts for 6.6 percent in Ionia County, 8.7 percent in Region 8 and 9.5 percent in Michigan; Education, Health Care, and Social Services account for 17.9 percent (the County's second-largest category) of the County's workforce, 21.9 percent of the Region's, and 23.4 percent of Michigan's; and Arts, Entertainment, Accommodations, and Food Services account for 7.2 percent of the County's workforce, 8.4 percent of Region 8's and 9.9 percent of the State's.

Table 26 -- Employment Trends in Ionia County, Region 8, Michigan, and the United States

	2018	2019	2020	2021	2022 (Jan-May)
Ionia County					
Labor Force	30,119	30,280	30,414	29,513	29,711
Employment	29,082	29,252	28,000	28,105	28,566
Unemployment	1,037	1,028	2,414	1,408	1,145
Unemployment Rate	3.4	3.4	7.9	4.8	3.9
Region 8					
Unemployment Rate	3.1	3.0	7.5	4.6	3.6
Michigan					
Unemployment Rate	4.1	4.1	9.9	5.9	6.7
United States					
Unemployment Rate	3.9	3.7	8.1	5.3	5.9

Source: Michigan Department of Career Development, Labor Market Information

Table 26 shows the unemployment trends for Ionia County, Region 8, Michigan, and the United States for the five years between 2018 and 2022. Ionia County's unemployment rate ranged

from a low of 3.4 percent in 2018 and 2019 to a high of 7.9 percent in 2020. The County's labor force increased slightly between 2018 and 2-19 before dropping in 2020 and partially recovering in 2021 and 2022. Ionia County's unemployment rate was higher than Region 8's for the period and lower than Michigan's for period. Region 8's unemployment rate ranged from a low of 3.0 percent in 2019 to a high of 7.5 percent in 2020. Region 8's unemployment rate was lower than Michigan's during the entire five-year period. Region 8's unemployment rate was also lower than the national average for the five-year period.

SWOT Analysis

Strengths – Ionia County has a variety of strengths including:

- Location between Lansing and Grand Rapids on I-96
- Commercial development on M-66 between Ionia and I-96
- Ionia County has a diversity of income – in-county, Lansing, and Grand Rapids

Weaknesses – Ionia County has a variety of weaknesses including:

- Image of prisons in Ionia County
- Lack of funding for communities to carry out goals
- Many communities have no planning or zoning

Opportunities – Ionia County has a variety of opportunities including:

- Need to expand opportunities related to Ionia County's agricultural base
- Development south of Ionia on M-66
- Desirable mid-point location between Grand Rapids and Lansing

Threats – Ionia County has a variety of threats including:

- Underemployment
- Lack of industry in Ionia County
- Dependent on many public sector jobs (prisons)

Kent County

Population & Demographics

Population Trends – Kent County's population increased by 7.9 percent between 1990 and 2019 to reach a total of 648,121 (Table 27). Kent County grew at a slightly faster rate when compared to Michigan as-a-whole, which increased by 7.4 percent between 1990 and 2019.

Table 27 -- Population Trends for Kent County, Region 8, and Michigan

Area	Trends				
	1990	2000	2010	2019	% Change
Kent County	600,631	574,335	599,432	648,121	7.9
Region 8	1,606,624	1,630,293	1,226,384	1,305,616	19.1
Michigan	9,295,297	993,844	9,877,574	9,986,857	7.4

Source: ACS 5-Year 2019 Estimates

Population Traits – Table 28 compares Kent County's population traits to the Region's and the State of Michigan's. Between 2010 and 2019 the County's population increased by 8.1 percent to reach 648,121 while the Region's population increased by 6.5 percent to reach 1,305,616 and the State of Michigan's population increased by 1.1 percent to reach 9,986,857 during the same period. The County's population under the age of five makes up 6.8 percent of the population, which is higher than the Region's amount of 5.9 percent and the State of Michigan figure of 5.9 percent. Kent County has a higher percentage of residents under 18 (24.4 percent) than the Region (22.6 percent) or Michigan (21.5 percent). The County's population 65 and over makes up 13.3 percent of the population, which is lower than the Region's figure of 17.3 percent and Michigan's figure of 17.7 percent. The County's median household size of 2.68 is larger than both the Region's figure of 2.58 and Michigan's median of 2.46. Kent County is made up of 51.4 percent women and 48.6 percent men. The Region has a lower percentage of women (49.5 percent) than Michigan (50.8 percent) – and a higher ratio of men than the State as-a-whole.

Racial distribution is also different between the County, Region, and the State of Michigan. There is a lower percentage of Whites in Kent County (79.6 percent) than the Region (93.3 percent) and a slightly higher percentage than Michigan (78.2 percent). The County has a higher percentage of Blacks (9.6 percent) than The Region (3.7 percent) and a lower percentage than Michigan (13.7 percent). The County's percentage of Native Indian and Alaska Native (0.4 percent) is similar to the Region and Michigan (1.1 percent in the Region and 0.6 percent in Michigan). The County has a higher percentage of Asians (3.0 percent) than the Region (1.5 percent) and is similar to Michigan (3.3 percent). The County has a higher percentage of residents reporting two or more races (4.1 percent) than the Region (2.4 percent) or Michigan as-a-whole (3.0 percent). Kent County's percentage of Hispanics or Latinos (10.6 percent) is higher than the Region (5.4 percent) or Michigan (5.3 percent).

In Kent County, 91.6 percent of people over 25 have a high school degree compared to 90.8 percent of the population in the Region and 91.4 percent in Michigan. A large percentage (35.7

percent) of the County's population over the age of 25 has a bachelor's degree or higher, while 22.5 percent of the Region's and 30.0 percent of Michigan's over 25 population has at least a bachelor's degree. The County's Veteran's make up 5.9 percent of the population while the Region's Veteran's comprise 7.5 percent of the population and Michigan's make up 6.6 percent.

Table 28-- 2019 Population Traits for Kent County, Region 8, and Michigan

Category	Kent County	Region 8	Michigan
2010 Population	599,432	1,226,384	9,877,574
2019 Population	648,121	1,305,616	9,986,857
% Change 2010-2019	8.1	6.5	1.1
% Under 5	6.8	5.7	5.7
% Under 18	24.4	22.6	21.5
% 65 and Over	13.3	17.3	17.7
Number of Households	241,746	483,934	3,969,880
Persons Per Household	2.63	2.58	2.46
% Female	51.4	49.5	50.8
% Male	48.6	50.5	49.2
% White	79.6	93.3	78.2
% Black	9.6	3.7	13.7
% American Indian & Alaska Native	0.4	1.1	0.6
% Asian	3.0	1.5	3.3
% Native Hawaiian & Other Pacific Islander	0.0	0.1	0.0
% Reporting 2 or More Races	4.1	2.4	3.0
% Hispanic or Latino	10.6	5.4	5.3
% of People 25+ with High School Degree	91.6	90.8	91.4
% of People 25+ with Bachelor's Degree or Higher	35.7	22.5	30.0
% of Population Veterans	5.9	7.5	6.6

Source: ACS 5-Year 2019 Estimates

Housing Traits – Table 29 identifies information about housing in Kent County, the Region, and the State of Michigan. The homeownership rate in Kent County (69.8 percent) is lower than in the Region (77.8 percent of the housing units) or Michigan (71.6 percent). The County's percentage of multi-family units (22.8 percent) is much higher than the Region's rate of 10.0 percent of Michigan's figure of 18.0 percent. Finally, the median value of owner-occupied housing in Kent County of $173,00 is slightly higher than the Region's median of $144,363 or the State's median of $169,600

Table 29 -- 2019 Housing Traits for Kent County, Region 8, and Michigan

Category	Kent County	Region 8	Michigan
Number of Housing Units	255,024	531,735	4,629,605
Homeownership Rate (Percentage)	69.8	77.8	71.6
Percentage Multi Unit	22.8	10.0	18.0
Median Value of Owner-Occupied Housing Units	173,700	144,363	169,600

Source: ACS 5-Year 2019 Estimates

Income and Business Traits – Table 30 includes income information and business traits for Kent County, Region 8, and the State of Michigan. Kent County's median household income of $63,053 is slightly higher than Region 8's median of $56,920 and Michigan's median of $59,584. The County's per capita income of $32,524 is higher than the Region's amount of $27,570 and lower than Michigan's figure of $32,892. Kent County has a higher percentage of people below the poverty level (11.5 percent) than Region 8 (10.9 percent) but lower than Michigan (12.7 percent).

Table 30 -- Income & Business Traits for Kent County, Region 8, and Michigan

Category	Kent County	Region 8	Michigan
2019 Median Household Income	$63,053	$56,920	$59,584
2019 Per Capita Income	$32,524	$27,570	$32,892
Persons Below Poverty Level	74,720	143,270	1,269,062
Number of Firms in 2012	52,666	101,701	834,087
Number of Firms Per Capita	0.081	0.078	0.083
Manufacturing Shipments ($1,000)	$17,535,625	$38,541,890	$238,892,383
Manufacturing Shipments Per Capita	$27,056	$29,520	$23,920
Wholesaler Sales ($1,000)	$17,703,041	$21,359,485 (No Ionia/Mecosta)	$254,318,884
Wholesaler Sales Per Capita	$27,314	$17,828	$25,465
Retail Sales ($1,000)	$8,698,608	$14,297,670	$119,302,046
Retail Sales Per Capita	$13,421	$10,951	$11,945
Accommodation & Food Services Sales ($1K)	$1,154,358	$1,797,920	$17,962,356
Acc. and Food Services Sales Per Capita	$1,781	$1,377	$1,798
Mean Travel Time to Work (minutes)	21.3	24.675	25.1

Source: ACS 5-Year 2019 Estimates

Table 30 also shows some facts related to business and sales. In 2012 Kent County had 52,666 businesses, which equaled 0.081 businesses per capita – which was higher than the State and the Region (0.078 and 0.083). Kent County's Manufacturing Sales ($27,056 per capita) were lower

than $29,520 in the Region but higher than $23,920 in Michigan. Wholesaler sales were much higher in the County ($27,314 in Kent County, $17,828 in the Region, and $25,465 in Michigan) as were Retail Sales ($1,421 in Kent County, $10,951 in the Region, and $11,945 in Michigan). With per capita sales of $1,798, Michigan did better than the Region ($1,377) and Kent County ($1,781) in Accommodations. Kent County's commute time of 21.3 minutes was shorter than the Region's commute of 24.7 minutes or Michigan's commute of 25.1 minutes.

Table 31 -- 2019 Employment Traits in Kent County, Region 8, and Michigan

Category	Kent County	%	Region 8	%	Michigan	%
Population 16 and Over	507,206	N/A	1,029,390	N/A	8,095,913	N/A
In Labor Force	351,235	N/A	682,175	N/A	5,010,213	N/A
Civilian Employed Population 16 and Over (# / %)	335,479	N/A	654,828	N/A	4,755,016	N/A
Agriculture, Forestry, Fishing and Hunting, and Mining	4,075	1.2	12,376	1.9	56,518	1.2
Construction	17,073	5.1	38,441	5.9	272,095	5.7
Manufacturing	63,574	19.0	138,553	21.2	878,855	18.5
Wholesale Trade	13,691	4.1	23,296	3.6	114,985	2.4
Retail Trade	36,091	10.8	69,423	10.6	497,136	10.5
Transportation and Warehousing, and Utilities	13,392	4.0	25,839	3.9	207,441	4.4
Information	4,982	1.5	8,522	1.3	57,036	1.2
Finance and Insurance, and Real Estate and Rental and Leasing	19,688	5.9	33,250	5.1	258,613	5.4
Professional, Scientific, and Management, and Administrative and Waste Management Service	33,902	10.1	56,975	8.7	450,625	9.5
Educational Services, and Health Care and Social Assistance	77,383	23.1	143,652	21.9	1,110,708	23.4
Arts, Entertainment, and Recreation, and Accommodation and Food Services	29,312	8.7	55,120	8.4	471,380	9.9
Other Services, Except Public Administration	15,903	4.7	31,970	4.9	224,808	4.7
Public Administration	6,413	1.9	15,830	2.4	154,816	3.3

Source: ACS 5-Year 2019 Estimates

Table 31 shows differences between employment distribution in Kent County, Region 8, and

Michigan. In Kent County there are 335,479 people over 16 employed in the civilian labor force, In Region 8 this figure is 654,828 and in Michigan, the figure is 4,755,016. Since Kent County is the largest of the eight counties in Region 8, it has a similar employment distribution to Region 8 (and Michigan as-a-whole). Education is the largest category for each of the comparison areas, followed by Manufacturing, and Retail Trade. Most of the categories are within one percentage point between the County, Region, and State. Manufacturing makes up a larger percentage of the workforce in Kent County (19.0 percent) and the Region (21.2 percent) than in the State as-a-whole (18.5 percent). Wholesale Trade is another category with a greater than one percentage point difference – with the County at 4.1 percent, the Region at 3.6 percent, and Michigan at 2.4 percent. Education services account for 23.9 percent of Kent County's jobs – which is more than the Region (21.9 percent) but less than Michigan (23.4 percent).

Table 32 shows the unemployment trends for Kent County, Region 8, Michigan, and the United States for the five years between 2018 through 2022. Kent County's unemployment rate ranged from a high of 7.6 percent in 2020 to a low of 2.9 percent in 2019. The County's labor force between 2018 and 2019 and then dropped in 2020 and 2021 before beginning to increase in 2022. Kent County's unemployment rate was lower than Region 8's for all but 2020 and 2021, and lower than Michigan's for the entire period. Region 8's unemployment rate ranged from a high of 7.5 percent in 2020 to a low of 3.0 percent in 2019. Region 8's unemployment rate was lower than Michigan's during the entire five-year period. Region 8's unemployment was also lower than the national average for the five years.

Table 32 -- Employment Trends in Kent County, Region 8, Michigan, and the United States

	2018	2019	2020	2021	2022 (Jan-May)
Kent County					
Labor Force	358,900	359,924	357,123	349,738	353,980
Employment	348,246	349,535	330,032	332,738	341,682
Unemployment	10,654	10,389	27,091	16,429	12,299
Unemployment Rate	3.0	2.9	7.6	4.7	3.5
Region 8					
Unemployment Rate	3.1	3.0	7.5	4.6	3.6
Michigan					
Unemployment Rate	4.1	4.1	9.9	5.9	6.7
United States					
Unemployment Rate	3.9	3.7	8.1	5.3	5.9

Source: Michigan Department of Career Development, Labor Market Information

SWOT Analysis

Strengths – Kent County has a variety of strengths including:

- Strong urban center and regional job center
- Strong Health Care/Health Sciences Emphasis
- Many higher education opportunities

Weaknesses – Kent County has a variety of weaknesses including:

- Challenges facing several urban school districts
- Fiscal challenges in communities
- The development of rural areas threatens the agricultural base of Kent County

Opportunities – Kent County has a variety of opportunities including:

- Continued improvement of Grand Rapids' downtown
- Life Sciences in County
- Expanding university and college presence

Threats – Kent County has a variety of threats including:

- Loss of population and tax base in some communities
- Loss of manufacturing employment in Kent County
- Loss of agricultural base in Kent County

Mecosta County

Population & Demographics

Population Trends– Mecosta County's population increased by 15.9 percent between 1990 and 2019 to reach a total of 43,251 (Table 27). While this is not as fast of a growth as the Region, it was much higher than Michigan's.

Table 33 -- Population Trends for Mecosta County, Region 8, and Michigan

Area	Trends				
	1990	2000	2010	2019	% Change
Mecosta County	37,308	40,553	42,730	43,251	15.9
Region 8	1,043,301	1,096,511	1,226,384	1,305,616	19.1
Michigan	9,295,297	993,844	9,877,574	9,986,857	7.4

Source: ACS 5-Year 2019 Estimates

Population Traits – Table 34 compares Mecosta County's population traits to the Region's and the State of Michigan's. Between 2010 and 2019 the County's population increased by 1.2 percent to reach 42,251 while the Region's population increased by 6.5 percent to reach 1,305,6161 and the State of Michigan's population increased by 1.1 percent to reach 9,986,857 during the same period. The County's population under the age of five makes up 4.8 percent of the population, which is lower than the Region's amount of 5.7 percent and the State of Michigan figure of 5,7 percent. Mecosta County has a lower percentage of residents under 18 (18,6 percent) than the Region (22.6 percent) or Michigan (21.5 percent). The County's population 65 and over makes up 18.1 percent of the population, which is higher than the Region's figure of 17.3 percent and Michigan's figure of 17.7 percent. The County's median household size of 2.58 is lower than the Region's median of 2.58 but larger than Michigan's median of 2.46. Mecosta County is unusual since it has fewer women than men (49.6 percent women and 50.4 percent men) due in part to the programs offered at Ferris State University. The Region has a lower percentage of women (49.5 percent) than Michigan (50.8 percent) – and a higher ratio of men than the State as-a-whole.

Racial distribution is also different between the County, Region, and the State of Michigan. There is a higher percentage of Whites in Mecosta County (95.1 percent) than either the Region (93.3 percent) or Michigan (78.2 percent). The County has a higher percentage of Blacks (3.8 percent) compared to The Region (3.7 percent), but lower than Michigan at (13.7 percent). The County's percentage of Native Indian and Alaska Native (1.6 percent) is similar to the Region and Michigan (1.1 percent in the Region and 0.6 percent in Michigan). The County has a lower percentage of Asians (1.4 percent) than the Region (1.5 percent) or Michigan (3.3 percent). The County has a slightly lower percentage of residents reporting two or more races (2.3 percent) than the Region (2.4 percent) or Michigan as-a-whole (3.0 percent). Mecosta County's percentage of Hispanics or Latinos (2.3 percent) is lower than the Region (5.4 percent) or Michigan (5.3 percent).

Table 34 -- 2019 Population Traits for Mecosta County, Region 8, and Michigan

Category	Mecosta County	Region 8	Michigan
2010 Population	42,730	1,226,384	9,877,574
2019 Population	43,251	1,305,616	9,986,857
% Change 2010-2019	1.2%	6.5%	1.1%
% Under 5	4.8%	5.7%	5.7%
% Under 18	18.6%	22.6%	21.5%
% 65 and Over	18.1%	17.3%	17.7%
Number of Households	15,808	483,934	3,969,880
Persons Per Household	2.55	2.58	2.46
% Female	49.6%	49.5%	50.8%
% Male	50.4%	50.5%	49.2%
% White	95.1%	93.3%	78.2%
% Black	3.8%	3.7%	13.7%
% American Indian & Alaska Native	1.6%	1.1%	0.6%
% Asian	1.4%	1.5%	3.3%
% Native Hawaiian & Other Pacific Islander	0.1%	0.1%	0.0%
% Reporting 2 or More Races	2.3%	2.4%	3.0%
% Hispanic or Latino	2.3%	5.4%	5.3%
% of People 25+ with High School Degree	90.2%	90.8%	91.4%
% of People 25+ with Bachelor's Degree or Higher	22.7%	22.5%	30.0%
% of Population Veterans	8.2%	7.5%	6.6%

Source: ACS 5-Year 2019 Estimates

In Mecosta County, 90.2 percent of people over 25 have a high school degree compared to 90.8 percent of the population in the Region and 91.4 percent in Michigan. Conversely, 22.7 percent of the County's population over the age of 25 has a bachelor's degree or higher, while 22.5 percent of the Region's population and 30.0 percent of Michigan's over 25 population has at least a bachelor's degree (many are seeking degrees at Ferris State University). The County's Veteran's make up 8.2 percent of the population while the Region's Veteran's comprise 7.5 percent of the population and Michigan's make up 6.6 percent.

Housing Traits – Table 35 identifies information about housing in Mecosta County, the Region, and the State of Michigan. The homeownership rate in Mecosta County (73.3 percent) is lower than the Region (77.8 percent of the housing units) but higher than Michigan's at (71.6 percent). The County's percentage of multi-family units (11.8 percent) is higher than the Region's rate of 10.0 percent but lower than Michigan's figure of 18.0 percent. Finally, the median value of

owner-occupied housing in Mecosta County of $121,400 is lower than the Region's median of $144,463 or the State's median of $169,600.

Table 35 -- 2019 Housing Traits for Mecosta County, Region 8, and Michigan

Category	Mecosta County	Region 8	Michigan
Number of Housing Units	21,539	531,735	4,629,605
Homeownership Rate	73.3%	77.8%	71.6%
% Multi Unit	11.8%	10.0%	18.0%
Median Value of Owner-Occupied Housing Units	121,400	144,363	169,600

Source: ACS 5-Year 2019 Estimates

Income and Business Traits – Table 36 includes income information and business traits for Mecosta County, Region 8, and the State of Michigan. Mecosta County's median household income of $45,018 lower than Region 8's median of $56,920 or Michigan's median of $59,584 and the County's per capita income of $23,431 is lower than the Region's amount of $27,570 or Michigan's figure of $32,892. Mecosta County has a higher percentage of people below the poverty level (19.7 percent) than Region 8 (10.9 percent) or Michigan (12.5 percent).

Table 36 -- Income & Business Traits for Mecosta County, Region 8, and Michigan

Category	Mecosta County	Region 8	Michigan
2019 Median Household Income	$45,018	$56,920	$59,584
2019 Per Capita Income	$23,431	$27,570	$32,892
Persons Below Poverty Level	8,541	143,270	1,269,062
Number of Firms in 2012	3,130	101,701	834,087
Number of Firms Per Capita	0.072	0.078	0.083
Manufacturing Shipments ($1,000)	$676,995	$38,541,890	$238,892,383
Manufacturing Shipments Per Capita	$15,653	$29,520	$23,920
Wholesaler Sales ($1,000)	N/A	$21,359,485 (No Ionia/Mecosta)	$254,318,884
Wholesaler Sales Per Capita	N/A	$17,828	$25,465
Retail Sales ($1,000)	$488,245	$14,297,670	$119,302,046
Retail Sales Per Capita	$11,289	$10,951	$11,945
Accommodation & Food Services Sales ($1K)	$45,676	$1,797,920	$17,962,356
Acc. and Food Services Sales Per Capita	$1,056	$1,377	$1,798
Mean Travel Time to Work (minutes)	23.1	24.675	25.1

Source: ACS 5-Year 2019 Estimates

Table 36 also shows some facts related to business and sales. In 212 Mecosta County had 3,130 businesses, which equaled 0.072 businesses per capita, which was lower than the State of

Michigan (0.083) and the Region (0.078). When the per capita sales of the various types of businesses are compared between the County, Region, and Michigan it shows that the County has fewer Manufacturing Sales ($15,653 in Mecosta County versus $29,520 in the Region and $23,920 in Michigan). Retail Sales ($11,289 per capita in Mecosta County were higher than the Region ($10,951) and lower than Michigan ($11,945). With per capita sales of $1,798 Michigan did better than the Region ($1,377) or Mecosta County ($1,056) in Accommodations. Mecosta County's commute time of 23.1 minutes was shorter than the Region's commute of 24.7 minutes and Michigan's 25.1 minutes.

Table 37 -- 2019 Employment Traits in Mecosta County, Region 8, and Michigan

Category	Mecosta County	%	Region 8	%	Michigan	%
Population 16 and Over	36,233	N/A	1,029,390	N/A	8,095,913	N/A
In Labor Force	19,980	N/A	682,175	N/A	5,010,213	N/A
Civilian Employed Population 16 and Over (# / %)	18,616	N/A	654,828	N/A	4,755,016	N/A
Agriculture, Forestry, Fishing and Hunting, and Mining	459	2.5	12,376	1.9	56,518	1.2
Construction	1,227	6.6	38,441	5.9	272,095	5.7
Manufacturing	2,891	15.5	138,553	21.2	878,855	18.5
Wholesale Trade	292	1.6	23,296	3.6	114,985	2.4
Retail Trade	2,527	13.6	69,423	10.6	497,136	10.5
Transportation and Warehousing, and Utilities	571	3.1	25,839	3.9	207,441	4.4
Information	155	0.8	8,522	1.3	57,036	1.2
Finance and Insurance, and Real Estate and Rental and Leasing	604	3.2	33,250	5.1	258,613	5.4
Professional, Scientific, and Management, and Administrative and Waste Management Service	988	5.3	56,975	8.7	450,625	9.5
Educational Services, and Health Care and Social Assistance	5,570	29.9	143,652	21.9	1,110,708	23.4
Arts, Entertainment, and Recreation, and Accommodation and Food Services	1,916	10.3	55,120	8.4	471,380	9.9
Other Services, Except Public Administration	828	4.4	31,970	4.9	224,808	4.7
Public Administration	588	3.2	15,830	2.4	154,816	3.3

Source: ACS 5-Year 2019 Estimates

Table 37 shows differences between employment distribution in Mecosta County, Region 8, and the State of Michigan. In Mecosta County there are 18,616 people over 16 employed in the civilian labor force, In Region 8 this figure is 654,828 and in Michigan, the figure is 4,755,016. Mecosta County has a much higher percentage of people employed in Educational Services, Health Care, and Social Assistance (29.9 percent) than the Region (21.9 percent) or Michigan (23.4 percent). This one category makes up almost one-third of the County's employment. The County has a larger proportion of workers employed in Agriculture and related fields (2.5 percent than either the Region (1.9 percent) or Michigan (1.2 percent). The County also has a higher percentage employed in construction (6.6 percent) than Region 8 (5.9 percent) or Michigan (5.7 percent). The County has a higher percentage of Retail workers (13.6 percent) than Michigan (10.5 percent) and Region 8 (10.6 percent) which is the second-largest employment category in Mecosta County. Arts, Entertainment, Accommodations, and Food Services account for 10.3 percent of the County's workforce, 8.4 percent of Region 8's, and 9.9 percent of the State's. Public Administration accounts for 3.2 percent of Mecosta County's workforce, 2.4 percent of Region 8's, and 3.3 percent of Michigan's.

In other categories, the County has a lower percentage than in Region 8 or Michigan. Manufacturing accounts for 15.5 percent of the County's jobs (the County's third-largest category), 21.2 percent of the Region's workforce, and 18.5 percent of Michigan's. Wholesale trade accounts for 1.6 percent in the County, 3.6 percent in Region 8, and 2.4 percent in Michigan. Mecosta County has a lower percentage of workers in Transportation (3.1 percent versus 4.4 percent in Michigan and 3.9 percent in Region 8). Information accounts for 0.8 percent in the County, 1.3 percent in Region 8, and 1.2 percent in Michigan. Finance accounts for 3.2 percent of Mecosta County's workforce compared to 5.1 percent in Region 8 and 5.4 percent in Michigan. Professional accounts for 5.3 percent in Mecosta County, 8.7 percent in Region 8, and 9.5 percent in Michigan.

Table 38 -- Employment Trends in Mecosta County, Region 8, Michigan, and the United States

	2018	2019	2020	2021	2022 (Jan-May)
Mecosta County					
Labor Force	18,562	18,247	18,415	17,735	18,133
Employment	17,642	17,390	16,740	16,605	17,121
Unemployment	920	857	1,675	1,130	1,012
Unemployment Rate	5.0	4.7	9.1	6.4	5.6
Region 8					
Unemployment Rate	3.1	3.0	7.5	4.6	3.6
Michigan					
Unemployment Rate	4.1	4.1	9.9	5.9	6.7
United States					
Unemployment Rate	3.9	3.7	8.1	5.3	5.9

Source: Michigan Department of Career Development, Labor Market Information

Table 38 shows the unemployment trends for Mecosta County, Region 8, Michigan, and the United States for the five years between 2018 and 2022. Mecosta County's unemployment rate ranged from a high of 9.1 percent in 2020 to a low of 4.7 percent in 2019. The County's labor force remained fairly constant over the period except for a drop in 2021. Mecosta County's unemployment rate was higher than any of the comparison areas for the entire five years, except for the US in 2022 and Michigan in 2020. Region 8's unemployment rate ranged from a high of 7.5 percent in 2020 to a low of 3.0 percent in 2019. Region 8's unemployment rate was lower than Michigan's during the entire five-year period. Region 8's unemployment rate was also lower than the national average.

SWOT Analysis

Strengths – Mecosta County has a variety of strengths including:

- Natural features and tourism
- Diversified manufacturing base that continues to prosper even though many of Michigan's industries are struggling
- Ferris State University

Weaknesses – Mecosta County has a variety of weaknesses including:

- East-west access across County
- Limited north-south access through Big Rapids
- Many public-school districts struggling

Opportunities – Mecosta County has a variety of opportunities including:

- The cost of living in northern Michigan will promote growth
- Affordable housing will promote growth
- Canadian Lakes' continued growth

Threats – Mecosta County has a variety of threats including:

- Lack of adequate east-west access across County
- Limited north-south access through Big Rapids
- Loss of young families impacts on employment and school districts

Montcalm County

Population & Demographics

Population Trends– Montcalm County's population increased by 19.5 percent between 1990 and 2019 to reach a total of 61,266 (Table 39). This rate of growth was similar to Region 8's rate of 19.1 percent and much higher than Michigan's growth rate of 7.4 percent.

Table 39 -- Population Trends for Montcalm County, Region 8, and Michigan

Area	Trends				
	1990	2000	2010	2019	% Change
Montcalm County	53,059	61,266	63,553	63,413	19.5
Region 8	1,059,052	1,117,224	1,226,384	1,305,616	19.1
Michigan	9,295,297	993,844	9,877,574	9,986,857	7.4

Source: ACS 5-Year 2019 Estimates

Population Traits – Table 40 compares Montcalm County's population traits to the Region and the State of Michigan. Between 2010 and 2019 the County's population decreased by 0.2 percent to drop to 63,413 while the Region's population increased by 5.7 percent to reach 1,305,616 and the State of Michigan's population increased by 1.1 percent to reach 9,986,857 during the same period. The County's population under the age of five makes up 5.7 percent of the population, which is the same as the Region's and Michigan's amount. Montcalm County has a lower percentage of residents under 18 (22.5 percent) than the Region (22.6 percent), but a slightly higher percentage than Michigan (21.5 percent). The County's population 65 and over makes up 17.1 percent of the population, which is lower than the Region's figure of 17.3 percent and Michigan's figure of 17.7 percent. The County's household size of 2.54 persons per household is a little lower than the Region's median of 2.58 but higher than Michigan's median of 2.46. Montcalm County is unusual since it has fewer women than men (48.6 percent women and 51.4 percent men) due in-part to the prison in Carson City. The Region has a lower percentage of women (49.5 percent) than Michigan (50.8 percent) – and a higher ratio of men than the State.

Racial distribution is also different between the County, Region, and the State of Michigan. There is a higher percentage of Whites in Montcalm County (96.3 percent) than either the Region (93.3 percent) or Michigan (78.2 percent). The County has a lower percentage of Blacks (3.0 percent) than The Region (3.7 percent) or Michigan (13.7 percent). The County's percentage of Native Indian and Alaska Native (1.1 percent) is similar to the Region and Michigan (1.1 percent in the Region and 0.6 percent in Michigan). The County has a lower percentage of Asians (0.6 percent) than the Region (1.5 percent) or Michigan (3.3 percent). The County has a lower percentage of residents reporting two or more races (1.8 percent) than the Region (2.4 percent) or Michigan as-a-whole (3.0 percent). Montcalm County's percentage of Hispanics or Latinos (3.5 percent) is lower than the Region (5.4 percent) or Michigan (5.3 percent).

Table 40 -- 2019 Population Traits for Montcalm County, Region 8, and Michigan

Category	Montcalm County	Region 8	Michigan
2010 Population	63,553	1,226,384	9,877,574
2019 Population	63,413	1,305,616	9,986,857
% Change 2010-2019	-0.2%	6.5%	1.1%
% Under 5	5.7%	5.7%	5.7%
% Under 18	22.5%	22.6%	21.5%
% 65 and Over	17.1%	17.3%	17.7%
Number of Households	23,913	483,934	3,969,880
Persons Per Household	2.54	2.58	2.46
% Female	48.6%	49.5%	50.8%
% Male	51.4%	50.5%	49.2%
% White	96.3%	93.3%	78.2%
% Black	3.0%	3.7%	13.7%
% American Indian & Alaska Native	1.1%	1.1%	0.6%
% Asian	0.6%	1.5%	3.3%
% Native Hawaiian & Other Pacific Islander	0.3%	0.1%	0.0%
% Reporting 2 or More Races	1.8%	2.4%	3.0%
% Hispanic or Latino	3.5%	5.4%	5.3%
% of People 25+ with High School Degree	88.7%	90.8%	91.4%
% of People 25+ with Bachelor's Degree or Higher	13.3%	22.5%	30.0%
% of Population Veterans	7.9%	7.5%	6.6%

Source: ACS 5-Year 2019 Estimates

In Montcalm County, 88.7 percent of people over 25 have a high school degree compared to 90.8 percent of the population in the Region and 91.4 percent in Michigan. Additionally, 13.3 percent of the County's population over the age of 25 has a bachelor's degree or higher, while 22.5 percent of the Region's population and 30.0 percent of Michigan's over 25 population has at least a bachelor's degree. The County's Veteran's make up 7.9 percent of the population while the Region's Veteran's comprise 7.5 percent of the population and Michigan's make up 6.6 percent.

Housing Traits – Table 41 identifies information about housing in Montcalm County, the Region, and the State of Michigan. The homeownership rate in Montcalm County (78.1 percent) is higher than in the Region (77.8 percent of the housing units) or Michigan (71.6 percent). The County's percentage of multi-family units (8.5 percent) is lower than the Region's or Michigan's figure of 10 percent and 18.0 percent. Finally, the median value of owner-occupied housing in

Montcalm County of $113,900 is significantly lower than the Region's median of $144,363 or the State's median of $169,600.

Table 41 -- 2019 Housing Traits for Montcalm County, Region 8, and Michigan

Category	Montcalm County	Region 8	Michigan
Number of Housing Units	28,598	531,735	4,629,605
Homeownership Rate (Percent)	78.1	77.8	71.6
Percent Multi Unit	8.5	10.0	18.0
Median Value of Owner-Occupied Housing Units	113,900	144,363	169,600

Source: ACS 5-Year 2019 Estimates

Income and Business Traits – Table 42 includes income information and business traits for Montcalm County, Region 8, and the State of Michigan. Montcalm County's median household income of $49,448 is considerably lower than Region 8's median of $56,920 or Michigan's median of $59,584, and the County's per capita income of $24,200 is lower than the Region's amount of $27,570 or Michigan's figure of $32,892. Montcalm County has a higher percentage of people below the poverty level (13.7 percent) than Region 8 (10.9 percent) or Michigan (12.7 percent).

Table 42 -- Income & Business Traits for Montcalm County, Region 8, and Michigan

Category	Montcalm County	Region 8	Michigan
2019 Median Household Income	$49,448	$56,920	$59,584
2019 Per Capita Income	$24,200	$27,570	$32,892
Persons Below Poverty Level	8,706	143,270	1,269,062
Number of Firms in 2012	3,952	101,701	834,087
Number of Firms Per Capita	0.062	0.078	0.083
Manufacturing Shipments ($1,000)	$528,282	$38,541,890	$238,892,383
Manufacturing Shipments Per Capita	$8,331	$29,520	$23,920
Wholesaler Sales ($1,000)	$144,610	$21,359,485 (No Ionia/Mecosta)	$254,318,884
Wholesaler Sales Per Capita	$2,280	$17,828	$25,465
Retail Sales ($1,000)	$601,750	$14,297,670	$119,302,046
Retail Sales Per Capita	$9,489	$10,951	$11,945
Accommodation & Food Services Sales ($1K)	$44,885	$1,797,920	$17,962,356
Acc. and Food Services Sales Per Capita	$708	$1,377	$1,798
Mean Travel Time to Work (minutes)	29.4	24.675	25.1

Source: ACS 5-Year 2019 Estimates

Table 42 also shows some facts related to business and sales. In 2012, Montcalm County had 3,952 businesses, which equaled 0.062 businesses per capita, which was lower than the State of Michigan (0.083) and the Region (0.078). When the per capita sales of the various types of businesses are compared between the County, Region, and Michigan it shows that the County has fewer per capita Manufacturing Sales ($8,331 in Montcalm County versus $29,520 in the Region and $23,920 in Michigan). Wholesaler sales figures were lower for the County ($2,280 per capita) than in the Region ($17,828) or Michigan ($25,465). Retail Sales ($9,489 per capita in Montcalm County were lower than the Region ($10,951) and Michigan ($11,945). With per capita sales of $1,798, Michigan did better than the Region ($1,377) or Montcalm County ($708) in Accommodations. Montcalm County's commute time of 29.4 minutes was longer than the Region's commute of 24.7 minutes or Michigan's commute of 25.1 minutes.

Table 43 -- 2019 Employment Traits in Montcalm County, Region 8, and Michigan

Category	Montcalm County	%	Region 8	%	Michigan	%
Population 16 and Over	50,724	N/A	1,029,390	N/A	8,095,913	N/A
In Labor Force	28,475	N/A	682,175	N/A	5,010,213	N/A
Civilian Employed Population 16 and Over (# / %)	27,378	N/A	654,828	N/A	4,755,016	N/A
Agriculture, Forestry, Fishing and Hunting, and Mining	965	3.5	12,376	1.9	56,518	1.2
Construction	2,320	8.5	38,441	5.9	272,095	5.7
Manufacturing	5,697	20.8	138,553	21.2	878,855	18.5
Wholesale Trade	804	2.9	23,296	3.6	114,985	2.4
Retail Trade	3,601	13.2	69,423	10.6	497,136	10.5
Transportation and Warehousing, and Utilities	1,271	4.6	25,839	3.9	207,441	4.4
Information	315	1.2	8,522	1.3	57,036	1.2
Finance & Insurance, & Real Estate & Rental & Leasing	980	3.6	33,250	5.1	258,613	5.4
Professional, Scientific, & Management, & Admin. & Waste Management Service	1,881	6.9	56,975	8.7	450,625	9.5
Educational Services, & Health Care & Social Assistance	5,390	19.7	143,652	21.9	1,110,708	23.4
Arts, Entertainment, & Rec.& Accommod. & Food Services	1,581	5.8	55,120	8.4	471,380	9.9
Other Services, Except Public Administration	1,397	5.1	31,970	4.9	224,808	4.7
Public Administration	1,176	4.3	15,830	2.4	154,816	3.3

Source: ACS 5-Year 2019 Estimates

Table 44 shows the employment trends for Montcalm County, Region 8, Michigan, and the United States for the five years between 2018 and 2022. Montcalm County's unemployment rate ranged from a high of 9.1 percent in 2020 to a low of 4.1 percent in 2019. The County's labor force remained fairly constant before decreasing in 2021 and 2022. Montcalm County's unemployment rate was higher than Region 8's for the entire period and both higher and lower than Michigan's depending on the year. Region 8's unemployment rate ranged from a high of 7.5 percent in 2020 to a low of 3.0 percent in 2019. Region 8's unemployment rate was lower than Michigan's and the national average for the five years.

Table 44 -- Employment Trends in Montcalm County, Region 8, Michigan, and the United States

	2018	2019	2020	2021	2022 (Jan-May)
Montcalm County					
Labor Force	28,474	28,350	28,133	27,073	27,400
Employment	27,270	27,196	25,578	25,561	26,151
Unemployment	1,204	1,154	2,555	1,512	1,249
Unemployment Rate	4.2	4.1	9.1	5.6	4.6
Region 8					
Unemployment Rate	3.1	3.0	7.5	4.6	3.6
Michigan					
Unemployment Rate	4.1	4.1	9.9	5.9	6.7
United States					
Unemployment Rate	3.9	3.7	8.1	5.3	5.9

Source: Michigan Department of Career Development, Labor Market Information

SWOT Analysis

Strengths – Montcalm County has a variety of strengths including:

- Available workforce
- Recreation and many lakefront properties
- Agriculture industry

Weaknesses – Montcalm County has a variety of weaknesses including:

- Perceived as too rural for some types of development, commuting
- Lower incomes and persistent higher unemployment rates
- A disconnect between needed and available skills

Opportunities – Montcalm County has a variety of opportunities including:

- Renewable energy opportunities
- Greenville's growth in housing and population
- Tourism

Threats – Montcalm County has a variety of threats including:

- Loss of manufacturing
- Lower per-capita income
- Higher unemployment rate

Osceola County

Population & Demographics

Population Trends – Osceola County's population increased by 15.6 percent between 1990 and 2019 to reach a total of 23,290 (Table 45). This rate of growth was lower than Region 8's rate of 15.6 percent but much higher than Michigan's rate of 7.4 percent.

Table 45 -- Population Trends for Osceola County, Region 8, and Michigan

Area	Trends				
	1990	2000	2010	2019	% Change
Osceola County	20,146	23,197	23,681	23,290	15.6
Region 8	1,026,139	1,079,155	1,226,384	1,305,616	19.1
Michigan	9,295,297	993,844	9,877,574	9,986,857	7.4

Source: ACS 5-Year 2019 Estimates

Population Traits – Table 46 compares Osceola County's population traits to the Region's and the State of Michigan's. Between 2010 and 2019 the County's population decreased 1.7 percent, dropping to 23,290 while the Region's population increased by 6.5 percent to reach 1,305,616 and the State of Michigan's population increased by 1.1 percent to reach 9,986,857 during the same period. The County's population under the age of five makes up 5.6 percent of the population, which is lower than both the Region's and Michigan's amount of 5.7 percent. Osceola County has a similar percentage of residents under 18 (22.7 percent) when compared to the Region (22.6 percent) and Michigan (21.5 percent). The County's population 65 and over makes up 20.6 percent of the population, which is higher than the Region's figure of 17.3 percent and Michigan's figure of 17.7 percent. The County's household size of 2.48 persons per household is a little lower than the Region's average of 2.58 but larger than Michigan's household size of 2.46. Osceola County's females make up 49.3 percent of the population and males make up 50.7 percent. The Region has a lower percentage of women (49.5 percent) than Michigan (50.8 percent) – and a higher ratio of men than the State as-a-whole.

Racial distribution is also different between the County, Region, and the State of Michigan. There is a higher percentage of Whites in Osceola County (97.6 percent) than either the Region (93.3 percent) or Michigan (78.2 percent). The County has a lower percentage of Blacks (1.6 percent) than The Region (3.7 percent) or Michigan (13.7 percent). The County's percentage of Native Indian and Alaska Native (1.5 percent) is higher than the Region and Michigan (1.1 percent in the Region and 0.6 percent in Michigan). The County has a lower percentage of Asians (0.6 percent) than the Region (1.5 percent) or Michigan (3.3 percent). The County has a lower percentage of residents reporting two or more races (1.6 percent) than the Region (2.4 percent) or Michigan as-a-whole (3.0 percent). Osceola County's percentage of Hispanics or Latinos (1.9 percent) is lower than the Region (5.4 percent) or Michigan (5.3 percent).

Table 46 -- 2019 Population Traits for Osceola County, Region 8, and Michigan

Category	Osceola County	Region 8	Michigan
2010 Population	23,681	1,226,384	9,877,574
2019 Population	23,290	1,305,616	9,986,857
% Change 2010-2019	-1.65%	6.5%	1.1%
% Under 5	5.6%	5.7%	5.7%
% Under 18	22.7%	22.6%	21.5%
% 65 and Over	20.6%	17.3%	17.7%
Number of Households	9,181	483,934	3,969,880
Persons Per Household	2.48	2.58	2.46
% Female	49.3%	49.5%	50.8%
% Male	50.7%	50.5%	49.2%
% White	97.6%	93.3%	78.2%
% Black	1.6%	3.7%	13.7%
% American Indian & Alaska Native	1.5%	1.1%	0.6%
% Asian	0.6%	1.5%	3.3%
% Native Hawaiian & Other Pacific Islander	0.1%	0.1%	0.0%
% Reporting 2 or More Races	1.6%	2.4%	3.0%
% Hispanic or Latino	1.9%	5.4%	5.3%
% of People 25+ with High School Degree	88.7%	90.8%	91.4%
% of People 25+ with Bachelor's Degree or Higher	14.2%	22.5%	30.0%
% of Population Veterans	10.9%	7.5%	6.6%

Source: ACS 5-Year 2019 Estimates

In Osceola County, 88.7 percent of people over 25 have a high school degree compared to 90.8 percent of the population in the Region and 91.4 percent in Michigan. Additionally, 14.2 percent of the County's population over the age of 25 has a bachelor's degree or higher, while 22.5 percent of the Region's population and 30.0 percent of Michigan's over 25 population has at least a bachelor's degree. The County's Veteran's make up 10.9 percent of the population while the Region's Veteran's comprise 7.5 percent of the population and Michigan's make up 6.6 percent.

Housing Traits – Table 47 identifies information about housing in Osceola County, the Region, and the State of Michigan. The homeownership rate in Osceola County (80.7 percent) is higher than in the Region (77.8 percent of the housing units) or Michigan (71.6 percent). The County's percentage of multi-family units (5.6 percent) is much lower than the Region's (10.0 percent) or Michigan's figure of 18.0 percent. Finally, the median value of owner-occupied housing in Osceola County of $98,500 is lower than the Region's median of $144,363 or the State's median

of $169,600.

Table 47 -- 2019 Housing Traits for Osceola County, Region 8, and Michigan

Category	Osceola County	Region 8	Michigan
Number of Housing Units	13,784	531,735	4,629,605
Homeownership Rate	80.7%	77.8%	71.6%
% Multi Unit	5.6%	10.0%	18.0%
Median Value of Owner-Occupied Housing Units	98,500	144,363	169,600

Source: ACS 5-Year 2019 Estimates

Income and Business Traits – Table 48 includes income information and business traits for Osceola County, Region 8, and the State of Michigan. Osceola County's median household income of $44,032 is considerably lower than Region 8's median of $56,920 or Michigan's median of $59,584, and the County's per capita income of $22,692 is lower than the Region's amount of $27,570 or Michigan's figure of $32,892. Osceola County has a higher percentage of people below the poverty level (17.6 percent) than Region 8 (10.9 percent) or Michigan (12.7 percent).

Table 48 -- Income & Business Traits for Osceola County, Region 8, and Michigan

Category	Osceola County	Region 8	Michigan
2019 Median Household Income	$44,032	$56,920	$59,584
2019 Per Capita Income	$22,692	$27,570	$32,892
Persons Below Poverty Level	4,102	143,270	1,269,062
Number of Firms in 2012	1,874	101,701	834,087
Number of Firms Per Capita	0.080	0.078	0.083
Manufacturing Shipments ($1,000)	$968,493	$38,541,890	$238,892,383
Manufacturing Shipments Per Capita	$41,584	$29,520	$23,920
Wholesaler Sales ($1,000)	$134,712	$21,359,485 (No Ionia/Mecosta)	$254,318,884
Wholesaler Sales Per Capita	$5,784	$17,828	$25,465
Retail Sales ($1,000)	$176,149	$14,297,670	$119,302,046
Retail Sales Per Capita	$7,563	$10,951	$11,945
Accommodation & Food Services Sales ($1K)	$25,381	$1,797,920	$17,962,356
Acc. and Food Services Sales Per Capita	$1,090	$1,377	$1,798
Mean Travel Time to Work (minutes)	24.6	24.675	25.1

Source: ACS 5-Year 2019 Estimates

Table 48 also shows some facts related to business and sales. In 2012 Osceola County had 1,874 businesses, which equaled 0.080 businesses per capita, which was slightly lower than the State of

Michigan (0.08), but higher than the Region (0.078). When the per capita sales of the various types of businesses are compared between the County, Region, and Michigan it shows that the County has more Manufacturing Sales ($41,584 in Osceola County versus $29,520 in the Region and $23,920 in Michigan). Wholesaler sales figures were lower for the County ($5,784 per capita) than in the Region ($17.828) or Michigan ($25,465). Retail Sales ($7,563 per capita) in Osceola County were lower than the Region ($10,951) and Michigan ($11,945). With per capita sales of $1,798, Michigan did better than the Region ($1,377) or Osceola County ($1,090) in Accommodations. Osceola County's commute time of 24.6 minutes was shorter than the Region's commute of 24.7 minutes and Michigan's commute of 25.1 minutes.

Table 49 -- 2019 Employment Traits in Osceola County, Region 8, and Michigan

Category	Osceola County	%	Region 8	%	Michigan	%
Population 16 and Over	18,710	N/A	1,029,390	N/A	8,095,913	N/A
In Labor Force	9,600	N/A	682,175	N/A	5,010,213	N/A
Civilian Employed Population 16 and Over (# / %)	8,934	N/A	654,828	N/A	4,755,016	N/A
Agriculture, Forestry, Fishing and Hunting, and Mining	455	5.1	12,376	1.9	56,518	1.2
Construction	717	8.0	38,441	5.9	272,095	5.7
Manufacturing	2,163	24.2	138,553	21.2	878,855	18.5
Wholesale Trade	164	1.8	23,296	3.6	114,985	2.4
Retail Trade	969	10.8	69,423	10.6	497,136	10.5
Transportation and Warehousing, and Utilities	505	5.7	25,839	3.9	207,441	4.4
Information	99	1.1	8,522	1.3	57,036	1.2
Finance and Insurance, and Real Estate and Rental and Leasing	304	3.4	33,250	5.1	258,613	5.4
Professional, Scientific, and Management, and Administrative and Waste Management Service	368	4.1	56,975	8.7	450,625	9.5
Educational Services, and Health Care and Social Assistance	1,862	20.8	143,652	21.9	1,110,708	23.4
Arts, Entertainment, Recreation, Accommodation and Food Services	579	6.5	55,120	8.4	471,380	9.9
Other Services, Except Public Administration	425	4.8	31,970	4.9	224,808	4.7
Public Administration	324	3.6	15,830	2.4	154,816	3.3

Source: ACS 5-Year 2019 Estimates

Table 49 shows differences between employment distribution in Osceola County, Region 8, and the State of Michigan. In Osceola County there are 8,934 people over 16 employed in the civilian labor force, In Region 8 this figure is 654,828 and in Michigan, the figure is 4,755,016. Osceola County has a higher percentage of people employed in agriculture and related fields (5.1 percent) than either the Region (1.9 percent) or Michigan (1.2 percent). The County also has a higher percentage employed in construction (8.0 percent) than Region 8 (5.9 percent) or Michigan (5.7 percent). Manufacturing accounts for 24.2 percent of the County's jobs (the County's largest category), 21.2 percent of the Region's workforce, and 18.5 percent of Michigan's. Osceola County has a higher percentage of workers in Transportation (5.7 percent) than in the Region (3.9 percent) and in Michigan (4.4 percent). Public Administration accounts for 3.6 percent of Osceola County's workforce, 2.4 percent of Region 8's, and 3.3 percent of Michigan's. Education, Health Care, and Social Services account for 20.8 percent (the County's second-largest category) of the County's workforce, 21.9 percent of the Region's, and 23.4 percent of Michigan's. The County has a higher percentage of Retail workers (10.8 percent) than Michigan (10.5 percent) and Region 8 (10.6 percent) which is the third-largest employment category in all three areas.

In other categories, the County has a lower percentage than in Region 8 or Michigan. Wholesale trade accounts for 1.8 percent in the County, 3.6 percent in Region 8, and 2.4 percent in Michigan. Information accounts for 1.1 percent in the County, 1.3 percent in Region 8, and 1.2 percent in Michigan. Finance accounts for 3.4 percent of Osceola County's workforce compared to 5.1 percent in Region 8 and 5.4 percent in Michigan. Professional accounts for 4.1 percent in Osceola County, 8.7 percent in Region 8, and 9.5 percent in Michigan. Arts, Entertainment, Accommodations, and Food Services account for 6.5 percent of the County's workforce, 8.4 percent of Region 8's, and 9.9 percent of the State's.

Table 50 -- Employment Trends in Osceola County, Region 8, Michigan, and the United States

	2018	2019	2020	2021	2022 (Jan-May)
Osceola County					
Labor Force	10,884	11,202	11,606	11,277	11,479
Employment	10,401	10,749	10,641	10,653	10,925
Unemployment	483	453	965	624	554
Unemployment Rate	4.4	4.0	8.3	5.5	4.8
Region 8					
Unemployment Rate	3.1	3.0	7.5	4.6	3.6
Michigan					
Unemployment Rate	4.1	4.1	9.9	5.9	6.7
United States					
Unemployment Rate	3.9	3.7	8.1	5.3	5.9

Source: Michigan Department of Career Development, Labor Market Information

Table 50 shows the employment trends for Osceola County, Region 8, Michigan, and the United States for the five years between 2018 and 2022. Osceola County's unemployment rate ranged

from a high of 8.3 percent in 2020 to a low of 4.0 percent in 2019. The County's labor force increased overall during the five years. Osceola County's unemployment rate was higher than Region 8's for the entire period and was both higher and lower than Michigan's depending on the year. Region 8's unemployment rate ranged from a high of 7.5 percent in 2020 to a low of 3.0 percent in 2019. Region 8's unemployment rate was lower than Michigan's or the United States during the entire five-year period.

SWOT Analysis

Strengths – Osceola County has a variety of strengths including:

- Cooperative attitudes (with surrounding townships) in Evart and Reed City
- Industry in Osceola County
- Retired people like the area

Weaknesses – Osceola County has a variety of weaknesses including:

- Local manufacturers very cyclical
- Lack of adequate high-speed internet
- The county seat in corner of County and perceived as not serving parts of County

Opportunities – Osceola County has a variety of opportunities including:

- Evart Industrial Park has space for new businesses
- Recreation opportunities
- US-131, US-10, and M-66

Threats – Osceola County has a variety of threats including:

- Loss of manufacturing jobs
- Not enough people with appropriate skills to replace those retiring
- Lack of natural resource-based vision

Ottawa County

Population & Demographics

Population Trends – Ottawa County's population increased by 52.6 percent between 1990 and 2019 to reach a total of 286,558 (Table 51). The County's rate of growth was much greater than growth rates for Region 8 or Michigan.

Table 51 -- Population Trends for Ottawa County, Region 8, and Michigan

Area	Trends				
	1990	2000	2010	2019	% Change
Ottawa County	187,768	238,314	261,376	286,558	52.6
Region 8	1,193,761	1,294,272	1,226,384	1,305,616	19.1
Michigan	9,295,297	993,844	9,877,574	9,986,857	7.4

Source: ACS 5-Year 2019 Estimates

Population Traits – Table 51 compares Ottawa County's population traits to the Region's and the State of Michigan's. Between 2010 and 2019 the County's population increased by 9.6 percent to reach 286,376 while the Region's population increased by 6.5 percent to reach 1,305,616 and the State of Michigan's population increased by 1.1 percent to reach 9,986,857 during the same period.

The County's population under the age of five makes up 5.6 percent of the population, which is just lower than both the Region's and Michigan's amount of 5.7 percent. Ottawa County has a higher percentage of residents under 18 (22.7 percent) than the Region (22.6 percent) or Michigan (21.5 percent). The County's population 65 and over makes up 20.6 percent of the population, which is higher than the Region's figure of 17.3 percent and lower than Michigan's figure of 17.7 percent. The County's household size of 2.70 persons per household is greater than the Region's household size of 2.58 persons per household and Michigan's median of 2.46. Ottawa County's females account for 50.6 percent of the population and males make up 49.4 percent. The Region has a lower percentage of women (49.5 percent) than Michigan (50.5 percent) – and a higher ratio of men than the State as-a-whole.

Racial distribution is also different between the County, Region, and the State of Michigan. There is a lower percentage of Whites in Ottawa County (92.0 percent) than the Region (93.3 percent), but a greater amount than Michigan (78.2 percent). The County has a lower percentage of Blacks (2.6 percent) than The Region (3.7 percent) or Michigan (13.7 percent). The County's percentage of Native Indian and Alaska Native (1.0 percent) is slightly lower than the Region but higher than Michigan (1.1 percent in the Region and 0.6 percent in Michigan). The County has a higher percentage of Asians (3.6 percent) than the Region (1.5 percent) or Michigan (3.3 percent). The County has a lower percentage of residents reporting two or more races (2.8 percent) than Michigan (3.0 percent), but higher than the Region at 2.4 percent. Ottawa County's percentage of Hispanics or Latinos (9.8 percent) is higher than the Region (5.4 percent) and Michigan (5.3 percent).

Table 52 -- 2019 Population Traits for Ottawa, Region 8, and Michigan

Category	Ottawa County	Region 8	Michigan
2010 Population	261,376	1,226,384	9,877,574
2019 Population	286,558	1,305,616	9,986,857
% Change 2010-2019	9.6%	6.5%	1.1%
% Under 5	5.6%	5.7%	5.7%
% Under 18	22.7%	22.6%	21.5%
% 65 and Over	20.6%	17.3%	17.7%
Number of Households	102,610	483,934	3,969,880
Persons Per Household	2.7	2.58	2.46
% Female	50.6%	49.5%	50.8%
% Male	49.4%	50.5%	49.2%
% White	92.0%	93.3%	78.2%
% Black	2.6%	3.7%	13.7%
% American Indian & Alaska Native	1.0%	1.1%	0.6%
% Asian	3.6%	1.5%	3.3%
% Native Hawaiian & Other Pacific Islander	0.1%	0.1%	0.0%
% Reporting 2 or More Races	2.8%	2.4%	3.0%
% Hispanic or Latino	9.8%	5.4%	5.3%
% of People 25+ with High School Degree	93.0%	90.8%	91.4%
% of People 25+ with Bachelor's Degree or Higher	34.1%	22.5%	30.0%
% of Population Veterans	5.9%	7.5%	6.6%

Source: ACS 5-Year 2019 Estimates

In Ottawa County, 93.0 percent of people over 25 have a high school degree compared to 90.8 percent of the population in the Region and 91.4 percent in Michigan. Additionally, 34.1 percent of the County's population over the age of 25 has a bachelor's degree or higher, while 22.5 percent of the Region's population and 30.0 percent of Michigan's over 25 population has at least a bachelor's degree. The County's Veteran's make up 5.9 percent of the population while the Region's Veteran's comprise 7.5 percent of the population and Michigan's make up 6.6 percent.

Housing Traits – Table 53 identifies information about housing in Ottawa County, the Region, and the State of Michigan. The homeownership rate in Ottawa County (77.7 percent) is higher than in Michigan (71.6 percent of the housing units) but lower than in the Region (77.8 percent). The County's percentage of multi-family units (18.1 percent) is higher than the Region's rate of 10.0 percent and Michigan's figure of 18.0 percent. Finally, the median value of owner-occupied housing in Ottawa County of $191,800 is higher than the Region's median of $144,363

or the State's median of $169,600.

Table 53 -- 2019 Housing Traits for Ottawa County, Region 8, and Michigan

Category	Ottawa County	Region 8	Michigan
Number of Housing Units	109,060	531,735	4,629,605
Homeownership Rate	77.7%	77.8%	71.6%
% Multi Unit	18.1%	10.0%	18.0%
Median Value of Owner-Occupied Housing Units	191,800	144,363	169,600

Source: ACS 5-Year 2019 Estimates

Income and Business Traits – Table 54 includes income information and business traits for Ottawa County, Region 8, and the State of Michigan. Ottawa County's median household income of $69,314 is higher than Region 8's median of $56,920 or Michigan's median of $59,584. The County's per capita income of $31,872 is higher than the Region's amount of $27,570 but a little lower than Michigan's figure of $32,892. Ottawa County has a lower percentage of people below the poverty level (8.2 percent) than Region 8 (10.9 percent) or Michigan (12.7 percent).

Table 54 -- Income & Business Traits for Ottawa County, Region 8, and Michigan

Category	Ottawa County	Region 8	Michigan
2019 Median Household Income	$69,314	$56,920	$59,584
2019 Per Capita Income	$31,872	$27,570	$32,892
Persons Below Poverty Level	23,569	143,270	1,269,062
Number of Firms in 2012	21,842	101,701	834,087
Number of Firms Per Capita	0.076	0.078	0.083
Manufacturing Shipments ($1,000)	$11,067,288	$38,541,890	$238,892,383
Manufacturing Shipments Per Capita	$38,621	$29,520	$23,920
Wholesaler Sales ($1,000)	$2,645,150	$21,359,485 (No Ionia/Mecosta)	$254,318,884
Wholesaler Sales Per Capita	$9,231	$17,828	$25,465
Retail Sales ($1,000)	$2,666,584	$14,297,670	$119,302,046
Retail Sales Per Capita	$9,306	$10,951	$11,945
Accommodation & Food Services Sales ($1K)	$321,782	$1,797,920	$17,962,356
Acc. and Food Services Sales Per Capita	$1,123	$1,377	$1,798
Mean Travel Time to Work (minutes)	20.5	24.675	25.1

Source: ACS 5-Year 2019 Estimates

Table 54 also shows some facts related to business and sales. In 2012 Ottawa County had 21,842 businesses, which equaled 0.076 businesses per capita – which was just a little lower than Region 8 which had 0.078 businesses per capita, and the State of Michigan which had 0.083. When the per capita sales of the various types of businesses are compared between the County,

Region, and Michigan it shows that the County does better in Manufacturing Sales ($38,621 in Ottawa County versus $29,520 in the Region and $23,920 in Michigan). Wholesaler Sales were lower in the County ($9,231 in Ottawa County, $17,828 in the Region, and $11,945 in Michigan) as were Retail Sales ($9,306 in Ottawa County, $10,951 in the Region, and $11,945 in Michigan). With per capita sales of $1,798, Michigan did better than the Region ($1,377) or Ottawa County ($1,123) in Accommodations. Ottawa County's commute time of 20.5 minutes was shorter than the Region's commute of 24.7 or Michigan's commute of 25.1 minutes.

Table 55-- 2019 Employment Traits in Ottawa County, Region 8, and Michigan

Category	Ottawa County	%	Region 8	%	Michigan	%
Population 16 and Over	225,342	N/A	1,029,390	N/A	8,095,913	N/A
In Labor Force	154,479	N/A	682,175	N/A	5,010,213	N/A
Civilian Employed Population 16 and Over (# / %)	148,950	N/A	654,828	N/A	4,755,016	N/A
Agriculture, Forestry, Fishing and Hunting, and Mining	2,582	1.7	12,376	1.9	56,518	1.2
Construction	8,276	5.6	38,441	5.9	272,095	5.7
Manufacturing	36,070	24.2	138,553	21.2	878,855	18.5
Wholesale Trade	4,771	3.2	23,296	3.6	114,985	2.4
Retail Trade	14,461	9.7	69,423	10.6	497,136	10.5
Transportation and Warehousing, and Utilities	5,447	3.7	25,839	3.9	207,441	4.4
Information	1,863	1.3	8,522	1.3	57,036	1.2
Finance and Insurance, and Real Estate and Rental and Leasing	6,629	4.5	33,250	5.1	258,613	5.4
Professional, Scientific, and Management, and Administrative and Waste Management Service	12,060	8.1	56,975	8.7	450,625	9.5
Educational Services, and Health Care and Social Assistance	33,033	22.2	143,652	21.9	1,110,708	23.4
Arts, Entertainment, and Recreation, and Accommodation and Food Services	13,019	8.7	55,120	8.4	471,380	9.9
Other Services, Except Public Administration	7,516	5.0	31,970	4.9	224,808	4.7
Public Administration	3,223	2.2	15,830	2.4	154,816	3.3

Source: ACS 5-Year 2019 Estimates

Employment Traits – Table 55 shows differences between employment distribution in Ottawa County, Region 8, and the State of Michigan. In Ottawa County there are 148,950 people over 16 employed in the civilian labor force, In Region 8 this figure is 654,828 and in Michigan, the figure is 4,755,016. Ottawa County has a higher percentage of people employed in agriculture and related fields (1.7 percent) than Michigan (1.2 percent), but lower than the Region (1.9 percent). Manufacturing accounts for 24.2 percent of the County's jobs (the County's largest category), 21.2 percent of the Region's workforce, and 18.5 percent of Michigan's.

The County also has a similar percentage employed in construction (5.6 percent) as Region 8 (5.9 percent), which are both similar to Michigan (5.7 percent). Ottawa County has a similar percentage of workers in Transportation (3.7 percent versus 4.4 percent in Michigan and 3.9 percent in Region 8). Wholesale trade accounts for 3.2 percent in the County, 3.6 percent in Region 8, and 2.4 percent in Michigan.

In most of the other categories, the County has a lower percentage than in Region 8 or Michigan. The County has a lower percentage working in Retail Trade (9.7 percent) than in Region 8 (10.6 percent) or Michigan (10.5 percent) – this is the third-largest employment category in all three areas. Information accounts for 1.3 percent in the County, 1.3 percent in Region 8, and 1.2 percent in Michigan. Finance accounts for 4.5 percent in the County and 5.1 percent in the Region and 5.4 percent in Michigan. Professional accounts for 8.1 percent in Ottawa County, 8.7 percent in Region 8, and 9.5 percent in Michigan. Education, Health Care, and Social Services account for 22.2 percent (the County's second-largest category) of the County's workforce, 21.9 percent of the Region's, and 23.4 percent of Michigan's; Arts, Entertainment, Accommodations, and Food Services account for 8.7 percent of the County's workforce, 8.4 percent of Region 8's and 9.9 percent of the State's. Public Administration accounts for 2.2 percent of the County's workforce, 2.4 percent of Region 8's, and 3.3 percent of Michigan's.

Table 56 -- Employment Trends in Ottawa County, Region 8, Michigan, and the United States

	2018	2019	2020	2021	2022 (Jan-May)
Ottawa County					
Labor Force	160,101	161,102	158,936	156,739	159,122
Employment	155,593	156,664	148,077	150,355	154,090
Unemployment	4,508	4,438	10,859	6,384	5,032
Unemployment Rate	2.8	2.8	6.8	4.1	3.2
Region 8					
Unemployment Rate	3.1	3.0	7.5	4.6	3.6
Michigan					
Unemployment Rate	4.1	4.1	9.9	5.9	6.7
United States					
Unemployment Rate	3.9	3.7	8.1	5.3	5.9

Source: Michigan Department of Career Development, Labor Market Information

Table 56 shows the employment trends for Ottawa County, Region 8, Michigan, and the United States for the five years between 2018 and 2022. Ottawa County's unemployment rate ranged from a high of 6.8 percent in 2020 to a low of 2.8 percent in 2018 and 2019. The County's labor force increased between 2018 and 2019 and then decreased between 2019 and 2020 before increasing in both 2021 and 2022. Ottawa County's unemployment rate was lower than Region 8's for the period, lower than Michigan's, and lower than the national average. Region 8's unemployment rate ranged from a high of 7.5 percent in 2020 to a low of 3.0 percent in 2019. Region 8's unemployment rate was lower than Michigan's during the entire five-year period and lower than the national average.

SWOT Analysis

Strengths – Ottawa County has a variety of strengths including:

- Strong and diversified industrial base and well-educated labor pool
- Population growth in Ottawa County – continues to be one of Michigan's fastest-growing counties
- Tourism, including State, County, and community parks

Weaknesses – Ottawa County has a variety of weaknesses including:

- Schools do not react as fast as business and industry
- Companies losing local ownership and concentration of manufacturing
- The labor pool does not always match the training required for new jobs

Opportunities – Ottawa County has a variety of opportunities including:

- Jobs available if people are properly trained
- Manufacturing continues to expand in Ottawa County
- Downtowns continue to thrive in Ottawa County

Threats – Ottawa County has a variety of threats including:

- Jobs must meet the needs of families
- Unsustainable growth in townships and rural areas
- Loss of local businesses

Cities of Grand Rapids and Wyoming

Due to the size and importance of Grand Rapids and Wyoming to Region 8, they are compared to Kent County, Region 8, and Michigan.

Population & Demographics

Population Trends – The City of Grand Rapids' population increased by 4.9 percent between 1990 and 2019 to reach 198,401 (Table 57). The City of Wyoming's population increased by 18.4 percent between 1990 and 2019 to reach 75,702. Kent County's population increased by 7.9 percent between 1990 and 2019 to reach a total of 574,335. Kent County grew at a greater rate than Michigan as-a-whole, which increased by 7.4 percent between 1990 and 2019.

Table 57 -- Population Trends for Grand Rapids, Wyoming, Kent County, Region 8, and Michigan

Area	Trends				
	1990	2000	2010	2019	% Change
Grand Rapids	189,126	197,800	190,441	198,401	4.9
Wyoming	63,891	69,368	71,816	75,702	18.4
Kent County	600,631	574,335	599,432	648,121	7.9
Region 8	1,193,761	1,294,272	1,226,384	1,305,616	19.1
Michigan	9,295,297	993,844	9,877,574	9,986,857	7.4

Source: ACS 5-Year 2019 Estimates

Population Traits – Table 58 compares population traits for the cities of Grand Rapids and Wyoming to Kent County, the Region, and the State of Michigan. Between 2010 and 2019 the City of Grand Rapids' population increased by 4.2 percent to reach 198,401, the City of Wyoming's increased by 5.4 percent to reach 75,702, the County's population increased by 6.8 percent to reach 648,121 while the Region's population increased by 6.5 percent to reach 1,305,616 and the State of Michigan's population increased by 1.1 percent to reach 9,986,857 during the same period. Grand Rapids' population under the age of five makes up 6.9 percent of the population, Wyoming's makes up 7.6 percent, the County's population under the age of five makes up 6.8 percent of the population, which is higher than the Region's and Michigan's amount of 5.7. Grand Rapids' population under the age of 18 accounts for 22.2 percent of the City's population and Wyoming's comprises 25.5 percent of the population. Kent County has a higher percentage of residents under 18 (24.4 percent) than the Region (22.6 percent) or Michigan (21.7 percent). As for the percentage 65 years and older, Grand Rapids is 12.1 percent, Wyoming is 10.5 percent, the county is 13.3, the region is 17.3 percent, and Michigan is 17.7 percent. Grand Rapids has an average household size of 2.50 persons per household and Wyoming's is 2.63 persons per household. The County's household size of 2.63 is higher than the Region's figure of 2.68 and Michigan's median of 2.46. Females make up 51.0 percent of Grand Rapids' population and 51.4 percent of Wyoming's while males make up 49.0 percent of Grand Rapids' population and 48.6 percent of Wyoming's population. Kent County is made up of 51.4 percent women and 48.6 percent men. The Region has a lower percentage of women

(49.5 percent) than Michigan (50.8 percent) – and a higher ratio of men than the State as-a-whole.

Racial distribution is also different between the cities, the County, Region 8, and the State of Michigan. There is a lower percentage of Whites in Grand Rapids (72.2 percent) and in Wyoming (72.9 percent) than in Kent County (79.6 percent) the Region (93.3 percent) or Michigan (78.2 percent). Grand Rapids has a higher percentage of Blacks (22.3 percent) than Wyoming (7.8 percent), the County (9.6 percent), the Region (3.7 percent), or Michigan (13.7 percent). Grand Rapids' percentage of Native Indian and Alaska Native (1.9 percent) is similar to Wyoming's percentage (1.1 percent), Kent County's (0.4 percent), the Region's and Michigan's (1.1 percent in the Region and 0.6 percent in Michigan). Asians comprise 3.3 percent of Grand Rapids' population, 3.2 percent of Wyoming's, 3.0 percent of Kent County's, 1.5 percent of the Region's, and 3.3 percent of Michigan's population. Wyoming has a higher percentage of residents reporting two or more races (6.3 percent) than Grand Rapids 4.1 percent, the Region (2.4 percent), Kent County (4.1 percent), or Michigan as-a-whole (3.0 percent). Wyoming has the highest percentage of Hispanics or Latinos (22.9 percent) when compared to Grand Rapids (16.1 percent) Kent County (10.6 percent), the Region (5.4 percent), or Michigan (5.3 percent).

In Grand Rapids, 86.7 percent of the population over 25 has a high school degree and in Wyoming, this figure is 85.2 percent. In Kent County, 91.6 percent of people over 25 have a high school degree compared to 90.8 percent of the population in the Region and 91.4 percent in Michigan. A large percentage (35.7 percent) of the County's population over the age of 25 has a bachelor's degree or higher, while 22.5 percent of the Region's, 30.0 percent of Michigan's, 36.4 percent of Grand Rapids', and 20.7 percent of Wyoming's over 25 population has at least a bachelor's degree.

Table 58 – 2019 Population Traits for City of Grand Rapids, City of Wyoming, Kent County, Region 8, and Michigan

Category	Grand Rapids	Wyoming	Kent County	Region 8	Michigan
2010 Population	190,441	71,816	599,432	1,226,384	9,877,574
2019 Population	198,401	75,702	648,121	1,305,616	9,986,857
% Change 2010-2019	4.2%	5.4%	8.1%	6.5%	1.1%
% Under 5	6.9%	7.6%	6.8%	5.7%	5.7%
% Under 18	22.2%	25.5%	24.4%	22.6%	21.5%
% 65 and Over	12.1%	10.5%	13.3%	17.3%	17.7%
Number of Households	77,128	28,313	241,746	483,934	3,969,880
Persons Per Household	2.50	2.66	2.63	2.58	2.46
% Female	51.0%	51.4%	51.4%	49.5%	50.8%
% Male	49.0%	48.6%	48.6%	50.5%	49.2%
% White	72.2%	72.9%	79.6%	93.3%	78.2%

% Black	22.3%	7.8%	9.6%	3.7%	13.7%
% American Indian & Alaska Native	1.9%	1.1%	0.4%	1.1%	0.6%
% Asian	3.3%	3.2%	3.0%	1.5%	3.3%
% Native Hawaiian & Other Pacific Islander	0.2%	0.1%	0.0%	0.1%	0.0%
% Reporting 2 or More Races	4.1%	6.3%	4.1%	2.4%	3.0%
% Hispanic or Latino	16.1%	22.9%	10.6%	5.4%	5.3%
% of People 25+ with High School Degree	86.7%	85.2%	91.6%	90.8%	91.4%
% of People 25+ with Bachelor's Degree or Higher	36.4%	20.7%	35.7%	22.5%	30.0%
% of Population Veterans	4.9%	6.0%	5.9%	7.5%	6.6%

Source: ACS 5-Year 2019 Estimates

Housing Traits – Table 59 identifies information about housing in Grand Rapids, Wyoming, Kent County, the Region, and the State of Michigan. The City of Grand Rapids has a lower homeownership rate (56.5 percent) than Wyoming (63.4 percent), Kent County (69.8 percent), the Region (77.8 percent of the housing units), or Michigan (71.6 percent). Grand Rapids has a higher percentage of multi-family units (34.1 percent) than Wyoming (28.3 percent), Kent County (22.8 percent), the Region (10.0 percent), or Michigan's figure of 18.0 percent. Finally, the median value of owner-occupied housing in Kent County is 173,700, followed by Michigan at $169,600, then Grand Rapids at $168,300, then Wyoming with $155,100, and in last is Region 8 with $144,363.

Table 59 – 2019 Housing Traits for the City of Grand Rapids, the City of Wyoming, Kent County, Region 8, and Michigan

Category	Grand Rapids	Wyoming	Kent County	Region 8	Michigan
Number of Housing Units	85,549	29,549	255,024	531,735	4,629,605
Homeownership Rate	56.5%	63.4%	69.8%	77.8%	71.6%
% Multi Unit	34.1%	28.3%	22.8%	10.0%	18.0%
Median Value of Owner-Occupied Housing Units	168,300	155,100	173,700	144,363	169,600

Source: ACS 5-Year 2019 Estimates

Income and Business Traits – Table 60 includes income information and business traits for Grand Rapids, Wyoming, Kent County, Region 8, and the State of Michigan. Grand Rapids' median household income of $50,103 is lower than Wyoming's median of $54,328. Kent County's median household income of $63,053 is slightly higher than Region 8's median of $56,920 and Michigan's median of $59,584. Grand Rapids' per capita income of $27,482 is also lower than Wyoming's per capita income of $30,448. The County's per capita income of

$32,524 is higher than the Region's amount of $27,570 and lower than Michigan's figure of $32,892. Grand Rapids has a higher percentage of people below the poverty level (20.4 percent) than Wyoming (12.1 percent). Kent County has a higher percentage of people below the poverty level (11.5 percent) than Region 8 (10.9 percent) but a lower percentage than Michigan (12.7 percent).

Table 60 also shows some facts related to business and sales. In 2012 Grand Rapids had 16,153 firms, which equaled 0.081 businesses per capita. Wyoming had a total of 5,270 businesses for a per capita rate of 0.07 businesses per capita. Kent County had 52,666 businesses, which equaled 0.081 businesses per capita – which was slightly lower than the State of Michigan (0.083) but higher than the Region (0.078). Grand Rapids' Manufacturing Sales of $35,431 per capita were higher than Wyoming's per capita figure of $22,227. Kent County's Manufacturing Sales ($27,056 per capita) were lower than $29,520 in the Region but higher than $23,920 in Michigan. Grand Rapids Wholesaler Sales of $24,087 per capita were lower than Wyoming's per capita Wholesaler Sales of $40,725. Wholesaler sales were much higher in the County ($27,056 in Kent County, $17,828 in the Region, and $25,465 in Michigan). Grand Rapids' per capita Retail Sales were $8,431, which were lower than Wyoming's figure of $14,719, Kent County's per capita sales of $13,421, the Region's sales of $10,951, or Michigan's figure of $11,945. Grand Rapids' per capita sales in Accommodations of $2,261 were higher than Wyoming's figure of $1,317. With per capita sales of $1,798, Michigan did better than the Region ($1,377), and Kent County ($1,781) in Accommodations. Grand Rapid's average commute time of 19.1 minutes was less than Wyoming's time of 20.6 minutes. Kent County's commute time of 21.3 minutes was shorter than the Region's commute of 24.7 minutes or Michigan's commute of 25.1 minutes.

Table 60 -- Income & Business Traits for the City of Grand Rapids, the City of Wyoming, Kent County, Region 8, and Michigan

Category	Grand Rapids	Wyoming	Kent County	Region 8	Michigan
2019 Median Household Income	$50,103	$54,328	$63,053	$56,920	$59,584
2019 Per Capita Income	$27,482	$30,448	$32,524	$27,570	$32,892
Persons Below Poverty Level	20.4%	12.1%	74,720	143,270	1,269,062
Number of Firms in 2012	16,153	5,270	52,666	101,701	834,087
Number of Firms Per Capita	0.081	0.07	0.081	0.078	0.083
Manufacturing Shipments ($1,000)	$7,029,490	$1,682,627	$17,535,625	$38,541,890	$238,892,383
Manufacturing Shipments Per Capita	$35,431	$22,227	$27,056	$29,520	$23,920

Wholesaler Sales ($1,000)	$4,778,902	$3,082,980	$17,703,041	$21,359,485 (No Ionia/Mecosta)	$254,318,884
Wholesaler Sales Per Capita	$24,087	$40,725	$27,314	$17,828	$25,465
Retail Sales ($1,000)	$1,672,643	$1,114,227	$8,698,608	$14,297,670	$119,302,046
Retail Sales Per Capita	$8,431	$14,719	$13,421	$10,951	$11,945
Accommodation & Food Services Sales ($1K)	$448,575	$99,688	$1,154,358	$1,797,920	$17,962,356
Acc. and Food Services Sales Per Capita	$2,261	$1,317	$1,781	$1,377	$1,798
Mean Travel Time to Work (minutes)	19.1	20.6	21.3	24.675	25.1

Source: ACS 5-Year 2019 Estimates

Table 61 -- 2019 Employment Traits in Grand Rapids, Wyoming, Kent County, Region 8, and Michigan

Category	Grand Rapids	%	Wyoming	%	Kent County	%	Region 8	%	Michigan	%
Population 16 and Over	158,855	N/A	58,216	N/A	507,206	N/A	1,029,390	N/A	8,095,913	N/A
In Labor Force	109,223	N/A	41,638	N/A	351,235	N/A	682,175	N/A	5,010,213	N/A
Civilian Employed Population 16 and Over (# / %)	102,217	N/A	39,734	N/A	335,479	N/A	654,828	N/A	4,755,016	N/A
Agriculture, Forestry, Fishing and Hunting, and Mining	1,693	1.7	349	0.9	4,075	1.2	12,376	1.9	56,518	1.2
Construction	4,312	4.2	2,417	6.1	17,073	5.1	38,441	5.9	272,095	5.7
Manufacturing	16,945	16.6	9,475	23.8	63,574	19.0	138,553	21.2	878,855	18.5
Wholesale Trade	3,280	3.2	2,093	5.3	13,691	4.1	23,296	3.6	114,985	2.4
Retail Trade	11,000	10.8	4,517	11.4	36,091	10.8	69,423	10.6	497,136	10.5
Transportation and Warehousing, and Utilities	3,569	3.5	2,078	5.2	13,392	4.0	25,839	3.9	207,441	4.4%
Information	1,913	1.9%	422	1.1	4,982	1.5	8,522	1.3	57,036	1.2
Finance and Insurance, and Real Estate and Rental and Leasing	5,321	5.2	1,786	4.5	19,688	5.9	33,250	5.1	258,613	5.4
Professional, Scientific, and Management, and	10,883	10.6	3,338	8.4	33,902	10.1	56,975	8.7	450,625	9.5

Administrative and Waste Management Service										
Educational Services, and Health Care and Social Assistance	25,922	25.4	7,569	19.0	77,383	23.1	143,652	21.9	1,110,708	23.4
Arts, Entertainment, and Recreation, and Accommodation and Food Services	11,490	11.2	3,472	8.7	29,312	8.7	55,120	8.4	471,380	9.9
Other Services, Except Public Administration	4,425	4.3	1,828	4.6	15,903	4.7	31,970	4.9	224,808	4.7
Public Administration	1,464	1.4	390	1.0	6,413	1.9	15,830	2.4	154,816	3.3

Source: ACS 5-Year 2019 Estimates

Table 61 shows differences between employment distribution in Grand Rapids, Wyoming, Kent County, Region 8, and the State of Michigan. Grand Rapids has a total of 102,217 people 16 and over employed in the labor force and Wyoming has a total of 39,734. When compared to Kent County, Region 8, and Michigan the two cities have several differences in employment distribution. Grand Rapids has a lower percentage of people employed in Construction and Wyoming has a higher percentage than the County, Region, and State. Similarly, Grand Rapids has a lower percentage of people employed in Manufacturing and Wyoming has a higher percentage than the County, Region, and State. Grand Rapids has a higher percentage of people employed in Professional and Wyoming has a lower percentage than the County, Region, and State. Similarly, Grand Rapids has a higher percentage of people employed in Education and Wyoming has a lower percentage than the County, Region, and State. Both communities have a lower percentage of people employed in Public Administration.

Table 62 -- Employment Trends in Grand Rapids, Wyoming, Kent County, Region 8, Michigan, and the United States

	2017	2018	2019	2020	2021 (Jan-Mar)
Grand Rapids					
Labor Force	104,076	105,196	105,490	105,796	102,928
Employment	99,325	101,001	101,524	95,269	95,972
Unemployment	4,751	4,195	3,966	10,527	6,955
Unemployment Rate	4.6	4.0	3.8	10.0	6.8
Wyoming					
Labor Force	44,451	44,526	44,412	43,795	43,039
Employment	42,905	43,237	43,362	40,998	40,638
Unemployment	1,546	1,289	1,050	2,797	2,400
Unemployment Rate	3.5	2.9	2.4	6.4	5.6

Kent County					
Labor Force	355,111	358,900	359,924	357,123	350,366
Employment	342,568	348,246	349,535	330,032	332,467
Unemployment	12,543	10,654	10,389	27,091	17,899
Unemployment Rate	3.5	3.0	2.9	7.6	5.1
Region 8					
Unemployment Rate	3.7	3.1	3.0	7.5	5.1
Michigan					
Unemployment Rate	4.6	4.1	4.1	9.9	5.5
United States					
Unemployment Rate	4.4	3.9	3.7	8.1	6.5

Source: Michigan Department of Career Development, Labor Market Information

Table 62 shows the employment trends for Grand Rapids, Wyoming, Kent County, Region 8, Michigan, and the United States for the five years between 2017 and 2021. Grand Rapids' unemployment rate ranged from a high of 10.0 percent in 2020 to a low of 3.8 percent in 2019. The City's labor force remained fairly constant except for a decrease in 2021, which only shows data for the first three months. Grand Rapids' unemployment rate was higher than Wyoming's, Kent County's, Region 8's, and the Nation's for the five-year period and was higher and lower than Michigan's depending on the year. Wyoming's unemployment rate ranged from a high of 7.4 percent in 2012 to a low of 3.5 percent in 2016. The City's labor force increased 40,906 in 2012 to 44,407 in 2016. Wyoming's unemployment rate was lower than Grand Rapids', Kent County's, Region 8's (except 2021) and Michigan's (except for 2021). Kent County's unemployment rate ranged from a high of 7.6 percent in 2020 to a low of 2.9 percent in 2019. The County's labor force increased each year from 320,517 in 2012 to 350,803 in 2016. Region 8's unemployment rate was lower than Michigan's or the Nation's during the entire five-year period.

GOALS AND OBJECTIVES

The Goals and Objectives are divided into two categories: 1) Organizational Goals and Objectives and 2) Community and Economic Development Goals and Objectives. The West Michigan Regional Planning Commission (WMRPC) has primary control over the Organization Goals and Objectives. While the WMRPC can assist in implementation of the Community and Economic Development Goals and Objectives, there are more organizations and influences that the WMRPC does not have full control over that can impact these goals and objectives. The primary difference in the two sets of goals relate to the fact that the organizational goals tend to use the words "shall" or "will," while the community goals tend to use the word "should" since the WMRPC cannot impose its goals on individual communities.

Organizational Goals and Objectives

The following three goals and the related objectives relate to the WMRPC, the CEDS Committee, and staff.

Goal #1
The WMRPC shall maintain an active and productive role with the U.S. Economic Development Administration (EDA).

Objectives:

1. Maintain contact with the Economic Development Representative for Michigan through telephone calls, e-mails, or personal contacts. Contact will be made with the Economic Development Representative at least monthly.
2. The WMRPC will meet or exceed the rules set forth by EDA for maintaining an Economic Development District – including staffing, Commission representation, CEDS Committee representation, the development of a CEDS, and the proper administration of EDA funds.
3. The WMRPC will keep communities informed of programs offered by EDA and emphasize the CEDS Committee's role in project selection.

Goal #2
The WMRPC shall promote coordination between counties, cities, townships, villages, the federal government, the State of Michigan, non-profits and other community-based organizations.

Objectives:

1. The WMRPC will continue to disseminate information through Commission meetings, CEDS Committee meetings, speakers, newsletters, mailings, telephone calls, the internet, and other means; and the WMRPC will continue to serve as the regional clearinghouse for federally funded projects.
2. The WMRPC will inform members of state, federal, and local programs through regular speakers at Commission and CEDS Committee meetings.

3. The WMRPC will encourage the identification and used of "best practices" by identifying new and better ways that member communities are accomplishing community development.

Goal #3
While EDA is the primary partner related to economic development, the WMRPC shall actively participate with other community and economic development organizations.

Objectives:

1. The WMRPC will promote the well-being of member communities by maintaining an active relationship, and supporting planning efforts and programs, with the Michigan Economic Development Corporation (MEDC), the Michigan Department of Transportation (MDOT) and other state agencies or initiatives that promote community and economic development.
2. The WMRPC will actively participate in the Michigan Association of Planning (MAP), the Michigan Association of Regions (MAR), and other initiatives related to economic and community development.
3. The WMRPC will participate in Member Economic Development initiatives when appropriate as a means of sharing information about EDA and the WMRPC.

Community and Economic Development Goals and Objectives

The following goals and the related objectives relate to the counties, cities, villages, and townships within the eight-county area served by the WMRPC.

Goal #1
Communities should support and participate in the WMRPC and CEDS process through membership.

Objectives:

1. Maintain membership at a county-level when possible to include the county, cities, villages, and townships.
2. Individual memberships are welcomed if county-wide membership is not desired, or if an individual community chooses to be a member.
3. In addition to annual dues, membership requires a long-term commitment of designated representatives to serve on the WMRPC and the CEDS Committee in order to develop a meaningful Comprehensive Economic Development Strategy.

Goal #2
Communities should maintain an up-to-date vision related to community and economic development.

Objectives:

1. Communities interested in economic development should provide regular updates related to potential projects to the WMRPC for inclusion in the CEDS.
2. All communities should strive to maintain up-to-date master plans that define each community's preferred vision. The WMRPC will assist in planning processes whenever possible and will review all plans submitted for review.
3. Communities should recognize the relationship that exists between healthy urban centers and healthy rural areas.

Goal #3
Communities should promote a diverse economy that recognizes the Region's and individual communities' varied strengths.

Objectives:

1. Communities should tailor economic development actions to match their individual strengths – such as urban centers' built environments, capacity of infrastructure, agricultural areas, tourism, and natural resources such as lakes, streams, and forests.
2. Communities should work with existing employers to identify existing and future growth areas and natural employment "clusters" such as health care, tourism, or value-added agriculture.

3. Communities should look at neighboring communities' economic development capacity to determine if potential projects are needed or if there is already excess capacity in the region.

Goal #4
Communities should investigate and emphasize the long-range impacts of projects as opposed to seeking short-term solutions to issues.

Objectives:

1. Determine the fiscal benefits and obligations for each potential community project – including jobs created (including "spin-off" jobs) taxes generated, costs to complete project, costs to maintain facilities, impacts on other public facilities, etc.
2. Determine if projects could have an adverse impact on the Region's natural resources.
3. Seek long-term commitments of businesses seeking improvements to public facilities.

Goal #5
Communities should maintain an appropriate level of public infrastructure to meet the needs of residents and businesses.

Objectives:

4. Maintain a public water and sewer system if population density and private sector demand is present to allow for a sustainable operation.
5. Plan improvements and expansions of water and sewer systems to allow for long-term growth of population and business/employment opportunities.
6. If a community chooses to provide additional public infrastructure, such as a public electric company or internet provider, ensure that capacity is available for existing and future growth.

Goal #6
Communities should establish an appropriate level of resources to encourage employment opportunities for the area's residents.

Objectives:

1. Define areas (through planning) appropriate for commercial, office, and industrial development.
2. Develop or expand industrial park opportunities if appropriate.
3. Work with existing businesses to determine long-range needs.

Goal #7
Communities should promote an appropriate level of private sector utilities to meet the demands of residents and businesses.

Objectives:

1. Work with power companies (electric and natural gas) to identify potential growth opportunities.
2. Work with communication providers (telephone, internet/broadband (see Goal #7), cable television, etc.) to improve services and to provide complete coverage across the region.
3. Work with existing businesses and residents to identify level of demand and priorities.

Goal #8
Communities should promote expanded internet and broadband services for businesses and residents.

Objectives:

1. Work with existing economic development organizations, internet/broadband advocacy groups, and internet providers to identify areas lacking appropriate services.
2. Work with internet providers to identify service gaps in communities and seek public and private funding solutions to address.
3. Communities should plan for future broadband by encouraging denser residential development that is more efficient attractive to internet/broadband providers.

Goal #9
Communities should promote all types of housing to attract a range of residents.

Objectives:

1. Plan for housing by identifying appropriate areas for a range of single family and multiple family housing.
2. Plan for the public utilities and services necessary to serve an expanded population, such as water, sewer, roads, schools, parks, public safety, and public buildings.
3. Encourage residential development by working with developers and others in a cooperative manner that includes uniform and fair development processes and permitting.

Goal #10
Communities should promote services that provide employees and employers with resources to support growth.

Objectives:

1. Encourage the provision of services to support employees needs related to allowing people to work while having a family, such as day care, after school care, and pre-school.
2. Encourage public transit services, carpooling, and other means to support transportation to and from employment centers.
3. Encourage education programs for all ages to support the growth of a skilled workforce.

Goal #11
Communities should promote alternate ways of meeting and soliciting public input.

Objectives:

1. Allow for remote meetings using internet and telephone services during emergencies and or to provide residents a safe and easy way to access meetings.
2. Maintain an up-to-date website and consider social media for distributing information and soliciting opinions.
3. Establish alternate locations for meetings that allow for larger groups or socially distanced meetings.

Goal #12
Communities should promote recreation and tourism activities for the physical and social health of the community and as an economic opportunity for businesses and employees.

Objectives:

1. Maintain an up-to-date Parks and Recreation plan the Michigan Department of Natural Resources that emphasizes the community's natural and build recreation opportunities.
2. Seek funding for improvements to public parks, trails, and other resources and encourage private sector partnerships to promote the area.
3. Work with local chambers of commerce, recreation departments, public schools, convention and visitor bureaus, lodging facilities, campgrounds, restaurants, and other related businesses to develop strategies to attract visitors and to encourage residents to participate.

COMMUNITY PROJECTS

Overview

This section also includes all of the projects submitted for funding consideration from communities within Region 8. For the 2021 CEDS, the CEDS Committee requested that no projects just be "rolled over" from the previous years. This approach required communities to complete a project submission form and forward it to the WMRPC for inclusion in the 2021 CEDS or to edit projects to address needed changes. This generated new projects and encouraged communities to fine-tune and resubmit projects that are essential to the economic well-being of the Region. The projects are divided into "EDA Targeted Community Projects," which are aligned with EDA's goals and "Community Projects," which may not meet EDA's criteria but are important to the community.

Each of the projects received for the CEDS was reviewed and endorsed by the CEDS Committee under the overall policy guidance of the WMRPC, and is therefore consistent with the strategy for economic development. In addition, resolutions were passed by all voting Economic Development District members who use the CEDS for their planning purposes.

Projects listed under the EDA Targeted Community Projects were prioritized utilizing the ranking criteria and point system presented in Table 63. These criteria are used by the CEDS Committee to identify projects that are competitive under other funding sources in addition to EDA. Table 64 shows the eligibility and work force information also used in the rankings. As in previous years, a point system was utilized which reflects the economic distress of each county, jobs created or retained by the project, commitment of business, availability of local funding, planning, and project readiness. A project's point value consists of the cumulative point value it receives in satisfying these criteria. This past year, project totals ranged from a high of 64 to a low of 33. The highest possible score is 84 points. There are a total of 27 EDA Targeted Community Projects and 11 Community Projects. The scores each project received are shown along with the description of the projects.

2022 EDA Targeted Community Projects

City of Allegan – Allegan County – Allegan Area Business Park

This project seeks to acquire and develop a 60-acre site in Allegan Township that is available and adjacent to the existing Allegan Business Park, Allegan Airport, and Allegan Technical Center. The Park will provide land for a large employer and will include up-to-date public and private utilities and infrastructure. The site is adjacent to M-222 and provides direct access to US-131. This expansion can be used to attract new businesses or can be used for the area's existing businesses to expand. The site would allow for a minimum of 100 new employees.

Estimated Cost: $1,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	1	WMRPC Membership	5
Ratio of EDA Share to Jobs	4	Community Goals	0
Investment Priorities	3	Private Sector Support	0
Regional Impact	4	Private Sector Investment	5
Matching Funds	0	Regional Cooperation	5
Engineering	0	**Total**	**39**
Utilities	7	**Ranking**	**12**

Gun Lake Area Sewer Authority (GLASA) – Allegan County and Barry County – Lift Station 23 Rehabilitation

A complete rehab of the system's largest sewage lift station is needed. The lift station is over 40 years old. Lift Station #23 is the most important lift station on the system. This lift station is part of a system that is the major source directly responsible for the water quality in five lakes and the Gun River. GLASA serves for townships (Yankee Springs, Orangeville, Wayland, and Martin) spanning both Allegan and Barry County all of which would benefit from this project.

Estimated Cost: $60,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	0	WMRPC Membership	5
Ratio of EDA Share to Jobs	5	Community Goals	5
Investment Priorities	2	Private Sector Support	0
Regional Impact	3	Private Sector Investment	0
Matching Funds	2	Regional Cooperation	3
Engineering	0	**Total**	**34**
Utilities	4	**Ranking**	**22**

City of Holland – Allegan County – New Industrial Road South of 48th St.

The City of Holland will work with Johnson Controls and Challenge Manufacturing to construct a new public road south of 48th Street between their two parcels to open up vacant land to more industrial development.

Estimated Cost: $12,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	0	WMRPC Membership	5
Ratio of EDA Share to Jobs	0	Community Goals	0
Investment Priorities	3	Private Sector Support	0
Regional Impact	5	Private Sector Investment	5
Matching Funds	0	Regional Cooperation	3
Engineering	0	**Total**	**33**
Utilities	7	**Ranking**	**24**

Village of Hopkins – Allegan County – Village Infrastructure Improvements

The Village of Hopkins plans to set up a Tax Increment Finance Area/Downtown Development Authority to allow for improvements to the Village's infrastructure including providing water, sewer, storm drainage, natural gas, and high-speed internet. Improvements will also include constructing/improving an all-season road, converting overhead electrical to underground service, and developing a variety of streetscaping and signage to the Village.

Estimated Cost: $20,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	2	WMRPC Membership	5
Ratio of EDA Share to Jobs	0	Community Goals	5
Investment Priorities	2	Private Sector Support	0
Regional Impact	3	Private Sector Investment	5
Matching Funds	0	Regional Cooperation	5
Engineering	0	**Total**	**36**
Utilities	4	**Ranking**	**18**

Lee Township – Allegan County – Provision of Natural Gas

Lee Township, is a rural township that includes unincorporated town of Pullman. It is ten miles from Lake Michigan and sits between South Haven and Holland. Lee Township began as a logging town in the late 1800's. By the mid 1900's Pullman boasted of over 20 businesses. By

2000, all manufacturing had left Pullman for more metropolitan areas that could better serve their needs. Hundreds of jobs were lost. Twenty years later, Pullman has a handful of businesses, mostly family owned with minimal employee base. Improvement to basic infrastructure needs that created business decline (natural gas, water, broadband) remains a stumbling block for economic growth. Lee Township recognizes these deficiencies and improvements in these areas are a part of the township master plan, but with a limited tax base, funds for such significant infrastructure improvements have remained out of reach. Securing grant funds and America Recovery Plan Act resources is the only way to make a change. Lee Township's economic recovery rests on one single factor, bringing back light manufacturing to Pullman. But without a natural gas utility, that will never happen. Michigan's natural gas system has over 50,000 miles of distribution pipelines and over 3 million service lines and one of them (ARN Pipeline) runs right through our downtown. Natural gas access added 1.9 million jobs across the U.S. economy in 2015, including 60,000 in manufacturing and 347,000 from new natural gas transmission lines alone. (study by National Association of Manufacturers (NAM). Despite incentives for natural gas expansion most funds continue to support Michigan aging gas infrastructure. Interest from Southwest MI gas utilities has been non-committal at best thus Lee Township is left without. It is for that reason our Township seeks to push forward and support interest in area economic development by accessing natural gas assets. Grant funds are being sought with the goal to engineer and construct a gate station on the ARN pipeline (TC Energy) less than 1 mile from the center of Pullman. In addition, the Township will seek to form a public utility or engage private partnerships to extend gas services to existing businesses and residential customers. Specific costs associated with this project would be clarified during the engineering study phase of this multi-phase process. Lee Township is actively working on securing local and private funds for the project.

Estimated Cost: $1,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	2	WMRPC Membership	5
Ratio of EDA Share to Jobs	5	Community Goals	5
Investment Priorities	2	Private Sector Support	0
Regional Impact	1	Private Sector Investment	0
Matching Funds	0	Regional Cooperation	5
Engineering	0	**Total**	**36**
Utilities	6	**Ranking**	**18**

Martin Township – Allegan County – 122nd Avenue Road Construction

Reconstruction of an all-seasons road within Martin Township. The road will be reconstructed from 10th Street to 6th Street.

Estimated Cost: $738,574

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	0	WMRPC Membership	5
Ratio of EDA Share to Jobs	0	Community Goals	5
Investment Priorities	1	Private Sector Support	0
Regional Impact	4	Private Sector Investment	0
Matching Funds	5	Regional Cooperation	3
Engineering	3	**Total**	**35**
Utilities	4	**Ranking**	**20**

City of Plainwell – Allegan County – Industrial Park Expansion

Expansion of utilities and new road into new addition of Industrial Park is necessary for existing businesses to expand and to be able to serve new businesses' needs. The site is adjacent to a successful industrial park that has easy access to US-131 and is conveniently located between two metro areas.

Estimated Cost: $1,643,350

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	3	WMRPC Membership	5
Ratio of EDA Share to Jobs	5	Community Goals	5
Investment Priorities	4	Private Sector Support	3
Regional Impact	5	Private Sector Investment	5
Matching Funds	3	Regional Cooperation	5
Engineering	5	**Total**	**60**
Utilities	7	**Ranking**	**3**

City of Plainwell – Allegan County – Plainwell Mill Redevelopment

The 36-acre site of the former Plainwell Paper Mill is under redevelopment. In 2000 the Plainwell Paper Mill closed its doors for good. The loss to Plainwell was devastating for our community, our economy and for the city budget. In 2002 a community vision for the site was created with significant input from residents and business owners. The plan embraces sustainable development principles calling for extensive green space, new residential offerings and modern work spaces that will allow a variety of job creating / knowledge-based economy users to take root. We anticipate having over 100,000 of sq. ft. available for tech, light industrial, research and development and/or incubator space. Plainwell still has not fully recovered economically from this closure. The unemployment rate in Plainwell as of April of 2019: 2.8 % in Plainwell, the State was 3.7 % and National rate was 3.6%.

In the first phase we gained 30-60 jobs, and we estimate an additional 50-150 jobs would follow throughout the course of the redevelopment. With many steps to go we have made progress and our community vision is becoming a reality. The next step needed is the critical infrastructure on the site. A connecting road that will travel east to west on the property site will establish the fundamental building blocks for the strategic mill adoptive reuse, mixed use, light industrial, research and development and/or incubator opportunities along M89 and near US 131. A portion of the road, Prince St., has been extended during the construction of SW Donut Mill in 2018, which added an additional 20+ jobs.

With remediation underway and a grant from MEDC under consideration, the Mill is in a phenomenal position for redevelopment. The City is seeking to have the necessary infrastructure (road, water, sewer, parking, etc.) that will attract job creators. Over the years, the City's vision has been tested, refined, expanded and is viable due to the comments we have received from developers.

Estimated Cost: $7,600,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	3	WMRPC Membership	5
Ratio of EDA Share to Jobs	0	Community Goals	5
Investment Priorities	3	Private Sector Support	0
Regional Impact	5	Private Sector Investment	5
Matching Funds	0	Regional Cooperation	5
Engineering	0	**Total**	**43**
Utilities	7	**Ranking**	**11**

City of Hastings – Barry County – Wastewater Treatment Plant Upgrade

The project is an upgrade of the existing Wastewater Treatment Plant. The following is a summary of the problems that presently exist at the City of Hastings Wastewater Treatment Plant:

1. There is currently no grit removal or fine screening at the headworks to the plant. This results in severe operation and maintenance issues at the plant on the downstream processes. Both of these processes should be added.
2. Raw wastewater pumping lacks proper access for O&M and pumps are nearing the end of their useful life.
3. The entire primary, thickened, scum, and waste and return sludge pumping/distribution system has outlived its useful life and should be replaced.
4. Primary treatment tanks require a new clarifier mechanism on one of the tanks.
5. UV disinfection equipment has outlived its useful life and should be replaced.
6. Odor control should be added to the headworks building.
7. Office and records storage area need to be added to the plant.

8. The gravity thickener mechanism has outlived its useful life and should be replaced.
9. Existing steel hand-railing and stairs are in disrepair and should be replaced.

The collection system is currently sized adequately to handle the flow and there are no major structural issues existing in the system.

Industry makes up 11.0 percent of the wastewater that the plant receives. The request would be for the portion of the cost of the project that would benefit industry and improve the process at the plant.

Estimated Cost: $9,800,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	0	WMRPC Membership	5
Ratio of EDA Share to Jobs	0	Community Goals	5
Investment Priorities	3	Private Sector Support	0
Regional Impact	5	Private Sector Investment	0
Matching Funds	0	Regional Cooperation	5
Engineering	3	**Total**	**38**
Utilities	7	**Ranking**	**17**

Village of Muir – Ionia County – Sanitary Sewer Improvement Project

This project would include abandoning the villages main lift station and replacing the liftstation (LS) and influent forcemain (FM) to the Village's Wastewater Treatment Facility (WWTF). The LS and the associated force main are the only means of conveying the wastewater from the entire village to the WWTF. The Village's has identified LS/FM replacement as the most critical need due to it's age, high maintenance needs. The pumps and valves in the LS are in poor condition and the probability of the LS/FM to fail is high due to its age.

The LS's and FM's ability to transmit wastewater are at or near capacity. Because of this the village is at or near its capacity for wastewater disposal. This hinders the village from further development because the added wastewater would overwhelm the LS and FM. Several businesses are looking to start operations in the village. A new LS/FM would ensure that adequate wastewater capacity is there it accommodate these new businesses.

Estimated Cost: $1,500,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	3	Ownership	5
Employment	0	WMRPC Membership	5
Ratio of EDA Share to Jobs	0	Community Goals	5
Investment Priorities	2	Private Sector Support	0
Regional Impact	1	Private Sector Investment	5
Matching Funds	0	Regional Cooperation	5
Engineering	2	**Total**	**39**
Utilities	6	**Ranking**	**12**

City of Grand Rapids – Kent County – Seward Avenue Extension, Wealthy Street to Butterworth Street

Throughout the years, the City of Grand Rapids, in partnership with Michigan Department of Transportation and Economic Development Administration, has constructed the Seward Avenue corridor from Butterworth Street to Leonard Street. This provided a much-needed north-south industrial connector, west of US-131, for the City's west side. The current request for the piece from Wealthy Street to Butterworth Street would improve access to industrial properties in the area and divert industrial truck traffic away from adjacent residential neighborhoods. This section would also provide a critical link to US-131 via Wealthy Street. The construction would include acquisition of 85' wide right-of-way, water mains, storm and sanitary sewers, bike lanes, street lighting, railroad, business and residential relocations. The project will continue to leverage substantial private investment and result in additional industrial capacity as well as considerable job creation and retention. Future phases of the extension would continue north to Richmond Street, possibly to Ann Street and could eventually connect with West River Drive, providing a regional connector and an alternative route to US-131.

Estimated Cost: $10,300,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	2	Ownership	5
Employment	1	WMRPC Membership	5
Ratio of EDA Share to Jobs	4	Community Goals	2
Investment Priorities	3	Private Sector Support	0
Regional Impact	5	Private Sector Investment	5
Matching Funds	0	Regional Cooperation	5
Engineering	2	**Total**	**46**
Utilities	7	**Ranking**	**10**

City of Grand Rapids – Kent County – 201 Market Grand River Corridor Trail

Since 2010, the Grand River has been at the heart of transformative planning efforts in Grand Rapids. Beginning with Green Grand Rapids, a Master Plan update which imagined a future with a revitalized River, and continuing with the efforts of Grand Rapids Whitewater, the citizens of Grand Rapids have identified the significant opportunities the River provides from a cultural, recreational, and economic development perspective. Put simply, the revitalization of the Grand River is our community's game changer.

Building on, and coordinating with, the ongoing efforts to revitalize the River, the recently-adopted *GR Forward* includes a new Downtown and River Corridor Plan. The effort engaged more than 5,000 Grand Rapidians and nearby neighbors in developing a vision for the land on the Grand River's banks. A centerpiece of that vision is a continuous, multi-use trail on the east and west banks along the River throughout the city. The trail would connect to the existing trail network within the region and the state, such as to the Lake Michigan Shoreline and the North Country Trail.

Among the benefits, the trail provides an opportunity to increase connectivity throughout Downtown and adjacent neighborhoods, which are some of the largest employment centers in the city and entire region. Further, in conjunction with the naturalization of the River, more than 500,000 new visitor days will be generated annually, resulting in up to $19 million in economic activity and 96 new jobs.

While the recreation improvements will be significant, the greatest potential lies in the job creation from new commercial development on River adjacent parcels. As part of GR Forward, a goal of adding 5,000 new households has been established, and several sites along the River are viewed as prime mixed-use opportunity sites. One of those identified opportunity sites is 201 Market, which is a City-owned parcel that currently houses City services, including the storage of maintenance vehicles. Initial projections identify investment potential at 201 Market in the hundreds of millions, with the possibility of 600+ jobs being created. When the development occurs, the open spaces and connected trail will play an integral role in connecting the site and its amenities to the rest of the City.

There is an endeavor currently underway to sell the public land at 201 Market Avenue SW that consists of approximately 18 acres of riverfront property. Approximately 11 acres of the property is currently under option to the Grand Rapids-Kent County Convention/Arena Authority which is contemplating the development of a +/- 12,000 seat outdoor multi-purpose amphitheater. The remainder of the property will be developed by private developers or for public greenspace. The City currently utilizes the property for its public services group but has an option to acquire the former Kent County Road Commission property on Scribner Avenue for relocation of these operations. The site will also create river access for the river revitalization project.

The City also solicited national riverfront urban planning firms to reactivate riverbanks with a theme that "brands and provides identify" to the Grand River. A menu of options was created for developers in the format of design guidelines that includes pathway materials, lighting and site furniture types, typology along the river pathway network, interface between the river and the land, and other features. This is analogous to other national cities that have reactivated their river resource such as Pittsburgh, PA, Columbus, OH, and Chicago, IL. Twenty-two opportunity sites were identified in the GR Forward Plan which were vetted by a schematic design process involving public engagement and eventual design and construction of certain sites pending financial investment strategies. The Grand River has been considered a water trail pathway by the Michigan Department of Natural Resources. Similar to the Cass River corridor in Michigan's "Thumb" region, this connectivity would provide reactional and economic investment in the region.

Estimated Cost: $2,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	2	Ownership	5
Employment	3	WMRPC Membership	5
Ratio of EDA Share to Jobs	5	Community Goals	5
Investment Priorities	4	Private Sector Support	0
Regional Impact	5	Private Sector Investment	5
Matching Funds	5	Regional Cooperation	5
Engineering	2	**Total**	**57**
Utilities	7	**Ranking**	**5**

City of Grand Rapids – Kent County – Leonard to Ann Street Grand River Corridor Trail

Since 2010, the Grand River has been at the heart of transformative planning efforts in Grand Rapids. Beginning with Green Grand Rapids, a Master Plan update which imagined a future with a revitalized River, and continuing with the efforts of Grand Rapids Whitewater, the citizens of Grand Rapids have identified the significant opportunities the River provides from a cultural, recreational, and economic development perspective. Put simply, the revitalization of the Grand River is our community's game changer.

Building on and coordinating with the ongoing efforts to revitalize the River, the recently adopted *GR Forward* includes a new Downtown and River Corridor Plan. The effort engaged more than 5,000 Grand Rapidians and nearby neighbors in developing a vision for the land on the Grand River's banks. A centerpiece of that vision is a continuous, multi-use trail on the east and west banks along the River throughout the city. The trail would connect to the existing trail network within the region and the state, such as to the Lake Michigan Shoreline and the North Country Trail.

On the east banks of the River, there is currently a connected trail from Fulton to Leonard Street. However, north of Leonard the trail is less developed, and in some stretches not accessible. By completing the .75-mile connection from Leonard to Ann Street, the trail would connect into Riverside Park, creating more than 4 miles of a connected trail. Additionally, at the northern edge of Riverside Park is the White Pine Trail, a 92-mile linear State Park that runs from Grand Rapids to Cadillac.

In addition to the recreation improvements, additional value lies in the job creation from new commercial development on River and trail adjacent parcels. In conjunction with the naturalization of the River, more than 500,000 new visitor days will be generated annually, resulting in up to $19 million in economic activity and 96 new jobs. As part of GR Forward, a goal of adding 5,000 new households has been established, and several sites along the River are viewed as prime mixed-use opportunity sites. One of those identified opportunity sites is the Baker Furniture site, which is a privately-owned redevelopment site. Initial projections identify investment potential at the Baker Furniture site over $100 million, with the possibility of 250+ jobs being created. The restored River and connected trail system are seen as potential catalysts for the project, and once established will play an integral role in connecting the site and its amenities to the rest of the City.

The City is also in the process of soliciting national riverfront urban planning firms to reactivate riverbanks with a theme that "brands and provides identify" to the Grand River. A menu of options will be available for developers in the format of design guidelines that includes pathway materials, lighting and site furniture types, typology along the river pathway network, interface between the river and the land, and other features. This is analogous to other national cities that have reactivated their river resource such as Pittsburgh, PA, Columbus, OH, and Chicago, IL. Twenty-two opportunity sites have been identified in the GR Forward Plan which will also be further vetted by a schematic design process involving public engagement and eventual design and construction of certain sites pending financial investment strategies. The Grand River has been considered a water trail pathway by the Michigan Department of Natural Resources. Similar to the Cass River corridor in Michigan's "Thumb" region, this connectivity would provide reactional and economic investment into the region.

Estimated Cost: $10,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	2	Ownership	5
Employment	2	WMRPC Membership	5
Ratio of EDA Share to Jobs	2	Community Goals	5
Investment Priorities	3	Private Sector Support	0
Regional Impact	5	Private Sector Investment	5
Matching Funds	5	Regional Cooperation	5
Engineering	2	**Total**	**53**
Utilities	7	**Ranking**	**8**

City of Grand Rapids – Kent County – Grand Rapids Eastern Rail Corridor from Leonard Street/Plainfield Avenue to Michigan Street/East Beltline

This five-mile rail corridor parallels a major portion of Michigan Street. The Michigan Street corridor is a burgeoning 5-mile long life sciences corridor, experiencing nearly $1 billion in investment over the past decade. More than 10,000 employees work on Michigan Street, 41,000 students attend classes annually in close proximity, and greater than 1.25 million visitors travel the corridor every year. The concentrated life sciences core is located on approximately 50 acres of land in and near downtown. Seven urban neighborhoods with 7,800 housing units within ½ mile (2000 Census) surround Michigan Street; including a Federally-designated Historic District. Neighborhoods are feeling traffic and parking impacts associated with more employees, students and visitors. Traffic volumes On Michigan Street range from 22,000 Average Daily Traffic (ADT) to 31,000 ADT. Projected volumes are anticipated to reach to 30,000 to 50,000 ADT by 2040, depending on corridor development. Four interchanges from I-196 connect in close proximity to Michigan Street and influence operations. The Level of Service (LOS) along the Michigan corridor deteriorates significantly during peak hours, particularly at Lafayette and College Avenues.

The Grand Rapids/Eastern Railroad continues to service customers in the Grand Rapids area, but currently the use of this line is infrequent each week. The funding would allow the acquisition of the underlying property and may include a lease back to the railroad for the near term. The 100' wide corridor could be used for additional purposes such as all modes of transportation including bus rapid transit or light rail, non-motorized and offer additional capacity for the Michigan Street corridor for vehicles. The project would include the acquisition of the corridor and includes the potential construction of a 50' wide multimodal street. The funding request does not include bus rapid transit or light rail facilities. It may also be desirable in the future to acquire additional sections of this corridor both the east side and west side of the Grand River for further development.

Estimated Cost: $26,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	2	Ownership	0
Employment	0	WMRPC Membership	5
Ratio of EDA Share to Jobs	0	Community Goals	2
Investment Priorities	6	Private Sector Support	0
Regional Impact	4	Private Sector Investment	5
Matching Funds	0	Regional Cooperation	5
Engineering	2	**Total**	**38**
Utilities	7	**Ranking**	**15**

City of Grand Rapids – Kent County – Circulation Improvements at Butterworth Street SW, Winter Avenue SW, and Front Avenue SW

Michigan Department of Transportation, Office of Rail has worked tirelessly with two rail carriers to provide access to Padnos Recycling, while eliminating four street/railroad crossings. In connection with the effort, the City of Grand Rapids will reconstruct Butterworth Street SW from Lexington Avenue SW to Front Avenue SW and is pursuing the realignment and extension of Winter Avenue SW from Butterworth Street SW to Watson Street SW. The work will include the elimination of: 1) Watson Street SW from Winter Avenue SW to Front Avenue SW, and 2) Front Avenue SW from Butterworth Street SW to Watson Street SW. The realignment of Butterworth Street SW and extension of Winter Avenue SW will allow for the continued development of Grand Valley State University and provide a more direct access for freight.

Estimated Cost: $2,680,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	2	Ownership	5
Employment	0	WMRPC Membership	5
Ratio of EDA Share to Jobs	0	Community Goals	2
Investment Priorities	3	Private Sector Support	0
Regional Impact	5	Private Sector Investment	5
Matching Funds	0	Regional Cooperation	3
Engineering	2	**Total**	**39**
Utilities	7	**Ranking**	**12**

Grand Rapids Center for Community Transformation – Kent County – Ignite: The Movement

Launched in 2015, Grand Rapids Center for Community Transformation (GRCCT) has a mission to create opportunities for transformation. Our approach is rooted in a strong evidence-based and social justice lens so that it can be embraced by the local community and integrated into larger community and economic development strategies. Located in the heart of the Madison Square neighborhood, GRCCT headquarters is positioned to initiate and accelerate change in a neighborhood that has experienced some of the greatest economic declines and least significant recoveries in the City of Grand Rapids.

The innovation in GRCCT's model is, in part, its propensity for collaboration and aligning efforts and resources. The core tenants/partners in the GRCCT model are NAACP of Greater Grand Rapids, Bethany Christian Services, and the Grand Rapids Nehemiah Project (the parent company of two social enterprises, Rising Grinds Café and Building Bridges Professional Services). This project targets low-income residents and supports workforce and business development located within the City of Grand Rapids' 49507 zip code, specifically concentrating on the Madison Square neighborhood. As an area that has experienced persistently poor

economic conditions, it is entirely within a Qualified Opportunity Zone. As the table below details, the 49507 zip code has a higher percentage of residents of color (89.1% compared to 42.2% for Grand Rapids, 25.2% for Michigan, and 38.5% for the U.S.), a higher unemployment rate, a higher rate of residents living in poverty, and lower educational attainment than the City of Grand Rapids, Michigan, and United States as a whole.

Estimated Cost: $1,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	2	Ownership	5
Employment	0	WMRPC Membership	5
Ratio of EDA Share to Jobs	5	Community Goals	3
Investment Priorities	3	Private Sector Support	5
Regional Impact	1	Private Sector Investment	5
Matching Funds	3	Regional Cooperation	5
Engineering	5	**Total**	**54**
Utilities	7	**Ranking**	**7**

City of Wyoming – Kent County – Site36 (Redevelopment of 36th Street GM Plant)

This is the site of a former GM Plant located on a 92 acre site on 36th Street, just east of US-131. The former 3 million square foot facility has been demolished and the site is being prepared and marketed for manufacturers and other businesses. Site36 is designed as a public-private partnership between the City of Wyoming, the developer, Lormax Stern, and the economic developer, The Right Place, Inc. Together, this redevelopment team has set a vision to attract one or two large-scale smart manufacturers that will carry forward the site's legacy of generating long-term economic growth (the former plant was built in the 1930s and employed 3,500 people).

Located in the City of Wyoming in the heart of West Michigan, the expansive site is serviced by nearly every major mode of transportation. This site has immediate access to a major north/south highway, US-131, direct freight rails service, and is eight miles from the Gerald R. Ford International Airport. Site36 offers some of the best industrial infrastructure in Michigan. The site is development-ready with industrial water, sewer, power, and unlimited options for added utility infrastructure and support. From high speed fiber-optic communication lines to state-of-the-art power, Site36 has the capacity to power any business into the future.

Since this project was submitted the City of Wyoming sold a large portion of the property to a developer, so project scope has changed considerably.

Estimated Cost: $1.8 million

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	2	Ownership	5
Employment	6	WMRPC Membership	5
Ratio of EDA Share to Jobs	5	Community Goals	5
Investment Priorities	4	Private Sector Support	5
Regional Impact	5	Private Sector Investment	5
Matching Funds	5	Regional Cooperation	5
Engineering	0	**Total**	**64**
Utilities	7	**Ranking**	**1**

City of Big Rapids – Mecosta County – Airport Runway Extension

The City needs to extend the existing airport runway from 4,300 feet to 5,000 feet to accommodate larger aircraft. Potential larger aircraft would be able to aid local businesses, industries and Ferris State University.
Estimated Cost: $3,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	3	Ownership	5
Employment	0	WMRPC Membership	5
Ratio of EDA Share to Jobs	0	Community Goals	5
Investment Priorities	2	Private Sector Support	0
Regional Impact	5	Private Sector Investment	2
Matching Funds	0	Regional Cooperation	5
Engineering	0	**Total**	**38**
Utilities	6	**Ranking**	**15**

City of Greenville – Montcalm County – High Strength Sanitary Sewer Trunkline and Wastewater Treatment Expansion

EDA Project includes approximately two miles of sanitary sewer trunkline to carry high strength waste from locations in the City's Industrial Park to the wastewater treatment plant. The existing trunkline is undersized and susceptible to attach by corrosive materials expected from beneficiary.

Estimated Cost: To Be Determined

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	3	Ownership	5
Employment	5	WMRPC Membership	5
Ratio of EDA Share to Jobs	2	Community Goals	5
Investment Priorities	2	Private Sector Support	0
Regional Impact	5	Private Sector Investment	5
Matching Funds	0	Regional Cooperation	0
Engineering	5	**Total**	**48**
Utilities	5	**Ranking**	**9**

Osceola County – Michigan Potash Company, LLC, New Facility

Michigan Potash Company (MPC), LLC is proposing to build and operate a multi-million dollar potash solution mining facility that will produce over a million tons of potash and salt per year. Extensive studies and other work have taken place; however, financing has not been secured. The project will create approximately 170 full-time jobs upon commissioning of the facility. Construction of the facility will take approximately 30 months to complete. A construction date has not been set. Approximately 300 construction jobs will be created during the construction phase. In addition to job creation, royalty payments may approximate $10 million per year.

The following public improvements will be needed to support the project:

- 1.5 miles unpaved portion of Schofield will need to be upgraded to a Class A road.
- An approximate one mile unpaved portion of 135th Avenue will need to be upgraded to a Class A road.
- The corner of Schofield and 135th Avenue will need to be re-engineered to accommodate larger vehicles.
- Utilities will need to be extended to the facility.

Estimated Cost: $35,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	3	Ownership	5
Employment	9	WMRPC Membership	5
Ratio of EDA Share to Jobs	4	Community Goals	2
Investment Priorities	1	Private Sector Support	0
Regional Impact	5	Private Sector Investment	5
Matching Funds	0	Regional Cooperation	5
Engineering	0	**Total**	**46**
Utilities	2	**Ranking**	**10**

City of Reed City – Osceola County – WWTP Infrastructure Improvements

The results of the condition and capacity assessment of the unit processes at the Reed City Wastewater Treatment Plant (WWTP) determined significant upgrades are needed to keep the facility functioning. Each unit process at the plant was evaluated, and its overall performance/condition rating and estimated remaining useful life was determined. Some of the unit processes, such as the PF, grinder and auger screen, and the coagulation/flocculation system located at the South Plant have exceeded their useful life. The South Plant site treatment facilities are experiencing problems due to age, condition, water damage, code compliance or capacity, and will require improvements or replacement immediately. The processes located at the South Plant need to be replaced with similar unit processes located on the North Plant site. By locating these processes to the North Plant site, the City's WWTP staff will be more efficient and effective in their daily routine thus controlling the future cost of operation and maintenance. The condition of the 8-inch force main and gravity lines that cross underneath the Hersey River is also unknown. These lines currently represent a significant risk for the City. The report on the Condition Assessment for Asset Management includes budgets for the replacement of the equipment and processes currently located on the South Plant site. The new facilities are proposed to be on the North Plant site. See the attached report for additional detail. The report was completed in May 2016. Based on estimating indecencies, the 2019 budget for this project is $9,075,000.

Estimated Cost: $9,075,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	3	Ownership	5
Employment	15	WMRPC Membership	5
Ratio of EDA Share to Jobs	5	Community Goals	5
Investment Priorities	2	Private Sector Support	0
Regional Impact	5	Private Sector Investment	2
Matching Funds	0	Regional Cooperation	5
Engineering	2	**Total**	**61**
Utilities	7	**Ranking**	**2**

Allendale Charter Township – Ottawa County – Allendale Township WWTP Improvements

A local food production industry is looking to expand their facilities, which could require an upgrade to their wastewater treatment and disposal systems. An alternate to this is to expand the Allendale Wastewater Treatment Plant (WWTP) to take some or all of this pre-treated flow to allow for this expansion. The intent is to have them push all of their proposed flows through their existing system (rather than upgrade) and send the pretreated effluent to the Allendale WWTP to be fully treated.

This project includes replacements and upgrades to the existing (WWTP) at Allendale Charter Township. The existing Rotating Biological Contactors (RBCs) are outdated and need to be replaced. The proposed project will implement a new technology to treat more wastewater in a smaller footprint than the existing equipment. These upgrades would increase the WWTP's design flow from 1.60 MGD to 5.2 MGD. The proposed system will utilize activated granular sludge reactors to accomplish the biological treatment with minimal energy and chemical consumption. The project will also include new mechanical sludge thickening and dewatering equipment to dispose of the waste biosolids in a more economical and sustainable manner. A new anaerobic digester will also be installed to accommodate the projected increase in flows and solids within the waste water. In summary, this project will implement four (4) new reactors with associated blowers, piping and valves, (1) new sludge thickener, (2) new biosolids dewatering presses, a new anaerobic digester and receiving station, miscellaneous piping and pump upgrades, and miscellaneous electrical, controls, tankage, and demolition required.

This project fits very well with the EDA Investment Priorities of Recovery and Resilience, Critical Infrastructure, and Workforce Development & Manufacturing. The expansion to this industry which creates high value products will provide a large increase in high paying manufacturing jobs to the West Michigan community. The update and replacement of critical infrastructure at the WWTP provides for economic resilience of the businesses within the service area, and allows for their continued prosperity and expansion.

Estimated Cost: $17,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	2	WMRPC Membership	5
Ratio of EDA Share to Jobs	5	Community Goals	5
Investment Priorities	4	Private Sector Support	3
Regional Impact	4	Private Sector Investment	5
Matching Funds	5	Regional Cooperation	5
Engineering	3	**Total**	**58**
Utilities	7	**Ranking**	**4**

Grand Haven/Spring Lake Wastewater Authority – Ottawa County – Capacity Upgrade Supporting Industry

The Grand Haven Spring Lake Sewer Authority (GHSLSA) owns and operates a wastewater collection system and treatment plant serving the communities of Grand Haven and Grand Haven Township south of the Grand River, and Spring Lake Township, the Village of Spring Lake and the City of Ferrysburg north of the river. The Grand River bisects the GHSLSA's service area, which includes a significant number of economically important manufacturing employers on both sides of the river. In addition to a strong manufacturing base, GHSLSA's service area supports a robust regional tourism economy.

A 45-year-old wastewater pumping station pushes all the wastewater collected from the three communities on the north side of the Grand River to the GHSLSA wastewater treatment plant on the south side through a 3,500-ft.-long, 12-in.-diameter forcemain buried under the river. The pump station and river crossing pipe handle 1.2 million gallons of wastewater each day.

Both the pumping station and the forcemain under the river are nearing their 50-year design life and need replaced with increased capacity to support anticipated growth. Spring Lake Township (2015) received an MDEQ asset management "SAW" planning grant to assess the condition of their wastewater facilities. One of the key findings in Spring Lake Township's MDEQ-funded SAW grant was the need to upgrade its river crossing forcemain with a larger one. Another recommendation was replacing its pump station with a new one with a higher pumping capacity to meet projected flow increases including immediate and significant growth in its industrial customer base.

The pumping station needs frequent maintenance. It features one 40 hp pump and two 150 hp pumps. The 40 hp pump can't add any capacity at high flows and they often shut down to one 150 hp pump during maintenance – two to three times a week—removing clogs. GHSLSA proposes a new, higher capacity pumping station using energy-efficient variable frequency drives to consume less energy and cut wear and tear on the pumping equipment. The new pumping station's estimated cost is $2.5 million.

To meet projected capacity needs, GHSLSA proposes a new 16-in.-diameter river crossing forcemain to the treatment plant. The larger pipe will increase the existing river crossing's flow capacity by 77 percent and serve the area's needs for the next 50 years. Until it reaches its capacity, it will lower the cost to pump wastewater through it. The variable frequency drives at the new pumping station will match the pumping effort to the actual flow, saving energy. The river crossing's estimated cost is $3.0 million.

GHSLSA's MDEQ-funded SAW grant identified the wastewater treatment plant's headworks for replacement due to its age, condition and functionality. The headworks receives incoming wastewater before it enters the treatment process. Equipment in the headworks removes grit, rags, and other harmful material from wastewater. The new headworks will cost $3.0 million.

Estimated Cost: $5,700,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	2	WMRPC Membership	5
Ratio of EDA Share to Jobs	4	Community Goals	5
Investment Priorities	3	Private Sector Support	5
Regional Impact	4	Private Sector Investment	5
Matching Funds	5	Regional Cooperation	5
Engineering	2	**Total**	**57**
Utilities	7	**Ranking**	**5**

City of Zeeland – Ottawa County – Downtown Zeeland Snowmelt System

The City of Zeeland is requesting EDA funding for the installation of a public snowmelt system along the sidewalks and Main Street in a three-block section of the downtown Zeeland central business district. Neighboring communities (Holland, Grand Haven) have proven that the addition of a snowmelt system is an innovative method that can drastically improve the accessibility and functionality of the district during Michigan's winter months, which are known for high precipitation and lake effect snow.

The City of Zeeland established a downtown snowmelt system as a goal to pursue in 2013; exploration of the project has also appeared in the 2017, 2018, 2019, 2020 and 2021 Strategic Action Plans. The City has been actively pursuing a complete snowmelt system over the past year; has consulted with engineers, stakeholders, focus groups, consultants and neighboring communities. The City has formed a snowmelt plan and has gained interest and support from the majority of downtown stakeholders; who would have likely been asked to assist in paying for the system, via a special assessment.

In light of the economic downturn due to Covid-19, the City of Zeeland believes it will take our local small businesses several years to rebuild what they have lost. Although a snowmelt system would still be abundantly beneficial to the district, adding a new special assessment to the list of expenses for these businesses may make rebuilding their businesses impossible. Additionally, the city's portfolio was also struck by the volatility of the market and part of the funding that the City of Zeeland could have directed toward a snowmelt system has been used for relief pay for city employees and other expenses needed to protect our community from the effects of the pandemic.

The downtown Zeeland business community would benefit from a snowmelt system, now, more than ever. Independent businesses will need every tool available to attract customers back to their door, as they recover from this crisis. Snowmelt would give local businesses the advantage of clear streets and sidewalks, free of winter elements, making downtown Zeeland attractive to customers and give the district a competitive position with our neighboring snowmelted communities.
We predict that snowmelt would increase sales in the first quarter, each year, which is traditionally a very difficult season for our downtown businesses. Improving this season will begin to yield healthier businesses annually. As this occurs, our businesses will once again be in a position to expand and add employees and we will reestablish downtown Zeeland as a desirable place to invest and attract new businesses.

In addition to economic advantages, streets and sidewalks that are clear of snow and ice contributes to placemaking and allows downtown to become a safe and walkable route year-round. This increases public safety, health and wellness. An inviting downtown also has a positive impact on investment in adjacent residential neighborhoods.

The proposed snowmelt system brings the technology used in radiant flooring systems to the outside. Water will be combined with an anti-freezing agent heated by boilers and pumped through a network of flexible plastic tubes embedded in sand or gravel underneath the street and sidewalk. The heat is transferred from the water to the material around it including the surface material above, and this heat melts snow and ice and increases the speed at which the melted water evaporates. The sum of this is that surfaces are kept free of snow and ice buildup and dry quickly; plowing and salting become unnecessary; and roads last longer since there is no freeze-thaw cycle. This decrease in road maintenance is a cost savings to the city. Similarly, individual property owners appreciate reduced wear and tear on exterior doors, exterior building trim and materials, interior floors and rugs thanks to the elimination of winter salt.

The cost estimates for the project include the installation of distribution piping, and the replacement of the street and sidewalk disturbed by distribution piping. Receiving an EDA grant for a complete downtown snowmelt system would allow the City of Zeeland to move forward with the project without a shared cost to the downtown business community. The grant would also allow the City to condense the construction schedule and potentially complete the project in a single construction season, rather than alternatively spreading the project over multiple seasons or years, which could have repetitive damage on the downtown economy. We realize that, in addition to relief resources, it will take a lot of collaboration and creative thinking to bring recovery and revitalization back to small downtowns, such as ours. However, we believe that a grant for the implantation of a downtown snowmelt system is a concentrated way to leverage EDA recovery funds with city matching dollars to provide direct benefit to the entire downtown. This stimulus would be targeted in scope but have broad effects on the heart of the Zeeland community; enhancing the most historic and cherished part of the city.

Estimated Cost: $4,180,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	0	WMRPC Membership	5
Ratio of EDA Share to Jobs	0	Community Goals	5
Investment Priorities	3	Private Sector Support	0
Regional Impact	1	Private Sector Investment	2
Matching Funds	4	Regional Cooperation	0
Engineering	3	**Total**	**35**
Utilities	7	**Ranking**	**20**

City of Zeeland – Ottawa County – Collection System Improvements

This project will include three main portions:

1. The replacement of approximately 3,500 feet of the west end sanitary trunk sewer line that is both deteriorating and subject to failure due to poor ground conditions. The pipe is made of

outdated asbestos cement and has multiple structural defects. It is also located in a high groundwater area that has caused the pipe to bend and dip in places, preventing the sewage from flowing freely through it. There are multiple areas where the pipe is constantly full of sewage and in risk of clogging or breaking. This pipe serves a large population area with both residential and commercial customers and is currently undersized to effectively handle the flows that it experiences. ($3,000,000)

2. The televising and condition rating of the entire sanitary sewer collection system. The City currently only has about 10% of the system visually inspected via camera in the last 10 years, so the majority of pipe conditions are unknown. There could be significant defects and risks to the health and safety of the system and the residents who live there, and detrimental effects to business that utilize this infrastructure for operations. ($500,000)

3. Re-routing the force main from the Roosevelt Ave Lift Station. Over the past 10 years, the industrial development of the areas served by the Roosevelt Lift Station and State Street trunk sewer has grown significantly. The current State St trunk sewer that collects flow from the Roosevelt Lift Station is flowing near capacity during peak hourly flows. This project will re-direct this force main to another trunk sewer (Church St) which is mostly commercial and residential, since there is minimal space for expansion to allow for additional capacity within the State St trunk sewer for future industrial growth. This would include approximately 950 feet of 16” force main piping, extending past the existing inverted siphon. This will eliminate a bottleneck point along the trunk sewer that this force main would discharge to. ($750,000)

The main reasons for these projects are to improve infrastructure that is in poor condition and to provide adequate facilities that can transport sewer flows from areas that are important for business growth and expansion, in addition to providing sufficient conveyance to continue supporting the established businesses in these areas. The trunk sewers are nearing capacity and this project will help mitigate risk of failures and backups for these customers, which will also protect the health and safety of the environment and residents of the area.

Estimated Cost: $4,250,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	0	WMRPC Membership	5
Ratio of EDA Share to Jobs	0	Community Goals	5
Investment Priorities	2	Private Sector Support	0
Regional Impact	3	Private Sector Investment	0
Matching Funds	4	Regional Cooperation	5
Engineering	3	**Total**	**34**
Utilities	7	**Ranking**	**22**

City of Zeeland – Ottawa County – Fiber/Broadband Project

The City of Zeeland has identified in its 2021 Strategic Action Plan an action step to evaluate "Fiber (broadband) Throughout the City". City leaders believe there is a need for fiber broadband infrastructure which would provide gigabit speed internet access for both homes and businesses.

Zeeland residential, commercial, and industrial entities do not currently have access to competitively priced, reliable gigabit-speed broadband services. Zeeland residents have very limited available options for high-speed broadband service. There have been reports that Zeeland residents and businesses are dis-satisfied with their current internet service providers. There have also been recent reports that, with substantially increased broadband traffic from teleworkers and remote learners due to the pandemic crisis, existing copper broadband infrastructure in Zeeland and the surrounding area has been overwhelmed since the system was never intended to support such high demand. It is unlikely that the incumbent providers will upgrade their copper broadband infrastructure to fiber within the foreseeable future as they perceive such an investment would provide insufficient return on investment. The lack of available fiber broadband infrastructure in Zeeland and the surrounding area seems mis-aligned with the fact that this community is a major employment center in West Michigan.

The COVID-19 crisis has dramatically changed the way day-to-day business is accomplished, whether that be teleworking, attending school, shopping for essential supplies, or performing banking and other financial transactions remotely. This mode of business operations and daily living will likely be sustained from this point forward, forever changing the way everyday citizens go about their daily routines. Zeeland and surrounding areas have, for all intents and purposes, been underserved in terms of fiber broadband infrastructure. And the deficiencies in this infrastructure, which have been ever-present in Zeeland, have become increasingly apparent every day as citizens navigate this new era that necessitates a construct of rapid response and readiness on the part of all.
The Zeeland Fiber to the Home/Business proposal involves the following major activities:
1. Strategic Planning - $10,000
2. Needs Assessment - $25,000
3. Preliminary Network Design - $30,000
4. Business Plan Development - $35,000
5. Final Network Design and Construction - $7.5M – $10.0M

The final network design would be based on outcomes from the previously mentioned steps.

The Zeeland Fiber to the Home/Business proposal aligns perfectly with the goals of the U.S. Economic Development Administration's investment priorities. The project also effectively addresses the creation and/or retention of high-quality jobs. The project will leverage other resources, both public and private, and will demonstrate Zeeland's capacity to promptly commence the project, and to use funds quickly and effectively. The project will provide a clear scope of work that includes a description of specific and measurable project outputs.

Estimated Cost: $10,000,000

Project Evaluation Score

Category	Score	Category	Score
EDA Eligibility	0	Ownership	5
Employment	15	WMRPC Membership	5
Ratio of EDA Share to Jobs	5	Community Goals	5
Investment Priorities	3	Private Sector Support	0
Regional Impact	1	Private Sector Investment	0
Matching Funds	0	Regional Cooperation	0
Engineering	0	**Total**	**46**
Utilities	7	**Ranking**	**10**

Table 63 -- EDA Targeted Community Projects Summary – Ranked in Order

Rank/Pts.	Project	Cost
1/64	City of Wyoming – Kent Co. – Site36, Redevelopment of Site 36	$1,800,000
2/61	City of Reed City – Osceola County – WWTP Inf. Improvements	$9,075,000
3/60	City of Plainwell – Allegan County – Industrial Park Expansion	$1,643,350
4/58	Allendale Charter Township – Ottawa County – Allendale Township WWTP Improvements	$17,000,000
5/57	Grand Haven/Spring Lake Wastewater Authority – Ottawa County – Capacity Upgrade Supporting Industry	$5,700,000
5/57	City of Grand Rapids – Kent County – 201 Market Grand River Corr. Trail	$2,000,000
7/54	Grand Rapids Center for Community Transformation – Kent County – Ignite: The Movement	$1,000,000
8/53	City of Grand Rapids – Kent County – Leonard to Ann River Corridor Trail	$10,000,000
9/48	City of Greenville – Montcalm County – High Strength Sanitary Sewer Trunkline and Wastewater Treatment Expansion	TBD
10/46	City of Zeeland – Ottawa County – Fiber/Broadband Project	$10,000,000
10/46	Osceola County – Michigan Potash Company, LLC, New Facility	$35,000,000
10/46	City of Grand Rapids – Kent County – Seward Avenue Extension, Wealthy Street to Butterworth Street	$10,300,000
11/43	City of Plainwell – Allegan County – Plainwell Mill Redevelopment	$7,600,000
12/39	City of Allegan – Allegan County – Allegan Area Business Park	$1,000,000
12/39	City of Grand Rapids – Kent County – Circulation Improvements at Butterworth Avenue SW, Winter Avenue SW, and Front Avenue SW	$2,680,000
12/39	Village of Muir – Ionia County – Sanitary Sewer Improvement Project	$1,500,000
15/38	City of Big Rapids – Mecosta County – Airport Runway Extension	$3,000,000
15/38	City of Grand Rapids – Kent County – Grand Rapids Eastern Rail Corridor from Leonard Street/Plainfield Avenue to Michigan Street/East Beltline	$26,000,000
17/38	City of Hastings – Barry County – Wastewater Treatment Plant Upgrade	$9,800,000
18/36	Lee Township – Allegan County – Provision of Natural Gas	$1,000,000
18/36	Village of Hopkins – Allegan County – Village Infrastructure Improvements	$20,000,000
20/35	City of Zeeland – Ottawa County – Downtown Zeeland Snowmelt System	$4,180,000
20/35	Martin Township – Allegan County – 122nd Avenue Road Construction	$738,574
22/34	Gun Lake Area Sewer Authority (GLASA) – Allegan County and Barry County – Lift Station 23 Rehabilitation	$60,000
22/34	City of Zeeland – Ottawa County – Collection System Improvements	$4,250,000
24/33	City of Holland – Allegan Counties – New Industrial Rd. South of 48th St.	$12,000,000
Total		**$197,326,924**

Community Projects and Plans

City of Grand Rapids – Kent County – Grand Rapids Downtown Market Feasibility Study

The Grand Rapids Downtown Market is a unique food innovation hub that catalyzes the West Michigan food system by providing shared and affordable food production facilities, technical services, and marketing opportunities to the region's food entrepreneurs. The Downtown Market provides the critical missing infrastructure that helps food producers, processors, and consumers connect, increasing regional food commerce and innovation, and provides new food business opportunities as well as opportunities in supporting sectors. The facility, which opened in the spring of 2013, will lead to innovation and product commercialization and will put West Michigan into a clear leadership position within the national effort to create regional food clusters.

The Downtown Market Education Foundation (DMEF) and the Michigan State University (MSU) Product Center (Food-Ag-Bio) intend to conduct a feasibility assessment related to providing expanded agricultural processing technology acceleration space and equipment beyond what is currently offered at the Downtown Market and available in the area. The study will focus on the following: economic feasibility, market feasibility, technical feasibility, financial feasibility and management feasibility. To the greatest degree possible, the format will follow the outline in RD 4279-B Appendix A Guide for the Completion of Feasibility Studies from the U.S. Department of Agriculture Rural Development. This will allow the DMEF to use the feasibility assessment for other grant and loan guarantee programs. The feasibility assessment will also be used to aid DMEF in developing its business plan for the potential accelerator.

Economic feasibility will focus on sufficiency of inputs. Of particular importance will be the access to inputs and labor. Access to critical infrastructure will also be included. Market feasibility will focus on the price of services, potential users, and potential competitors. Technical feasibility will focus on the technology used at the facility including the equipment used and needed, the experience of the firms producing and installing the equipment and previous experience with the technology being considered. Financial feasibility will focus on profitability of the venture. Partial budgeting will be used to generate prospective income statements and balance sheets. Cash flow will also be analyzed. Management feasibility focuses on the management team and their experience. The organizational structure of the incubator will also be analyzed.

Estimated Cost: $70,000

City of Grand Rapids – Kent County – Green Infrastructure Portfolio Standards (GIPS)

To significantly reduce the volume and pollutant load of stormwater runoff that enters the storm sewer system and provide other benefits to the community by incrementally but steadily scaling up the use of stormwater green infrastructure practices by incorporating them in public and private projects that are planned and seeking opportunities to retrofit existing impervious surfaces. Green infrastructure is an approach to wet weather management that uses natural

systems—or engineered systems that mimic natural processes—to enhance overall environmental quality and provide utility services. Unlike conventional stormwater management (gray infrastructure) which uses curbs and gutters and underground piping to convey water away from developed landscapes, green infrastructure relies heavily on water infiltration and evapotranspiration to capture raindrops where they fall. The utilization of the Portfolio allows for quantifying the impact of green infrastructure and to establish goals for reductions the volume and pollutant load of stormwater runoff that enters the storm sewer system. The GIPS will apply to project areas within the City selected by the GIPS Task Force and will be implemented in each project area until the annual goals established for that area are achieved. Investment in resiliency is especially necessary due to the Grand River reaching flood levels as recent as 2013 and 2017.

Estimated Cost: $1.5 Million

City of Grand Rapids – Kent County – Revolving Loan Fund

The City of Grand Rapids is interested in establishing a revolving loan fund to assist in developing new local businesses and helping existing businesses expand. The program would be administered by the City's Economic Development Corporation. This community is experiencing the loss of major manufacturing jobs, with Grand Rapids Chair, Precision Aerospace, and Benteler Automotive all relocating outside the City in the next few months. The funds made available through this Fund would assist in restoring this loss of employment throughout the community. The Fund would focus investments to entrepreneurs affecting clean energy, green technology, sustainable manufacturing, information technology infrastructure, those impacted by auto industry restructuring, innovations in high growth technologies and health care. Support of those companies promoting environmentally sustainable development would also be considered for funding where possible.

Estimated Cost: $110,000

City of Grand Rapids – Kent County – North Monroe Mobility Connections

This project will provide an accessible, non-motorized path that connects housing, education, jobs, healthcare, and prime recreational assets. In particular, the project will connect the Neighbors of Belknap Lookout (NOBL) neighborhood and Grand Valley State University (GVSU), Spectrum Health's Center for Health Transformation and Innovation (CTI) and Michigan State University's Innovation Park, and the Medical Mile, which is a densely developed area on Michigan Street that is one of the largest employment centers in the state with hospitals, universities, and businesses. The connection will be provided in two ways.

First, the Hastings Street non-motorized path will connect the Monroe North business district, including Spectrum CTI, MSU Innovation Park, and Grand River frontage, to the NOBL neighborhood, GVSU, and the Medical Mile. Monroe North is part of the NOBL neighborhood.

However, they are separated by a 100' high bluff and the existing stairs are in disrepair. The improvements include an elevated walkway, path, overlook, lighting, benches, and landscaping.

Second, an abandoned railroad tunnel under the I-196 freeway will be repurposed for pedestrian/non-motorized use. This will connect Spectrum CTI in Monroe North and MSU's Innovation Park on Michigan Street. It will create a non-motorized path connecting the two campuses through the tunnel and will allow free flowing access between the districts. This path will also connect to the Grand River Edges Trail, linking this off-road commuting route to the Medical Mile.

This area struggles to balance transportation demands of residents and businesses. Non-motorized infrastructure is critically needed to deter and mitigate automobile traffic. Carefully providing linkage between these three critical districts will provide for the free flow of ideas and pedestrians along the Medical Mile.

Estimated Cost: $4,780,000

City of Grand Rapids – Kent County – Grand Rivers Edges (West) – North of Watson Street to Pearl

This project will construct a trail along the west bank of the Grand River that will connect the Grand Valley State University campus, Grand Rapids Public Museum, and the Gerald R. Ford Presidential Museum. This non-motorized trail is part of the Grand River Edges Trail system, which provides pedestrian and bicycle routes along the east and west banks of the Grand River. It is also part of the 7.5-mile river trail loop in downtown Grand Rapids, connecting institutions on both sides of the river via a non-motorized route.

The project includes construction of a new trail to address a gap in the system and renovation of an old section that is not universally accessible. These new universally designed pathways will change the mobility of the region, especially for the westside of Grand Rapids. The trail will connect to bike lanes and regional trails, providing accessible alternatives for local commuters, reduce traffic and parking congestion, improve mobility throughout the downtown region, and connect residential neighborhoods with business districts and cultural institutions in the urban core.

In addition, the project is anticipated to accelerate completion of the Van Andel Public Museum's vision for the activation of its river frontage. It will jumpstart the reorientation of the museum facility to make use of its southern exposure and revolutionize its customer experience. This will increase public riverfront access on the west side.

The GR Forward plan identifies the project's reach as two separate opportunity sites in the overall work to restore and reactive the Grand River. The trail is part of the vision of these sites. Overall river restoration and expanded recreational uses of the river and riverfront is estimated to

stimulate net new economic impact of $15.9 million to $19.1 million annually (Anderson Economic Group).

This project will complete a key river trail segment, thus improving bike/pedestrian mobility and safety and facilitating access to the restored river. It will address equity for the westside residents, many of whom depend on bicycles for transportation. This project is prioritized based on outcomes of the GR Forward and River For All planning processes, which engaged thousands of community constituents.

Estimated Cost: $5,000,000

City of Grand Rapids – Kent County – Wealthy Street – Fuller to East City Limits

Project Description: This significant, Minor Arterial, brick corridor serves 6,000 vehicles/day and is in Fair condition. Throughout the City, Wealthy Street has been reconstructed over the years with Federal, State and City investment.

The project will remove the existing street, replace/rehab aging infrastructure: water main (1909), sanitary and storm sewer (1896-1931), reconstruct the brick street, upgrade Street Lighting/Traffic Signals to LED, possibly ornamental lighting, and porous pavers in the parkway/parking lanes, green infrastructure/trees will be placed where possible. This meets Federal, State and City goals to maintain the existing system of streets in good condition.

This continues the public/private investment in the Eastown area which is part of the Uptown Business Improvement District and is consistent with the purpose of Uptown.

Estimated Cost: $9,530,000

City of Grand Rapids – Kent County – Division Avenue – Fulton Street to Michigan Street

Project Description: This former MDOT trunkline serves 11,000 vehicles/day and is in Poor-Fair condition. The funding will remove the existing street, replace/rehab aging infrastructure (1885-1940), upgrade Street Lighting/Traffic Signals to LED, improve pedestrian signals and replace end of life Street Lighting/Consumers Energy (added $3.25 million investment) conduit systems and reconstruct the street to current Vital Streets standards, including green infrastructure and provide for all modes of transportation. This meets Federal, State and City goals to maintain the existing system of streets in good condition.

The “GR Forward Plan” and “Equitable Economic Development and Mobility Strategic Plan” will be used to inform the design.

Estimated Cost: $10,760,000

City of Grand Rapids – Kent County – Cesar Chavez Avenue – Clyde Park Avenue to Franklin Street

Project Description: (Attach Additional Sheets if Necessary) Transformation has begun. Plaza Roosevelt, just north, a $50 million P3 includes new housing, high school, City park and expansion of health care/arts/cultural opportunities and is nearing completion. If funded, this will complete the corridor, improve safety, add green infrastructure and provide significant investment in an underserved Neighborhood of Focus and open up redevelopment possibilities.

The “Viva La Avenida Long Live the Avenue Plan" will be incorporated into the project.

Estimated Cost: $7,000,000

City of Grand Rapids – Kent County – Division/Ionia Avenues to I-196/Mason Street

For many years, the Grand Rapids community has desired a better connection between the Monroe North Area and the Neighbors of Belknap Lookout neighborhood. There is a 100’ difference in elevation between the areas and they are also divided by the Ionia Avenue/Division Avenue busy corridor. The community is beginning the conceptual design process for access improvements throughout the area titled: “Hill + River Network.” The focus is on a non-motorized connection between the areas and the Grand River, and also to improve pedestrian safety and comfort when crossing Ionia Avenue/Division Avenue.

As the City and Federal/State partners implement the Grand River Restoration projects estimated at $45 to $50 million, the Monroe North Area has begun seeing significant investment as a natural extension of the Medical Mile, including investment in the Michigan State University Grand Rapids Innovation Park, 601 Bond, the Spectrum Health Center for Transformation and Innovation campus, and Embassy Suites. With these developments estimated to total $475 million, there is great opportunity to improve the Ionia Avenue/Division Avenue corridor and provide additional space for a multitude of uses and redevelopment.

Division Avenue was a MDOT trunkline, cut into the Belknap Hill in the 1930s. In 2017, the City entered into a turnback agreement for jurisdictional control of Division Avenue. Ionia Avenue and Division Avenue parallel each other in the section from I-196 to Mason Street. Ionia Avenue has limited access to the street network and is in Very Poor to Fair condition.

This project would reconstruct Division Avenue on the Ionia Avenue footprint. This relocation will provide an additional direct connection to the $136 million Spectrum Health Center for Transformation and Innovation campus at Fairbanks Street, provide direct access to underutilized Ionia Avenue parcels on the West side, allow for the design of the street to better serve non-motorized crossing by limiting the crossing lengths and also reducing vehicular speeds and, finally, provide about four acres along the east side of the new Division Avenue for a linear park, public space and/or redevelopment (utilizing the old Division Avenue footprint). It would also provide better options for connection to Division Avenue should the WB I-196 to NB Division Avenue ramp move forward. At a minimum, this relocation will provide much better options to

the Hill + River Network landing at the bottom of Belknap hill than is currently available. In addition, reduction in pavement will result in approximately three acres which will reduce runoff to the river and reduce street maintenance in the future.

Estimated Cost: $2,475,000

City of Grand Rapids – Kent County – Godfrey Avenue from Oxford Street to Market Avenue

The Godfrey Avenue corridor has played a critical role throughout the years by providing the only access to a major industrial area of Grand Rapids. This Principal Arterial street and the underlying infrastructure have outlived their useful lives. The condition of the street is currently rated as Poor (PASER rating 3 to 4 out of 10) and requires complete reconstruction. Providing large storm trunk sewers throughout the corridor will allow the City to separate large geographic areas upstream, resulting in additional capacity at the Wastewater Treatment Plant or postponing the need for expansion. There have been a series of utility breaks and collapses which have further degraded the pavement and demonstrate the poor conditions of the water main and combined sewers. The area is experiencing a revitalization of tired, old industrial sites to new facilities or rehabilitation. The construction of the Leslie E. Tassell M-Tec Center by Grand Rapids Community College for workforce training demonstrates the region's desire to revitalize the area. In addition, there is interest in a large development on the west side of Godfrey. Due to the area's topography, including hills and the Grand River, Godfrey Avenue plays a critical role in transporting goods and services to Grand Rapids, Wyoming and beyond. It is linked to I-196 via Market Avenue and to US-131 via Hall Street.

The project will construct a 4'x10' storm sewer outfall to the Grand River to separate approximately 200 acres of underserved industrial, commercial and residential area. It will also include 36" sanitary sewer; 84" upland storm sewer; low land storm sewer for flood control; 16" and 24" water mains and complete street reconstruction and reconfiguration.

In 2020 and 2021, the City invested $8.6 million in the sewer separation, water main replacement and reconstruction of Godfrey Avenue between the south City limits and Oxford Street. Also, in 2020, the City leveraged a $241,500 Michigan Natural Resources Trust Fund grant and invested $1.25 million to improve the Roberto Clemente Park which is at the corner of Godfrey Avenue and Oxford Street.

Estimated Cost: $12,200,000

City of Big Rapids – Mecosta County – Riverwalk

The City of Big Rapids will develop a connection between the existing riverwalk and Ferris State University. The riverwalk runs along the Muskegon River from the south side of the City, to downtown, and on to Northend Park to connect with the Fred Meijer White Pine State Park.

Estimated Cost: $450,000

City of Big Rapids – Mecosta County – Housing Commission Infrastructure Improvements

A portion of land has been donated by a private individual for housing development. Improvements needed to develop this land include watermain, street improvements, and sanitary sewer.

Estimated Cost: $300,000

City of Big Rapids – Mecosta County – Utility Master Plan

Utility Master Planning is required for the NE quadrant of the City where storm water, sanitary sewer, and water main are lacking. A plan is needed to determine the type, rational, priority, and costs. Plans to serve areas west of US-131 and north of 19 Mile road should also be developed.

Estimated Cost: $100,000

City of Big Rapids – Mecosta County – Recreation Complex

The City of Big Rapids is in need of more baseball and soccer fields and would like to be able to bring tournaments to the area to boost the economy. A recreation complex is planned to be located at the Roben Hood Airport excess land area.

Estimated Cost: $500,000

City of Big Rapids – Mecosta County – Railroad Depot Restoration

The City of Big Rapids' historic railroad depot is located along the State's rails to trails system and is used as a staging area. Repairs need to be made due to vandalism. The City plans to purchase the property from the State and renovate it for use as a museum and retail shop. The surrounding area would also be made into a park-like staging area for the trail.

Estimated Cost: $600,000

Broadband Internet Partnership – Mecosta County – Broadband Implementation and Training

This is a project to bring Broadband/High Speed Internet to the underserved rural population in Mecosta County. The project will include education programs and computer centers. BIP is working with Connect Michigan on all of the parts of the project as well as working to make Mecosta Count a certified wired community, thus helping to improve quality of life, employment, and incomes.

Estimated Cost: To be determined

Osceola County – Countywide Tourism Study

Osceola County's employment base is heavily dependent on manufacturing. The purpose of the tourism study is to inventory the County's assets and then determine to what extent tourism can be used to supplement the existing employment base.

Estimated Cost: $50,000

City of Holland – Ottawa County – James DeYoung Coal Plant

Originally constructed nearly 80 years ago, the coal-fired James DeYoung Power Plan on Pine Avenue has served the Holland community with reliable electricity for decades, expanding to meet increased demand in 1960 and 1968. The plant officially stopped burning coal in April 2016 and was retired in 2017 after completion of the new Holland Energy Park. The $240 million natural gas fired plant will power the community for many years to come. The City of Holland has the unique opportunity to envision something new for this 16-acre waterfront site.

The community has started a series of community conversations to discuss not only this site, but the overall vision of the waterfront for the community to ensure redevelopment fits in with the overall strategic plan for the area.

No specific redevelopment priorities or needs have been established. A detailed market needs analysis is the next step in determining an action plan.

Estimated Cost: To be determined

CEDS Project Evaluation Criteria

The following criteria were used by Region 8's CEDS Committee to rank all EDA Targeted Community Projects (Community Projects were not ranked). The ranking of projects assists in identifying projects that are competitive for EDA and other funding sources. Each EDA Targeted Community Project submitted for inclusion in the 2021 CEDS received a project ranking against all other projects based on the following information.

Project Benefits

1. EDA Eligibility (For County in which Proposed Project is Located) (Maximum 5 Points)

- 24 Month Unemployment Rate is at least 1% greater than the national average or the per capita income is not more than 80% of the national average…… 2
- 24 Month Unemployment Rate is at least 175% of the national average or the per capita income is not more than 65% of the national average……... 3
- 24 Month Unemployment Rate is at least 200% of the national average or the per capita income is not more than 60% of the national average……... 4
- 24 Month Unemployment Rate is at least 225% of the national average or the per capita income is not more than 50% of the national average……... 5

2. Employment (Maximum 15 Points)

- Projected Number of Full Time Jobs that Address EDA's Criteria Created Within 3 Years……..... 1 point/0.2 percent of county's 24 mo. Average workforce
- Anticipated Number of Full Time Jobs that Address EDA's Criteria Retained…….....

3. Ratio of EDA Share of Project Cost to Number of Jobs Created and/or Retained (Max. 5 Pts)

- Greater than $37,500 per job……..... 0
- $30,001 - $37,500 per job……. 1
- $22,501 - $30,000 per job……. 2
- $15,001 - $22,500 per job……. 3
- $7,501 - $15,000 per job……..... 4
- $7,500 or less per job……..... 5

4. Addresses EDA Investment Priorities (see below) (Maximum 7 Points)

- EDA currently has seven investment priorities. A complete description was provided in the packet materials. 1 point/ investment priority

5. Impact of Project on Region (Maximum 5 Points)

- Project would impact community where project located…….. 1
- Project would impact adjacent communities ……..... 3
- Project would impact County-wide Population……. 4
- Project would impact Region-wide Population ……..... 5

Project Readiness

1. Matching Funds (Maximum 5 Points)

- Not Secured……..... 0
- Secured and Account for less than 30 percent of Total Project Cost……..... 2
- Secured and Account for 30-39 percent of Total Project Cost……..... 3
- Secured and Account for 40-49 percent of Total Project Cost……..... 4
- Secured and Account for 50 percent or more of Total Project Cost…… 5

2. Engineering and Project Cost Estimates (Maximum 5 Points)

- Project Engineering Not Started……... 0
- Project Engineering In-Progress…….. 2
- Project Engineering and Cost Estimates Completed……..... 5

3. Availability of Utilities (Maximum 7 Points)

- Site has access to adequate public water, sanitary and storm water treatment, all-season road, natural gas, electricity, telephone, and broadband internet services…….. 1 Point/Utility

4. Ownership (Maximum 5 Points)

- Public Body has option to purchase property where improvements are proposed……..... 2
- Public Body owns property where improvements are proposed or has control/easement of property……..... 5

Public and Private Commitment

1. Member of WMRPC (Maximum 5 Points)

- Community or County is member of WMRPC……..... 5

2. Project Matches Community Goals (Maximum 5 Points)

- Project Listed in Previous CEDS Document, but no local Plan……..... 2
- Project Listed in Comprehensive Plan and/or Capital Improvements Plan……... 5

3. Private Sector Support (Maximum 5 Points)

- Letter of Intent from Private Sector Businesses…… 3
- Letter of Commitment from Private Sector Businesses…… 5

4. Private Sector Investment (Maximum 5 Points)

- None 0
- Less than EDA Investment……...…… 2
- Equal to or Greater than EDA Investment…… 5

5. Regional Cooperation (Maximum 5 Points)

- Support from Community (Project Submission Form)……..... 1
- Letter of Support/Resolution from Adjacent Community *or* County (CEDS Rep. or other)… 3
- Letter of Support/Resolution Adjacent Community *and* County…….. 5

Community Distress

Distress and eligibility are also important for determining a project's ranking. The information shown in Table 64 is used to determine the eligibility of a community. The numbers in Table 63 show that currently Ionia County, Mecosta County, Montcalm County, and Osceola County, are eligible for EDA grants based on per capita income figures. For the first time in decades, no counties (as a whole) qualify based on the unemployment rate. Eligibility requirements include one percentage point above the national average for 24 months or less than 80 percent of the national per capita income. A third qualifier is "other" which can include natural disasters, plant closings, or other events that impact the economy – the pandemic has opened eligibility for all areas in Region 8 for an unknown period of time.

Table 64 -- Eligibility of Counties

Area	24 Month Average Employment (June 2020-May 2022)				Income	
	Employed	Work Force	Unemployed	Unemployment Rate	2016 Personal Per Capita Income	% of USA
USA	152,116,917	161,571,292	9,454,292	5.9	$49,246	100.0
Michigan	4,491,792	4,8125,583	320,875	6.7	$44,253	89.9
Allegan County	58,157	61,249	3,092	5.0	$40,389	82.0
Barry County	29,569	31,139	1,570	5.0	$40,469	82.2
Ionia County	28,251	29,798	1,546	5.2	$31,467	***63.9***
Kent County	334,187	352,799	18,612	5.3	$49,599	100.7
Mecosta County	16,742	17,965	1,223	6.8	$30,441	***61.8***
Montcalm County	25,670	27,357	1,687	6.2	$31,981	***64.9***
Osceola County	10,767	11,437	669	5.9	$32,901	***66.8***
Ottawa County	150,999	158,199	7,200	4.6	$44,035	89.4

Source: US Census of Population; Michigan Department of Career Development, Labor Market Information; Stats America

Coronavirus Aid, Relief, and Economic Security (CARES) Act Projects
Member Project Submissions

The following projects were solicited between March 2020 and August 2020 through e-mails, telephone calls, and conference calls. Each project was provided to EDA's Michigan Representative for review and comment and potentially successful projects were then developed and expanded by communities. While none of these projects have received CARES Act funding, the projects could be considered for traditional EDA funding or other opportunities since they are projects that can benefit each of the communities originally submitting their projects.

Allegan County

Community	City of Allegan
Project Title	Allegan Streetscape Project
Contact Information	Joel Dye, 269-673-5511
Community Impact	Project will lead to private investment in Allegan's Downtown and help businesses impacted by COVID-19.
Project Readiness	Match is secured, engineering completed, supported by surrounding communities and Allegan County.
Total Cost of Project	$2,386,221, requesting $1,193,110 from EDA/CARES Act

Project Description: Based on the success, increased investment, and job creation occurring as a result of the riverfront redevelopment effort, the City of Allegan conducted an assessment of other downtown infra-structure needs and created a conceptual plan for a comprehensive redevelopment of the downtown area that would result in the following:

- Revitalized commercial opportunities for both small and large businesses.
- Create an environment which supports employee attraction and retention efforts of employers.
- Improved traffic flow.
- New streets and improved accessibility.

Phase II anticipates completing the Locust Street and Brady Street sections of the downtown area which are the spinal column from which the rest of the downtown fans out. In short, these two streets are the heart of Downtown Allegan. The requested funds will be used to replace all pavement, sidewalks, curbs and gutters in the project area. Site amenities will be furnished by the owner (tables, chairs, trash, and bench) and installed by the contractor.

Improvements and benefits of the Phase II work will include:

- Converting Locust Street from one-way to two-way in order to improve consumers' ability to access businesses downtown and improve vehicular flow.
- Developing a festival street design for Locust Street allowing the area to both serve as a traditional downtown street that can be easily converted to a public space to hold festivals and draw consumers to the downtown area in an effort to support small local businesses.
- Bumping out areas for café seating to support local restaurants and create public gathering areas.
- Improving connectivity between the recently completed riverfront project to the downtown area.
- Updating streetscape amenities to include varied seating options, technology, recycling, drinking fountain with pet bowl, dog waste stations, etc.
- Providing easy accessibility to downtown businesses and amenities for the employees of the area's large businesses, including Perrigo and Allegan General Hospital.
- Improving wayfinding signage.

Community	Allegan County
Project Title	Otsego Paper Mill Redevelopment – Infrastructure Improvements
Contact Information	Dan Wedge, 269-686-4529
Community Impact	Supported by adjacent communities and Allegan County. Will lead to private sector investment.
Project Readiness	Match is secured.
Total Cost of Project	$3,275,425, requesting $2,300,340 from EDA/CARES Act.

Project Description:
In response to the solicitation for projects by the U.S. Economic Development Administration (EDA), the following are the areas that Allegan County and the City of Otsego believe would be appropriate to include in the application to drive redevelopment and economic development. The city has been seeking redevelop this area, however budget constraints have always made it an impossibility. Redevelopment of the former paper mill (Rock Tenn) and creation of additional housing to the existing neighborhood will be of a great improvement. The following are estimated calculations of what the improvements will cost.

Infrastructure Improvements

The Rock-Tenn redevelopment is in the middle of an aging neighborhood that is in need of many improvements related to the roads. Helen Ave. is in dire need of reconstruction. It is long overdue and its very structure will be questioned if heavy truck traffic goes over the aging street. Along with standard street resurfacing there are the following needs:

• **Culvert-** Helen Ave. has an old culvert that is failing and in need of replacement. The culvert was at one time repaired many years ago, but it is currently failing and in need of a complete overhaul and redesign.

• **John St. -** John St. is in need of a widening. Truck traffic currently is unable to utilize that road with the appropriate safety measures. The additional 33 ft. of right-of-way has been given to the city for this purpose. The plan is to reshape and build John St. to standards that would be capable of handling truck traffic for any and all development of the area.

• **Bridge Repair-** The North St. bridge is in need of some attention. There are no major emergency repairs needed, but it is due for some significant attention.

Community	Hopkins Township
Project Title	Infrastructure Development US-131 Corridor – Water, Sewer, Roads
Contact Information	Mark Evans, 269-217-4915
Community Impact	Supported by surrounding communities. Will lead to private sector investment and 500 potential jobs.
Project Readiness	Engineering completed
Total Cost of Project	$20,000,000, requesting $4,000,000 from EDA/CARES Act.

Project Description:
Water storage and distribution & Sewer collection and treatment plant to service about 500 acres in the US 131 corridor. Construct 2 miles All-season road.

Community	Laketown Township in cooperation with Saugatuck Township
Project Title	63rd Street Utility Improvements
Contact Information	Al Meshkin, 616-335-3050
Community Impact	Supported by adjacent communities and Allegan County. Will lead to private sector investment. Creation of 335 jobs.
Project Readiness	Match is secured. Engineering is completed.
Total Cost of Project	$7,700,00 requesting $6,160,000 from EDA/CARES Act (this request has since been amended)

Project Description: Construct a 14,000 foot sanitary sewer extension to serve an approximately 775 acre commercial, industrial, and residential area. Construct an elevated storage tank to serve a future projected 2665 acre combined area, and construct a 1,500 foot water extension to serve a 145 acre immediate industrial and commercial area. Project includes 300,000 gallon elevated storage tank, improvements to an existing booster station, and a submersible sanitary sewer lift station. Project Detail and Cost:
63rd Street Gravity Trunk Sewer in Easement, Lift Station, Elevated Storage Tank, and Water Main
1. 14,100 l.f. of 12" sanitary sewer (63rd/Old Allegan) $ 1,775,000
2. 60 Service Laterals (in road right of way) $ 180,000
3. Submersible Lift Station (Jack Wilson Dr.) $ 700,000
4. Dewatering $ 210,000
5. 1,500 l.f. of 6" force main (Jack Wilson Dr.) and tie-in $ 120,000
Wastewater System Subtotal $ 2,985,000
1. 300,000 Gallon Elevated Storage Tank $ 1,700,000
2. 1,500 l.f. of 12" water main (63rd/134th) $ 165,000
3. Booster Station Improvements $ 75,000
4. 5 Water Services (in road right of way) $ 13,000
Water System Subtotal $ 1,953,000
1. 500 ft. 63rd Street Road Reconstruction $ 115,000
2. 4,100 ft. Old Allegan Road Reconstruction (west of 63rd) $ 700,000
3. 1,500 ft. Jack Wilson Drive Reconstruction $ 150,000
Road Reconstruction Subtotal $ 965,000
Construction Subtotal $ 5,903,000
Engineering, Contingency, and Administration Subtotal $ 1,770,000
Total Estimated Project $ 7,673,000

Barry County

Community	Village of Middleville
Project Title	Waste Water Treatment Plant
Contact Information	Brian Urquhart, 269-795-3385
Community Impact	Capacity expansion necessary to meet demands of growing industry
Project Readiness	Matching funds available and engineering in progress
Total Cost of Project	$6,300,000.00

Project Description:
The Village Waste Water Treatment plant is near its capacity. The expansion is estimated at $6,300,000 the village currently has $2,000,000 available for this project. The expansion is needed to support the current needs of the village plus residential and industrial growth. Bradford White Corp. is expanding operations 1600 current employees and expecting to expand their work force. Last year the village added 50 single family homes, the year so far 15 new home starts.

Ionia County

Community	Village of Lake Odessa
Project Title	Improve Water System on Ionia, Pearl, Pleasant, and Emerson Streets
Contact Information	Patrick Reagan 616-374-8698
Community Impact	The project will provide the Village with improved water infrastructure.
Project Readiness	Match is secured and engineering is in completed
Total Cost of Project	$1,370,000.00 ($1,096,000.00 requested)

Project Description: This project involves the replacement of existing water main within the Ionia, Pearl, Pleasant, and Emerson Street areas within the Village of Lake Odessa. The existing water main is over 100 years old. In addition, the existing service lines serving the houses in this neighborhood are suspected to have lead goose neck connections between the main and galvanized service. This qualifies these services as lead service lines, which per the recent rule changes from the State of Michigan, will require full replacement, rather than partial replacement to the curb stop.

This block of work is mostly residential, however it is only a block from the Village downtown area, and does serve commercial businesses along the south end of the project. In addition, there is a senior living center on the north end of the project. By providing improved water service in this area, along with new roads and upgraded neighborhood experiences alongside the downtown, the Village will provide a more attractive location for potential business as well as for workers for those businesses. In addition, obtaining grant funding would help to reduce potential burden on the Village's largest water user, Cargill. This user helps to fund a significant portion of the water system maintenance through their usage fees. By obtaining a grant, the Village will be able to keep any rate increases to a minimum for this and other users, allowing these businesses to continue to invest those funds into their own prosperity.

Community	Village of Muir
Project Title	Improve Water System
Contact Information	Doug Hyland/Susan Craft 517-292-7455/989-855-2144
Community Impact	The project will provide the Village with improved water infrastructure.
Project Readiness	Match is secured and engineering is in progress
Total Cost of Project	$2,182,000.00 ($1,360,000.00 requested)

Project Description: Replacement of water supply infrastructure with new ductile iron pipe and modern appurtenances (hydrants, valves, services, etc.) The sections to be replaced have been identified as deficient in both the 2015 Water Reliability Study and the Village's current 6-year Capital Improvement Plan:

- Garden Street from Liberty Street to Plain Street
- Prospect Street from Ionia Street to Plain Street
- Cliff Street from Ionia Street to Liberty Street
- Superior Street from Liberty Street to Plain Street
- Plain Street from Superior street to Garden Street

Includes repair of the associated road surface on Garden, Prospect, Cliff, Superior and Plain Street. Superior Street and Plain Street has experienced significant drainage issues and is a main collector from M21 and points north to the south through Lyons and I96. The roadway improvements will include upgrades to the Village's storm sewer system, including a new bioswale detention/infiltration are to reduce surface runoff and provide stormwater treatment prior to release.

Muir is an important crossroad with a bridge over the Maple River for traffic north, south, east and west of M21. M21 being a major traffic corridor east and west and traffic for I96 through Muir and Lyons heading north and south.

Community	Village of Muir
Project Title	Improve Village Roads and Streets
Contact Information	Doug Hyland/Susan Craft 517-292-7455/989-855-2144
Community Impact	The project will provide the Village with improved all season roads to improve access for businesses and residents.
Project Readiness	Match is secured and engineering is in progress
Total Cost of Project	$356,930.00 ($285,544.00 requested)
Project Description: Overlay road surfaces on Railroad St, Center St., Blanchard St, East St., Prospect St. Arthurberg St., Garden St. and the Oakwood Cemetery with 2" of bituminous material to extend the life of the streets. Drainage repair as necessary.	

Community	Village of Muir
Project Title	Sanitary Sewer Improvements
Contact Information	Doug Hyland/Susan Craft 517-292-7455/989-855-2144
Community Impact	The project will provide the Village with improvements to its sanitary sewer system which is essential for the future success of the Village.
Project Readiness	Match is secured and engineering is in progress
Total Cost of Project	$180,000.00 ($150,000.00 requested)
Project Description: Televising, cleaning, and repairing of Sanitary Sewer System manholes and mains in the Village of Muir Previous televising has revealed areas of needed repair to the Sanitary sewer system to prevent intrusion of groundwater and roots. Repairs to be done in existing pipe by lining in place technology. Standby generator power for the lift station at 116 Plain Street A functioning sanitary sewer system is necessary for public health and to provide the facilities necessary for economic growth and sustainability.	

Community	Village of Muir
Project Title	Railroad Park Improvements
Contact Information	Doug Hyland/Susan Craft 517-292-7455/989-855-2144
Community Impact	The project will enhance the Village's recreation resources, the adjacent downtown, and the nearby CIS Trail. The project will provide unique resources available to surrounding communities as well as the Village.
Project Readiness	Match is secured and engineering is in progress
Total Cost of Project	$260,000.00 ($208,000.00 requested)
Project Description: The Village of Muir and Twin Rivers Elementary have many sensory and hearing-impaired children in the community. The village proposes to open a sensory park addition to Railroad Park along the CIS Trail. Sensory elements include play structures with vibration tone, musical components and sensory swings. A permanent roof structure over the existing octagon concrete picnic area in Railroad Park plus adjacent paved handicap parking and sidewalk to enhance the accessibility and uses of the park.	

Community	Village of Pewamo
Project Title	Improve All Season Roads
Contact Information	Carl Hafner, 989-593-2553
Community Impact	Improve All Season Roads to improve access for businesses and residents.
Project Readiness	Match funding is secured and engineering is completed. Project is supported by surrounding communities and Ionia County.
Total Cost of Project	$20,725.00 ($16,925.00 request)
Project Description: Provide a two-inch overlay on local street to extend the life up to seven years on North Street, between State Street west to dead end.	

Community	Village of Pewamo
Project Title	Local Streets Chip and Fog Seal
Contact Information	Carl Hafner, 989-593-2553
Community Impact	Improve All Season Roads to improve access for businesses and residents.
Project Readiness	Match funding is secured and engineering is completed. Project is supported by surrounding communities and Ionia County.
Total Cost of Project	$24,600.00 ($19,680.00 request)
Project Description: Chip and fog seal to extend life of local streets preventative maintenance. Streets that will be improved include Leona Dr., Yates St., Louis Ct., Higham St., and Washington St.	

Community	Village of Pewamo
Project Title	Preventative Maintenance on Major Streets
Contact Information	Sandy Wolniakowski, 989-593-2553
Community Impact	Improve All Season Roads to improve access for businesses and residents.
Project Readiness	Match funding is secured and engineering is completed. Project is supported by surrounding communities and Ionia County.
Total Cost of Project	$20,725.00 ($16,925.00 request)
Project Description: Provide a two-inch overlay on major streets to extend the life up to seven years on West Jefferson servicing elementary school; and West Lincoln, between State Street and Spaulding Street.	

Community	Village of Pewamo
Project Title	Improve Downtown Parking
Contact Information	Sandy Wolniakowski, 989-593-2553
Community Impact	Improve Downtown parking lot to improve access to local businesses.
Project Readiness	Match funding is secured and engineering is completed. Project is supported by surrounding communities and Ionia County.
Total Cost of Project	$106,000.00 ($95,400.00 request)
Project Description: Develop a parking lot adjacent to the Village Community Center that will provide improved parking access to public and private downtown facilities as well as adjacent recreation opportunities.	

Kent County

Community	Grand Rapids Center for Community Transformation
Project Title	Ignite: The Movement
Contact Information	Dr. Justin Beene, 616-706-7371
Community Impact	Supported by adjacent communities and County
Project Readiness	Matching funds secured and engineering completed
Total Cost of Project	$1,000,000.00 ($350,000.00 requested)

Project Description:
GRCCT's core partners have strategically joined forces to launch a comprehensive campaign – "Ignite: The Movement" – which would position us for collaborative and sustained impact. A significant portion of the campaign is allocated building improvements that will support our community development efforts.
An extensive renovation will be completed to create the following spaces:

- 5,560 square-foot community space which will be used for events, conferences, and other uses. As part of the renovation, a multi-layer exterior deck will be constructed with replicated gantry cranes, paying homage to the building's historic manufacturing use.
- Commercial kitchen to support the community space, provide more capacity for the Rising Grinds Café to expand its catering services, and provide community members access to develop food-related ventures.
- Enhanced office and production space for partner organizations.
- New elevator, providing handicap accessibility to the entire building.
- Enhanced vocational training classrooms to support Bethany Christian Services' youth programs.
- New parking lot and landscaping to improve exterior aesthetics.

Community	City of Wyoming
Project Title	Clay Avenue Flooding South of 54th Street
Contact Information	Russ Henckel, 616-530-7254
Community Impact	Supported by surrounding communities and County. Improvements will reduce impacts on industry and commercial trucking due to frequently flooded roadways currently limiting access.
Project Readiness	Preliminary engineering completed
Total Cost of Project	$8,000,000.00

Project Description: Clay Avenue, south of 54th St in Wyoming is a long industrial cul de sac with over 30 businesses and trucking companies. Near the 54th Street cul de sac outlet, Clay Avenue crosses over Buck Creek. Frequently, this section of Buck Creek floods Clay Avenue preventing access to and from businesses in the south of Buck Creek. If businesses south of the creek cannot evacuate in before flooding prevents leaving, the City of Wyoming coordinates with MDOT to close the US-131 NB 54th St off ramp. Once the ramp is closed, a temporary access road is built onto the off ramp to allow businesses to evacuate the area. The off ramp remains closed until the flooding recedes and Clay Avenue is re-opened. Then the temporary

access drive is removed and restored and the freeway ramp re-opened.

The City of Wyoming is requesting assistance to allow access in and out of Clay Avenue during the periods of high water to build a bridge to cross Buck Creek and allow secondary outlet to Clay Avenue during the periods of high water events. The Bridge/secondary access will allow the businesses to remain open during high water events and will eliminate the emergency need to close US-131 freeway off ramp during evacuation periods. The bridge is proposed to connect to 56th Street on the east side of Buck Creek near the intersection of 56th Street and Crippen Avenue. The new access route would cross Buck Creek and the Grand Elk Railroad to provide a secondary outlet during flooded periods. The outlet would be through a residential neighborhood and would not be used as a regular access area.

City of Grand Rapids

On May 7, 2020, the U.S. Economic Development Administration (EDA) announced a Notice of Funding Opportunity (NOFO) for $1.5 billion appropriated to the EDA by the 2020 Coronavirus Aid, Relief, and Economic Security Act (CARES Act). The EDA is now accepting grant applications to support local initiatives including technical assistance, capitalization of revolving loan funds, construction of infrastructure and other economic development projects, as well as innovation grants. Of the $1.5 billion appropriated, it is estimated that the six-state region to which Michigan belongs will receive approximately $225 million.

Traditionally, EDA grants have been awarded to projects focused on public infrastructure including improvements to water/sewer systems, road construction and development of industrial parks. These grants required municipal applicants to meet specific conditions of economic distress, a 50% local match, and investment connected to large-scale job creation such as manufacturing. Due to the current crisis, every community in Michigan is now eligible to receive EDA funding under the NOFO, the local match requirement is lowered to 20%, and projects benefitting all types of
businesses are eligible to apply. The EDA is allowing up to three years to spend grant
funds awarded and will be giving priority to “shovel ready” projects.

In response to this opportunity, City staff has reviewed various projects with the West Michigan Regional Planning Commission (WMRPC), the City’s liaison with the EDA. Originally there were five projects identified for further consideration to apply to the EDA for grant awards under the NOFO but three have been deleted. These projects will be included in the 2022 Comprehensive Economic Development Strategy (CEDS) submission to the WMRPC, and subsequently, the EDA. Inclusion in the CEDS is just the first step in the process, and staff will continue to evaluate the projects and determine which will be most competitive to submit for the limited funding opportunity.

1. Boston Square
    i. Evergreen Street extension and Ramona Street modifications
    ii. Estimated cost: $850,000
    iii. Status: Preliminary design
2. Wireless internet study

i. Evaluation study, including community survey of residents and businesses to analyze digital access, affordability and literacy, and pre-engineering report for wireless internet service at public locations in Grand Rapids
ii. Estimated Cost: $600,000
iii. Status: Preliminary evaluation

Montcalm County

Community	City of Greenville
Project Title	Waste Water Treatment Plant (Phase II and Phase III)
Contact Information	George Bosanic, 616-754-5645
Community Impact	Expansion necessary for growth of industry in community
Project Readiness	Phase I in progress, other two phases ready over the next year
Total Cost of Project	I $4,000,000.00, II $7,000,000.00, III$10,000,000.00
Project Description: Several parts of the existing plant are very old and in need of upgrades. Currently the plant is at capacity for solids treatment and would require an upgrade of digester capacity as well as storage capacity of bio-solids and bio-solids treatment. This would require upgrading the existing digesters mixing and gas collection/storage and then adding an additional new digester to expand treatment capacity. The other areas that need replacement or updates include the bio-solids storage, the grit system, primary treatment, the old trickling filter tower, and the secondary clarifiers. Also needed is an expansion of the secondary treatment wet wells and possibly the chlorine contact chamber. This would take place over three phases.	
Community	City of Greenville
Project Title	Industrial Park Drive
Contact Information	George Bosanic, 616-754-5645
Community Impact	Improve access to industrial areas
Project Readiness	Engineering completed and match in place.
Total Cost of Project	$2,500,000.00
Project Description: Replacement of 1.04 miles of existing HMA pavement with failing base and one side of concrete curb and gutter with a concrete pavement and drainage adjustments to narrow the cross section. Increasing ADT and weight of incoming trucks has accelerated base failure.	

Community	City of Greenville
Project Title	High Strength Sanitary Sewer Trunkline
Contact Information	George Bosanic, 616-754-5645
Community Impact	Improvements required for new food processor/dairy
Project Readiness	Engineering completed and match in place
Total Cost of Project	$3,000,000.00
Project Description: This sewer trunkline will separate all industrial wastewater from the existing trunkline system and deliver it within materials that are not susceptible to degradation from higher strength loads. It is anticipated to be needed in preparation for Foremost Farms Phase 2 expansion. We are anticipating this to be completed in the spring of 2021 and is estimated to be a three month	

construction project.

Community	City of Stanton
Project Title	Veterans Park
Contact Information	Vester Davis, 989-831-4440 …New manager?? Call these guys Alec
Community Impact	Supported by surrounding communities and County
Project Readiness	Engineering completed and match in place
Total Cost of Project	$1,955,000.00 ($1,564,000.00 requested)
Project Description: The proposed park will include three little league fields with concession/restroom facilities and bleacher seating. The park would introduce new playground equipment as well as paved parking and sidewalks. The park would include a paved pathway connecting to the Fred Meijer Heartland Trail. A disc golf course is also proposed. The City would construct a Veterans Memorial Plaza to commemorate its US Service Branches.	

Community	City of Stanton
Project Title	Water and Wastewater System Improvements
Contact Information	Vester Davis, 989-831-4440 …New manager?? Call these guys Alec
Community Impact	Supported by surrounding communities and County
Project Readiness	Engineering completed and match in place
Total Cost of Project	$4,712,470.00 ($2,000,000.00 requested)
Project Description: After completion of the Storm Water and Wastewater Asset Management Grant (SAW) in 2019 the City of Stanton voted to move ahead with some significant capital improvement project throughout the City addressing infrastructure needs in the storm, sanitary collection systems and in the water distribution system. There are also a few projects providing improvements at the WWTP and wastewater pump stations.	

Osceola County

Community	City of Evart
Project Title	Broadband Expansion
Contact Information	Sarah Dvoracek, 231-734-2181
Community Impact	Supported by surrounding communities and County
Project Readiness	Engineering completed and match in place
Total Cost of Project	To be determined
Project Description: The pandemic has shed light on many inefficiencies with our city operations. Expanding broadband within our industrial park, water well houses, wastewater lift stations, wastewater treatment plant, department of public works buildings, parks, and campground will allow the city to significantly improve efficiency, security, safety, internal communications while simultaneously expanding our community's desperate need of broadband access. Broadband access is fundamental to all future economic development, business retention and growth, schools and health facilities. COVID-19 has our community at crossroad if we don't provide broadband to our current businesses and future businesses, residents, and	

students we will be left behind. We need to rebuild our community after this pandemic to ensure we are prepared for what our future holds. Having access to broadband is a necessity for employees to remote in for work, e-commerce expansion strategies, and education. Our rural community will not be able to compete against the urban economies.

Ottawa County

Community	Ottawa County
Project Title	Countywide High-Speed Internet
Contact Information	Paul Sachs, 616-738-4852
Community Impact	Countywide Effort
Project Readiness	Match Funding Secured
Total Cost of Project	$180,000.00

Project Description:

Ottawa County has been working diligently over the last 10+ years to address gaps in high-speed internet access countywide. Public-private partnerships have resulted in more than 95% of the County having access to wireless, cellular-based internet access. However, despite these efforts unique topographical challenges have continued to leave multiple gaps in coverage across the county. Moreover, data caps and expensive cellular-based plans have resulted in an even larger percentage of the population with an inability to attain high-speed internet service. Expansion of terrestrial fiber-based technology is the next step to improving high-speed access countywide. In an effort to better understand its broadband challenges, Ottawa County partnered with ConnectMichigan to conduct a comprehensive survey of internet access and affordability. That study was completed in 2018, however, and unfortunately, the resulting data from that effort failed to narrow-down gaps in coverage to less than a census track perspective. That type of high-level analysis did not offer the County with the type of granular-level data that is needed to truly and accurately understand its gaps in coverage. Without these types of house-level analysis it has proven inexplicably difficult to encourage the private-sector to expand its services to necessary areas of the County…whether in rural areas where families still reside or even in neighborhoods that are within 1,500 feet of a fiber connection but local providers are still unwilling to extend their service without requiring homeowners to pay thousands of dollars to extend that service. Affordable high-speed internet should be viewed as an essential utility in this day and age, especially in light of the current pandemic which has required students to engage in remote learning and forced employees to telework. Our strong ag community also remains highly challenged with accessing high-speed services which is resulting in economic strain and business challenges. Accordingly, the County, in collaboration with multiple stakeholders, is pursuing a 3-prong approach to address its connectivity concerns. The first prong involves a house-level, census-type data collection to garner connectivity data. The second prong involves the creation of an engineering/infrastructure plan (with cost modeling) that layouts out what is needed to address the identified gaps in coverage. The third prong consists of leveraging local assets and partnerships with the private-sector to build, own, and maintain the connectivity infrastructure. EDA funds are being considering to help support the first two prongs of the countywide connectivity strategy. Additionally, this intensive effort in Ottawa County is being viewed as a possible pilot for the entire 13-county region which are also dealing with connectivity concerns.

Community	City of Ferrysburg
Project Title	Smith's Bridge Replacement
Contact Information	Craig Bessinger 616-842-5803
Community Impact	Project is supported by surrounding communities and Ottawa County.
Project Readiness	Matching funds are secured and engineering is in progress.
Total Cost of Project	$13,000,000.00 ($10,400,000.00 requested)

Project Description:
The City of Ferrysburg is seeking funding for the West Spring Lake Road Bridge Replacement Project. The City will use this funding to replace the 447-foot-long West Spring Lake Bridge over Smith's Bayou. The West Spring Lake Road Bridge was built in 1972 and bridge inspection reports have stressed the critical need to replace the bridge due to deterioration and safety concerns. The City has completed maintenance on the bridge since constructed in 1972 and most recently completed a major rehabilitation project of the bridge in 2008.

The bridge was designed and constructed using side-by-side prestressed concrete box beams, a design that is no longer utilized for constructing bridges due to the accelerated deterioration of these types of bridges.

The bridge has 5' concrete sidewalks on either side of the bridge which is part of a 13-mile path which encircles Spring Lake. This paved trail system provides non-motorized access throughout the Ferrysburg, Spring Lake, and Grand Haven areas as well as Ottawa and Muskegon Counties.

Without this bridge, those using the non-motorized path around Spring Lake may not come into the City and visit the City's businesses. Without this bridge vehicles would have to detour and not pass the nearby convenience stores and gas stations affecting these businesses and employees negatively.

This bridge serves a critical junction for the safety of the community and is used by emergency medical service vehicles, police vehicles, and fire vehicles to service the eastern section of the City and Spring Lake Township. Additionally, the bridge is used for public transportation vehicles, school vehicles, and visitors who use the bridge to access businesses, schools, and Lake Michigan.

Community	City of Grand Haven
Project Title	Harbor Island Electrical Substation Reconstruction
Contact Information	David Walters 616-607-1260
Community Impact	Project is supported by surrounding communities and Ottawa County.
Project Readiness	Matching funds are secured and engineering is completed.
Total Cost of Project	$4,000,000.00
Project Description: The coal-fired Sims Power Plant on Harbor Island is to be demolished beginning June 1, 2020. The site also is home to several older 69,000-volt to 13,200-volt electrical distribution substations serving the downtown district of Grand Haven and the surrounding residential community. As part of the redevelopment of the Sims property, these existing substations will be condensed into a single substation and be rebuilt to provide adequate service to the area without Sims operating. These reconstruction efforts will be completed during 2020.	

Community	City of Grand Haven
Project Title	Sims Power Plant Demolition
Contact Information	David Walters 616-607-1260
Community Impact	Project is supported by surrounding communities and Ottawa County.
Project Readiness	Matching funds are secured and engineering is completed.
Total Cost of Project	$5,200,000.00
Project Description: The coal-fired Sims Power Plant on Harbor Island is to be demolished beginning June 1, 2020. Environmental remediation and wetland mitigation will occur simultaneously and sequentially thereafter. The site property will then be redeveloped for public use and a portion to be reused by the BLP for an electrical substation and other buildings and facilities (potentially power generation, snowmelt equipment, operations center and technical services work and garage spaces). Demolition, site remediation and mitigation, and redevelopment efforts are now expected to total between 30 and 65 million dollars, depending on the amount of generation equipment, if any, that is to accompany other redevelopment plans. https://ghblp.org/2020/03/26/harbor-island-site-improvements-and-rollout-of-advanced-meter-infrastructure/	

Community	City of Grand Haven
Project Title	Snowmelt Boilers
Contact Information	Pat McGinnis 616-847-4888
Community Impact	Project is supported by surrounding communities and Ottawa County.
Project Readiness	Engineering is in progress.
Total Cost of Project	$1,000,000 ($750,000.00 requested)
Project Description: Coal burning power plant previously provided energy for downtown snowmelt system. Plant decommissioned in 2020 and need to purchase natural gas boilers and install them at a projected cost of $1 million. Should system be decommissioned, downtown commerce will evaporate in the wintertime.	

Community	City of Holland
Project Title	6th Street Reconstruction
Contact Information	Mark Vanderploeg, 616-335-1494
Community Impact	Expands downtown to the north for retail and manufacturing
Project Readiness	Matching funds secured and engineering in progress
Total Cost of Project	$5,545,000.00 ($4,436,000.00 requested)
Project Description: 1. Roadwork & Storm Sewer 2,206,000 2. Watermain 339,000 3. Sanitary Sewer 82,000 4. Electric 233,000 5. Broadband 69,000 6. Snowmelt Transmission 1,070,000 7. Snowmelt Distribution 1,246,000 8. Future Planning - North of 6th St 300,000	

Community	City of Holland
Project Title	Holland Area Water Reclamation Facility Anaerobic Digester
Contact Information	Jane Monroe, 616-335-1634
Community Impact	Supported by surrounding communities and Ottawa County
Project Readiness	Matching funds secured and engineering in progress
Total Cost of Project	$32,000,000.00
Project Description: The project includes the installation of a 2 million gallon conventional, mesophilic anaerobic digester, three anoxic thermophilic pretreatment (ATP) reactors, biogas storage, natural gas and dual fuel (biogas and NG) boilers, CHP unit, ammonia side-stream treatment, sludge thickening and ancillary buildings and process equipment. The entire project will be located within the east plant site of the Holland Area WRF and will replace existing structures that are no longer in use. The entire design is in accordance with the *Recommended Standards for Wastewater Facilities.*	

Community	City of Holland
Project Title	Pine Avenue Reconstruction
Contact Information	Mark Vanderploeg, 616-335-1494
Community Impact	Supported by surrounding communities and Ottawa County
Project Readiness	Matching funds secured and engineering in progress
Total Cost of Project	$5,000,000.00 ($4,000,000.00 requested)
Project Description: This two-way conversion would provide improved access to the waterfront parcels as the redevelop. The project would also provide an alternative route for commercial trucks serving the area's industries.	

Community	City of Holland
Project Title	Demolition of James De Young Power Plan
Contact Information	Mark Vanderploeg, 616-335-1494
Community Impact	Removal of coal powered power plant
Project Readiness	Matching funds secured and engineering in progress
Total Cost of Project	$8,050,000.00 ($6,440,000.00 requested)

Project Description:
Holland Board of Public Works (HBPW) is completing due diligence and business planning efforts to assess the costs for the potential abatement and demolition of the James DeYoung (JDY) Power Plant
(the "Site") located at 64 Pine Avenue in Holland, Michigan. The JDY Power Plant consists of five coal fired units rated for a total of 63 Megawatts. The plant operated from approximately 1951 through June 2016 and is currently idle. HBPW retained Environmental Resources Management Michigan, Inc. (ERM) to develop budget level cost estimates for two demolition scenarios, full Site demolition and partial demolition. The budget level estimates include the abatement and demolition costs for both scenarios as well as the asset value of ferrous and non-ferrous metals which might be used to offset the demolition cost if HBPW elects to demolish the facility.

Community	Holland Board of Public Works
Project Title	City Fiber Optic Broadband Expansion
Contact Information	Pete Hoffswell, 616-355-1624
Community Impact	Supported by surrounding communities and Ottawa County
Project Readiness	Matching funds secured and engineering in progress
Total Cost of Project	$997,315.00 ($797,852.00 requested)

Project Description:
HBPW proposes developing fiber-optic broadband service to the mixed residential, commercial, and government service zone to the south of the downtown corridor around Hope College and the Herrick District Library. The area comprises 501 properties and 640 potential services.

Community	Jamestown Township
Project Title	Industrial Park Expansion
Contact Information	Ken Bergwerff 616-896-8376
Community Impact	Project is supported by Ottawa County.
Project Readiness	Matching funds are secured and engineering is in progress.
Total Cost of Project	$11,000,000.00 ($10,000,000.00 requested)

Project Description:
Jamestown Charter Township has master planned for an extension of an existing industrial park that has no more lots available. This 140 acre addition will provide an additional 27 five acre industrial lots that will serve to further expand the economic base of the community. The land is situated close to the 32nd Ave/ I-196 interchange and will benefit those in the surrounding communities with high paying jobs and local sources for manufactured goods.

Community	Jamestown Township
Project Title	Water System Storage Tank
Contact Information	Ken Bergwerff 616-896-8376
Community Impact	Project is supported by surrounding communities and Ottawa County.
Project Readiness	Matching funds are secured and engineering is in progress.
Total Cost of Project	$2,000,000.00 ($1,600,000.00 requested)

Project Description:
Jamestown Charter Township has grown to the point where the existing water system storage tank is not sufficiently sized to allow the new connections that are anticipated in the next 5 years. This constraint will lead to limitations in growth for businesses and residential development. This project would not only create immediate jobs for 10 construction workers, it would allow the existing 500 +/- existing jobs that support and build the new residential homes and businesses to continue. It would also allow for vacant land to be developed into new industries and expansion of existing businesses. Jamestown's water system is part of a Regional water system that begins at the Lake Michigan Shore and extends into mid Kent County. Storage added anywhere in the system will be a benefit to the system as a whole during emergencies and times of high demand.

Community	Jamestown Township
Project Title	Sanitary Sewer Infrastructure Rehabilitation
Contact Information	Ken Bergwerff 616-896-8376
Community Impact	Project is supported by adjacent communities and Ottawa County.
Project Readiness	Matching funds are secured and engineering is in progress.
Total Cost of Project	$5,000,000.00 ($4,000,000.00 requested)

Project Description:
Jamestown Charter Township has undersized and aging sanitary infrastructure serving its downtown area. The constraints are leading to limitations in growth for businesses and residential development. This project would not only create immediate jobs for 20 construction workers, it would allow the existing 500 +/- existing jobs served by the aging infrastructure from suffering harm due to potential pump station and force main failures. The project will allow for new industries, expansion of existing businesses, and the continuing of the formally robust residential construction sector without the hindrance of sanitary sewer capacity limitations. The current system also produces H2S gases that are causing corrosion issues in downstream Jamestown Sewers as well contributing to issues in a shared Regional Trunk Sewer that serves Georgetown Charter Township, the City of Hudsonville, and Jamestown Township; is operated by the Ottawa County Road Commission; and ultimately discharges at the City of Grandville WWTP.

Community	Jamestown Township
Project Title	Riley Street Path
Contact Information	Ken Bergwerff 616-896-8376
Community Impact	Project is supported by Ottawa County.
Project Readiness	Matching funds are secured and engineering is in progress.
Total Cost of Project	$550,000.00 ($440,000.00 requested)

Project Description: Jamestown Township would like to extend a non-motorized trail 3,700' east of Brindle Drive to 16th Ave. This would connect approximately 47 existing homes and a proposed 85 lot development to the downtown business district. It would also connect the downtown business district and 100's of homes to a community church near 16th Ave. The project would provide many customers to the existing and future businesses in the downtown area.

Community	Jamestown Township
Project Title	Downtown Jamestown Beautification
Contact Information	Ken Bergwerff 616-896-8376
Community Impact	Project is supported by Ottawa County.
Project Readiness	Matching funds are secured.
Total Cost of Project	$4,500,000.00 ($4,450,000.00 requested)
Project Description: Beautify the town center corridors of Jamestown Township in all 4 directions from the intersection of Riley Street and 24th Avenue. This area has existing commercial, government, and residential uses and adding beauty and functionality will draw customers downtown causing the existing businesses to grow and new business to locate here. The plan is to improve pedestrian safety utilizing street scaping to separate pedestrians from the street and on-street parking. The streetscape will include street trees, curbing, decorative streetlight poles and LED fixtures, clearly defined on-street parking that is separated from pedestrian pathways or pedestrian gathering spaces, outdoor seating benches, infill sidewalk gaps, defined pedestrian pathways, brick crosswalks to establish pedestrian crossings with identifiable longevity, burial of overhead utility lines, wayfinding signage, public garbage cans, and bike racks.	

Community	Spring Lake Township
Project Title	Industrial Park
Contact Information	Gordon Gallagher 616-844-2103
Community Impact	Provide industrial land for the expansion of existing businesses and the development of new businesses in an area of Michigan that has a range of industries providing jobs for people from multiple counties.
Project Readiness	Match funds from the Michigan Department of Transportation and support from surrounding communities and Ottawa County.
Total Cost of Project	$4,500,000.00 ($3,000,000.00 request)
Project Description: Purchase a 50-acre site and develop an industrial park to serve the existing and future businesses in the northwest corner of Ottawa County. Improvements would include acquiring property, developing industrial park facilities, extending utilities, and improving a nearby intersection to allow for easier access to the site.	

Community	Spring Lake Village
Project Title	Tanglewood Park Redevelopment
Contact Information	Christine Burns 616-842-1393
Community Impact	Provide variety of opportunities for public facilities.

Project Readiness	Match funds from the Michigan Department of Transportation and support from surrounding communities and Ottawa County.
Total Cost of Project	$4,300,000.00 ($2,000,000.00 request)

Project Description:
The Village is redeveloping Tanglefoot Park from an RV Park to a water gateway to our downtown business district. The Park sits on the Grand River and is the last piece of publicly owned waterfront land within the Village. We have applied to the DNRTF for funding to help turn the outdoor amenities into 100% universally accessible features (fishing pier, kayak launch, etc). The Village will be responsible for the construction of a pavilion to house a weekly Farmer's Market. The pavilion would also be utilized for art & garden shows, private events (i.e open houses, weddings, etc.) and public functions. It would be necessary to install some traffic calming and wayfinding so that visitors know what the downtown businesses, located within a block's walking distance, have to offer.

Community	City of Zeeland
Project Title	Clean Water Plant Improvements
Contact Information	Doug Engelsman 616-836-5042
Community Impact	Matching funds are secured and project has support of adjacent communities.
Project Readiness	Engineering is in progress.
Total Cost of Project	$2,500,000 ($2,000,000 request)

Project Description:
The City of Zeeland Clean Water Plant (CWP) provides sanitary sewer treatment to the City of Zeeland, parts of Zeeland Township, and Holland Township, including the residences and industries connected to the system. Currently, the CWP uses a Sieve Drum Concentrator (SDC) to thicken its treated biosolids to dispose of them via land application as Class B biosolids. The SDC is at the end of its useful life, does not efficiently remove enough water, and the building that it is currently located in is not sufficiently sized for a new piece of equipment due to space and electrical constraints. This existing building will be re-used as a maintenance shop on top of the other current functions it provides for the CWP.
The proposed project includes installing a new Gravity Belt Thickener (GBT) and new building on site to place it in, along with the necessary discharge pumps, piping, and controls to properly dispose of the biosolids via land application. This project will allow the Zeeland CWP to continue to meet regulations and schedule short- and long-term improvements. It is imperative the CWP can effectively treat wastewater from the surrounding community in order to support continued investment, build customer trust, and operate under excellent odor-control and solids disposal practices. The thickening improvements will enable the plant to handle increased flows and cut biosolids storage and transportation costs, thereby improving the community that the CWP serves. This project also represents environmentally conscious practices. By implementing this new thickening equipment, the CWP will reduce its annual biosolids waste by approximately 1.2 million gallons. This project will result in the employment/continued employment of numerous equipment manufacturers of the solids thickening equipment, pumps, piping, building construction products, etc. as well as local contractors including earthwork, mechanical, electrical, controls, and sludge haulers. It also allows for future expansion within the CWP service area, which is expected to continue growing within the next 10 years. The CWP serves many large industries in Zeeland / Zeeland Township, and this project provides extra solids treatment capacity to better serve these industries.
This project will also include the removal and replacement of the CWP's aging Ultraviolet (UV)

disinfection system. Their current UV system is at the end of its useful life and is not nearly as electrically efficient as today's technology. The new system will reduce energy usage by up to 30% and provide the CWP with reliable disinfection for the water before discharging to the local stream. The Project supports EDA's Investment Priorities of "Critical Infrastructure" for sewer projects, and also "Recovery & Resilience" for creating sustainable infrastructure to allow businesses to continue to thrive and grow within the collection area. The City of Zeeland will be able to procure letters of support from several local business in the manufacturing sector served by the sewer system related this project. The project is virtually designed, and will be "shovel ready" by May of 2020, with measurable outcomes of waste reduction and energy savings beginning immediately.

Community	City of Zeeland
Project Title	Fiber to the Home/Business Broadband Project
Contact Information	Andrew Boatright 616-772-6212
Community Impact	
Project Readiness	
Total Cost of Project	$10,000,000.00
Project Description 1. Strategic Planning - $10,000 We would evaluate various business models, system technologies, funding models, and partnership opportunities 2. Needs Assessment - $25,000 This process would involve the performance of due diligence on incumbent providers, as well as conducting stakeholder outreach and residential surveying 3. Preliminary Network Design - $30,000 Based on outcomes through the Strategic Planning and Needs Assessment processes, a high-level network design would be developed, thereby providing a basis for Business Plan Development 4. Business Plan Development - $35,000 This is would involve a deep dive into financial aspects of the project including, but not limited to, long-term financial forecasting, pro-forma financial statements, and projected capital, personnel, and operating expenses. 5. Final Network Design and Construction - $7.5M – $10.0M The final network design would be based on outcomes from the previously mentioned steps.	

Community	City of Zeeland
Project Title	Snow Melt System
Contact Information	Tim Klunder 616-772-6400
Community Impact	Currently seeking support of surrounding communities and Ottawa County
Project Readiness	Matching funds are secured and engineering is in-progress.
Total Cost of Project	$3,900,400 ($3,070,265 request)
Project Description: The City of Zeeland is requesting EDA funding for the installation of a public snowmelt system along the sidewalks and Main Street in a three-block section of the downtown Zeeland central business district. Neighboring communities (Holland, Grand Haven) have proven that the	

addition of a snowmelt system is an innovative method that can drastically improve the accessibility and functionality of the district during Michigan's winter months, which are known for high precipitation and lake effect snow.

Multi-County/University Projects

Community	Grand Valley State University -- Statewide
Project Title	Michigan Veteran Entrepreneur Lab (MVE-Lab)
Contact Information	Julie Cowie 269-214-1227
Community Impact	NA
Project Readiness	NA
Total Cost of Project	$322,500.00 ($258,000.00 requested)

Project Description:
Michigan Veteran Entrepreneur Lab (MVE-Lab) is a cohort-based entrepreneurship accelerator program for military-connected people in the community. Research shows that 45% of veterans prefer self-employment. Pre Covid-19, the unemployment rate of veterans was significantly higher than the general population. As an economic recovery strategy triggered by this pandemic, GVSU seeks to expand its engagement with military-connected people. The Richard M. and Helen DeVos Center for Entrepreneurship & Innovation at Grand Valley State University seeks $258,000 in EDA CARES Act Recovery Assistance. These funds will be used to train at least 90 military-connected people in business development in six state-wide cohorts in Michigan during a two-year period, October 1, 2020 to September 30, 2022. MVE-Lab offers the following at no charge to military-connected participants:
• A co-facilitator team comprised of 3 entrepreneurs, two of whom are veterans themselves
• Licensed use of the CO.STARTERS curriculum, hands-on entrepreneurship training for adult learners based on the business model canvas
• Mentors from the business community and SCORE with a majority being veteran entrepreneurs
• Guest speakers from Entrepreneur Support Organizations such as SBDC, VetBizCentral.org, SBA, business incubators and accelerators, and supplier diversity
• Rotating judges for the final pitch competition, including bankers, angel investors, and economic development professionals
• $10,000 in prize money to provide seed funding to pitch competition winners
• A flexible model that encourages camaraderie and builds connections and a professional network, whether delivered in person or online
• Free consultation provided to program participants through the LendGR program, an Initiative that pairs university students and startups to provide low-cost or no-cost technical assistance with marketing and business pitch development MVE-Lab has conducted 4 cohorts of military-connected participants in Grand Rapids since September 2018. We seek to expand to Detroit and other regional centers in the next two years. MVE-Lab has a track record of reaching diverse program participants:
Low to Moderate Income 55% (based on Kent County)
Status 74% service members & veterans / 26% spouses & partners
Gender 64% male / 36% female
Black or African American 21%
Hispanic/Latino 10%
White 58%
Service-disabled veterans 42% (self-reported in surveys conducted by CO.STARTERS)

American Rescue Plan Act of 2021 Projects

EDA published the rules for the $3.0 Billion it received from the American Rescue Plan Act (ARPA) of 2021 in July of 2021. All of the previous projects listed in this CEDS can apply for ARPA funding, but should consult with the WMRPC and EDA prior to filling out a complete application in order to assemble a competitive application. The following projects have been discussed for potential funding using one or more of the six ARPA focus areas.

Ottawa County Coal Impacted Communities

EDA, through several programs, offers coal-impacted communities an opportunity to mitigate the economic impacts of moving away from coal as a source of energy generation. Impacts include loss of coal mining jobs, loss of jobs related to transporting coal, and the closure of coal powered electrical generation plants. Ottawa County has several coal powered plants that have already closed (impacts can go back 15 years) and has another that is slated to close in the next couple years. The County has met with EDA, the WMRPC, and the Michigan Department of Treasury to discuss possible approaches to mitigating the impacts of these closures and has decided that site specific projects are more appropriate than an all-in-one approach since each site has different challenges and timelines.

The Dragon at Hardy Pond

Mecosta County and Newaygo County (in Michigan's Region 14) are in the process of building a 50-mile mountain biking trail around Hardy Pond (an impoundment of the Muskegon River from the Hardy Dam, which is an electrical generating dam owned by Consumers Energy). The two counties' Recreation Departments, and the several individual communities the project passes through, have designed a world-class mountain biking destination that will provide a destination for cyclists from beyond Michigan to help West Michigan's tourism and recreation-related economy recover and thrive. The two counties have met with the WMRPC and EDA to discuss the potential for funding the second half of the trail. Funding from the Michigan Natural Resources Trust have been secured and local contributions have also been secured.

City of Grand Haven

The City of Grand Haven has met with the WMRPC and EDA to discuss the potential for assistance for several projects that can be tied to the closure of a coal-fired plant. Potential projects include reuse of the site, located on Lake Michigan, and mitigating the loss of heat generated by the plant that was to be used as a snow-melt system to promote year-round tourism in the City's downtown.

City of Plainwell

The City of Plainwell has met with the WMRPC and EDA to discuss improvements/expansion of an industrial park in the City and adjacent township. Improvements will allow for the expansion of existing businesses and the recruitment of new businesses to the area. The City applied for an EDA/ARPA grant for this project but was not selected for funding but was encouraged to apply under the regular EDA Public Works program.

City of Grand Rapids

Grand Rapids Downtown Inc. has met with the WMRPC and EDA to discuss improvements to a large site on the Grand River in Downtown Grand Rapids. Proposed improvements range from wastewater improvements to recreation-related improvements including a large pavilion for outdoor music performances.

Hopkins Township

Hopkins Township is considering developing additional infrastructure to address the needs of commercial and industrial development. Water and wastewater are the two biggest expenses. Matching funds will come from a tax increment finance program.

Projects Receiving EDA Funding Assistance Since 2008

March 2008 – City of Reed City – Osceola County –Waste Water Treatment Plant Improvements
Received $1.7 million EDA Grant

May 2008 – Village of Howard City – Montcalm County – Waste Water Treatment Improvements
Received $1.4 million EDA Grant

August 2009 – City of Greenville – Montcalm County – Waste Water Treatment Plant Upgrade and Expansion
Received $1.9 million EDA Grant

September 2009 – City of Allegan – Allegan County – Water Treatment Facility Improvements
Received $4.2 million EDA Grant

April 2010 – Spring Lake Township – Ottawa County – Lift Station Upgrades
Received $1.2 million EDA Grant

April 2010 – City of Grand Rapids – Kent County – Street Improvements
Received $1.5 million EDA Grant

November 2011 – Lakeshore Advantage & Michigan State University – Ottawa County – Michigan State University Bio-Economy Center
Received $586,000 from EDA/I-6 Grant

June 2012 – Village of Lake Odessa – Ionia County – Lakewood Wastewater
Received $2.1 million EDA Grant

2013-2018 – West Michigan Regional Planning Commission – Planning Grants
Received $358,848 in EDA Grants

September 2013 – City of Big Rapids – Mecosta County – Baldwin Street Bridge and Industrial Park Improvements
Received $2.6 million EDA Grant

September 2014 – City of Zeeland – Ottawa County – Clean Water Plant Improvements
Received $2.1 million EDA Grant

September 2016 – City of Grand Rapids – Kent County – Street Improvements
Received $606,000 EDA Grant

January 2018 – City of Coopersville – Ottawa County – Water System Improvements
Received $2.1 million EDA Grant

January 2019 – City of Cedar Springs – Kent County – Industrial Park Utilities
Received $872,220 EDA Grant (in progress).

PLAN OF ACTION

The Plan of Action is an expanded version of the Organizational Goals and Objectives.

Actions related to Organizational Goal #1: The WMRPC shall maintain an active and productive role with the U.S. Economic Development Administration (EDA)

Action #1-1
The Director of the WMRPC will maintain contact with the Economic Development Representative for Michigan through telephone calls, e-mails, and personal contacts. Contact will be made with the Economic Development Representative at least monthly. Additionally, the Director will invite the EDA representative to at least one Board Meeting and/or CEDS Committee meeting every year. The Director will also strive to attend at least one EDA meeting per year outside of Michigan to stay current with EDA rules and initiatives. The Director will also maintain a relationship with the Michigan Association of Regions (MAR) in order to keep abreast of issues in other regions. The Director will maintain a current list of community projects suitable for EDA assistance and will advocate for communities by arranging meetings with EDA and will assist in the preparation of grant applications – including identifying appropriate roles for communities and EDA.

Action #1-2
The Director of the WMRPC will ensure that the WMRPC meets or exceeds the rules set forth by EDA for maintaining and Economic Development District. The Director will maintain an adequate staff to support the CEDS process. The Director will also work with member communities, the WMRPC, and the CEDS Committee to ensure Commission members and CEDS Committee members represent the needs of West Michigan and are well informed of EDA's goals and objectives.

Action #1-3
The Director of the WMRPC shall keep communities informed of programs offered by the U.S. Economic Development Administration (EDA) through a variety of methods such as Commission and CEDS Committee meetings, newsletters, website, community visits, e-mails, telephone calls and coordinating meetings between EDA and communities with potential projects.

Actions related to Organizational Goal #2: The WMRPC shall promote coordination between counties, cities, townships, villages, the federal government, the State of Michigan, non-profits and other community-based organizations.

Action #2-1
The staff of the WMRPC will disseminate information at WMRPC and CEDS Committee meetings. Additionally the staff will coordinate or prepare speakers, newsletters, mailings, telephone calls, our website, and other means to disseminate information. The WMRPC will continue to serve as the regional clearinghouse for federally funded projects.

Action #2-2
The WMRPC will inform members of state, federal, and local programs through regular speakers at WMRPC and CEDS Committee meetings.

Action #2-3
The WMRPC will encourage the identification and used of "best practices" by identifying new and better ways that member communities are accomplishing community development. Communities will be encouraged to share these practices at WMRPC and CEDS Committee meetings.

Actions related to Organizational Goal #3: While EDA is the primary partner related to economic development, the WMRPC shall actively participate with other community and economic development organizations.

Action #3-1
The WMRPC will promote the well-being of member communities by maintaining an active relationship, and supporting planning efforts and programs, with the Michigan Economic Development Corporation (MEDC), the Michigan Department of Transportation (MDOT) and other state agencies that promote community and economic development. Each of these groups will be regularly invited to attend both WMRPC and CEDS Committee meetings by staff of the WMRPC.

Action #3-2
The Director of the WMRPC will actively participate in the Michigan Association of Planning (MAP) the Michigan Association of Regions (MAR), and other initiatives related to economic and community development as they arise. Staff will also maintain contact with the Michigan Transportation Planning Association, MICamp, and other planning and educational organizations.

Action #3-3
The Director of the WMRPC will participate in Member Economic initiatives when appropriate as a means of sharing information about EDA and the WMRPC.

PERFORMANCE MEASURES

The purpose of the West Michigan Regional Planning Commission's (WMRPC's) CEDS Program is to direct and coordinate efforts that will lead toward the maximum impacts of a reduction in local unemployment and poverty, a more stable and diversified economy, and improved living conditions within economically distressed areas of our district.

The CEDS Committee outlined the following performance measures that will be used to measure progress toward each of the major work program activities during the period between 2021 and 2025.

CEDS Maintenance and Document Update

The WMRPC will identify and rank economic development projects for Region 8, track economic trends, review the goals and strategies of the CEDS Program, and prepare an Annual CEDS Report/Status Report as required by the U.S. EDA. As a part of this effort, summary reports on the economic development strengths and weaknesses of the area will be prepared. These reports will be circulated to inform local officials, state and federal representatives, and the general public regarding economic development needs and opportunities within West Michigan. The WMRPC will work closely with communities and EDA to develop viable community projects with the financial assistance of EDA.

Technical Assistance to Local Government and Development Agencies

The WMRPC will provide technical assistance and advisory services to local units of government, development agencies, and the private sector as follows:

- **CEDS Project Implementation.** The WMRPC will educate local officials regarding the CEDS process and availability of EDA grants for projects via telephone, mail, and presentations; provide technical assistance to communities working on potential EDA projects; evaluate EDA grant eligibility of local projects; and provide supplemental technical assistance in planning, zoning, and grantsmanship as needed for project implementation. We will strive to obtain at least one EDA grant public works project within Region 8 each year.
- **Information Clearinghouse.** WMRPC staff will support and participate in local economic development initiatives and events occurring throughout Region 8; track evolving state and federal policy that effect local economic development and strengthen partnerships with key community and economic development agencies. The WMRPC will also publish its "Region 8 Notes" newsletter six times annually and conduct outreach visits to disseminate relevant information to its membership on grant application deadlines; economic development and planning issues; and sources of data, maps and technical assistance.
- **Federal and State Project Review.** The WMRPC will continue to function as the regional clearinghouse for state and federally funded programs as requested. On average, the WMRPC reviews 100 projects each year under the Federal Project Review System for communities seeking federal assistance.

Maintenance of a Data Center

The WMRPC will continue to respond to data requests from government, educational, private, and community organizations and individuals in West Michigan.

Forum for Local Economic Development Organizations

Through its CEDS process, the WMRPC will maintain a regional network of professionals, which can respond effectively to economic opportunities as they arise. The CEDS Committee members will share ideas and information on common economic concerns and changing technologies and policies. The Committee will also provide direction to the WMRPC on technical assistance needs throughout the Region and look for opportunities to build new partnerships and leverage for outside funding and resources.

Identification of Additional Resources

The WMRPC will pursue additional resources and funding to build our capability to provide more in-depth technical assistance to local communities, particularly fee-for-services and state and federal grants if the programs or activities advance the goals of the WMRPC and its member communities. We will also support funding applications of local communities for economic and community development initiatives within Region 8.

Environmental Protection Program

As needed, the WMRPC will support environmental protection efforts, update the WMRPC's in-house environmental data, and assist in the preparation of environmental impact assessments for economic development projects as required by EDA. We will also seek opportunities to assist local communities revitalize abandoned or under-utilized properties in the older sections of communities throughout the Region 8.

Plant Closure Data

The WMRPC will supply EDA's Economic Development Representative (EDR) with timely information on plant closures or possible plant closures, as well as the number of employees affected by these actions, and otherwise assist EDA to identify areas which are eligible for sudden economic distress assistance.

Emergency Response

The WMRPC will meet with communities that have experienced a natural disaster as soon as possible to determine if there are needs that could be addressed with the assistance of an EDA grant or other resources.

Special Projects: Research and Training

The WMRPC will strive to complete any special projects that arise to the best of its ability to complete special projects in a timely manner with limited staffing and other resources.

RECOVERY PLAN

Introduction

While the entire 2022 Comprehensive Economic Development Strategy and Pandemic Recovery Plan was developed with COVID-19 and the many impacts of the pandemic in mind, the remainder of this document is specific to the Pandemic Recovery Plan and includes information about the pandemic and actions to address issues specific to the short and long-term impacts of the pandemic.

Work Program

The following was the basis of the program. The WMRPC submitted this work program to EDA in June 2020. EDA allowed regional planning organizations to request up to $400,000, to be spent over a two-year period, but the WMRPC felt it would be difficult to spent that amount without permanently altering the scope of the organization, so limited the request to $250,000 (which was approved).

1. **Short-Term and Long-Term Economic Development Planning and Coordination**
   Update the Comprehensive Economic Development Strategy (CEDS). The CEDS was last updated in 2017, so should be updated during the two-year period covered by EDA's CARES Act Grant. While the WMRPC develops an interim CEDS every year, these are not comprehensive enough to address the scope of the impact on the Region created by the Coronavirus Pandemic.

   While WMRPC staff always makes an effort to visit communities to determine needs, additional efforts will be made to gain an understanding of the issues created by the pandemic and to identify appropriate responses on an individual basis. This will be accomplished through meetings and workshops (when possible), e-mails, phone calls, and staff visits with community leaders. The already established Commission and CEDS Committee will play a key role in creating a complete understanding of the ongoing and future issues created by the pandemic.

   It is anticipated that the existing CEDS Committee will need to be expanded to include organizations and officials that were not typically part of the CEDS process. The WMRPC and its members will seek out qualified representatives to serve on the CEDS Committee throughout the process, and most likely into the future afterwards. The CEDS Committee currently meets four times annually and this may be adequate if additional communications between members is established through the use of e-mails or other methods.

   The CEDS will include long-term planning efforts and goals (covering the next five years). This year's Interim CEDS will include short term planning efforts and goals covering the next year.

2. Assign Staff to Assist in Disaster Recovery

Funding from this program will be used to fund the existing Director and Planner while other funds will be used to fund a two-year position addressing regular regional programs and transportation planning – as well as assisting in the disaster recovery effort. The WMRPC feels the importance of this program requires staff that are already familiar with the Region's communities and its people.

Staff will work with EDA, communities, existing economic development organizations, and the State of Michigan to assist in Coronavirus recovery efforts. This process began in March 2020 and will continue as long as needed and has already included notifying communities of opportunities, seeking projects, and working with EDA and the communities to identify appropriate projects. At this time, we can only guess which communities will be most impacted economically, since Michigan is still in transition with regards to moving towards allowing people to congregate in groups of ten or more and allowing non-essential businesses to reopen. In addition to health and economic issues, we are now also looking at issues related to unrest across the nation that will add to the overall recovery efforts of many of our communities.

3. Technical Assistance and Capacity Building

The WMRPC will use a portion of the CARES Act grant to assist existing member organizations (seven counties and all of the communities within those counties; and four individual cities) with technical assistance and in seeking federal and state assistance. The WMRPC will assist in identifying appropriate funding opportunities including EDA/CARES Act grant, and other state and federal opportunities. Staff will assist communities in working through grant applications by providing any demographic information needed and working through the actual application whenever possible.

In addition to the existing CEDS Committee, this action will also establish opportunities for communities to form more localized committees (county level or smaller) to identify needs related to the economic recovery from the pandemic. The WMRPC will coordinate committees comprised of a combination of public and private leadership to identify issues and potential solutions. At this time, it is anticipated that the committees will meet remotely using primarily e-mail groups in order to allow for safe and well-documented meetings. The WMRPC will continue to send communications out to all of our member counties, cities, villages, and townships using e-mail and other electronic resources.

4. Organizational Capacity Support

In addition to hiring additional support staff to allow existing staff to focus on recovery efforts the WMRPC will increase capacity for existing staff to work outside of the office in case the need to work from home continues, or resurfaces in the future. Currently, staff picked up what pieces they needed as the State ordered residents to shelter in place and limited the travel to non-essential businesses. Three employees will be provided with duplicate computers and printers and be reimbursed for expenses such as internet service, office equipment, and other expenses. While most operations were able to be covered from home over the past months, accounting and paying bills remotely was not possible, requiring

staff to go into the office – addressing this issue will require some assistance. Some software and training on video conferencing may also be required if meetings continue to, or return to, meeting remotely. The WMRPC will also update its website to incorporate easier ways of distributing and collecting information from member communities.

Work Program Amendment

Time Extension

The West Michigan Regional Planning Commission (WMRPC) received an extension to its U.S. Economic Development Administration (EDA) Non-Competitive Coroavirus Aid, Relief, and Economic Security (CARES) Act Award, which was granted in 2020. The WMRPC requested and received an extension to December 31, 2022. The WMRPC did not request additional funds to the $250,000 award.

Challenges Creating the Need for an Extension

The WMRPC faced several challenges during the original planning period related to the the COVID-19 Pandemic, staffing issues, and personal health-related issues. Challenges of the pandemic include the inability to meet in person, visit communities, or even for the CEDS Committee or the WMRPC to meet remotely until staff, commissioners and committee members had the tools and knowledge to meet remotely. Understanding the public requirements of such meetings was also an issue that has yet to be completely understood as Michigan has not officially changed requirements. Additionally, requirements have varied from county to county. Staffing issues have been a serious issue through the pandemic.

When EDA granted the $250,000 CARES Act award (the WMRPC decided that $400,000 was not necessary) the WMRPC hired additional planners to supplement our small staff (typically we have 2.8 full time equivalents). The WMRPC hired an additional two people. In late 2020/early 2021 two of the three planner positions departed (both left Michigan for spouses' employment needs). The third Planner left in January 2022. A new Planner has been hired and will begin in April 2022. While the primary person performing the CARES Act work is still with the WMRPC (the Director), his has been spent performing the duties of the planners that includes tasks other than just EDA/CARES Act such as transportation planning. Time was also spent hiring new people in a very challenging job market.

Finally, as far as reasons and justifications for requiring additional time, there were two health-related events impacting the primary staff person. The first was in the beginning of 2021 (surgery) that required time off for recovery. Then in February 2022 the staff person broke his leg and required surgery again.

Plan for Completing the CEDS and Recovery Plan

The WMRPC originally proposed completing the CEDS in 2021 which would have been a year before the end of the scheduled five-year cycle for the 2017 CEDS. The WMRPC is now planning on adopting the CEDS in either May or August 2022. The WMRPC is performing the Recovery Plan in conjunction with the CEDS, so was originally planning on adopting it along with the CEDS. While adopting the plan with the CED is still very likely, the WMRPC would like to spend some additional time on completing the Recovery Plan. The following actions are proposed for completing the Recovery Plan:

- June-October 2022 – Resume in-person visits to cities, villages, larger townships, and counties to gain an understanding of unique needs of each community.
- Develop a plan for creating an up-to-date inventory of master plans and reviewing goals and capital improvement plans to identify potential projects and overall needs of the region as-a-whole. Begin inventory process and complete as much as time allows. Remainder of inventory will be completed the following year using existing EDA planning grant and general funds. Work with communities to encourage developing new plans when needed. It is felt that the pandemic, and the dollars designated to assist communities in their recovery efforts, has emphasized the importance of planning.
- Develop a plan for creating an up-to-date inventory the capacity of communities' water and wastewater capacity. Additionally, an inventory of available industrial land is also needed. Begin inventory process and complete as much as time allows. Remainder of inventory will be completed the following year using existing EDA planning grant and general funds. Like planning, it is felt that the pandemic, and the dollars designated to assist communities in their recovery efforts, has emphasized the importance of having adequate capacity of growth related to infrastructure.

News, History, and Timeline

The following timeline shows some of the events that influenced West Michigan between 2019 and 2021. A report from the Detroit Free Press was used for 2019 and 2020 information.

2019

December

While not impacting West Michigan at the time, the first cases of COVID-19 appear in China in December. On December 31, 2019 China informs the World Health Organization (WHO) of an unusual case of pneumonia in Wuhan, a city of 11 million people.

2020

January

While still not impacting day-to-day life in West Michigan the virus begins impacting areas beyond China. China closes the Huanan Seafood Wholesale Market in Wuhan. The WHO asks China for more information to assess the risk. China quarantines Wuhan, suspending air, rail and bus travel, as well as subways and ferries, to try to prevent the virus from spreading. The WHO declares a public health emergency of international concern as China reports thousands of coronavirus cases. The U.S. state department warns not to travel to China, and the next day, the president suspends travel of foreign nationals from China. Airlines around the world shut down flights to and from China and airlines begin screening for the virus.

February

In February 2020 West Michigan is still not seriously impacted by the virus, but people sense it is coming. Deaths in China reach 500 in the beginning of the month. Midway through the month there are over 30 confirmed cases in the United States and several European countries also reporting cases. Stocks begin to fall and the president asks Congress for $1.25 billion to combat the virus. Over 300 Michiganders are being monitored and self-isolating.

March

March 2020 is the month that the virus began impacting life in West Michigan. The first reported death in the United States occurred in late February. People start to begin stock piling food, cleaning supplies, and toilet paper. Gas prices fall and the Federal Reserve cuts rates to stimulate the economy. On March 10 Governor Whitmer declares a state of emergency after two confirmed cases in Southeast Michigan. The WHO declares the outbreak a pandemic on March 11 and Governor Whitmer orders Michigan's schools closed for three weeks. Communities, companies, and others begin planning for employees to work from home. On March 13 a national emergency is declared. On March 16 Governor Whitmer orders bars, restaurants,

theaters, and casinos to close and restricts gatherings to less than 50 people, and Michigan's unemployment benefits expand.

By the middle of the month the number of Michigan cases reaches 65 people, hospitals begin offering testing, and stores begin closing. Michigan's first death occurs on March 18 and the border between the United States and Canada closes for all but essential travel at the same time as auto plants begin shutting down. Michigan's jobless claims rise to 108,000 in a week.

During the last week of the month Governor Whitmer issues a stay-at-home order. Deaths in Michigan from the virus approach 140 people, auto manufacturers switch to the manufacturing of respirators, and guidelines for people begin to understand the need for social distancing and other measures.

April

The pandemic is in full swing in West Michigan when 31 residents and five staff test positive at a West Michigan nursing home on April 1. Fines for violating stay-at-home order goes up to a $1,000 civil fine, a $500 criminal fine, and 90 days in jail (there were not any examples of this actually occurring). Many services such as grocery delivery are overwhelmed. By April 9 over 1,000 Michigan residents have died from the virus and the stay-at-home order is extended to May 1. Michigan's economy is being hit hard as people cannot work or shop. More that 25 percent of Michigan's workforce has filed for unemployment. Hospitals are beginning to perform non-essential surgeries after a brief interval. By the middle of the month there are protests and lawsuits are being filed over the stay-at-home order while prisons are hot spots for the virus. Contract tracing begins, but not without disagreements. By the end of the month cases near 40,000 in Michigan with 3,500 deaths.

May

On May 1 Governor Whitmer extends the state of emergency to May 28. Manufacturing resumes in many factories in the beginning of the month and Michigan ranks highest in the nation in prisoner deaths from the virus. While Michigan passes 50,000 cases by mid-month and over 4,800 deaths the State reports the lowest death total since March. Pfizer begins planning for the production of a vaccine. Governor Whitmer begins to lift parts of stay-at-home order in northern Michigan. Nursing homes are hard hit with cases and deaths with Michigan being fifth in the nation in nursing home deaths.

June

Michigan surpasses 58,000 cases and nears 5,600 deaths at the beginning of the month. Polling shows Michiganders support Governor Whitmer's orders and fear a second wave of the virus. By mid-June cases are rising again. Many supplies are still hard to find and there are endless conflicts related to mask-wearing and social distancing.

July - August

As availability of testing increases, so do the number of cases as the pandemic moves into July. Conflicts over mask wearing and other precautions turn even more political as virus surges in some Republican territories. Some prisoners kept in segregation for more than four months because of virus, and a convent loses 13 sisters to the virus.

September - December

Many politicians contract the virus including a State Senator and the President of the United States. In October a plot to kidnap Governor Whitmer is discovered by Federal law enforcement agencies and the State Supreme Court rules against the Governor's emergency powers. In November West Michigan hospitals near capacity as cases grow exponentially. Joseph Biden is elected President of the United States. The number of deaths passes 10,000 in Michigan in the beginning of December and a new strain of the virus from the United Kingdom appears in Canada. Vaccines become available to healthcare workers at the end of year.

2021

January

Vaccines begin becoming available to essential workers, residents 65 and over, and people with health challenges. While limited supplies of the three available vaccines creates angst for those wanting to be vaccinated, by January 6 Michigan had administered 124,689 doses. Divisiveness over the November election peaks on January 6 at the U.S. Capitol. On January 11 Michigan began paying $300 supplemental benefit payments. Michigan began allowing indoor group exercise and non-contact sports on January 16.

February

Michigan makes great strides vaccinating residents of nursing homes and their care-givers. While virus cases begin to decrease, the latest variant is responsible for many new cases. February also was the start of Michigan's restaurants and some other businesses reopening with limitations on capacity and hours of operation in-place. The latest variant is detected in Ionia prisoners. Michigan residents have several options for signing up for a vaccine. West Michigan opens a large vaccine clinic in Grand Rapids that vaccinates thousands of residents daily. President Biden and Governor Whitmer visit Pfizer Facility in Kalamazoo. The United States surpasses 500,000 deaths due to the pandemic.

March

At the beginning of March Michigan expands restaurant capacities and allows for visits at nursing homes. On March 12 Michigan expanded access to vaccines to anyone over 16 years with medical conditions. Federal legislation extends unemployment benefit programs for

Michigan workers on March 17. Fully vaccinated individuals may gather at residences without masks per CDC and capacity at outdoor stadiums increases on March 19.

April

All Michiganders age 16 and up become eligible for vaccines on April 5. There is a surge in cases in April putting Michigan in the national news for the increases. Over 3.5 million doses administered by mid-April. On April 16 the Michigan Department of Health and Human Services (MDHHS) extends epidemic order and strengthens mask requirement for children.

May

Over 7 million vaccines administered by May 3 and by May 7, 54 percent of residents have received the first dose of a vaccine. MDHHS lifts mask requirements for outdoor gatherings of under 100 people. On May 14 Governor Whitmer lifts mask requirement for fully vaccinated Michiganders.

June

During June Michigan began to see many changes related to restrictions as the number of new cases and deaths declined. Office workers began returning to work, and mask requirements were limited to the unvaccinated and those with health challenges. Restaurants and bars were allowed to operate at full capacity and other businesses were also allowed to fully operate. Many businesses struggled to find employees due to uncertainty and a shift in types of employment – such as a shift to delivery services which allows for flexible hours.

July

Michigan began a lottery to encourage people to get vaccinated due to lagging interest by many in receiving a vaccination. Many people faced the possibility of having to return unemployment benefits in Michigan. Tourism began to recover in July as Michigan's summer arrived. Michigan's legislature repealed some of the Governor's emergency powers. Automobiles, both used and new, were hard to come by as demand peaked and production waned.

August

Canada opened its borders to some travelers after banning border crossings during the pandemic. Some Michigan universities and colleges announced vaccine mandates for students returning in the fall. Cases of the Delta Variant began to rise in Michigan creating recommendations for indoor masking. Vaccination rates still not as high as hoped. Schools are having a difficult time hiring teachers. Businesses begin vaccine mandates.

September

Schools reopened after summer break with a range of mandates depending on schools. There was a hope that Michigan avoided a late summer surge in COVID, but it was short-lived as hospitals began to fill. President Biden implemented a vaccine mandate for large employers. Booster shots began to be given to people.

October

The number of cases continued to rise in October, with rates high in rural areas. Vaccinated Canadians are again allowed to cross into Michigan. One in eight hospital beds occupied by COVID patients. FDA approves all boosters including "mix and match." Vaccines expanded to youth aged 5-11.

November

Michigan set to receive more than $10 Billion from Infrastructure Bill. People still fighting vaccine mandates, including healthcare workers. Michigan has the highest rate of COVID cases in the nation, due in part to the fact that over 4 million residents are not vaccinated. Labor shortages remain an issue and workers continue to leave their jobs. 85 percent of inpatient and ICU beds are full, with some patients being turned away. Most cases are still the Delta Variant.

December

25 percent of hospital patients have COVID. A school shooting in Michigan occurred with several students killed. The Omicron Variant began showing up in Michigan as residents traveled during Christmas break. Air travel during the holidays was often delayed due to lack of airlines staffing and other issues. Inflation hit a 39 year high.

While the pandemic continued past 2021, this report ends prior to 2022 to recognize the need to finish the plan and the fact that the impacts of the pandemic on health were minimized in 2022 with fewer hospitalizations and deaths due to the disease. Masks became voluntary in most settings and travel opened up. Concerns shifted away from the pandemic to other issues facing the United States and the rest of the world.

MI Safe Start: A Plan to Re-Engage Michigan's Economy

The following is taken from Michigan's recovery plan that was published May 7, 2020 and guided Michigan through much of the pandemic.

In Governor Whitmer's Safe Start Plan, we evaluate where the state and each of its regions are across six phases of this epidemic:

1. Uncontrolled growth: Increasing number of new cases every day, likely to overwhelm the health system. Only critical infrastructure remains open.

2. Persistent spread: Continue to see high case levels with concern about health system capacity. Only critical infrastructure remains open, with lower-risk recreational activities allowed.

3. Flattening: Epidemic is no longer increasing and health system capacity is sufficient for current needs. Specified lower-risk businesses can reopen given adherence to strict safety measures.

4. Improving: Epidemic clearly decreasing and health system capacity is strong with robust testing and contact tracing. Additional businesses can reopen given adherence to strict safety measures.

5. Containing: Epidemic levels are extremely low and outbreaks can be quickly contained. Health system capacity is strong with robust testing and tracing. Most businesses can reopen given adherence to strict safety measures.

6. Post-pandemic: Community spread is not expected to return (e.g., because of a vaccine) and the economy is fully reopened.

Assessing which phase we are in involves a comprehensive review of the facts on the ground. Guided by our experts, we are closely monitoring data that allows us to answer three questions:

A. Is the epidemic growing, flattening, or declining?

B. Does our health system have the capacity to address current needs? Can it cope with a potential surge of new cases?

C. Are our testing and tracing efforts sufficient to monitor the epidemic and control its spread?

We have also worked with our best public health experts and the business community to assess the infection risks posed by workplaces across every sector of the economy. In general, those

businesses that are likely to re-open sooner are those that present lower levels of infection risk and whose work cannot be performed remotely. We have also evaluated risk mitigation strategies to minimize the chance that any infection will spread at the workplace. Within each phase, businesses may reopen in a staggered manner to ensure safety. Finally, as our understanding of this disease improves, our assessments of what is appropriate in each phase could change to match the latest scientific evidence.

We are also establishing working groups to advise the state on how we can safely re-engage child care and summer camps, as well as businesses such as restaurants and bars, travel and tourism, and entertainment venues, so that when it is safe, there are best practices established for how to partially open in a low-risk manner.

The following sections outline our approach for moving between phases as well as details on each phase of the MI Safe Start Plan.

When do we move between phases? Guided by our public health experts, we are carefully evaluating the best available data to understand the degree of risk and readiness in Michigan. We are complementing that analysis with an understanding of the on-the-ground contextual realities. This comprehensive assessment is a critical input into whether we are prepared to move to the next phase and – just as importantly – whether the disease is surging and we need to adjust our approach.

It is crucial that we monitor the impact of each set of re-engagement activities before moving into the next phase. New transmission can take some time to become visible, and we need to understand any impact of previous re-engagement activities on new disease spread before evaluating a transition to the next stage. As we move into later phases, or if our progress stalls out, it may take longer to move from one phase to another.

Furthermore, it is important to evaluate indicators together: even though some may point to a lower level of risk, others may not. For example, if cases are declining but the health system does not have capacity to address a sudden uptick in cases, the degree of overall risk may still be high.

We will also examine whether different regions within Michigan may be at different phases. That inquiry, too, must be holistic: a region with a low rate of infection may have limited hospital capacity, for example, which puts it at relatively greater risk if an outbreak occurs. Where appropriate, however, regional tailoring makes sense for a state as large and diverse as ours.

Examples of the evidence reviewed for each of the three questions is described below:

A. Is the epidemic growing, flattening, or declining?

Evidence analyzed includes:

- The number of new cases per million: low levels of new cases can suggest limited continued transmission; high levels of new cases can suggest continued transmission activity.

- Trends in new daily cases: sustained decreases may suggest that there has not been new takeoff of the disease; increases would provide concern that there has been new takeoff.
- % positive tests: if testing levels are high, a low proportion of positive tests is further evidence of declining spread, and also suggests that we have a good understanding of the state of the epidemic. If there is a high proportion of positive tests, it could suggest further disease spread, or that we have a poor understanding of the true extent of the epidemic.

B. Does our health system have the capacity to address current needs as well as a potential increase, should new cases emerge?

Evidence analyzed includes:
- Hospital capacity: if hospitals are able to surge to accommodate a higher case load, it suggests that, if a small uptick in new cases occurred during additional re-engagement, our health system would not be overwhelmed. If hospitals are not able to surge in this way, any new case spread could threaten our health system.
- PPE availability: if hospitals have sufficient PPE to manage increased caseloads, it suggests health system capability to handle a small uptick in new cases.

C. Are our testing and tracing efforts sufficient to monitor the epidemic and control its spread?
Evidence analyzed includes:
- Testing capacity: if we are able to ensure that the individuals at risk in each re-engagement phase have access to testing when needed, we will be able to give individuals the information they need to stay safe and, at the same time, allow us to closely track the impact of re-engagement activities on our case growth. If we do not have this testing capacity, it will be harder to give our people and our decision-makers the information they need.
- Tracing and containment effectiveness: if we are able to quickly follow up on any newly identified cases and associated contacts, and if those individuals effectively self-isolate, we can more successfully contain any new increase in disease spread. Otherwise, transmission is likely to be higher, increasing our risk.

As new guidance continues to be provided by the CDC and other public health experts, our assessment will adjust to be continually informed by the best available science.

PHASE 1: UNCONTROLLED GROWTH

The number of daily new cases increases by a constant rate every day, which leads to an increasingly accelerating case curve. If a community remains in this phase for an extended period of time, healthcare facilities could quickly be overwhelmed. Because unmitigated behavior contributes to the exponential growth, communities can slow the growth rate and exit this phase by introducing social distancing practices and wearing masks when in public.

Businesses and organizations

Only work that is necessary to protect or sustain life will be permitted

- Retail: Limited to grocery stores and other critical retail (e.g., pharmacies)
- Public Transportation: Permitted
- Restaurants & Bars: Available for take-out, delivery and drive-through only
- Manufacturing: Critical manufacturing only
- Construction: Only permitted for critical infrastructure projects
- Food & Agriculture: Permitted
- Offices: Closed to all non-critical workers during this phase
- Education & Child Care: Remote learning in K-12 and higher education, child care for critical workers

Personal and social

- Social Distancing: In place, maintain a six-foot distance from others when outdoors / in public • Face coverings: Required
- Gatherings: Not permitted • Outdoor Recreation: Walking, hiking, biking permitted • Quarantine/Isolation: Individuals who have confirmed or suspected COVID-19 must isolate, and any individual with a known exposure must quarantine, according to CDC and public health guidance
- At-risk populations: All at-risk individuals should continue to shelter in place. Members of households with at-risk residents should be aware that by returning to work or other environments where distancing is not possible, they could carry the virus back home. Precautions should be taken to isolate from at-risk residents. Businesses should strongly consider special accommodations for personnel who are members of an at-risk population.

PHASE 2: PERSISTENT SPREAD

This phase occurs after the Uncontrolled Growth phase, but when the epidemic is still expanding in the community. There are still high case levels, but the growth rate might gradually decrease. Within this phase, the epidemic is widespread in a community and source of infection is more difficult to trace. Even though the growth rate of new cases is decreasing, high volumes of infected individuals mean that health systems could become overwhelmed, leading to higher mortality rates. During this phase, it is important to maintain social distancing practices in order to slow the spread to a level that health systems can handle as they are continuing to build capacity.

Businesses and organizations

Only work that is necessary to protect or sustain life will be permitted

- Retail: Limited to grocery stores and other critical retail (e.g., pharmacies), plus curbside or delivery for nonessential retail
- Public Transportation: Permitted
- Restaurants & Bars: Available for take-out, delivery and drive-through only
- Manufacturing: Critical manufacturing only
- Construction: Only permitted for critical infrastructure projects
- Food & Agriculture: Permitted
- Offices: Closed to all non-critical workers during this phase

- Education & Child Care: Remote learning in K-12 and higher education, child care for critical workers

Personal and social

- Social Distancing: In place, maintain a six-foot distance from other when outdoors / in public
- Face coverings: Required
- Gatherings: Not permitted
- Outdoor Recreation: Walking, hiking, biking permitted. Additional recreation allowed, including golfing and motorboating
- Quarantine/Isolation: Individuals who have confirmed or suspected COVID-19 must isolate, and any individual with a known exposure must quarantine, according to CDC and public health guidance
- At-risk populations: All at-risk individuals should continue to shelter in place. Members of households with at-risk residents should be aware that by returning to work or other environments where distancing is not possible, they could carry the virus back home. Precautions should be taken to isolate from at-risk residents. Businesses should strongly consider special accommodations for personnel who are members of an at-risk population

PHASE 3: FLATTENING

This phase occurs when daily new cases and deaths remain relatively constant over a time period. Often, this occurs because communities have started to use social distancing practices and transmission rates have fallen to manageable levels. Because new cases are not constantly increasing, health system capacity has time to expand to epidemic needs and is not typically overwhelmed. During this phase, testing and contact tracing efforts are ramped up statewide. To prevent each infected individual from spreading the virus unchecked, rapid case investigation, contact tracing, and containment practices are necessary within a community.

Businesses and organizations

Non-critical businesses that pose lower risk of infection are able to open with increased safety measures during this phase:

- Retail: Limited to grocery stores and other critical retail (e.g., pharmacies), plus curbside or delivery for nonessential retail
- Public Transportation: Permitted
- Restaurants & Bars: Available for take-out, delivery and drive-through only
- Manufacturing: Permitted with additional safety measures and guidelines
- Construction: Permitted with additional safety measures and guidelines
- Food & Agriculture: Permitted
- Offices: Closed to all non-critical workers
- Education & Child Care: Remote learning in K-12 and higher education, child care for critical workers and anyone resuming work activities
- Outdoor work: Permitted with additional safety measures and guidelines

Personal and social

- Social Distancing: In place, maintain a six-foot distance from other when outdoors / in public
- Face coverings: Required
- Gatherings: Not permitted
- Outdoor Recreation: Walking, hiking, biking, golfing, boating permitted
- Quarantine/Isolation: Individuals who have confirmed or suspected COVID-19 must isolate, and any individual with a known exposure must quarantine, according to CDC and public health guidance
- At-risk populations: All at-risk individuals should continue to shelter in place. Members of households with at-risk residents should be aware that by returning to work or other environments where distancing is not possible, they could carry the virus back home. Precautions should be taken to isolate from at-risk residents. Businesses should strongly consider special accommodations for personnel who are members of an at-risk population

PHASE 4: IMPROVING

This phase occurs when the number of new cases and deaths has fallen for a period of time, but overall case levels are still high. When in the Improving phase, most new outbreaks are quickly identified, traced, and contained due to robust testing infrastructure and rapid contact tracing. Health system capacity can typically handle these new outbreaks, and therefore case fatality rate does not rise above typical levels. Though a community might be in a declining phase, the overall number of infected individuals still indicate the need for distancing to stop transmission and move to the next phase.

Businesses and organizations

Most business and organizations will be open throughout this phase under strict safety measures. These include:

- Retail: Permitted with additional safety measures and guidelines (e.g., limited capacity)
- Public Transportation: Permitted
- Restaurants & Bars: Available for take-out, delivery and drive-through only
- Manufacturing: Permitted with additional safety measures and guidelines
- Construction: Permitted with additional safety measures and guidelines
- Food & Agriculture: Permitted • Offices: Open (remote work still required where feasible)
- Education: Remote learning in K-12 and higher education, summer programs in small groups
- Outdoor work: Permitted with additional safety measures and guidelines

Personal and social

- Social Distancing: In place, maintain a six-foot distance from other when outdoors / in public
- Face coverings: Required
- Gatherings: Limited to small groups with social distancing
- Outdoor Recreation: Walking, hiking, biking, golfing, boating permitted. Activities permitted in small groups with social distancing

- Quarantine/Isolation: Individuals who have confirmed or suspected COVID-19 must isolate, and any individual with a known exposure must quarantine, according to CDC and public health guidance
- At-risk populations: All at-risk individuals should continue to shelter in place. Members of households with at-risk residents should be aware that by returning to work or other environments where distancing is not possible, they could carry the virus back home. Precautions should be taken to isolate from at-risk residents. Businesses should strongly consider special accommodations for personnel who are members of an at-risk population

PHASE 5: CONTAINING

During the Containing phase, new cases and deaths continue to decrease for an additional period of time. At this point, the number of active cases has reached a point where infection from other members of the community is less common. With widespread testing, positivity rates often fall much lower than earlier phases. Rapid case investigation, contact tracing, and containment strategies cause new cases to continue to fall. However, if distancing and other risk mitigation efforts are not continued, infections could begin to grow again because a permanent solution to the epidemic has not yet been identified.

Businesses and organizations

Most business and organizations will be open throughout this phase under strict safety measures
• Retail: Permitted with additional safety measures and guidelines (e.g., limited capacity)
• Public Transportation: Permitted
• Restaurants & Bars: Available for dine-in with additional safety measures and guidelines
• Manufacturing: Permitted with additional safety measures and guidelines
• Construction: Permitted with additional safety measures and guidelines
• Food & Agriculture: Permitted
• Offices: Open with additional safety measures and guidelines
• Education: Live instruction in K-12 and higher education
• Outdoor work: Permitted with additional safety measures and guidelines

Personal and social
• Social Distancing: In place, maintain a six-foot distance from other when outdoors / in public
• Face coverings: Required wherever possible
• Gatherings: Increased but still limited-sized groups with social distancing
• Outdoor Recreation: All outdoor recreation allowed
• Quarantine/Isolation: Individuals who have confirmed or suspected COVID-19 must isolate, and any individual with a known exposure must quarantine, according to CDC and public health guidance
• At-risk populations: All at-risk individuals should continue to shelter in place. Members of households with at-risk residents should be aware that by returning to work or other environments where distancing is not possible, they could carry the virus back home. Precautions should be taken to isolate from at-risk residents. Businesses should strongly consider special accommodations for personnel who are members of an at-risk population

PHASE 6: POST PANDEMIC

Reaching this phase would mean that community spread is not expected to return, because of sufficient community immunity and availability of treatment. Because of this, the number of infected individuals falls to nearly zero and the community does not typically experience this strain of the epidemic returning. All areas of the economy reopen, and gatherings of all sizes resume.

Businesses and organizations

All businesses and organizations open with some lasting safety requirements

Personal and social

Minimal to no lasting limitations on personal and/or social activities

CONTROLLING SPREAD IN THE WORKPLACE

There are best practices workplaces should follow, with different levels of importance depending on the industry. The proper implementation of these best practices will mitigate risk in the workplace and allow for a safe and sustained return to work. If workplaces fail to follow some or all of these guidelines, it may curb the state-wide progress toward the revitalization phase and result in a re-instating of stricter social limitations. These best practices fall into five categories:

A. Access control: Implementing best practices to quickly identify and catalogue potential introductions of COVID-19 into the workplace

   •Daily symptom diaries (mandatory questionnaires self-attesting to symptoms and contacts)
   • On-site temperature checks
   • Rapid diagnostic testing protocols
   • Intake procedures for visitors
   • Guidelines for delivery areas

B. Social distancing: Minimizing levels of close contact within the workplace to limit the spread of COVID-19 among workers

   • Remote work (standards for who can work in person, social distancing guidelines for work from home)
   • Restrictions on common instances of non-essential close contact (e.g., crowded conference rooms, cafeterias)
   • Restriction on in-person meeting size
   • Physical barriers between workspaces

C. Sanitation / Hygiene: Increasing both the frequency and vigor of common cleaning practices as well as implementing new ones to reduce the amount of time COVID-19 can live on surfaces
   • Frequent disinfection / cleaning (facilities and equipment)
   • Local exhaust ventilation
   • HEPA filters on HVAC units
   • Availability of hand-washing facilities
   • Restrictions on shared tooling / machinery

D. PPE: Ensuring all employees have access to personal protective equipment to keep them from both contracting and transmitting the COVID-19 virus
   • Masks to be worn whenever workers cannot consistently maintain six-feet of separation
   • Gloves as necessary
   • Face shields as necessary

E. Contact tracing / Isolation: Designing and imparting to employees important procedures and protocols on what occurs if an employee is suspected to have and/ or diagnosed with COVID-19
   • Isolation protocols
   • Notification protocols (HR, first responders, government authorities)
   • Investigation standards
   • Facility cleaning / shutdown procedure
   • Quarantine and return-to-work guidelines

COVID-19 Cases in Michigan

As the pandemic begins its third year, the following figures (shown in Table 65) reflect the number of cases and deaths in Michigan and in each of the counties served by the West Michigan Regional Planning Commission. The table cannot tell the story of the loss of lives in West Michigan, but simply shows that every county, rural and urban, was impacted with illness and death. Table 66 shows the impacts on the various age groups.

Table 65 – COVID-19 Cases and Deaths: Cumulative Through 2-14-2022

Area	Confirmed Cases	Probable Cases	Confirmed Deaths	Probable Deaths
Allegan County	23,668	2,887	280	44
Barry County	11,742	2,282	139	16
Ionia County	15,345	765	161	4
Kent County	150,523	12,359	1,273	157
Mecosta County	7,709	750	90	6
Montcalm County	12,989	1,732	189	4
Osceola County	4,132	745	70	1
Ottawa County	65,936	7,328	635	119
State of Michigan	2,331,102	293,360	30,959	2,559

Source: State of Michigan

Table 66 – Cases by Age Group: Cumulative Though 2-14-2022

Age Group (years)	Total Cases	Cases Per Million
0-9	134,573	116,738
10-19	258,457	205,309
20-29	370,487	267,962
30-39	336,035	278,737
40-49	288,960	243,536
50-59	279,557	205,391
60-69	201,598	158,518
70-79	105,615	139,497
80+	60,498	145,841
Unknown	1,962	NA

Source: State of Michigan

Issues

The issues that this plan address are limited and relate to community-level issues versus health and personal issues. At the beginning of the pandemic (the first half of 2020) there were many unknowns that individuals, businesses, and communities worried about such as running out of food, being able to adequately staff essential services such as public utilities, public safety, healthcare, nursing homes, schools, manufacturers, government services, grocery stores, gas stations, and a host of other essential services. While there were some shortages towards the beginning, many were due to excess buying of certain things like canned foods and toilet paper.

At the beginning of the pandemic, many mandates were put into place at the federal, state, and local levels related to masks, social distancing, limited capacity, limiting visitors, hours of operation, closing of non-essential businesses, work, travel, and other limitations intended to slow the spread of the virus. While some people felt these actions were unnecessary and an intrusion on their rights, other people felt that the actions were warranted.

As the pandemic wore on, many of the initial concerns were addressed, or never actually materialized. Unemployment rates, which spiked at the beginning of 2020, began to decrease as people either returned to work or began working from home. Public meetings, canceled at the beginning of 2020, returned in the form of remote meetings using platforms such as Zoom and Microsoft Teams. Not only were people working from home, but students were attending school virtually, and social isolation with family members became routine.

The second half of 2020 continued with numbers of cases and deaths increasing. Some hospitals approached capacity levels in West Michigan and people were beginning to wonder if the pandemic would ever end. As people headed back indoors for the fall and winter, cases continued. To make matters worse, a contentious national election and campaign season was in full swing that divided the nation's citizens. While the election was held in November, what had always been a peaceful transition of power after presidential elections, was turned into a spectacle culminating in an attack on the U.S. Capitol on January 6, 2021.

The beginning of 2021 brought the widespread availability of vaccines to West Michigan's residents starting with healthcare workers and other critical workers (actually in December 2020) and moving to older residents and people with health issues and then younger people as more vaccines were made available. Vaccine centers were set up across the region and people were either eager to receive their vaccines, or were leery of the vaccines that were given emergency approval instead of the more rigorous approval typically given to drugs. In West Michigan, the numbers increased in the first few months and finally began to decrease as vaccinations increased along with the arrival of warmer weather. As cases and deaths decreased, mandates were loosened allowing for larger gatherings, easing of masks, opening of businesses, and returning to the office for many workers. May and June were the first two months when numbers improved. People who had been fairly isolated for over a year were suddenly able to visit family and friends and masks became optional in many indoor settings such as offices, grocery stores, and restaurants.

The second half of 2021 saw the number of cases increase again as a new variant emerged (Delta). By November Michigan was the number one state for the number of COVID cases. The vast majority of new cases were people who either chose to not receive a vaccine, or were not able to receive a vaccine. The ICUs filled to capacity and people were placed on ventilators – most had not been vaccinated. For those that had received a vaccination but still caught COVID, the symptoms were generally milder and patients were less likely to be placed in an ICU or on a ventilator. Also, in early autumn booster shots, provided six months after their second dose (or the single dose for Johnson and Johnson), were approved for healthcare workers and older adults – by October all adults were eligible for boosters. November was a bad month, with many West Michigan Hospitals at capacity and having to cancel non-COVID surgeries and other treatments due to the number of COVID patients. December of 2021 saw another new variant (Omicron) which (at the time of this writing) seems to be combatted by vaccines, especially for people who have received a booster six months after their original dose(s). Hospitals in West Michigan filled with primarily unvaccinated people, including ICUs and ventilators. The Federal Government sent staff to assist hospitals, which cancelled all non-emergency surgeries and had to begin rationing care due to the numbers continuing to rise.

During the pandemic communities and public agencies, like schools and government agencies, faced a variety of issues that are summarized below:

- Public bodies closed offices and had staff work from their homes to prevent the spread of the virus. Many Federal and State offices are still operating remotely, while some smaller agencies are "back in the office." This has been an everchanging series of challenges including whether or not remote meetings are actually legal.

- Local units of government at all levels faced a variety of challenges including needing to continue providing essential services throughout the pandemic. Public safety (fire, police, ambulance services, etc.), public works (roads, water, sewer, utilities, etc.), and other essential services continued to work every single day of the pandemic to provide the services that we all depend on. Units of government also faced challenges of doing the business of the people – public meetings were not recommended and went remote for nearly two years before beginning to return to in-person meetings.

- K-12 Schools (public and private) faced a range of issues and challenges including not always receiving clear guidance on how to proceed when the pandemic progressed. Teachers, administrators, students, and parents had to adapt to remote learning, hybrid learning where families were able to decide whether or not to attend classes or learn remotely, or back to in-person classes. Once students returned to classes there were continuing debates related to masks, vaccines, and whatever else people could question. Activities beyond the classroom were also impacted as extracurricular activities were curtailed or impacted.

- Colleges and universities were impacted as students transitioned to remote learning and lost out on years of traditional college experiences. Enrollments often dropped as students chose

to sit out the pandemic rather than pay for essentially on-line classes. When classes resumed all of the usual issues arose such as vaccines, masks, social-distancing, etc.

- Restaurants and bars faced many challenges and adapted whenever possible to outdoor seating, take-a-way service, food delivery services, and other creative ways to stay in business. Restrictions were placed on seated dining, and these restrictions were slowly eased to allow outdoor seating, and limited indoor seating, and eventually relatively normal operations again. Adding to the challenges of limited capacity were the challenges of finding employees willing to put up with the risk of catching the virus and having to deal with customers that were not willing to follow the rules. Many fast-food restaurants switched to drive-thru only and long lines became the new normal.

- Entertainment of all sorts was impacted. Large venues closed for much of the pandemic prior to vaccines so there were no concerts or other indoor or outdoor gatherings. Movie theaters, bowling alleys, etc. all were impacted as people were required to stay at home. Eventually these activities returned, but with many additional precautions.

- Retail businesses faced a range of challenges. Some were able to remain open throughout the pandemic if deemed essential (grocery stores, pharmacies, etc.) while others were either closed or offered very limited services. On-line shopping, which was already impacting many retail businesses, became the normal way of purchasing everything and is a habit that will likely remain. Delivery services even took off related to grocery shopping and the convenience of such services will also likely remain an option in the future.

- Professional offices varied in their response and challenges depending on the types of services provided. Many sent employees home with laptops and office buildings were empty for months on end before restrictions began to be lifted. Some professional offices, such as medical offices, remained open but with added precautions such as closing waiting rooms, shielding, masks, sanitizers of all sorts, and limited hours.

- While this is not a complete list of the types of organizations it provides a range. Ongoing issues continue into 2022 with spikes in cases continuing to occur but without as serious of impacts since many people are vaccinated or have already had the virus in the past. Organizations of all types continue to struggle to hire and keep employees and people are very tired of remote meetings, masks, the overall divisiveness that is prevalent across the country, and a general sense that things will never return to normal.

Limitations

There were so many limitations during the pandemic that the WMRPC could never begin to address regardless of how many resources were made available. WMRPC staff numbers rose and fell at the WMRPC during the pandemic, with several people hired without formal interviews or even being met in person for months after starting. Sixty-six percent of staff members came down with COVID at least once (after having some level of vaccinations). Just getting people trained and in-place was a challenge. Add to this the facts that staff at all levels of government were working from home and face-to-face meetings were non-existent just added to the challenge. Remote meetings did provide some degree of interaction during the deepest part of the pandemic and were (generally) a welcome part of the day.

Assisting communities issues related to the pandemic was essential, but with a staff ranging between two and four people the ability to help was very limited. The WMRPC focused on trying to provide information to communities about programs administered by its two primary partners: U.S. Economic Development Administration (EDA) and the Michigan Department of Transportation (MDOT). Both of these partners offered a range of opportunities during the pandemic, with EDA administering grants from the Coronavirus Aid, Relief, and Economic Security (CARES) Act and the American Rescue Plan Act (ARPA) of 2021; and MDOT offering funds through the Rural Task Force program and other programs that received enhanced funding through the federal government.

Getting the word out to communities was possible due to the ability to push large amounts of information to communities using e-mail (primarily). If a community was interested in a program the WMRPC coordinated additional meetings with the appropriated people to determine if a program matched a community's needs. A great number of potential projects were generated and dozens of remote meetings and phone calls were used to assist communities in applying for funds. Unfortunately, no projects were funded through EDA during 2020, 2021, and 2022 (so far). While this was disappointing, communities of all sizes did receive funds through ARPA and other federal programs that benefited them during the pandemic and will have a long-lasting impact as well – but the WMRPC was not able to add a lot to this process.

Communities, utilities, and other organizations did an amazing job of keeping essential services flowing throughout the pandemic. Water flowed, the lights stayed on, hospitals took care of our healthcare needs, snow was plowed, and public safety needs were met. While there were staffing challenges, people were able to address the needs of their communities during the emergency. Again, the WMRPC was not able to provide these essential services, but hopefully the WMRPC was able to provide a small amount of information to assist communities.

Hopefully the pandemic has provided communities with an appreciation of planning for future events and this is where the WMRPC could provide some assistance now and in the future.

Mandates

Mandates were a big part of life during the pandemic. School closings, business closings, masks, limitations on travel, social distancing, and many other measures intended to protect peoples' health and slow the spread of the virus. Of course the mandates were questioned as appropriate or as being an overreach of government into peoples' lives. Different parts of the United States reacted differently to setting and obeying mandates – and this was also the case down to the local level with some businesses ignoring mandates and others voluntarily going beyond the mandates. Politics played a large part of how people responded to mandates, which was an issue throughout the entire pandemic.

The WMRPC was impacted by mandates related to in-person meetings, working from the office, travel, masks, reporting, and others. The WMRPC strove to follow all of the mandates for meetings and for keeping staff safe. As the mandates began to drop it became difficult to determine if meetings should again be held in-person or remotely since there was not clear guidance and many people were hesitant to travel to other communities (this is how the virus spread). In the end, the WMRPC erred on the side of caution and Commission members and Committee members seemed to appreciate this approach. Some decisions requiring in-person meetings with quorums were delayed until late winter/early spring of 2022, but the business of running the WMRPC kept moving during the pandemic.

Addressable Community Issues and Related Actions

While the COVID-19 Pandemic created a wide range of immediate and long-lasting issues, it is not productive or reasonable for this Pandemic Recovery Plan to try to identify and address every issue. Since the WMRPC is a community-based organization focusing on community development, it makes sense that the focus is community development. The WMRPC will focus on the following key issues now, and into the future, to aid in recovery of the pandemic and to help communities prepare for any future events or to improve day-to-day operations.

Community Planning

Lack of adequate community planning created issues related to recovery for many communities during the pandemic. Federal and state programs expanded to encourage community recovery and those communities that had up-to-date plans and capital improvement schedules were able to easier identify and justify potential community projects than those communities that had no planned and identified priorities and issues.

Many communities in West Michigan have out-of-date master plans, or no plans at all. When the Federal Government appropriated ARPA funds to communities those with current plans were able to easier identify projects since issues were already identified. Those that had not planned were forced to start from the beginning to identify potential projects.

In order to encourage recovery from the pandemic and withstand any future emergencies the following actions will occur:

1. The WMRPC will contact each county, city, village, and township to determine the status of community planning. The inventory will include a summary of the following (if applicable):
    a. Age of Planning Document
    b. Description of body responsible for community planning
    c. Planning capacity (staff, consultants, volunteers, etc.)
    d. General description of each Planning Document's contents (issues, goals, demographics, maps, capital improvement schedules, projects, public input, etc.)
    e. A "planning readiness rating" assigned by the WMRPC.

2. The WMRPC will work with communities interested in developing or updating plans. Potential actions include:
    a. Assisting in the planning effort for communities that have limited options for developing or updating a plan (as staffing capacity allows).
    b. Identifying any potential resources for developing community plans such as grants or student projects.
    c. Referring communities to the Michigan Chapter of the American Planning Association for an up-to-date list of planning consultants.
    d. Reviewing draft community plans.
    e. Developing a template for creating simplified master plans.

3. The WMRPC will advocate for simplifying planning requirements for smaller communities to enable communities with limited resources to maintain community plans. While simplicity is desired, simplified community plans should include (at a minimum) the following sections:
    a. Description of the community's population, economy, and housing.
    b. Description of existing land uses and public facilities.
    c. List of issues facing the community identified through appropriate public input.
    d. List of goals and actions addressing identified issues.
    e. Projections and future land uses based on trends and goals.
    f. Capital Improvement Schedule based on anticipated needs, asset management, and goals.

4. The WMRPC will create a universal Capital Improvements Schedule at a very general level to provide an overview of regional needs. The overview will include:
    a. List of general capital improvements identified by category (water, sewer, roads, community facilities, and equipment).
    b. Projected costs of scheduled improvements.
    c. Year improvements are planned for implementing.
    d. Anticipated funding sources.

5. The WMRPC will update its Grants and Loans Opportunities list to encourage planning. The list encourages planning by:
    a. Providing resources to assist communities in reaching goals.
    b. Identifying types of improvements that can utilize outside resources.
    c. Provides ideas for improvements communities might not have considered.

6. Provide opportunities for communities to bring planners on-board to update or develop master plans by performing the following actions:
    a. Maintain a list of planning consultants interested in working on community plans (work with the Michigan Chapter of the American Planning Association).
    b. Providing a list of communities in need of master plans to registered list of community planning consultants.
    c. Maintaining an inventory of the status of master plans.
    d. Seeking funding to hire additional planners at the WMRPC dedicated to developing plans for communities that do not have available staff or cannot afford a consultant.
    e. Providing internships for planning students interested in assisting with developing community plans.

Public Facilities and Utilities

Throughout the pandemic a lot of time was spent by the WMRPC, communities, and various funding agencies (federal, state, and other) identifying projects suitable for the funding opportunities created to help communities withstand and recover from the pandemic. By developing a list of public utilities and their needs (now and in the future) this process could be a lot smoother and it would allow for easier funding of known needs as opposed to creating

projects simply to pursue funding opportunities. Since the WMRPC covers a large area and hundreds of communities, it is important to develop an approach that is appropriate in scope. Part of the inventory will include whether there is adequate capacity for communities into the future and projected needs over the next five to ten years. This is a worthwhile activity even in trouble-free times.

In order to encourage recovery from the pandemic and withstand any future emergencies the following actions will occur:

1. Recognizing that not all communities have the same level of public utilities, the WMRPC will develop a list of communities (cities, villages, and townships) and identify whether or not public utilities are provided. Counties will not be included in the list simply because no public utilities are provided at county-level in the region (other than roads). The list will include a summary of the whether or not the following are provided:
    a. Public water
    b. Wastewater treatment
    c. Stormwater management
    d. Public streets and roads
    e. Any additional public utilities provided by the community

2. Once the list of communities with any form of public utilities is completed, the WMRPC will contact each community to gain an understanding of capacity, age of facilities, and any issues facing the utility providers. The inventory will not be detailed, but will provide a broad understanding to serve as a starting point for future discussions and actions. Inventories will focus on the following:
    a. Capacity of public water system (available versus used) and the need to replace any major lines due to age or need to expand size of lines.
    b. Capacity of wastewater treatment facilities and availability for future expansion and the need to replace any sewer lines due to age or the need to expand the size of lines.
    c. Availability of stormwater management systems, whether or not there are any combined sewer issues/need to separate storm system from wastewater system.
    d. General condition of local roads (not maintained by MDOT or a county road commission). Include PASER data when available.
    e. Describe any additional public utilities provided by the community such as electricity or internet and identify any issues or funding needs associated with the utilities.

3. Maintain a regional public utilities-based capital improvements program based on input from communities.
    a. Establish an appropriate level of detail for a regional program.
    b. Create categories of improvements (water, sewer, storm, other).
    c. Include capital improvements program in CEDS and Interim CEDS.
    d. Distribute capital improvements program to potential funders including EDA and other agencies.

Maintain a contact list of staff responsible for maintaining public utilities and encourage interaction between similar agencies.

e. When contacting communities to assess utilities establish best contacts for relaying and gathering information and include addresses, telephone numbers, and e-mail addresses.
f. Request contacts to provide a back-up person in case of personnel changes.
g. Create e-mail groups of similar-sized communities to allow for easy interaction between utility providers.

4. Encourage utility providers to consider EDA grants whenever upgrading utilities.
    a. Educate utility providers of funding opportunities such as EDA's Public Works grants as well as other Federal and State of Michigan programs.
    b. Solicit projects from utility providers whenever updating the CEDS using up-to-date contact information.
    c. Consider appointing utility providers to serve on the CEDS Committee.
    d. Educate engineering consultants, that often work with utility providers, of EDA programs.
    e. Provide information to utility providers of programs that are developed during emergency situations (like CARES Act and ARPA during the pandemic) using up-to-date contact information.

Communications and Coordination

During the pandemic the importance of communicating became even more important but many of the established ways of communicating were not available during the pandemic (especially traditional face-to-face meetings). Many of the rules established to encourage open meetings and public participation were set aside during the pandemic by establishing emergency procedures that allowed remote or online meetings of the WMRPC, cities, villages, townships, and counties. Even meetings between other regions (Michigan Association of Regions) were done remotely and meetings between various levels of government (for example a city discussing a potential project with EDA and the WMRPC) were also done remotely. Many meetings were cancelled at the beginning of the pandemic due to lack of tools and knowledge of conducing online meetings, but eventually online meetings became an accepted way of doing business in both the public and the private sector. As the pandemic wore on the emergency measures put into place by the State of Michigan were eliminated due in large part to political considerations which left communities and the WMRPC wondering how to appropriately meet. While the WMRPC continued to meet remotely through 2021 it was able to do so primarily by having informal meetings (the WMRPC called these meetings "Information Updates" to allow for the sharing of information) where no resolutions were passed. Eventually, in-person meetings returned in 2022 allowing budgets to be passed and election of officers to occur (as well as other official required business). While it was nice to hold meetings in-person the convenience of on-line meetings for an organization covering eight counties was difficult for many to give up (since on-line meetings could save many members hours of driving). In order to encourage less confusion in the future, and to improve

the efficiency of meetings in non-emergency times, the following actions will be considered for adoption:

1. Develop a policy related to in-person, remote, and hybrid (in-person with remote capabilities) meetings for the WMRPC.
    a. Establish guidelines for determining when meetings can be held remotely.
    b. Establish what types of actions can be taken during in-person meetings, remote meetings, or during hybrid meetings.
    c. Develop quorum guidelines for all types of meetings.
    d. Establish standards for e-mail votes of the WMRPC between regularly scheduled meetings during emergency and non-emergency situations.

2. Seek clear guidance from the State of Michigan on when WMRPC meetings can be held remotely.
    a. Coordinate with the Michigan Association of Regions (MAR) to work with the State of Michigan to encourage uniform and apolitical standards for determining when remote meetings are allowed for emergencies.
    b. Coordinate with the Michigan Association of Regions to work with the State of Michigan to encourage the option of allowing remote meetings anytime (not just during emergencies) to promote less driving and more efficient meetings.
    c. Allow for quick change of meeting types due to changing situations to allow for flexibility during emergencies.
    d. Establish rules related to health and safety during in-person meetings.

3. Update safety standards related to office operations, work-at-home guidelines, and staff members attending meetings as the current pandemic and future emergencies requires.
    a. Establish what office operations are considered essential that cannot be accomplished remotely.
    b. Establish limits on staff working in the office during times when personal contact is not safe.
    c. Establish flexible work-at-home schedules to allow easy contact of staff for efficient use of time and ability to communicate.
    d. Limit staff from attending in-person meetings until it is the standard at all levels of government (since the WMRPC is funded by local, state, and federal sources).

4. Maintain the ability of the WMRPC to communicate with Regional Commissioners (Board Members), CEDS Committee members, member communities, state, and federal agencies, staff, other regional agencies, and others agencies and individuals.
    a. Provide staff members with mobile equipment that enables them to work away from the office (primarily laptops and related equipment).
    b. If staff members do not have access to internet away from the office during an emergency allow working (when possible) in the office on a schedule that limits contact between employees and others.
    c. Maintain subscription to remote meeting platform.

5. Maintain meeting schedules for Executive Committee, WMRPC, CEDS Committee, Northland Drive Corridor Committee, M-40/M-89 Corridor Committee, Greater Greenville Transportation Committee, and any other regularly scheduled groups.
    a. Meet in person when able to safely meet in person.
    b. Meet remotely using ZOOM or similar platform when safety is in question.
    c. If there is a question related to a quorum during a remote meeting, related only to the WMRPC, the meeting will be an "Informational Meeting" where no formal business will be conducted, but where information is made available.
    d. Reschedule meetings only when absolutely necessary, such as when official business cannot wait until the next regularly scheduled meeting.

6. Continue communications with communities through a variety of means.
    a. Determine if newsletter, which has not been published during the pandemic, should be brought back or transitioned to electronic distribution (this was planned but disrupted in 2020).
    b. Expand use of group e-mails to similar communities.
    c. Expand use of social media.
    d. Include alternate telephone numbers (other than the office telephone) when possible.

CONCLUSIONS & SUMMARY

This document represents the work of the West Michigan Regional Planning Commission (WMRPC) and the Comprehensive Economic Development Strategy (CEDS) Committee. While the document is called the *2022 CEDS and Pandemic Recovery Plan*, it represents a long-term commitment (past and future) to the communities within Region 8 and contains information developed and fine-tuned over many years and some new information developed during the pandemic specific to the Pandemic Recovery Plan portion of the document and effort.

Some key points of the 2022 Comprehensive Economic Development Strategy and Pandemic Recovery Plan are listed below:

- The WMRPC works with a variety of agencies to provide communities with a range of assistance.
- West Michigan continues to grow and has a stronger economy that most of Michigan.
- The WMRPC focuses on a small range of programs and maintains a small staff that is affordable to our member counties and communities.
- Communities have a range of infrastructure needs that need funding assistance to move forward.
- The WMRPC's strives to assist communities, not mandate actions.
- Having a comprehensive list of potential community projects prevents seeking funds for unnecessary or ill-conceived projects as opportunities arise.
- The WMRPC feels planning, participation, and identifying infrastructure needs (and seeking funding to address the needs) are appropriate roles for assisting with the pandemic recovery.

None of the information contained in this document should come as a surprise to the people serving on either the CEDS Committee or the WMRPC since representatives are regularly updated on the available programs and the issues and goals of the Region and were all involved in the development of the CEDS.

Appendix A

RESOLUTIONS

WEST MICHIGAN REGIONAL PLANNING COMMISSION

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY AND PANDEMIC RECOVERY PLAN

RESOLUTION

APPROVAL OF THE 2022 COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY AND PANDEMIC RECOVERY PLAN

It is moved by _____, and supported by _____ that the West Michigan Regional Planning Commission's Comprehensive Economic Development Strategy (CEDS) Committee hereby approves the 2022 Comprehensive Economic Development Strategy and Pandemic Recovery Plan, which identifies goals, information, current employment information, and potential projects for Region 8 and its member communities. The Strategy/Plan also looks at the impacts of the pandemic and actions to help recover from long-lasting impacts. The Strategy/Plan will be submitted to the U.S. Economic Development Administration (EDA) in October 2022. The WMRPC recommends the submission of the Strategy/Plan to the EDA.

Signed:_____ Date: August 31, 2022

S. Michael Scott, Chair

WEST MICHIGAN REGIONAL PLANNING COMMISSION

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY AND PANDEMIC RECOVERY PLAN

RESOLUTION

APPROVAL OF THE 2022 COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY AND PANDEMIC RECOVERY PLAN

It is moved by _____, and supported by _____ that the West Michigan Regional Planning Commission (WMRPC) hereby approves the 2022 Comprehensive Economic Development Strategy and Pandemic Recovery Plan, which identifies goals, information, current employment information, and potential projects for Region 8 and its member communities. The Strategy/Plan also looks at the impacts of the pandemic and actions to help recover from long-lasting impacts. The Strategy/Plan will be submitted to the U.S. Economic Development Administration (EDA) in October 2022. The WMRPC recommends the submission of the Strategy/Plan to the EDA.

Signed:_____ Date: September 16, 2022
David Hodges, Chair

Signed:_____ Date: September 16, 2022
Roger Elkins, Vice Chair

Public Review Period for the Comprehensive Economic Development Strategy and Pandemic Recovery Plan

The West Michigan Regional Planning Commission (WMRPC) is taking public comments on the 2022 Comprehensive Economic Development Strategy and Pandemic Recovery Plan. Copies of the Strategy/Plan are available for review at the offices of the WMRPC. Comments can be submitted via the US Postal service to: WMRPC, 1345 Monroe Avenue NW, Suite 225, Grand Rapids, Michigan 49505 or through email to dbee@wmrpc.org. Contact Dave Bee, Director of the WMRPC, with any questions at (616) 774-8400. Comments will be accepted until October 17, 2022.

- Posted on website: wmrpc.org
- Posted on Facebook: wmrpc
- Posted on Twitter: WMRPC
- Posted on MLive/Grand Rapids Press

No comments received.

Appendix B

CEDS COMMITTEE GENERAL GUIDELINES

Comprehensive Economic Development Strategy (CEDS) Committee
General Guidelines

1. Authority.

These General Guidelines are adopted by the West Michigan Regional Planning Commission (WMRPC) in accordance with rules established by the U.S. Economic Development Administration (EDA) for the purpose of maintaining a Comprehensive Economic Development Strategy (CEDS).

2. Definitions.

a. Board – The policy body of the WMRPC
b. CEDS – Comprehensive Economic Development Strategy
c. CEDS Committee – The Committee made up of representatives from members gathered to develop and implement the CEDS
d. EDA – The U.S. Economic Development Administration
e. Member – A county, city, village, township that is a member of the West Michigan Regional Planning Commission
f. Public Sector – Supported by government funds
g. Private Sector – Supported by private funds
h. Region 8 – The area consisting of Allegan, Ionia, Kent, Mecosta, Montcalm, Osceola, and Ottawa counties.
i. Representative – A person appointed by a member to serve on the CEDS Committee
j. WMRPC – West Michigan Regional Planning Commission

3. Purpose.

The CEDS Committee shall be a voluntary committee of economic and community developers from across Region 8, which includes communities in the seven counties of Allegan, Ionia, Kent, Mecosta, Montcalm, Osceola, and Ottawa. The Committee shall assist in developing the annual CEDS Document including identifying potential public works projects, planning projects, and other projects with the potential for promoting economic and community development.

4. Membership.

Membership on the CEDS Committee is dependent on membership in the WMRPC, with the exception of At-Large Committee Members.

5. Organization.

5.1 Committee. The CEDS Committee is responsible for maintaining an up-to-date CEDS and makes no policy decisions for the WMRPC. The WMRPC is responsible for approving the CEDS with the recommendation of the CEDS Committee.

5.2 Representation. Each Member with a population of at least 10,000 people shall have no more than two (2) representatives on the CEDS Committee. The Committee representation shall be comprised of one public sector representative and one private sector representative from each Member with a population of at least 10,000 people. The term of office for a

representative shall be one (1) year or until a new appointment is made by the Member's governing body. Each member with a population of at least 10,000 people may designate one (1) Alternate which may act only in the absence of a Representative.

5.3 At-Large Representatives. The CEDS Committee may have up to three (3) at-large members approved by the Committee. At-large positions shall create a committee that maintains a simple majority of private sector representation.

6. Officers.

6.1 Selection. In January of each year, the Committee shall select from its membership a Chairperson and Vice-Chairperson.

6.2 Duties. A Chairperson shall preside at all meetings and shall conduct all meetings in accordance with the rules provided herein. The Vice-Chairperson, in the absence of the Chairperson, shall act in the capacity of the Chairperson.

6.3 The Vice-Chairperson shall succeed to the office of Chairperson in the event of a vacancy in that office; in which case, the Committee shall select a successor to the office of Vice-Chairperson at the earliest possible time. Such Chairperson and Vice-Chairperson shall serve until the current term of office is ended.

6.4 Tenure. The Chairperson and Vice-Chairperson shall take office immediately following their election, and shall hold their office for a term of twelve months. All officers can be re-elected to successive terms.

7. Meetings.

7.1 Meeting Notices. A notice of all meetings shall be sent to the list of CEDS Committee. Meeting agendas shall be posted at the office of the WMRPC. Agendas shall include the meeting date, address, time, and telephone number of the WMRPC office.

7.2 Regular Meetings. Regular meetings of the Committee shall be held as necessary to maintain an up-do-date CEDS. A schedule of anticipated meetings for the program year shall be maintained by the WMRPC.

7.3 Special Meetings. Special meetings may be called by the Chairperson. Notice to CEDS Committee shall be mailed using the U.S. Postal service no fewer than seven (7) days in advance of the special meeting.

7.4 Quorum. In order for the Committee to conduct business or take any official action, a quorum consisting of Committee Representatives of a majority of the Members must be present. When a quorum is not present, no official action except for closing of the meeting may take place. When a quorum is not present Committee Members may discuss matters of interest, but can take no action until the next regular or special meeting.

Order of Business. The order of business for all regularly scheduled Committee meetings shall be:

a. Call to order
b. Roll Call
c. Approval of Minutes
d. General Business
e. Unscheduled Business
f. Adjournment

8. Minutes.

Minutes shall be prepared for all CEDS Committee meetings. The minutes shall contain a brief synopsis of the meeting including a recording of Committee Members in attendance, a complete restatement of all motions, and recording of votes. All communications and any actions taken shall be attached to the minutes.

9. Matters to be acted upon by Staff on Behalf of the CEDS Committee.

WMRPC staff may take any action necessary in the name of the CEDS Committee in accordance with plans, policies, and procedures established by the CEDS Committee and WMRPC Board. If a serious conflict of interest, public controversy, or uncertainty as to the plans, policies, or procedures occurs; staff shall make the matter known for resolution by the CEDS Committee and/or the WMRPC Board.

10. Amendments.

These general guidelines may be amended by a majority vote of the WMRPC Board during any regular meeting.

THESE GENERAL GUIDELINES WERE ADOPTED BY THE WEST MICHIGAN REGIONAL PLANNING COMMISSION ON JUNE 16, 2006.

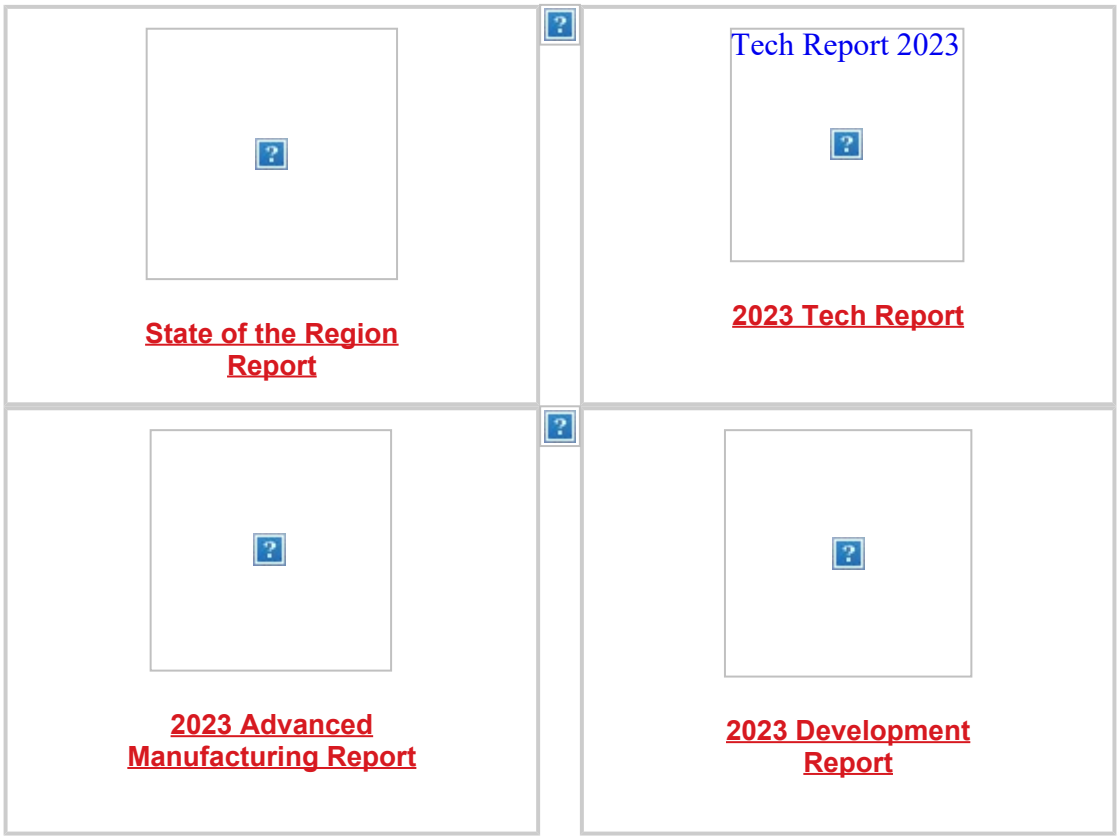
From: Randy Thelen
To: City Manager
Subject: Economic Minute
Date: Thursday, December 28, 2023 6:00:30 AM

2023 Year in Review

Happy Holidays!

As 2023 comes to a close, we're reflecting on the incredible year we've had here at The Right Place. Here's a showcase of several highlights from this past year, which we wouldn't have been able to achieve without your support and investment in our work.

4 Custom Research Reports Launched
Our research team is dedicated to compiling and analyzing valuable data to deliver insights to Greater Grand Rapids business community. The team leverages powerful data tools combined custom insights we gather from local businesses to create robust research reports. As you head into 2024, these research reports can help you make better, more informed decisions.



28 Business Expansion Projects
This year we helped 28 businesses grow across the Greater Grand Rapids region. These businesses invested over $450M and created 1,300+ quality jobs. Two of those projects finalized right before Christmas:

- Aspen Surgical: Our medical device sector continues to grow as Aspen Surgical

announces they'll be adding 75 jobs and investing $5M in their Caledonia Township operations.

- Navico Group (Attwood Marine): Attwood Marine, a company that supplies products for the marine & RV industries, is expanding its operations in Lowell. This expansion will generate $32.7M in capital investment and 80 jobs.

$43M in public placemaking supported

This year we secured over $6M in grant funding to help support the development of 17 vibrant spaces throughout our region. These projects will spur over $43M in investment to revitalize and improve public spaces like 36th Street Marketplace, Sullivan Field Restoration, as well as park and downtown improvements across our communities.

- Revitalization and Placemaking Program: To see the full list of projects being supported with these grant funds, please visit this link.
- Godfrey Corridor Revitalization (Factory Yards): In addition to the placemaking investments listed above, we also worked to secure the approval of a transformational brownfield plan for the Godfrey Corridor. This redevelopment will spur an influx of new residents and commercial activity to southwest Grand Rapids. It will also bring more than $146M in investment to a blighted and vacant former furniture factory.

214 People Trained at 20 Local Companies

This year we secured $540,000 in grant funding to launch the Talent Pathways Program. This pilot program was designed to help local manufacturing and tech employees gain the skills and industry credentials needed to advance their careers. Ultimately, 348 credentials were earned by local talent this year via the program.

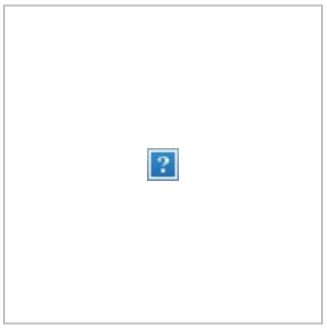
13,000 Attendees at Tech Week Grand Rapids

Tech Week returned for its second year in 2023, ft. headline speaker Malcolm Gladwell. This weeklong "Unconference" is designed as a collection of events across the region, all created with the goal of highlighting our vibrant tech and innovation community. This year we welcomed over 13,000 attendees throughout the week to 30+ events. Special thanks to the nearly 50 community and business partners who came together to make this week a success! Mark your calendar for its return the week of Sept. 16th.

As we turn the page to 2024, we're grateful for your continued support as we drive economic prosperity in the Greater Grand Rapids region. Thank you for helping make this a year to remember!

Randy Thelen
President & CEO
The Right Place, Inc.

Unsubscribe manager@cityofcedarsprings.org
Update Profile | Constant Contact Data Notice
Sent by info@rightplace.org powered by



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From:	clerk
To:	Cathy Austin; supervisor@solontwp.org
Cc:	City Manager
Subject:	RE: 03-26-2024 Joint Planning Commission Meeting
Date:	Wednesday, March 20, 2024 12:31:40 PM
Attachments:	4Aib MAP.pdf image010.png image012.png 03-26-2024 Special PC Agenda Packet.pdf image004.png

---

Sorry for the trouble, but there was a mislabeled 425 map in the Planning Commission Packet that was included in the packet that was sent over to you yesterday.

See the correction attached.

Thank you,

Rebecca Johnson, CMC, MiPMC
City Clerk
Cherishing our Heritage
Embracing our Future
CEDAR SPRINGS
EST. 1871
66 S. Main
P.O. Box 310
Cedar Springs, MI 49319
(616)696-1330 Ext. 101
www.cityofcedarsprings.org
clerk@cityofcedarsprings.org

From: clerk
Sent: Tuesday, March 19, 2024 3:55 PM
To: Cathy Austin <adminasst@solontwp.org>; supervisor@solontwp.org
Cc: City Manager <manager@cityofcedarsprings.org>
Subject: RE: 03-26-2024 Joint Planning Commission Meeting

Cathy, Bob, and Rick,

Thank you for your time this morning to discuss the upcoming joint Planning Commission Meeting. We made the suggested revisions for the agenda that you had mentioned.

Please see the attached agenda and agenda packet that has been sent to our board members. We are looking forward to seeing you next Tuesday!

Thank you,

Rebecca Johnson, CMC, MiPMC
City Clerk

Cherishing our Heritage
Embracing our Future

CEDAR SPRINGS
EST. 1871

66 S. Main
P.O. Box 310
Cedar Springs, MI 49319

(616)696-1330 Ext. 101
www.cityofcedarsprings.org
clerk@cityofcedarsprings.org

From: clerk
Sent: Thursday, March 14, 2024 4:24 PM
To: Cathy Austin <adminasst@solontwp.org>; supervisor@solontwp.org
Cc: City Manager <manager@cityofcedarsprings.org>
Subject: 03-26-2024 Joint Planning Commission Meeting

Hi Cathy & Bob,

I hope you are enjoying some of the early spring weather we have had! I wanted to touch base with you regarding the agenda for the 3-26-2024 Joint Planning Commission Meeting. I know processes and procedures can vary between cities and townships and I wasn't sure who normally puts the agenda together for your Planning Commission Meetings.

Since this is the first joint meeting, we have had in my time with the city I wanted to reach out and see how we can collaborate together to make the meeting successful and productive for everyone!

We were hoping that we could jointly create one agenda for both boards to review and use to make things simple for both boards.

As we understand, both boards would notice the meeting, call the meeting to order, take attendance, have a joint discussion on the 425 agreements, allow for board comments from everyone, and then both adjourn the meeting. The boards would maintain separate minutes and they would be approved by their board in the normal procedures.

We would love to have your feedback to ensure that we both understand and are on the same page as to what to expect and that the agenda meets everyone's expectations.

We would like to send our board their agenda and packet by Tuesday, March 19th so they have ample time to review the information. I'm available most of the day Monday and Tuesday next week to further discuss.

I look forward to hearing from you!

Thank you,

Rebecca Johnson, CMC, MiPMC
City Clerk

Cherishing our Heritage
Embracing our Future

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EST. 1871

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P.O. Box 310
Cedar Springs, MI 49319

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clerk@cityofcedarsprings.org

SPECIAL MEETING
CEDAR SPRINGS PLANNING COMMISSION
AND SOLON TOWNSHIP PLANNING COMMISSION

AGENDA

Tuesday, March 26, 2024
7:30 p.m. Meeting

Kent County Sheriff's Department
4191 17 Mile Rd NE, Cedar Springs, MI 49319

1. Call to order and Pledge of Allegiance.

2. ROLL CALL:

Cedar Springs Planning Commission

Ms. Rose Powell	_____
_____	_____
Mr. Matthew Hogg	_____
Mr. Jason Merlington	_____
Ms. Shandell Napieralski	_____
Mr. John Nixon, Vice-Chair	_____
Mr. Clint Conley, Chair	_____

3. PUBLIC COMMENTS.

4. DISCUSSION ITEMS:

A. Roundtable Discussion for the 425 Agreement between City of Cedar Springs and Solon Township
   i. Historical Information
   ii. Recent Projects
   iii. Future Development

B. Set 2025 and Future Annual Meeting Dates

5. BOARD MEMBER COMMENTS.

6. ADJOURNMENT.

Public Notice
City of Cedar Springs

Special Joint Meeting
of the Cedar Springs Planning Commission
And Solon Township Planning Commission

Tuesday, March 26, 2024
7:30 PM

Kent County Sheriff's Department Community Room
4191 17 Mile Rd NE
Cedar Springs, MI 49319

The purpose of the joint Meeting Between City of Cedar Springs Planning Commission and Solon Township Planning is to fulfill the annual obligation stipulated in the 425 Development and Cooperation Agreement.

The agenda will primarily focus on discussions, considerations, and recommendations related to zoning and land uses for the designated properties covered under the aforementioned agreement and any other business related to the 425 Agreement.

All interested parties, stakeholders, and members of the public are encouraged to attend and participate in this collaborative effort between the City of Cedar Springs and Solon Township. Your participation and input are valuable as we work together to shape the future development and cooperation within our communities.

Persons having any questions regarding these matters are urged to attend this meeting or attend virtually. Virtual meeting information can be found below.

Virtual Meeting Information Join Zoom Meeting
https://us02web.zoom.us/j/88443106342

Meeting ID: 884 4310 6342
One tap mobile
++13092053325,,88443106342# US
+13126266799,,88443106342# US (Chicago)

If you have additional questions or are unable to attend the meeting, but wish to have your comments become a part of the official record of the meeting, please submit them in writing to your respective representative listed below:

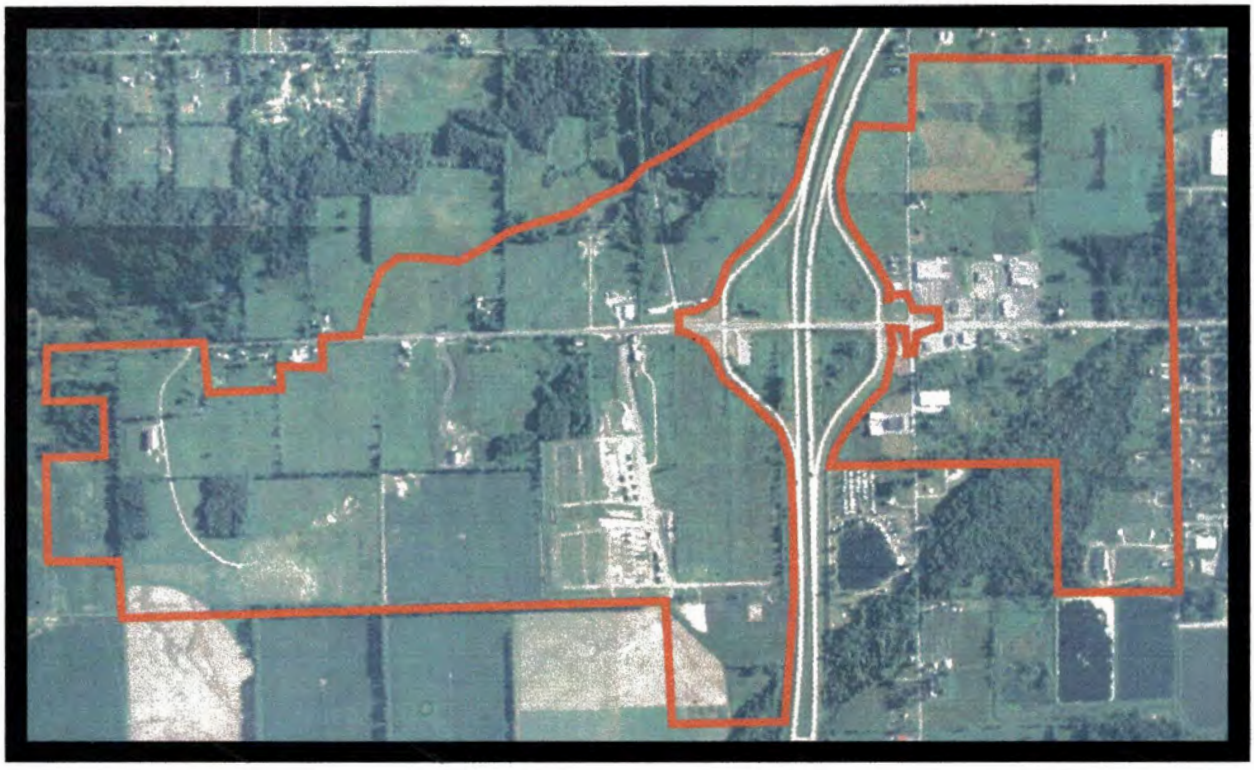
City of Cedar Springs: City Manager - Darla Falcon - (616)696-1330 Ext. 104 - manager@cityofcedarsprings.org
Solon Township: Township Supervisor – Robert Ellick – (616) 696-1718 - supervisor@solontwp.org

Rebecca Johnson
City Clerk
616.696.1330
Posted: March 11, 2024, at 5:30 p.m.

FINAL DRAFT

425 AGREEMENT AREA
MASTER DEVELOPMENT PLAN

CITY OF CEDAR SPRINGS AND SOLON TOWNSHIP



SOLON
Established in 1857
Township

425 AGREEMENT
MASTER DEVELOPMENT PLAN

PREPARED FOR:
THE CITY OF CEDAR SPRINGS & SOLON TOWNSHIP
KENT COUNTY, MICHIGAN

PREPARED BY:
LANGWORTHY, STRADER, LEBLANC & ASSOCIATES, INC.
GRAND RAPIDS, MI

ADOPTED BY CEDAR SPRINGS:
APRIL XX, 2001

ADOPTED BY SOLON TOWNSHIP:
APRIL XX, 2001

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CHAPTER 1 INTRODUCTION

WHAT IS A 425 AGREEMENT?

The area surrounding the US-131/17 Mile Road interchange has become a prime location for new development due to its easy access from US-131 and proximity to the Grand Rapids metro region. Often, areas that undergo such rapid growth may begin to develop with little consideration for landscaping and design, while fostering unsafe traffic movements and doing little to support pedestrian circulation. The City of Cedar Springs and Solon Township have recognized this possibility and have entered into a cooperative planning and development process. This was formalized with the signing of a 425 Agreement. The Agreement has many objectives, with an emphasis on fostering quality economic development benefitting both communities.

A 425 Agreement, derived from A.P.A. 425 of the1984 Conditional Land Transfer Agreement, is a revenue sharing agreement for economic development reasons between two governmental units to transfer land from one unit to another unit for an agreed upon time limit of up to 50 years. The City and Township have structured their Agreement around seven basic principles, or "Recitals." They are:

A. The City and the Township desire, through cooperation, to foster quality economic development to benefit the respective communities.

B. The cooperation between the City and Township is designed to bring about the enhancement of the tax bases of both communities, and to thereby create jobs and provide services and products to the residents and visitors of both communities.

C. The City presently lacks a sufficient inventory of undeveloped land within its corporate boundaries to foster continued desired economic development, while having in place the infrastructure and personnel to deliver traditional municipal services.

D. The City and Township recognize that mutual goals relative to quality economic development locating in the Cedar/Solon Development area would be served through the extension of services available within the corporate

limits of the City to areas presently located in the Township.

E. In particular, certain areas of the Township located west of the City, along the US-131 corridor, presently need sewer services, which services would further the economic health of the greater Cedar/Solon area by increasing the probability of commercial growth and the resulting creation of additional jobs.

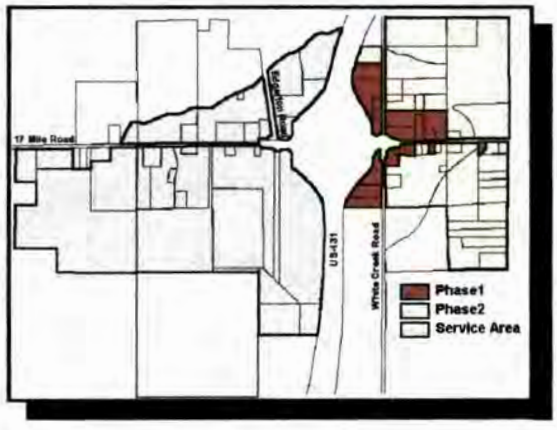
F. By means of this Agreement, the City will provide such sewer services for the certain areas of the Township located west of the City.

G. By cooperating, the parties can prevent future disputes, minimize uncertainty about development, better accommodate development, assure development occurs in a mutually beneficial manner, better assure the quality of development, and better utilize their respective sources.

STUDY AREA

The 425 Area consists of approximately 711acres, located entirely within Solon Township. However, the Agreement provides for all 425 lands to eventually fall under the jurisdiction of the City of Cedar Springs. This jurisdictional transfer will occur in two phases (east of US-131), generally identified as "Phase I" and Phase II." All land west of the US-131 corridor is identified as "Service Area," where sewer extensions are planned.

Phase I consists of approximately 48 acres, located directly east of US-131, bisected by 17 Mile and White Creek Roads. Properties in Phase I currently fall under City jurisdiction. As a result, all development procedures (i.e. building permits, site plan reviews, special land use approvals, etc.) are conducted and approved by the City.



Phase II, approximately 217 acres, abuts the east boundary of Phase I and is bounded to the east by the city limits. Although properties in Phase II currently remain under Township control, they are to be transferred into Phase I upon a development request.

The Service Area makes up the remainder of the 425 area and consists of approximately 446 acres, located west of US-131. Jurisdiction of the Service Area is to remain under Solon Township, although city sewer services are to be extended, per the requirements of the agreement, as future development requires. However, certain types of developments may also warrant the extension of City water services into the Service Area.

MASTER DEVELOPMENT PLAN

The Master Development Plan, jointly developed and adopted by the City and the Township, will serve as a guide for the future development within the 425 Area. As development pressures increase, the City and Township will have the ability to manage growth in a coordinated manner that directly reflects the Vision of the Plan. A properly developed, well thought-out Master Plan can provide tangible benefits in the form of improved quality of life, more efficient use of resources, a cleaner environment, and an economically healthy community. While the Master Development Plan has little direct legal authority, it is a powerful expression of a community's intentions for the future.

The first requirement of an effective Master Plan is public support, especially in the case of specific techniques to encourage safe access and accessibility. One of the purposes of the Master Development Plan is to develop justification for various techniques that can be used to enhance development around the US 131 interchange. Without public support, regulations related to the interchange may meet resistance from residents, business owners, developers and others. If promoting improvements around the interchange is a priority for the community's residents, they must support the enforcement of design techniques to accomplish this objective. Discovering the depth of this commitment is an essential element of the Master Development Plan.

Eventually, this commitment will be expressed through one or more objectives related the various objectives set out in the Master Development Plan. There are several issues that will be explored throughout this process. Specific attention will be directed towards:

Land Use:	Type of development and where it is to be located;
Transportation:	Ensuring safe and efficient access to new developments and promoting pedestrian circulation;
Aesthetics:	Requiring landscaping, setbacks, and visually appealing signs; and
Economic Vitality:	Providing increased opportunities for employment, shopping, and services.

CHAPTER 2
COMMUNITY SURVEY

The key to developing an effective Master Development Plan is understanding the issues of concern that are affecting the area. To determine these issues, a series of community surveys and interviews were performed with various stakeholders and City and Township representatives, that formed the basis for realistic goals and objectives for the Plan. Issues of concern were identified early in the process and stakeholder interviews were held with business and property owners to help gain a comprehensive understanding of the specific concerns of those most directly affected by the Plan.

COMMUNITY SURVEY ISSUES OF CONCERN

The following issues were identified by Township and City officials.

- The City's current Zoning Ordinance business district language is not sufficient to adequately manage growth in the 425 area. A new district which is mutually acceptable by the Township and City should be created to address this issue.
- New residential areas should not be separated from the new businesses. They should be accessible to pedestrians, which will not only add convenience to the new residential developments, but reduce traffic impacts on 17 Mile Road as well.
- The time frame of this project is very important. Because the area is very attractive to developers (there are currently several proposed developments for this area), and without adequate development controls, the area is at risk of being poorly developed. Design standards should be drafted and adopted by both the Township and the City quickly in order to ensure that the 425 Area is developed in a manner which benefits both communities.
- The permitted height of the proposed buildings should not be beyond the current capacities of the public services (i.e., fire/police protection).
- Residential areas should front on Pine Street yet be accessible to the business district.
- The roads need to be a higher priority. Service roads, driveway consolidation and other traffic management strategies should be implemented in high traffic areas. Also, a designated truck route would make it more attractive for businesses.
- Off-street parking for 425 Area businesses should not be permitted in the front yard.

Instead, it should be allowed in the side of back yard in order to hide large-scale parking lots.

- The following uses should be permitted in the 425 Area:

  - Hotels/motels
  - Sit-down dining establishments
  - Department stores
  - Recreational/walking areas
  - Professional office park
  - Multi-family residential developments
  - "Big-box" stores should be allowed, but the number should be controlled.

- The following types of uses should *not* be permitted in the 425 Area:

  - Fast food restaurants;
  - Gas stations (unless adequately spaced to reduce their concentration in any one area);
  - Industrial (light or heavy).

STAKEHOLDER INTERVIEWS

A group of people identified as key stakeholders were personally interviewed early in the process. These persons included Chamber of Commerce representatives, major employers and property owners of significant portions of land within the study area. The intent of the interviews was to help gain an understanding of the issues of concern, general economic conditions and future plans for property, all of which may have an impact on the outcome of the plan. The interviews also provided the opportunity for those who have a significant interest in this planning effort to help define the future of the 425 area. The following outlines the questions and responses taken from the stakeholder interviews.

Q. #1 ***Do you feel there are any significant problems/opportunities in this area of which we should be aware?***

A. #1 There is an opportunity for the development of nice housing with the proposed sewer extensions, however, excessive restrictions on land use may threaten the economic viability of our land.

A. #2 There is a niche for multi-family housing in this area, however, land development should be controlled to avoid multiple lot splits that result in numerous small parcels. Also, manufactured housing should be seriously considered.

A. #3 Traffic flow is definitely a problem. Opportunities to consider include traffic signals

Q. #5 *What feature(s) in your community do you feel should be preserved or protected in the future? Features can include businesses, recreational facilities, recreational amenities, public services etc.*

A. #1 The architectural character, the community recreation. Would like to see more business owners owning their buildings, and the development of a community center (for meetings and events).

A. #2 Preserve the public access, trails and natural character.

A. #3 Preserve all the natural areas and as much farmland as possible.

A. #4 Protect the area where Cedar Creek crosses Muskegon Street.

A. #5 Maintain the lack of undesirable land uses, namely adult stores. Protect the school property from irresponsible development (suggested a round-a-bout at 17 Mile and Main). Preserve the good school system and historic buildings.

Q. #6 *What existing and/or potential feature(s) in your community do you feel are undesirable?*

A. #1 Businesses not owning their buildings.

A. #2 Keep industrial uses away from residential areas. Numerous eyesores along the railroad. City should be cautious of cluster development without the provision of adequate open space.

A. #3 Fix up the buildings on Main Street. The old foundry at the north end of town is an eyesore.

A. #4 The 17 Mile/Main Street intersection.

Q. #7 *What would you include on a Cedar Springs/Solon Township wish list?*

A. #1 Sam's Club, small maintained park or a linear park system.

A. #2 Public access to trails and a new library.

A. #3 Park and recreation facilities (North Park), a new City Hall, and better joint (City/Townships) fire protection.

A. #4 Hotel or Motel

A. #5 Wal Mart, construct a new library and convert the old library into a, Amvet sub-station

and safety improvements, green areas, business clustering and improved sign design.

A. #4 Initially there was opposition to the agreement, but now that people have become aware of the benefits of the 425 agreement, there is little or no opposition.

Q. #2 *If you are a business owner, why did you choose to locate in Cedar Springs/Solon Township?*

A. #1 There is currently land available to develop, and the City is very cooperative with abatements and street improvements to 5th Street. Business was compatible with surrounding uses.

A. #2 We were previously living here.

Q. #3 *Why do you think most people would want to open a business in this area?*

A. #1 Because of the rapid growth of the area and its proximity to the interchange.

A. #2 The relatively low overhead rates make it less expensive to operate here.

A. #3 The City is very cooperative with those opening or expanding their business. The area is also has a strong job market and is very accessible to Grand Rapids but without the traffic congestion.

A. #4 The 425 agreement will make it more attractive to businesses.

Q. #4 *Do you have any significant future plans for your business/property?*

A. #1 Negotiations are underway with a fast-food restaurant and a hotel/motel developer.

A. #2 A property owner has a development plan underway for his 40 acres. He is considering site condos, a PUD, and a new library. Currently farming two-thirds of the property.

A. #3 One company has just completed a 14,000 square foot expansion, with a possible manufacturing plant expansion in 2-3 years. There is currently 87,000 square feet of developable land available to the west. The property owner felt that the Cherry Street extension would probably benefit his business.

A. #4 One respondent stated that if someone offered to purchase his property, he would probably consider it depending on the proposed use. A residential development was preferred.

and an improved business community.

Q. #7 Do you have any additional Comments?

A. #1 Building a sewer line is a good thing, the City should consider designating 5 mills for infrastructure.

A. #2 The Kent County Road Commission recently widened 17 Mile Road east of the interchange to 5 lanes. They would consider driveway consolidation recommendations. All other roads are local roads, where 55 percent of the improvement cost are the community's responsibility. The Road Commission may not provide funding for a boulevard, however if one is recommended, it would be at least 28 feet wide with a 100 foot right-of-way.

CHAMBER OF COMMERCE RESPONSES

The Cedar Springs Chamber of Commerce also distributed these surveys to nearly forty Chamber representatives. Of those distributed, ten were returned. Below is the summary of comments received:

- The Plan should maintain the rural integrity of the area.
- Would like to see continuity in appearance between the 425 Area and the downtown.
- Buildings should be designed to match the character of the downtown.
- Businesses were not threatened by the new commercial development. They "do not wish to compete with new businesses, but to complement them."

ISSUE SURVEYS/INTERVIEWS SUMMARY

- The development of housing in the area was recommended twice as a significant opportunity.
- The City's cooperative spirit and our compatibility with the surrounding uses was noted.
- Accessibility to both Grand Rapids and the interchange was mentioned.
- Several respondents had significant future plans for their properties, including various alternatives of commercial and residential development, as well as industrial expansion.

- The preservation and protection of natural areas was important, with specific requests to protect the area where Cedar Creek crosses Muskegon Street, and the preservation of trails and farmland.

- Eyesores were mentioned twice regarding the old foundry on the north end of town and dilapidated buildings along the railroad.

- The construction of a new library and improved park and recreation facilities were priority concerns.

- Most felt that the 425 Agreement was a step in the right direction, both for inter-governmental cooperation and for the development of much needed infrastructure. The Kent County Road Commission would not fully fund a boulevard improvement on 17 Mile Road.

Draft

CHAPTER 3 VISION, GOALS AND STRATEGIES

COMMUNITY VISION

A *true* community vision is one supported by realistic goals and strategies and developed by and for the community it represents. The Vision for the 425 Area was developed in just that manner. The issues identified by the government representatives, the ideas expressed by the residents, and the common objective of fostering quality economic growth within both communities clearly demonstrate a common vision for the future of the 425 Area and the Goals and Strategies which will support that Vision.

VISION

The Cedar Springs/Solon Township 425 Area shall be the model for 21st Century interchange development plans. It shall provide safe, efficient access to both pedestrian and vehicular traffic, while maintaining the rural character and aesthetic quality found throughout the area. It shall foster economic growth by providing a quality commercial and residential development opportunity found nowhere else.

COMMERCIAL DEVELOPMENT GOAL

The City of Cedar Springs and Solon Township will strive to improve the quality of existing businesses in the 425 Area, while seeking to attract new businesses to meet the needs of the communities and support economic stability.

Strategies

- Zoning for the 425 area will allow for businesses desired by both communities. The Zoning

Ordinance for each community are intended to reflect acceptable uses and development requirements consistent with the Vision of this Plan.

- Development permitting procedures such as building permits, site plan reviews, special land use approvals, etc. shall be performed with specific consideration given to the impact of each individual business on the entire 425 Area.

RESIDENTIAL DEVELOPMENT GOAL

The City of Cedar Springs and Solon Township will encourage quality housing options of varying types, price ranges, and densities that satisfy the needs of each community and are planned to provide safe, convenient access to and from adjacent commercial centers.

Strategies

- Medium to high-density housing should be encouraged in this area due to the demand by both senior citizens with limited options for assisted living and young working professionals that require easy access to and from US-131.

- New housing developments should be integrated with the commercial nature of the interchange area in a way that complements, rather than conflicts with, one another.

- Residential communities should be planned to provide safe, easy pedestrian access to commercial areas. Sidewalks, bike lanes, landscaped berms, traffic calming devices and other safety provisions should be a requirement in any area where vehicular and pedestrian traffic share a common space.

TRANSPORTATION IMPROVEMENTS GOAL

The City of Cedar Springs and Solon Township will encourage transportation systems within the 425 Area that acknowledges the importance of pedestrian and vehicular traffic as contributing factors to the quality of life and economic success of the communities.

Strategies

- Access management strategies should be practiced when new developments and transportation improvements are proposed.

- Pedestrian traffic areas should be safely separated from vehicular corridors yet integrated

with the common destinations. This may be accomplished by encouraging the development of pedestrian spaces such as bike lanes, wide sidewalks, and non-motorized pathways throughout the area.

- The Township and City will encourage land use patterns adjacent to the highway interchange area that provide a safe and efficient flow of traffic while preserving reasonable access to abutting properties.

ECONOMIC DEVELOPMENT GOAL

The 425 Agreement Area will be developed to provide quality economic and employment opportunities for the communities of Cedar Springs and Solon Township.

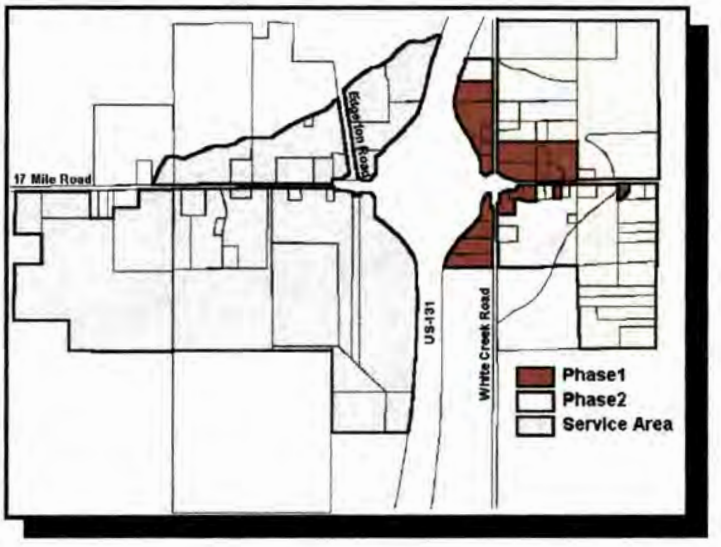
Strategies

- Commercial development in the 425 Area shall comply with all Highway Commercial District standards as outlined in the zoning ordinance for each community.
- City provided sewer and water services shall be readily available to all lands within the 425 Area by 2005.
- In an effort to ensure a quality economic environment, reviews of commercial development should be performed with special attention given to the details, implications, and potential impacts of each individual development proposal.

CHAPTER 4
AREA PROFILE

AREA DESCRIPTION

The 425 Area is approximately 711 acres in size, and contains a wide variety of land uses. The Agreement breaks the Area into three regions, based on planned development schedules.



- **Phase I** is located immediately east of the interchange.
- **Phase II** is located immediately east of Phase I.
- The **Service Area** lies west of the US-131freeway.

Each of these areas are very distinct in character. These characteristics will play a very important role in future development trends, affecting vehicular and pedestrian traffic, safety, future land use and aesthetics.

With its easy access to US-131 and proximity to Grand Rapids, the entire 425 Area has many of the amenities that will continue to make it attractive to new development. As the 17 Mile Road (M-46) corridor continues to develop, the character of this area will continue to change. A look at the current land use trends of each of the Areas will help paint a picture of the future of the entire 425 Area. The existing land use has been classified into six general categories as shown on the Existing Land Use Map. A summary of existing land use area calculation shows the following:

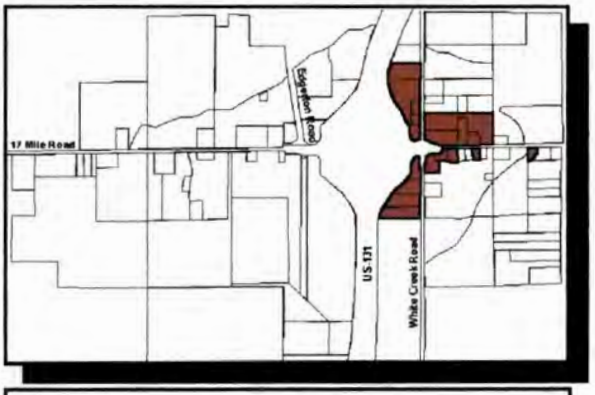
Within the approximate 711 acre 425 Area, there were:

- *72.88 acres of residential land;*
- *38.41 acres of Mobile Home Park;*
- *60.29 acres of commercial land;*
- *178.95 acres of agricultural land;*
- *338.97 acres of vacant land and;*
- *21.60 acres of wood lot.*

These land use estimates are expected to continually change as new development occurs in the future. Development trends tell us that the percentage of agricultural land, vacant land and wood lot wood lot will continue to decrease as residential land, mobile home park and commercial acreage increases. It is therefore critical that development in the area occurs responsibly and in a planned manner to ensure the preservation of rural character, vital economic activity, and the general quality of life for both communities.

PHASE I AREA

The Phase I Area is considered the most center of development activity, encompassing the majority of the existing commercial property within the 425 Area, as well as recent approvals of several new businesses. The availability of City sewer and water services has helped spur additional development.



Phase I Profile

Total Land:	***47.81 Acres***
Percentage of 425 Area:	***6.7%***
Residential Land Use	***0 Acres***
Mobile Home Park:	***0 Acres***
Commercial Land Use:	***34.0 Acres***
Agricultural Land Use:	***0 Acres***
Vacant Land/Woodlot:	***13.81 Acres***

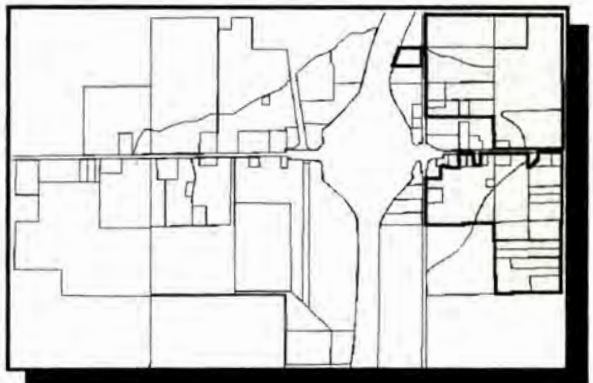
Unlike the remainder of the 425 Area, the properties within Phase I have been transferred from the jurisdiction of Solon Township to the City of Cedar Springs by means of the 425 Agreement. Transfer of jurisdiction does not imply that the land is annexed into the City. However, all development procedures, such as site plan reviews and the issuing of building permits, are done through the City.

Phase I can best be characterized as the commercial center of the 425 Area. Approximately 71 percent of the land found in the Phase I area is currently commercial development, including a variety of vehicular orientated businesses such as fast food restaurants, gas stations, banks, and retail and wholesale stores. The continued vitality of this area will depend on the implementation of traffic management, pedestrian access, aesthetic improvements, and zoning requirements designed to manage permitted uses, signs and building and parking setbacks.

COMMERCIAL USES IN THE PHASE I AREA

PHASE II AREA

The Phase II Area is located directly east of Phase I, sharing a common boundary, and is bounded on the east by the Cedar Springs city limits. The properties within Phase II are to be conditionally transferred to City jurisdiction upon written request for City sewer or water service. Several areas within the Phase II already have sewer and water services, most of which are found along 17 Mile Road.



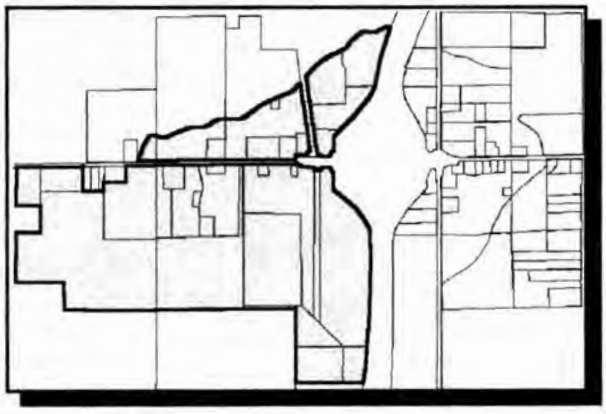
With approximately 217.33 acres of land, and only 7.84 percent being uses for commercial purposes, Phase II is quite different in character from Phase I. Land uses include general commercial along 17 Mile Road (similar to in Phase I), as well as agricultural fields, woodlots and residential uses to the north and south. Commercial development is also found along White Creek Road.

Phase II Profile

Total Land:	***217.33 Acres***
Percentage of 425 Area:	***30.6%***
Residential Land Use	***45.21 Acres***
Mobile Home Park:	***0 Acres***
Commercial Land Use:	***17.06 Acres***
Agricultural Land Use:	***48.62 Acres***
Vacant Land/Woodlot:	***106.44 Acres***

SERVICE AREA

As the profile indicates, the Service Area has the most amount of land in the 425 Area, but has the least amount of commercial development. However, the area is ripe for development with nearly 53 percent of the land currently undeveloped or vacant.



The Service Area consists of approximately 445.96 acres of land and is considered the most rural of the three areas with over 29 percent of the land being used for agricultural purposes. Prior to 2000, a limited amount of commercial development was located near the interchange (a mini-storage facility, an auto repair shop and a

vacant mechanical contracting business).

The Cedarfield manufactured home park is located just south of 17 Mile, and is continuing to expand. The park is home to nearly 200 residents (housing units), and has the capacity for another 100 units. The large vacant parcel east of Cedarfield manufactured home park is slated to be developed with a 190,000 square foot Meijer store in 2001. Once the store is completed, it will greatly affect the general character of this area. The Meijer store will likely spur additional development on the undeveloped land adjacent 17 Mile Road. Access to 17 Mile Road for Cedarfield is via a private drive which is currently used only be Cedarfield residents. However, once the proposed Meijer is constructed, the drive will became a shared access point, which may generate a substantial amount of traffic. As traffic volumes increase a traffic signal at the entrance may be warranted.

Service Area Profile	
Total Land:	***445.96 Acres***
Percentage of 425 Area:	***62%***
Residential Land Use	***27.67 Acres***
Mobile Home Park:	***38.41 Acres***
Commercial Land Use:	***9.23 Acres***
Agricultural Land Use:	***130.33 Acres***
Vacant Land/Woodlot:	***240.32 Acres***

The Cedar Creek business park is located west of Cedarfield off Francis Way. The park is currently home to only two businesses, but provides 14 platted lots for future development. As these lots are developed, and more employment opportunities become available, the Service Area will continue to emerge as a commercial and employment center for this region.

Precaution must be taken to ensure that future commercial development occurs responsibly so that the rural character of this area west of US-131 is preserved. This will require limiting the intensive development to the areas nearest the interchange and decreasing the intensity of future development further west on 17 Mile Road. Neither community desires to see a substantial length of 17 Mile Road developed for commercial uses.

RURAL CHARACTER OF THE SERVICE AREA

The Service Area does not currently have City sewer and water service, which has generally limited development. However, according to the 425 Agreement, properties within the Service Area shall be permitted to connect to the City's sanitary sewer service providing the Township pays all construction costs and that the proposed extensions meet certain capacity requirements. Unlike in Phases I and II, jurisdiction and development approvals of Service Area property does not fall to the City once sewer extensions have been provided. This means that all future development west of US-131 could remain under the control of Solon Township, depending on which future services are required.

CHAPTER 5
ECONOMIC OVERVIEW

Much can be determined about a community based upon its economic characteristics. The amount of commercial activity in the 425 Area has a direct impact on other related characteristics such as employment trends, traffic generation, land use characteristics and even the quality of life. Approximately 10 percent of the land within the 425 area is designated commercial, which clearly indicates the significance that economic characteristics will have in this area. Vital commercial activity is the life line of any urbanized area. Businesses provide a source of employment for local residents, as well as a significant portion of the community's overall tax base, which is used to finance community facilities and public services. Land purchased and utilized for commercial use is typically selected based on one key factor - location. Access to and from major transportation routes is critical to ensure a businesses success. This is why the 17 Mile Road corridor is so attractive for new commercial development.

It is very important to consider existing and future economic activity in the 425 Area as a critical component of this Master Development Plan. An evaluation of the current market conditions is necessary in order to better understand the economic characteristics, as well as help determine future residential, commercial, and industrial demand.

COMMERCIAL INVENTORY

Freeway accessibility makes commercial development in the 425 Area very attractive, as evidenced by frequent new construction. As with many highway interchanges, a variety of uses has been attracted to the 425 Area, ranging from highway services, such as fast food restaurants and gas stations, to offices and industrial uses. A land use survey, conducted in the Fall of 2000, revealed that approximately 9 acres of currently developed for a wide range of commercial purposes.

In addition to the location and type of businesses, the survey also noted other significant attributes, such as landscaping and number of driveways. This information presents an opportunity to better understand the characteristics of the existing uses in the 425 Area, as well as the impacts they have on the community. It also helps identify what is missing, and thus the "commercial niches" that need to be filled.

A total of 27 individual businesses (as shown below) were identified in the 425 Area. The businesses were categorized into retail and service types.

Table 1
425 AREA COMMERCIAL INVENTORY

Category	Business Name	Access Location	Sign	Aesthetic Quality
General Merchandise	Quality Farm & Fleet	2 Drives - 17 Mile and White Creek	1 Pole	Poor: Building overwhelmed by large parking area in front. Outdoor storage in parking lot. Minimal landscaping.
Food Stores	Great Day Food Store	1 Drive -17 Mile + 1 shared w/ McDonalds	1 Pole	Moderate: Grass berm at east end of lot could be extended west to hide parking lot.
	Save-A-Lot	1 Drive - White Creek	Wall	Moderate: Generous setback, modest landscaping
Eating/ Drinking	Burger King	1 Drive - 17 Mile	1 Pole	Moderate: Nicely landscaped - site elevated from 17 Mile.
	McDonalds	2 Drives - 17 Mile, + 1 shared w/ Great Day	1 Pole & 1 Hwy	Moderate: Fair landscaping.
	Wendy's	1 Drive - shared w/ KFC/A&W	1 Pole	Moderate: Fair landscaping
	KFC/A&W	1 Drive + 1 shared w/ Wendy's	1 Pole	Moderate: Fair landscaping
	Arby's	2 Drives - 17 Mile	1 Pole & 1 Hwy	Poor: Minimal landscaping.

Table 1
425 AREA COMMERCIAL INVENTORY

Category	Business Name	Access Location	Sign	Aesthetic Quality
	Big Boy	1 Drive - White Creek	1 Pole & 1 Hwy	Moderate: Generous setback from 17 mile. Modest landscaping
	Riccardi's Pizza & Subs	Shares access w/ Farm & Fleet	1Wall & 1 Temp	Poor: No landscaping.
Banks/ Credit Agencies	Independent Bank	2 Drives - 17 Mile	1 Pole	Moderate: Modest landscaping.
	Choice One Bank	2 Drives - 17 Mile	1 Pole	Moderate: Modest landscaping.
Auto Repair/ Services	Saturn Tire & Rubber	2 Drives - White Creek	Wall	Poor: Minimal landscaping, outdoor storage.
	J Bassetts Auto Repair	1 Drive - Edgerton	Wall	Poor: Minimal landscaping, outdoor storage of autos.
	Red Flannel Car Wash	1 Drive + 1 shared with w/ Quick Lube	1 Pole	Poor: No landscaping.
	Cedar Springs Quick Lube	1 Drive + 1 shared w/ Car Wash	1 Pole	Poor: No landscaping.
Medical Offices	Metro Health	1 Drive - White Creek	1 Pole & 1 Hwy	Moderate: Generous setback from White Creek.
	Cedar Animal Hospital*	Shares access w/ Farm & Fleet	Wall	Poor: No landscaping.
Business Services	Thermal Tech	1 Drive - Francis Way	Wall	Good: Nicely landscaped, outdoor storage in rear.
	Exit Realty	1 Drive - 17 Mile	1 Temp	Moderate: Business is a converted home.

Table 1
425 AREA COMMERCIAL INVENTORY

Category	Business Name	Access Location	Sign	Aesthetic Quality
	Shorin-Ryu Karate	Shares access w/ Farm & Fleet	1 Wall & 1 Temp	Poor: No landscaping.
	Hair & Tan Zone	Shares access w/ Farm & Fleet	Wall	Poor: No landscaping.
Lumber/ Building Materials	Plainfield Lumber & Hardware	2 Drives - White Creek	Wall	Good: Nicely landscaped, outdoor storage in rear.
Gas Stations	Amoco	2 Drives - 17 Mile and White Creek	2 Poles & 1 Hwy	Poor: Minimal landscaping. Outdoor storage in front parking lot.
	Speedway	2 Drives 17 Mile	Pole & Hwy	Poor: Minimal landscaping.
Drug Stores	Rite Aid	1 Drive 17 Mile shared w/ neighboring lots	Pole	Poor: Minimal landscaping
Other	Cedar Storage	1 Drive - Edgerton	Wall	Poor: Typical storage facility design. Minimal landscaping.
	Day Care Facility	1 Drive - Francis Way	None	Good: Nicely landscaped.

* Will move to new location off Edgerton Rd in 2001.

DEVELOPMENT CHARACTERISTICS

Commercial Character

Commercial development patterns assume several forms, the two most common of which are *Core* commercial areas and *General* commercial areas. Core commercial areas, which are sometimes referred to as central business districts, or CBD's, are most often centrally located within a community and are usually the traditional shopping area.

General commercial areas such as the Cedar/Solon 425 area, on the other hand, are typically found in the more recently developed areas of a community. The following is a comparison of the general characteristics found in Core and General commercial areas.

Core Commercial	General Commercial
Small lots/parcels	Medium to large lots/parcels
Common-wall development	Free-standing buildings and small strip centers
Mature buildings (historic feel)	
Use of wall signs and projecting signs rather than freestanding signs	Free-standing or ground signs
Limited or no on-site parking (parking is on-street or in public lots)	On-site parking
Pedestrian orientation - limited distance between buildings	Vehicular orientation
Cross-street linkage - uses separated by a street tend to be visually linked due to building character, lack of setbacks, "downtown feel," etc.	Individual site access points (curb cuts)
	Limited cross street linkage - uses separated by a street tend to be visually detached due to differences in building design and site character

The existing commercial characteristics within the 425 area are clearly representative of General commercial development. Fast food restaurants, gas stations, shopping centers, banks and other individual buildings are found throughout this area, mainly along 17 Mile Road. Core commercial attributes can be found in nearby downtown Cedar Springs, which is outside the study area. However, the key to this study is to incorporate many of the characteristics found in a the traditional Core commercial areas into the General commercial development along 17 Mile Road. If this can be successfully accomplished, we can begin to envision a corridor that incorporates the "small town feel" of a CBD with the parking, access, and shopping amenities only found in a General commercial area.

Regional Context

It is equally important to view the US-131/17 Mile Road (M-46) interchange within its regional context. As one of a limited number of access points from US-131, this interchange, as with the others leading into the metropolitan Grand Rapids area, will be a major draw for a wide variety of uses. While the immediate interchange area may develop intensively with commercial, industrial, service, and office uses, the presence of an access to a major highway is also a major attraction for new residential development in the areas within a reasonable driving distance of the interchange.

Frequent surveys conducted by the various real estate industry analysts consistently point out that new home buyers place "freeway access" as high on their list of characteristics they are seeking when searching for a new home. The reasons for this are self evident in that the freeway provides easy, relatively efficient access to major job centers located nearer the metropolitan area. Commuting distances can be greatly extended simply by living relatively near a freeway interchange.

Interchange development, then, begins to serve several areas of the market, including highway travelers, community residents, and commuters, each of which may have different shopping or service needs. This accounts for the wide variety of commercial businesses found at interchanges. Conversely, commuting traffic also opens up the potential for new job centers at interchanges as potential workers in other parts of the metropolitan area can also easily reach the M-46 interchange.

FUTURE BUSINESS OPPORTUNITIES

As development pressures continue to grow within the 425 area, the 17 Mile Road corridor will continue to develop to the west across US-131. Currently, intensive development west of the freeway is limited due to the lack of public services. However, once these services are extended west of US-131, the opportunities for more intensive land uses will grow. A new Meijer store and gas station is already proposed in this area, south of 17 Mile, which may be the catalyst for additional commercial construction.

With over 73 percent of the land within the 425 Area currently undeveloped, it is likely that commercial and other related development will continue. While existing businesses offer a variety of goods and services to area residents and transient motorists, a number of needed businesses were identified during the stakeholder interview process and input from city and township staff. Basic market assumptions can also be formed based on existing business types versus potential business that may fill a niche. It is important to note however, that without data from a comprehensive marketing analysis, these future business recommendations are based on speculation and opinion rather than research-based facts. The following are future business opportunities: (listed in no particular order within the 425 area)

- Wal Mart
- Sam's Club
- Hotel and/or motel
- Dry-cleaning/alterations service
- Video rental store
- Fine dining establishments
- Pet supply store
- Book store
- Coffee shop

Additionally, new industrial, office, and higher density residential development may also be potential users of vacant lands. The industrial and office sectors of the economy can take advantage of easy freeway access, both for transportation of goods and raw materials, as well as convenient access for workers.

New residential development may occur as a result of these new job opportunities, as well as the ability to take advantage of the reduction of commuting time from northern Kent County to all parts of the Grand Rapids metropolitan area.

CONCLUSION

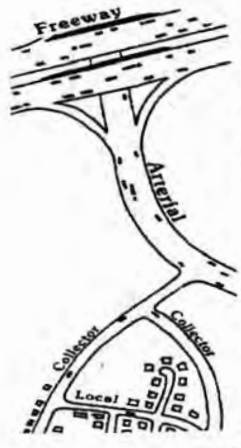
While easy access afforded travelers and residents to US-131 presents a number of opportunities, careful traffic planning and land use management is necessary to make sure that the interchange remains an economic asset, rather than a traffic and land use liability. Few other land uses will have a greater influence on surrounding development patterns than interchange locations. Their desirability from an access and visibility standpoint strongly encourage commercial and industrial uses. Proper development of these uses can help sustain the economic advantages an interchange can bring to the Cedar Springs/Solon Township community.

CHAPTER 6 TRANSPORTATION

Few other land uses will have a greater influence on surrounding development patterns than an interchange for a major freeway such as US-131. Its desirability from an access and visibility standpoint strongly encourages commercial and industrial uses, which makes the 425 Area an attractive target for developers. While access to the land adjacent the US-131/17 Mile Road interchange presents a number of development opportunities, careful traffic planning and land use management is necessary to ensure that the interchange remains an asset to the community, rather than a traffic and land use liability. Care must be taken to ensure development occurs in a controlled and responsible manner in order to maintain aesthetics, prevent traffic problems and preserve protect the general quality of life in the area.

TRANSPORTATION FUNCTION

It is important to recognize that roads are designed to function in different ways. Access is most limited when the principal function of the road is high speed, high volume or long distance travel such as on interstate freeways. In contrast, the primary function of local roads (such as in residential neighborhoods) is to provide access to abutting property.



There are several underlying principles of highway interchange planning. Perhaps the most important is the preservation of the function of the interchange. By definition, interchanges from interstate highways serve various functions.

First, they provide access from the highway to adjacent communities and lands. In order to ensure this function remains intact it is important that the roadways leading to the interchanges be relatively easy routes on which to

ROADWAY CLASSIFICATIONS

Freeways and Expressways: US-131
- Serve large volumes of through traffic
- Full or part-time access control
- Opposing direction lanes are divided
- No adjacent land use are directly served

Arterials: 17 Mile Rd. (M-46)
- Serve large volumes of through traffic (major arterials) or localized, shorter distance traffic (minor arterial).
- Access to abutting land is restricted, to maintain high-level traffic service
- Connect to collector streets.

Collector Streets: White Creek & West St.

travel. This permits a free flow of traffic to the interchanges and permits safe ingress and egress between the interstate highway and the local road.

The second function, which has evolved over time, is to provide an area for highway services to the traveling public. Unlike tollways where services are provided by separate plazas for vehicle services and drivers, US-131 has these services located at various interchanges.

CORRIDOR AESTHETICS

The changing land uses along major streets shapes our image of any community. Traveling down any roadway can give either a sense of calm, with tree lined boulevards; or it can provide a source of tension, with buildings close to the road and heavy traffic moving all around us. Even though we depend on our roadways to provide safe and efficient travel, their visual quality can also significantly shape our impressions of the entire community.

Several elements play a key role in shaping these roadway "corridors." Design elements may include building setbacks, driveway access and spacing, landscaping, and signs, which together help shape the feel and comfort level of driving along the road. Individually, these elements may, at times, seem almost insignificant, but collectively, they allow us to either have a feeling of safety and beauty, or they create an impression that the community does not place a high priority on its roads.

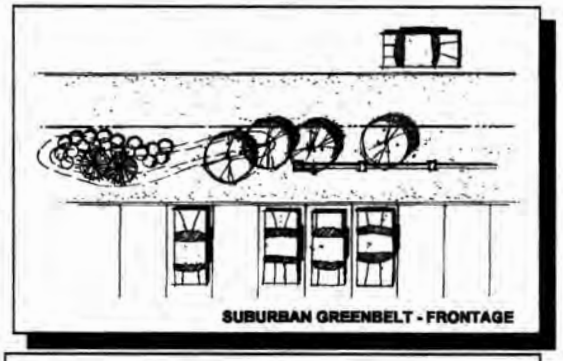
Zoning Ordinance requirements that include certain site design regulations can help Cedar Springs and Solon Township ensure quality corridor aesthetics, safety, and management of access in the 425 Area. Setbacks alone can have a dramatic affect on these elements. Setback requirements can ensure that all buildings are generally consistently placed and can be used to encourage businesses to place parking areas in the side or rear yards; a street without visible parking lots gives a commercial district a sense of rural character. Also, by providing greater setbacks, the open spaces between the street and buildings are available for landscaping treatments, pedestrian walkways, bike lanes, and service drives, which help reduce curb cuts by encouraging shared driveways (see Access Management techniques below).

CONSISTENT BUILDING SETBACKS AND SIGN REQUIREMENTS CAN ENHANCE CORRIDOR AESTHETICS

Parking and Circulation

The design of on-site parking lots has a direct relationship to the safety and efficiency of the adjoining roadways and to the public's perception of the traveling experience.

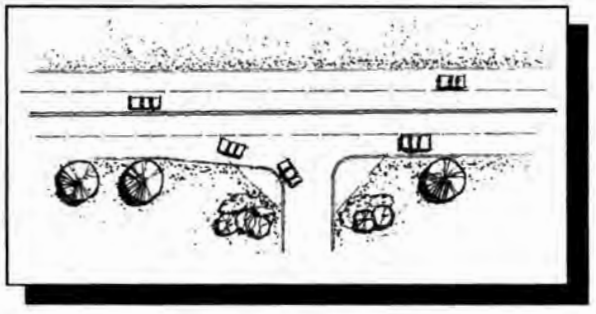
- Commercial parking lots should be buffered by perimeter landscape, particularly for parking areas abutting a roadway.
- Large parking areas (i.e., in excess of fifty spaces) should be broken up with internal landscaped areas. These may be in the form of plant clusters, plant islands, etc.
- Greenbelts (plant islands) for residential subdivisions and commercial uses should be used to assist in buffering visual impact and directing traffic by separating access and primary circulation drives within the development.


SUBURBAN GREENBELT - FRONTAGE

BERM TREATMENT ON FRONTAGE GREENBELT - SUBURBAN

Landscaping and Signs

Although parking areas are essential to nearly all businesses in a commercial district, they often consume large areas of land and collectively have a significant effect on the overall appearance of the corridor. The views can be softened however, through application of proper screening and buffering techniques between surrounding uses and the roadway. In addition, landscaping and screening can create a sense of identity to a site and minimize confusing parking arrangements.



Signs also play a very important role in corridor aesthetics. Typically, highway interchange areas are peppered with huge highway signs advertising restaurants, gas stations, and other such highway service businesses. Highway signs, internally lit and as tall as 100 feet or more, are designed to lure motorists from the freeway because they are visible from long distances. Such signs do not promote a sense of rural character for the 425 Area, nor are they especially necessary with the advent of the highway service signs being placed along freeways by the Michigan Department of Transportation.

Pole signs identifying individual properties are the smaller sibling of the highway sign. They are

essentially the same design; internally lit and mounted on a steel pylon, however at a greatly reduced scale. The US-131/17 Mile Road interchange currently has 6 highway signs and 15 pole signs. There are also 10 wall signs and 3 temporary signs.

Signs can be very effective and accomplish their primary purpose, identifying individual uses rather than competing with each other, when the proper requirements are in place. Ground signs are commonly used in areas where aesthetics are an important issue. When designed properly and enforced as "the standard", they are not as obtrusive as highway signs and pole signs. There are no ground signs currently within the 425 Area. Below is an example of how consistent building setbacks and sign requirements can enhance corridor aesthetics. Note the greater setbacks and use of ground signs.

GROUND SIGNS ARE COMMONLY USED IN AREAS WHERE AESTHETICS ARE AN IMPORTANT ISSUE.

- ❑ The entrances to all residential subdivisions and commercial parcels should have a fully landscaped, greenbelt using applicable design standards.

- ❑ The size and shape of signs should be properly managed along the corridor, such as limiting one sign per premise with a maximum square footage requirement.

ACCESS MANAGEMENT TECHNIQUES

Freeway interchanges and adjacent arterial roads are often high volume traffic areas. Properly managing access from these roadways can prolong the functional life of these roads by reducing congestion and crashes and the need for expensive road widenings. One way to achieve this objective is through proper driveway spacing. Each driveway along an arterial roadway presents a potential conflict point. The number, spacing, and design of driveways, therefore are important factors to consider in order to maintain a desirable level of capacity and movement on the roadway.

CONSEQUENCES OF NOT MANAGING ACCESS

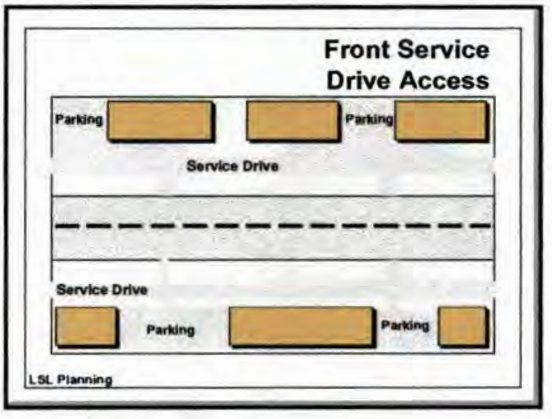
- The efficiency of the roadway system will deteriorate, and traffic and land use conflicts will increase.
- Poorly planned strip commercial development will be encouraged.
- The number of private driveways will proliferate.
- More driveways mean more traffic conflicts, crashes and congestion.
- Public investment in Michigan's roadways will be diminished.
- Roads will have to be widened at great public expense to make up for capacity lost to poor traffic operations
- The incompatibility of providing land service and traffic service will become more severe.
- Neighborhood streets will be used to bypass congested intersections.

- Driveways should be spaced no closer than 600 feet from the edge of an exit/entrance ramp to a freeway.
- Signals (other than those for the interchange itself) should be no closer than one-quarter mile from an interchange.
- The spacing between driveways should be based on the intended roadway speed (see table)

Posted Speed (MPH)	Center-to-Center of Access (FT)
25	130
30	185
35	245
40	300
45	350
50 and above	455

Shared Driveways, Frontage Roads, and Service Drives

- Shared driveways by two or more property owners should be required when feasible to reduce the overall number of access points.
- Shared access requires a written easement from all affected property owners during the site plan approval process.
- Where shared drives are not practical, service drives or frontage roads may serve as an alternative. A frontage road or service drive can be delineated through a parking lot by raised islands separating parking from the traffic lane.
- To adequately plan for future service drives, lots should be 400 feet or greater in depth.
- Site plan review should encourage integrated internal traffic circulation, uniform landscaping, and, shared driveway access (see diagram below).



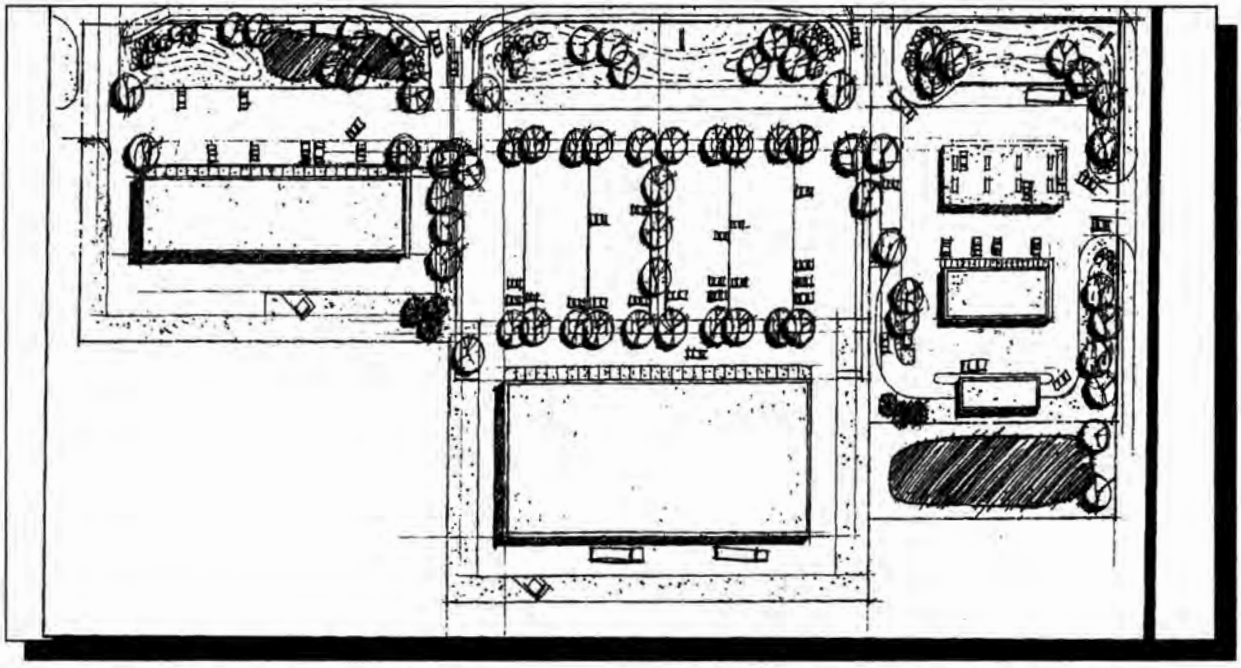
TRANSPORTATION IMPROVEMENTS

A series of transportation improvements have been proposed by the City Engineer. The improvements, shown on the attached graphic entitled Transportation Master Plan, include the

following recommendations and are ranked in terms of importance accordingly:

- #1 Widen Muskegon Street.
- #2 Perform Main Street/Cherry Street intersection study.
- #3 New connector road off 17 Mile Road.
- #4 Perform Main Street/Pine Street intersection study.
- #5 New connector road off Pine Street to Prairie Run.
- #6 Perform Main Street speed limit study.
- #7 Extend Cherry Street to White Creek Road.
- #8 Post speed limits along Pine Street.
- #9 Perform White Creek Road/Pine Street intersection study.
- #10 Perform Main Street/18 Mile Road intersection study.
- All other improvements as shown on graphic.

These recommended improvements should be included as part of this Master Plan.



EXAMPLE OF COMMERCIAL DEVELOPMENT WITH PROPER ACCESS MANAGEMENT AND LANDSCAPING TREATMENTS.

CHAPTER 7
FUTURE LAND USE

As development continues in the 425 Area, the landscape and character of the area will change. Development can occur haphazardly and unplanned, or, Cedar Springs and Solon Township can work together to achieve a vibrant Highway Commercial corridor, help provide sound employment opportunities, foster business growth, plan safe and efficient transportation corridors and quality housing opportunities. The question is, what type of development will occur; where will it occur; when will it occur; and how will it affect the character of the area? Fortunately, determining what the 425 Area will look like twenty years from now may not be as hard as it seems. Through the consistent use of this Plan, the City of Cedar Springs and Solon Township will have the ability, as well as the responsibility, to determine the type, density and location of new development that occurs around the US-131/17 Mile Road interchange and the remainder of the 425 Area.

THE MASTER DEVELOPMENT PLAN

The Master Development Plan is an important tool for the City and Township to use to control their futures, rather than simply allowing growth to occur arbitrarily. Two elements of the Plan are especially critical in shaping the future of this area. First is the Vision, along with the Goals and Strategies, described previously in this document. These are essentially public policy statements which establish the framework for the overall Master Development Plan. They describe what the 425 Area should look like and the means to that end.

The second important component of the Master Development Plan is the Future Land Use Map. This is a graphic illustration of the desired types, arrangements and relationships of land uses within the 425 Area, based on the Vision, Goals and Strategies. While to some extent it is an ideal toward which the two communities should strive, it also reflects the reality of the existing conditions and land use patterns. Therefore, it is achievable only if the City and Township officials, citizens and business leaders are committed to seeing the vision of the 425 Area become a reality.

It is equally important to understand some basic principles behind the Future Land Use map.

- This is not zoning. While there may be some correlation between the zoning map and Future Land Use Map, there will also be some significant differences. The idea behind the Master Development Plan is to make things changes over a longer period of time and, if necessary, undo (over time) some of the mistakes from the past.

- Future land use classifications *do not* correspond directly with zoning districts The land use

categories are much broader than zoning districts and only reflect a desired outcome, not the specific uses and development regulations of the zoning districts.

- Future land use classifications *do* correspond with a range of zoning densities provided by each community. The Master Development Plan should not conflict with the community's zoning ordinance, and the uses that specify densities (i.e., residential) correlate closely to the densities specified in the related zoning district. For example, a community's Master Plan may have a low-density single-family residential classification with a required minimum lot size of 40,000 square feet. Hypothetically, this classification should generally match a community's Zoning District, which may require a minimum lot size of one acre (1 acre is equal to 43,560 square feet). Correlating Future Land use Classifications with their Zoning Districts will help the two communities better interpret the intent of the Future Land Use Plan, and help guide changes in zoning.

The form and vitality of any community is defined largely by how its citizens see the way land is used and how that use relates to their daily life. As a result, the way we use the land is linked directly to the quality of life in Cedar Springs and Solon Township. Any community must plan carefully for the best management of all its resources.

Since the Master Development Plan determines land use, rezoning decisions should be consistent with its provisions. This is not to say that all rezonings that are consistent with the Future Land Use Map should automatically be approved. However, if all of the preconditions of the Master Plan are met, approval of the request should logically be forthcoming.

If, however, a rezoning request is different than shown in the Plan, it should not automatically be rejected. Instead, each request should be evaluated with respect to the Plan with the idea that if conditions which were originally considered when the Plan was adopted have changed, the Plan may require reconsideration.

FUTURE LAND USE CLASSIFICATIONS

AG - AGRICULTURAL

Agricultural
Density: 1 Unit per Acre
Minimum Lot Size: 1 Acre

With the exception of one parcel located off Edgerton Road (see Future Land Use Map), agricultural land within the 425 Area is expected to be developed for other uses. This one parcel falls under the jurisdiction of Solon Township because this area will not require the services of the City (sewer and or water). The AG classification requires a minimum lot size of one acre, which corresponds to the Township's AR - Agricultural Residential District. It is designed to allow for farming operations, single family homes, and other residential related uses as designated

in the Township's Zoning Ordinance.

LDR - LOW DENSITY RESIDENTIAL

Low Density Residential
Density: 1 to2 Units per Acre
Minimum Lot Size: 20,000 Sq/ft

Areas designated as Low Density Residential (LDR) are scattered throughout the 425 Area. The LDR Classification is designed to permit single family homes on lots large enough where public sewer or water services would not typically be necessary. They require similar lot sizes and densities to the Agricultural, except the LDR does not allow for farming operations. The LDR Classification allows for one to two units per acre (or a minimum lot size of one-half acre).

Low Density Residential development is, and will continue to be, the most prevalent housing type within the 425 Area, as seen on the Future Land Use Map. Existing LDR areas are found along West Street (which will continue to develop south), one parcel in the north-east section of the Phase 2 Area, and along 17 Mile Road at the west end of the 425 Area,. The only new area designated for LDR is located south of 17 Mile Road in the Service Area. A new residential development with half-acre lots may not require public sewer and water services, and would not disrupt the relative rural character of this area.

MDR - MEDIUM DENSITY RESIDENTIAL

Medium Density Residential
Density: 2-3 Units per Acre
Minimum Lot Size: 15,000 Sq/ft

The Medium Density Residential (MDR) Classification is intended to allow for a slightly higher density of residential development within the 425 Area than LDR. New residential development in a MDR area will have approximately two to three units per acres and minimum lot sizes of 15,000 square feet.

Currently, there are no areas of existing Medium Density Residential development within the 425 area. However, there are two areas east of US-131 where subdivision development with homes on quarter to half acre lots could be considered. The first one is located north of 17 Mile Road directly behind the strip of commercial development. This land is currently vacant, and a MDR development would be well suited there. Access to this area could be provided from both 17 Mile and White Creek Roads.

HDR - HIGH DENSITY RESIDENTIAL

The High Density Residential (HDR) Classification is intended to meet the demand for high-density single family and/or multi-family housing in the 425 Area. Clustered single family condominiums, duplexes or townhouses; or apartment complexes or retirement communities would all be considered appropriate uses in a HDR area. Pedestrian access and circulation between residential and

commercial areas should be integrated into any proposed HDR development in order to promote non-motorized circulation within the 425 Area.

High Density Residential
Density: 3-6 Units per Acre (Single Family), 6 or more Units per Acre (Multi-Family)
Minimum Lot Size: 10,000 Sq/ft (Single

The only area slated for High Density Residential is located in the north-east quadrant of the White Creek Road/17 Mile Road intersection, behind the Highway Commercial area on the north side of 17 Mile Road. Pedestrian access between the two land uses should be carefully planned to ensure safety and to minimize increased vehicular traffic. Residents of this area should be able to walk to the 17 Mile commercial area. Vehicular access to any residential development in this area should be provided from both 17 Mile Road and White Creek Road. HDR, as well as MDR, could also be considered in the areas west of US-131 currently planned for LDR if and when City sewer and water services are extended.

MHC - MANUFACTURED HOME COMMUNITY

Manufactured Home Community
Density: None
Minimum Site Size: 10 Acres

The Manufactured Home Community (MHC) Classification designates areas where manufactured home developments can be placed. The Cedarfield manufactured home park is currently the only such development within the 425 Area. However it is expected to continue to grow by nearly 50 percent in the future. This classification should correlate with the City's R-4, Mobile Home Residential District, which permits mobile homes located in a licensed mobile home park or subdivision. The MHC Classification should also reflect the Township's Manufactured Home Community regulations, which also allows for manufactured home parks on a minimum site of ten (10) acres.

There are no other areas within the 425 Area, other than the expansion of the Cedarfield manufactured home park, that are slated to be developed as MHP. However, some areas that are earmarked for higher density residential growth may also be considered for an additional MHC (depending on the provisions of any such proposed development).

GC - GENERAL COMMERCIAL

General Commercial
Minimum Lot Width: 220 Feet
Minimum Lot Size: None

General Commercial development is intended to provide the opportunity for businesses distributing goods and services to the residents of the 425 Area, as well as Cedar Springs and Solon Township in general. Unlike Highway Commercial businesses (as described below), GC businesses do not cater as much to the transient vehicular

traffic that coming from a major freeway interchange. Rather, they provide merchandise and services which are necessary in any community, such as grocery stores, banks, car washes, video rental stores, laundromats, etc.

Areas planned for General Commercial development include the remaining undeveloped frontage along White Creek Road (north of 17 Mile Road), the south side of 17 Mile Road east of the existing commercial development, and along Edgerton Road immediately north-west of the interchange.

HC - HIGHWAY COMMERCIAL

Highway Commercial
Minimum Lot Width: 200 Feet
Minimum Lot Size: None

Most of the 17 Mile Road corridor east of US-131 and within the 425 Area is currently developed with Highway Commercial (HC) related businesses. HC businesses are generally located adjacent to or near a major freeway interchange, such as 17 Mile/US-131. These businesses generally cater to transient vehicular traffic exiting the freeway for various purposes. Typical Highway Commercial businesses include fast food restaurants, gas stations, and convenience stores, among others. The Highway Commercial Zoning District regulations are found in both the City and Township Zoning Ordinances. The Highway Commercial Zoning District was developed in conjunction with this Plan in order to effectively control aesthetics, land uses, and access along the 17 Mile Road Corridor and the 17 Mile/US-131 interchange area.

O/LI - OFFICE/LIGHT INDUSTRIAL

Office/Light Industrial
Density: None
Minimum Lot Size: None (Individual Lot)
Minimum Site Size: 10 Acres (O/LI Park)

The Office/Light Industrial (O/LI) Classification is designed to allow for the development of new office and light industrial businesses in the 425 Area. These businesses may develop on individual lots or in office/industrial parks, in which the community may have greater control over the development requirements through the implementation of design and development covenants. A development covenant is an agreement between the community and the businesses within the park pertaining to landscaping, aesthetics, maintenance, access control, parking and other similar requirements.

Appropriate areas for future O/LI development are located south of the commercial frontage on the south side of 17 Mile Road (see Figure 2) The Cedar Creek Business Park is the other O/LI designated site in the 425 Area, which is expected to continue to grow in the future.

CHAPTER 8
IMPLEMENTATION

The primary objective of the 425 Master Development Plan is to provide the guidelines through which the interchange area can develop. The Plan is of little value unless it is used and guides the development of the two communities for the study area. The implementation of the various planning elements requires the development and adoption of ordinances, as well as a public information program to inform and solicit support of the citizenry for the Vision, Goals and Strategies of the Plan and any resulting policies.

Likewise, in order to achieve maximum benefits, the planning process must be designed to permit periodic assessment of data and the continued review of the Plan's elements. For example, existing land use patterns should be continuously compared with the preferred future land use as development continues to ensure that the desired land uses are achieved within the 425 area. The City and Township should also continue to promote new and updated zoning provisions and subdivision regulations, and create a capital improvement program in accordance with the Goals and Strategies of this Plan.

The following are specific implementation strategies for each of the Master Development Plan elements:

RESIDENTIAL AREA IMPROVEMENTS

Although residential development is not the primary land use within the 425 area, it still plays a very important role on the surrounding area. This is especially true when considering the amount of land designated for future residential growth. Most communities are often defined by residential development and their individual neighborhoods. A "neighborhood" is defined by the perceptions of those people living in a particular, sometimes loosely defined, area. Some neighborhoods, such as isolated subdivisions, residential condominium projects, or apartment complexes will have a clearer identity, especially where homeowner associations and other similar groups have been formed. The residential areas found in the 425 area, as described earlier in the text, help make the area a desirable place in which to live. One of the important roles of the Master Development Plan is to ensure that these areas continue to develop and redevelop in ways that ensure their survival and continued stability. To accomplish this, the following specific policies and actions are recommended.

Maintenance:

General maintenance of infrastructure, including but not limited to lighting, signs, sidewalks and roads, will assist in positively directing neighborhood development. The availability and condition of sidewalks in particular, should be evaluated on an ongoing basis to identify deficiencies. This will also help promote pedestrian circulation in the area.

The City and Township should also work with absentee property owners to improve safety, building maintenance and overall management to increase neighborhood pride and security.

Access:

One of the most important factors in planning for access in residential neighborhoods is to ensure that several means of ingress and egress are provided, and that a continuous street system is retained between separate, but adjoining residential developments. This helps ensure that safety vehicles have more than one means of reaching an emergency in the event that a primary route is blocked. It also permits more convenient and less confusing access for residents. visitors, and others, such as delivery and service vehicles.

The need for residential street planning becomes more evident in situation like frontage on 17 Mile Road and White Creek Road, where new medium and high density residential developments are planned. To maintain adequate and safe traffic flow along these major streets, development reviews should ensure that there are as few individual driveways as possible directly accessing these streets. To ensure this occurs, two solutions are possible.

First, when the interior of the property is being developed, as many lots as possible should be required to gain access from new interior streets. The interior street should be placed one lot depth into the property and homes/apartment buildings should back up to the section line street. Additional lot depth should be required to provide for extra landscaping or fencing in the back yard areas facing the main street.

Second, if interior development is not taking place, rather than each lot having its own driveway, two or more lots can share a common driveway for the first several feet of the lot, then split into individual driveways to reach the building sites of each lot.

If neither of these solutions are appropriate, a lot fronting on a well-traveled street may be required to construct a turn-around area to allow vehicles to enter the street facing forward.

Open Space:

Strong residential neighborhoods also benefit from having reasonably accessible common open spaces, either in the form of a public park, private open space, or other similar area, for recreation purposes and to provide open space views. To a limited degree, use of clustering, or open space development provisions can be used to help provide open spaces, as well as preserve natural

features.

Encourage the preservation and use of natural or built buffers to protect single family residences from nonresidential uses. This will lessen the adverse effects of these uses, such as light and noise, and make adjacent areas more visually pleasing.

Natural Features:

Preservation of significant natural features should also be a high priority for these areas. Apart from the positive environmental aspects of preserving these features, the marketability of neighborhoods is greatly enhanced where natural features are preserved and built into the design of the housing development. Several woodlot areas in the 425 areas were identified during the existing land use survey. These areas should be integrated into new developments and preserved wherever possible in order to preserve the rural character.

COMMERCIAL AREA IMPROVEMENTS

Because commercial activity in the 425 Area is and will continue to be so prevalent, and the success of the economic activity will directly affect both Cedar Springs and Solon Township, care must be taken to ensure it is developed properly. The mix of businesses, location and visual characteristics of a commercial district can ultimately determine the economic success of the entire area. In order to ensure continued economic success in the 425 Area, the following specific policies and actions are recommended.

- Commercial uses within the 425 area should be separated into two separate categories based on their form and function. Highway commercial businesses should be located within the Highway Commercial Districts of both community's Zoning Ordinances, and should permit only the business outlined in those Ordinances. General Commercial uses should be pedestrian-accessible to all residential areas and provide goods and services to residents of the communities.

- Specific types of businesses should be targeted/marketed in the 425 area in order to fill in those commercial "niches" that are not currently available to residents. A detailed marketing analysis should be conducted to determine which types of business are needed or could potentially succeed in the area. In general however, the following types of businesses currently do not exist in the commercial mix, and would most likely be desired:

    - Wal Mart, Meijer or other similar large, general retail business
    - Sam's Club
    - Hotel and/or motel
    - Dry-cleaning/alterations service

- Video rental store
- Fine dining establishment
- Pet supply store
- Book store
- Coffee shop

- Office and light industrial areas should also be developed within the area. Office parks can provide a stable job base for area residents and help make the 425 Area a more attractive location for new desired businesses such as those listed above.

- The City and Township should capitalize on any opportunity to extend sewer and, if feasible, water services, west of US-131. This will greatly enhance the opportunity for commercial and higher density residential development to occur in this area.

TRANSPORTATION RELATED IMPROVEMENTS

Without a doubt, the future of the 425 Area is heavily dependent on the form and function of the transportation network. This includes both vehicular elements, including roads, driveways, and parking areas; as well as pedestrian elements, including sidewalks, bike lanes and other designated pedestrian areas. In addition to all recommendations outlined in Chapter 6, the following specific policies and actions are recommended.

- Continue to develop and adopt zoning language for the 425 Area which regulate access, permitted uses, densities, signs, and aesthetics .

- Work with the Michigan Department of Transportation (MDOT) and the Kent County Road Commission (KCRC) in order to coordinate transportation planning efforts, including access management, road improvements, and traffic operations.

- Require that all new site plans are reviewed by a qualified transportation planner and/or engineer to ensure that any traffic problems are identified and corrected prior to approval of the site plan.

- More consideration must be given towards the design of pedestrian crosswalks. Crossings at intersections should be designed to ensure the safety of the pedestrian. This includes provisions for "walk/don't walk" signals (where required) and a large enough space to stand a safe distance from moving traffic. Pavement should be striped or highlighted through the use of other materials, such as brick pavers, in order to alert motorists of pedestrian crossings. Finally, at larger intersections where pedestrians have to cross multiple lanes of traffic, the sidewalk should project out as much as possible at the corners to decrease the

length of the walk.

EVALUATING LAND USE CHANGES

Changing the land use or zoning designation on any property can have far reaching consequences, physically, environmentally, financially, and legally. Therefore, a careful evaluation of proposed rezonings is essential. As with any land use decision, the use of standards is essential to reaching fair and consistent decisions. The following evaluation measures are included in the Master Development Plan to permit their use by the City's and Township's Planning Commission and Council/Board when rezoning or land use changes are contemplated.

Consistency with the Vision, Goals, and Strategies of the Master Development Plan

If conditions upon which the 425 Area Master Development Plan was developed have changed significantly since the Master Development Plan was adopted, such as economic factors, land use shifts, new utility lines, changing traffic conditions, or other reasons, the Planning Commission should consider these events as part of their deliberation to insure that the Plan is current. Particular attention should be paid to the adopted Vision and Goals and Strategies to ensure that they remain valid, and that any proposed rezoning or land use change does not impair their intent.

Compatibility

All of the uses allowed in the proposed district should be compatible with the conditions present on the site and in the immediate vicinity of the site especially in terms of density, character, traffic, aesthetics, and property values. The Master Development Plan provides several guidelines, as noted above, which should be considered when determining whether or not the proposed district is compatible with the neighborhood and the area as a whole.

Capability of being used as currently zoned

It is the right of every property owner to receive a reasonable return on the investment placed on property. This does not mean that zoning is a slave to the "highest and best use," which is not a zoning, but a real estate term. It does mean that there should be a reasonable use available within the zone district. But if the property is capable of being used as zoned, there will need to be a compelling reason to change. These reasons may be related to the first two standards of consistency and compatibility.

Site plans will generally not be considered as part of a rezoning request. The Planning Commission and Council will not be swayed by what is proposed by the petitioner. Instead, the City/Township will specifically note that ALL of the uses permitted in the proposed district may be placed on the site; not just the one shown on a site plan.

KEEPING THE PLAN CURRENT

Once the Master Development Plan is in place, the normal reaction is a let-down; the Planning Commission's hard work has paid off, the Plan is completed and ready to be filed in a cabinet. The often heard (and too often true) phrase is "the plan sits on a shelf and collects dust." But, in reality, the work has just begun.

A Plan which is not actively followed and implemented may lead to problems for the community. Failure to follow the Plan on a consistent basis can tend to discredit any attempt to use it as a defense for actions which may be challenged by property owners or developers.

On the other hand, consistent and vigorous use of the Plan will lend credibility to the community's attempts to implement controversial decisions on rezonings or other development related actions. While the courts of the State of Michigan do not recognize the absolute authority of the Master Development Plan, they do lend much more credibility to actions supported by careful planning than those which appear to be taken arbitrarily against an individual property owner.

To keep the Plan current, the Planning Commissions will conduct an annual review of the Plan during the previous year. Special attention should be paid to those occasions when the Commissions and/or City Council/Township Board have departed from the recommendations of the Plan. While the Plan is intended to be somewhat flexible, to account for unforseen events, clear departures from the Plan should be clearly documented and understood. When land use changes have been permitted that are contrary to the Master Development Plan, the Plan should be amended to reflect these changes.

However, frequent departures from the Master Development Plan may be a signal that the Plan is beginning to conflict with community attitudes and philosophies. This may require new or revised goals, policy changes, or revisions to future land use designations. By routinely following this procedure, the Master Development Plan will continue to be an up-to-date, reliable planning tool.

CONCLUSION

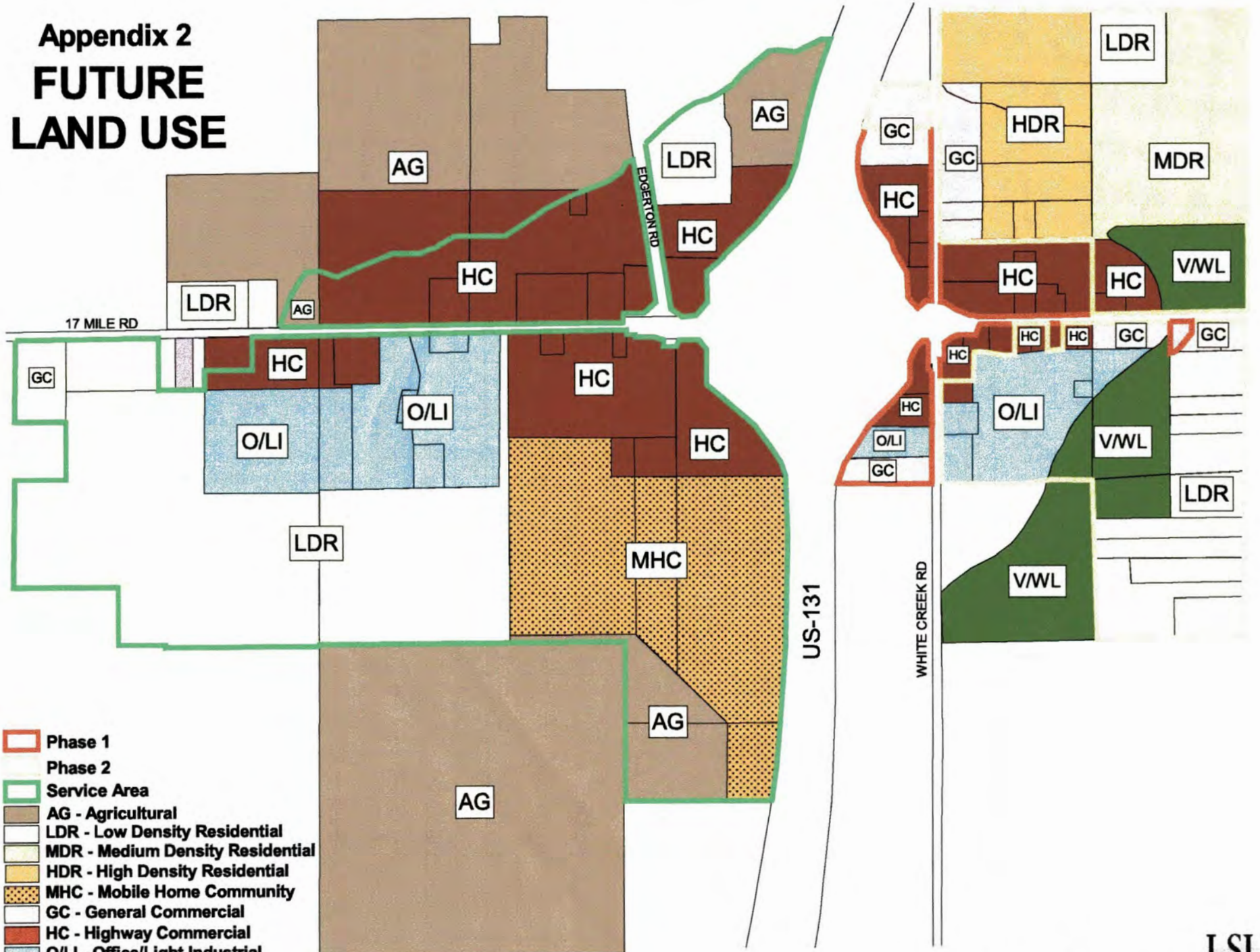
Communities have a responsibility to look beyond the day-to-day zoning issues and provide guidance for land use and development in the community through the 425 Area Master

Development Plan. A properly formulated, well thought-out Master Development Plan can be of great value to Cedar Springs and Solon Township. The Plan can help preserve the rural character that citizens value, while encouraging quality, sustainable growth that will allow the communities to prosper well into the next century.

Ultimately, the effectiveness of the Master Development Plan will depend on the willingness of the Planning Commission, elected officials, and the citizens of Cedar Springs and Solon Township to follow the Plan and keep it current. It is hard work; but the rewards make the effort well worth while.

Draft

Appendix 2
FUTURE LAND USE



Data Source:
LSL Planning, Inc.
February, 2001

LSL
Langworthy Strader LeBlanc & Associates, Inc.

DEVELOPMENT COOPERATION AGREEMENT
BETWEEN
CITY OF CEDAR SPRINGS
AND
SOLON TOWNSHIP

This Development Cooperation Agreement (this "Agreement") is made as of December 30, 1999, between the City of Cedar Springs, a home rule city, the principal business address of which is 66 S. Main Street, P.O. Box 310, Cedar Springs, MI 49319, Attn.: City Manager (the "City") and Solon Township, a general law township, the principal business address of which is 2305 19 Mile Road, Cedar Springs, MI 49319, Attn.: Township Supervisor (the "Township").

RECITALS

A. The City and the Township desire, through cooperation, to foster quality economic development to benefit the respective communities.

B. The cooperation between the City and Township is designed to bring about the enhancement of the tax bases of both communities, and to thereby create jobs and provide services and products to the residents and visitors of both communities.

C. The City presently lacks a sufficient inventory of undeveloped land within its corporate boundaries to foster continued desired economic development, while having in place the infrastructure and personnel to deliver traditional municipal services.

D. The City and Township recognize that mutual goals relative to quality economic development locating in the Cedar/Solon Development area would be served through the extension of services available within the corporate limits of the City to areas presently located in the Township.

E. In particular, certain areas of the Township located west of the City, along the US-131 corridor, presently need sewer services, which services would further the economic health of the greater Cedar/Solon area by increasing the probability of commercial growth and the resulting creation of additional jobs.

F. By means of this Agreement, the City will provide such sewer services for the certain areas of the Township located west of the City.

G. By cooperating the parties can prevent future disputes, minimize uncertainty about development, better accommodate development, assure development occurs in a mutually beneficial manner, better assure the quality of development and better utilize their respective resources.

NOW, THEREFORE, in exchange for the consideration in and referred to by this Agreement, the parties agree as follows:

ARTICLE I
Purpose, Authority, Representations and Findings

1.1 **Purpose.**

(a) **General Framework**. This Agreement is intended to fully address the issues of City sanitary sewer service to and the conditional transfer of all property which is referred to in this Agreement. In doing so, this Agreement provides for parcels to be addressed in one of three ways.

(1) First, designated property for which City water or sanitary sewer has been requested is to be immediately conditionally transferred to the jurisdiction of the City (generally, "Phase 1").

(2) Second, designated parcels lying east of U. S. 131 are to be conditionally transferred to the City when there is a request for public water or sanitary sewer services, or, for parcels already utilizing such service, the owners of the properties request transfer to the jurisdiction of the City (generally "Phase 2").

(3) Third, designated property lying west of U. S. 131 would be provided City sanitary sewer service without any transfer (conditional or otherwise) or any annexation (generally, "Service Area").

The property involved in each area is depicted in the drawing attached in Exhibit A, which is incorporated by reference, and is described by reference to permanent parcel number and by legal description in the attached Exhibit B, which is also incorporated by reference.

(b) **Comprehensive Approach**. The parties have found it difficult to deal with development on an *ad hoc* basis. Doing so results in an inability to provide for the coordinated development of the area and to make the best decisions with respect to the sizing and location of infrastructure improvements. It also results in a process which is cumbersome to developers as well as the parties themselves in that it is difficult to deal intermittently with individual parcels because such a piecemeal approach fails to deal with the overall policy and economic impacts upon the parties. It is therefore the intent to minimize, if not all together prevent, future discomfort, delays, frustration and costs suffered and incurred by the parties and by affected property owners, developers and others interested in any of the property addressed by this Agreement.

(c) **Noncompetition**. Anything in this Agreement to the contrary notwithstanding, the Township shall not, utilizing City water or sanitary sewer service, provide any water or sanitary sewer service in the Service Area (as herein later defined) to any person or entity currently located in the City or which, if provided, would result in a transfer of employment from the City, unless the City first consents by action of its City Council.

1.2 **Authority**. This Agreement is made pursuant to two particular statutes, Act 425 of the Public Acts of Michigan of 1984, as amended, MCLA 124.21 et seq. ("Act 425") and, for purposes of providing services to the service area, the Urban Cooperation Act of 1967, Act 7 of the

Public Acts of Michigan of 1967, as amended, particularly by Act 108 of the Public Acts of Michigan of 1995, MCLA 124.501 et seq. ("Act 7"), as well as the general authority of each of the parties under the statutes authorizing their organization and existence, as well as the City Charter of the City.

1.3 **Findings (and Representations).** The City, by action of its City Council in approving this Agreement, and the Township, by action of its Township Board in approving this Agreement, have made the following findings and representations.

(a) **Local Units.** The City, organized and existing as a home rule city under the Home Rule Cities Act, Act 279 of the Public Acts of Michigan of 1909, as amended, MCLA 117.1, et seq., and the Township, organized and existing pursuant to Article VII, Section 17 of the 1963 Michigan Constitution and Revised Statutes of Michigan of 1846, c.16, as amended, MCLA 41.1, *et seq.*, are both "local governmental units" as defined by Act 7 and Act 425.

(b) **Projects.** The current owners and prospective owners of certain property now located in the Township have proposed the undertaking of "economic development projects" as defined in Act 425, including the development and improvement of property for motels, restaurants, service facilities, and other uses (the "Project").

(c) **Service Desired.** Current owners and prospective owners of certain property and the Township have expressed their desire for City water and/or sanitary sewer service to property now located in the Township.

(d) **Proposed Transfer.** The City and Township have proposed that certain property, including property where the proposed economic development project will be located, be conditionally transferred from the Township to the City pursuant to Act 425.

(e) **Considered Factors.** Both the City and Township have, as required by Act 425, considered certain factors prior to entering into a written contract conditionally transferring property, including the following.

(1) Composition of the population; population density; land area and land uses; assessed valuation; topography, natural boundaries and drainage basins; past and probable future growth, including population increase and business, commercial, and industrial development in the conditionally transferred area (as hereinafter identified); and the comparative data for the Township and the portion of the Township remaining after the transfer of the conditionally transferred area.

(2) Need for organized community services; the present costs and adequacy of governmental services in the conditionally transferred area (as hereinafter identified); the probable future need for services in the conditionally transferred area; the practicability of supplying such services to the conditionally transferred area; the probable effect of the transfer and of alternative courses of action on the cost and adequacy of services in the

conditionally transferred area and on the remaining portion of the Township the probable change in taxes and tax rates in the conditionally transferred area in relation to the benefits expected to accrue from the transfer; and the financial ability of the City to provide and maintain services in the conditionally transferred area.

(3) The general effect of the conditional transfer upon the City and the Township and the relationship of the conditional transfer to any established land use plans.

(f) **Public Hearing**. Pursuant to Act 425, the City Council held a public hearing on November 29, 1999, at 6:30 p.m., and the Township Board held a public hearing on November 29, 1999, at 7:00 p.m., regarding the conditional transfer of property that is the subject of this Agreement and the sharing of revenues as provided in this Agreement, notice of which public hearing was given in the manner provided by the Open Meetings Act, Act 267 of the Public Acts of Michigan of 1976.

(g) **Majority Vote**. The City Council and the Township Board have each decided, by majority vote of the members elected and serving on each body, to enter into this Agreement.

(h) **Hearings, Notice and No Referendum**. Neither the City Council nor the Township Board adopted a resolution calling for a referendum on the conditional transfer to be made pursuant to this Agreement, and more than thirty (30) days have elapsed since the public hearings of the City Council and Township Board have been held regarding this Agreement and since the City Council and Township Board have adopted resolutions indicating their intention to enter into this Agreement and neither the City Clerk nor the Township Clerk has received a petition calling for a referendum on this Agreement or the conditional transfer of property to occur pursuant to this Agreement.

1.4 **Township Representation Concerning Property for Transfer**. The Township represents and covenants that it has not pledged any revenue from and has not represented to any obligees, lenders, bond holders or creditors that it is dependent upon or anticipating any revenue from the Phase 1 or Phase 2 areas to meet any obligations of the Township or any entity created or controlled by the Township. The Township further represents and covenants that it knows of no special assessments which have been levied against any parcel of property within the Phase 1 or Phase 2 areas.

1.5 **Joint Zoning Provisions**.

(a) Both the City and the Township will work to prepare and consider for adoption identical zoning and land use requirements for all property subject to conditional transfer to the City's jurisdiction pursuant to this Agreement which requirements shall address permitted and special approval uses, dimensional requirements, site plan requirements, access and parking requirements and any other issues deemed necessary their respective planning commissions and governing bodies. Such joint efforts shall commence within 15 days after the execution of this Agreement. Furthermore, the Township shall not give any site plan, special use or other zoning or building approval to any parcel in any area subject to conditional transfer under this Agreement, without giving the City at least 30 days' written notice of such possible action. Similarly, once

property has been conditionally transferred to the City pursuant to this Agreement, the City shall not give any site plan, special use or other zoning or building approval to any such property without giving the Township 30 days' written notice of such possible action.

(b) Not less than annually during the term of this agreement, the City and Township Planning Commissions shall hold a joint meeting to discuss, consider and make recommendations with respect to zoning and land use issues for property subject to this Agreement.

1.6 **Tax Abatements.**

(a) **General Procedure and Effect**. Upon any request for a tax abatement or tax exemption for any property within the Phase 1 or Phase 2 areas, the City Council, if the request is made to the City, and the Township Board, if the request is made to the Township, shall give to the other entity written notice of that request and of the date and time of the hearing on that request. The Township agrees not to grant any such exemption or abatement if the City objects in writing. The Township currently has a policy against granting tax abatements. Unless the Township consents to the abatement, the City shall pay to the Township the same amount of shared tax revenues the Township would receive if there were no abatement or exemption. If the Township consents to the abatement and the City Council grants it, then the parties shall share proportionately in the loss of tax revenues resulting from the abatement or exemption.

(b) **Statutory Exemptions**. If a tax exemption is required by statute, such as by way of example and not by limitation, for religious, charitable or educational institutions, for hospitals, etc., then the parties will share equally in the effects of such exemption.

1.7 **General Procedure**. By this Agreement, the parties are approving the conditional transfer of property, not only in the Phase 1 area, but also in the Phase 2 area. Therefore, no further action of the Township shall be required to accomplish any transfer of property under this Agreement. However, the transfers for property in the Phase 2 area shall be delayed until a property owner applies for, and is granted, city sewer service or city water service for a particular parcel, during the term of this agreement or any renewal of the agreement. Therefore, the delayed conditional transfers of individual parcels shall take place only upon such application and approval for such water and/or sewer service, in the manner and to the extent provided in Article III of this Agreement.

ARTICLE II
Phase 1

2.1 **Transfer of Property**. The real property depicted in Exhibit A and legally described in Exhibit B as being within the Phase 1 area is hereby conditionally transferred from the jurisdiction of the Township to the jurisdiction of the City.

2.2 **Effect of Transfer**. The property transferred to the jurisdiction of the City pursuant to this Article II shall, for all purposes, be within the jurisdiction of the City. The Township shall

have no further jurisdiction over such area. Without limiting the generality of the City's jurisdiction and the effect of that jurisdiction, the parties wish to emphasize the following:

(a) **Zoning of Transferred Area.** Unless and until rezoned, the Phase 1 area will retain its existing zoning under the Township's Zoning Ordinance. However, the City shall have jurisdiction over, and the City's zoning ordinance shall apply to, the zoning of the Phase 1 area.

(b) **Governmental Services.** All governmental services available to other properties in the City, including, without limitation, water distribution services; sanitary sewer collection and disposal services; police and fire protection; economic development services; real and personal property assessment and collection services; street and road maintenance and repair; real and personal property tax abatement; and other municipal facilities and services shall be provided by the City to the Phase 1 area and its occupants on the same basis and to the same extent as it provides such governmental services within the legal limits of the City. The Township shall have no obligation to provide any services to the Phase 1 area or its occupants, except to the extent otherwise provided in this Agreement or as it otherwise does so and upon the terms it does so for other property and/or occupants of property in the City. The rates, fees and charges, if any, for all such services shall be as established by the City as applicable within the legal limits of the City. The parties, acting through their authorized representatives, agree to discuss a fire protection agreement for the Phase 1 and Phase 2 areas.

(c) **Applicability and Enforcement of Ordinances.** The Phase 1 area will be treated as being within the legal limits of the City for the purpose of applying and enforcing all ordinances, rules, and regulations. The City shall be responsible for enforcing all such ordinances, rules and regulations.

(d) **Provision of Water and Sewer Services.** Upon execution of this Agreement, the City will provide to property within the Phase 1 area City water and sanitary sewer service on the same basis and to the same extent as other properties and projects located within the legal jurisdictional limits of the City. Provided, however, in order to accommodate all of the connections and wastewater flows contemplated by this agreement, the parties agree that a new lift station may need to be constructed, perhaps near the point that Cedar Creek intersects White Creek Road. The cost of the lift station shall be borne by the parcels served and to be served by the lift station on a fair basis.

(e) **Taxes.** For the purposes of all taxation, including, without limitation, *ad valorem* real and personal property taxes, income taxes, hotel/motel tax, etc., the Phase 1 area shall be considered as being within the legal limits and jurisdiction of the City, except that any property taxes against the Phase 1 area arising out of the Township's tax roll for 1998 and prior years shall remain a lien on the affected parcel(s) in the Phase 1 area.

(f) **Special Assessments.** The Phase 1 area shall be within the legal limits and jurisdiction of the City for purposes of special assessments. To the extent the Township undertakes road, street, sidewalk or other right-of-way improvement from which the Phase 1 area specially

benefits, the City shall, upon the Township's request, specially assess such a proportionate share of such costs to the Phase 1 area on the same basis as the Township specially assesses other specially benefitted parcels for such improvements. Any amounts so collected by the City shall be paid over to the Township.

(g) **Rates, Charges and Fees**. All rates, charges, fees, and other costs for governmental services provided in the Phase 1 area shall be calculated, levied, charged, billed and collected on the same basis as all other property within the legal limits and jurisdiction of the City.

(h) **Voting**. Any persons residing in the Phase 1 area shall be entitled to vote on the same basis as all other persons residing within the legal limits of the City.

2.3 **Sharing of Revenues**. Revenues from the Phase 1 area shall be shared by the City and the Township during the term of this Agreement and any renewals as follows:

(a) **Formula for Sharing Ad Valorem Property Taxes.**

(1) Ad valorem real and personal property taxes levied by the City against property within the City shall apply in the Phase 1 area. The City will be responsible for collecting all ad valorem real and personal property taxes within the Phase 1 area and will retain all such taxes which are collected, except that the City shall return to the Township an amount computed by multiplying the following by the taxable value of property in the Phase 1 area:

For 2000: 2.1 mills ($2.10 per $1,000 of taxable value)
For 2001: 2.2 mills ($2.20 per $1,000 of taxable value)
For 2002: 2.3 mills ($2.30 per $1,000 of taxable value)
For 2003: 2.4 mills ($2.40 per $1,000 of taxable value)
For 2004, and each year thereafter during the term of this agreement:
2.5 mills ($2.50 per $1,000 of taxable value)

(2) Each year, the City shall, on September 15 of each year (or, if September 15 is not a City business day because it is a Saturday, Sunday, holiday or some emergency exists, the next City business day thereafter), forward to the Township its portion of the levied taxes. Any amount not paid by the City when due shall bear interest at a rate of one percent (1.0%) per month until paid.

(3) If, subsequent to the payment of such taxes, an owner of property within the Phase 1 area successfully challenges all or a portion of such taxes, and the City's for that or another reason, such as the return of the property for delinquent taxes, required to refund all or a portion of those taxes to the property owner, upon notice from the City, the Township shall promptly repay the City the Township's pro rata share of any such tax refund together with the Township's share of any interest due on the tax refund.

(b) **State and Federal Revenue Sharing**. The City may retain any and all revenue sharing revenues received by the City as a result of the conditional transfer of the Phase 1 area to the City.

(c) **Replacement of Property Taxes.** If the City, because of changes in law, no longer levies the same amount of property tax and receives additional revenues from other sources, such as income taxes, sales taxes, value added taxes, revenue sharing, or other sources of municipal revenues that are in whole or in part received by the City and have the effect of replacing the property tax revenues, the City shall annually or more frequently pay to the Township, within 15 days of the receipt of those other revenues, a portion of these new revenues equal in proportion to the Township's shared millage rate and the City's millage rate immediately before the reduction in the City's *ad valorem* property tax receipts from the property in the Phase 1 area.

(d) **Other Revenue.** The City is entitled to apply for, receive, and retain all gas and weight taxes, sales tax revenues, revenue sharing revenues, income tax revenues, single business tax revenues, etc., related to the Phase 1 area just as for all other property within the legal limits of the City. Any calculation or formula for receipt of such revenues shall assume the Phase 1 area is within the legal limits of the City as of the effective date of the agreement, subject to subparagraph 2.3(b), and except as otherwise expressly provided in this agreement.

(e) **Gifts, Grants, Etc**. All gifts, grants, assistance funds, bequests, or other funds from any private or public source given as a result of the Phase 1 area and any activity performed upon or within the Phase 1 area, the occupancy of the Phase 1 area, or for any other reason arising from the existence or jurisdiction of the Phase 1 area shall belong to the City.

ARTICLE III
Phase 2

3.1 **Intent.** The delayed conditional transfer of the jurisdiction of parcels in the Phase 2 Area, shall occur as provided in this Article III. The parties are sensitive to the desires of the long-time owners of some parcels within the Phase 2 area to avoid paying taxes at City rates and to remain in the Township. Given their current use, those parcels have no immediate need for City water and/or sanitary sewer service.

3.2 **Conditional Transfer of Parcels**. The conditional transfer of a parcel, or portion of a parcel, in the Phase 2 area from the jurisdiction of the Township to the jurisdiction of the City shall be completed when the owner of the parcel, or a person authorized to act on the owner's behalf, makes a written request for City sanitary sewer service or for City water service for the parcel, or portion of the parcel; or, in the case of property currently being provided said sewer or water service, when such authorized person makes a written request for transfer of the property to the jurisdiction of the City, and when such request is approved by resolution of the City Council of the City, and a certified copy of the resolution is delivered to the Township, the County Clerk, the Michigan Secretary of State and the Kent County Register of Deeds. When such a request for water or sanitary sewer service is made of the City, the City shall provide the Township written notice of the request

and of the date, time and place of the City Council meeting at which that request will be considered by the City Council. The Township shall have an opportunity to address the City Council with any concerns it may have regarding that request. The City may deny such a request if, in the City's determination, there is inadequate water supply or City sanitary sewer system capacity, or if the intended use of the parcel or portion of a parcel is inconsistent with the applicable planning and zoning provisions. In the case of a request for City water or City sanitary sewer service for a portion of a parcel, and where such request is approved in the manner provided in this subparagraph, the territory to be conditionally transferred to the City shall be the portion of the parcel as to which such service is requested and approved, not the remainder of the parcel.

3.3 **Effect of Conditional Transfer**. The effect of the completion of the conditional transfer of a parcel of land, or portion of a parcel of land, from the jurisdiction of the Township to the jurisdiction of the City, under the terms of this Article III shall be the same effect as for the parcels in the Phase 1 area conditionally transferred to the jurisdiction of the City under the terms of Article II, including, though not limited to, the sharing of tax revenues and other revenues between the City and the Township.

3.4 **Lift Station**. In order to accommodate all of the connections and wastewater flows contemplated by this Agreement, the parties agree that a new lift station may need to be constructed, perhaps near the point that Cedar Creek intersects White Creek Road. The cost of the lift station shall be borne by the parcels served and to be served by the lift station on a fair basis.

ARTICLE IV
Service Area

4.1 **Sanitary Sewer Service**. Parcels located in the Service Area shall be permitted to connect to the City's sanitary sewer system in accordance with the with the terms and conditions of this Article IV and without any annexation or transfer of jurisdiction.

(a) **Construction and Costs**. Any lines to be constructed from existing City sanitary sewer system lines shall be constructed according to City specifications and according to plans and specifications prepared at the Township's expense and submitted to the City for its review and approval. Any lines constructed in the City shall, upon completion, be conveyed to the City along with any needed easements for their operation, maintenance, repair, improvement or replacement. The Township shall pay the costs of all such construction, either from its own funds or from funds provided by potential users or others, together with the costs of the City's review of plans, inspection of the work and other expenses the City incurs as a result of such construction.

(b) **Limited Capacity**. At no time shall flows from the Service Area exceed an average (computed after the first year over a year and, prior to that, by annualizing the flows or projected flows) daily flow of 100,000 gallons. Provided, however, that five years after the effective date of this Agreement, the City shall inventory the vacant, unused and underutilized property within the City and any such property to be conditionally transferred or annexed to the City, along with current usage of its sanitary sewer system to determine whether additional capacity which can be made

available for use in the Service Area without a need to expand the City's wastewater treatment plan during the remaining term of the bonds outstanding thereon. Such inventory shall assess, under the City's then current zoning ordinance and Master Plan and for the current and planned uses of such property, the reasonably anticipated wastewater flows from the City. Provided, however, nothing in this Agreement shall require the City to make additional capacity available to the Township. The City shall permit, if it is technologically possible to do so without acquiring additional land therefor, the Township or any developer of property in the Service Area to pay for the construction of an addition to the City's sewer system to accommodate increased capacity requirements in the Service Area.

(c) **Wholesale Basis**. City sanitary sewer service shall be provided to the Township on a wholesale basis. So, the City will install a master meter to measure flows and will bill the Township for all rates, fees and charges. The Township may, in turn collect any such amounts from the users of the Township system.

(d) **Rates**. The City will bill the Township at rates to compensate the City for all the costs of providing service to the Service Area, including, without limitation, operation, maintenance, repair, replacement, improvement, a return on the City's overall existing investment in the system, an amount to compensate the City for the taxes not paid by portions of the City's sanitary sewer system lying within the City, a reasonable rate of return, the costs of complying with applicable laws, rules regulations, permit conditions, licensing requirements, orders, directives, etc. The parties believe it would not be cost effective or otherwise beneficial to calculate such fees at this time. Accordingly, the Township and City agree a rate of one and one-half (1-1/2) times the rates the City charges to customers within the City is reasonable. Provided., however, the City may establish another rate making method provided, the rates shall not exceed one and one-half times the rates the City charges to customers in the City. The City and Township agree that the other rate making method used by the City will be reasonable if the totals do not exceed one and one-half (1-1/2) times the rates for users within the City. Provided further, the connection fees for the Service area shall be two (2) times the rates for new connections within the City and the parties also find such amounts (currently 2 x $1,500 = $3,000 per residential equivalent unit) to be fair and reasonable.

4.2 **Ordinance Adoption and Enforcement**. The Township shall adopt a sewer use ordinance in substantially the form of that in Chapter 79, Article III of the City Code of the City, together with such amendments thereto as may, from time to time be adopted by the City Council. The Township hereby agrees to strictly enforce that ordinance. The Township also appoints the City Manager of the City to act as its agent in enforcing the Township's ordinance in the Service Area.

4.3 **Violations of Conditions**. If the Township or anyone using the sanitary sewers in the Township should violate any provision of the City's sewer use ordinance or any rules, regulations, orders or directives promulgated or issued pursuant thereto, or if the Township fails to pay when due any rates, fees, charges or other amounts due for such service, the City may after notices as provided in its sewer use ordinance discontinue service to the Township. If, in the opinion of the City Manager of the City, the violation poses an imminent threat to the pubic health, safety or welfare, and a reasonable way to address that threat is to do so, the City may immediately

terminate sanitary sewer service until the threat is abated. If there is no such imminent threat, the City shall discontinue such service only after notice to the Township and an opportunity for a hearing before the City Council. The City may permanently discontinue service to the Township without breaching this Agreement in the same manner as for any other customer under the City's Sewer Use Ordinance. To the extent reasonable, the City and Township shall work together to assure compliance by Township users and to terminate service only for violating users. In addition to any other remedies, if the Township is judged by a court or other decision maker of competent jurisdiction to have breached this Agreement, the City may terminate the sanitary sewer service provided pursuant to this Agreement.

ARTICLE V
Term and Termination

5.1 **Term**. This Agreement shall terminate at 11:59 p.m. on December 30, 2049, but shall automatically renew on that date for an additional 50 years. However, at the Township's sole option, exercised by written notice to the City on or before December 30, 2048, this Agreement may be terminated at the end of the initial term.

5.2 **Effect of Termination at End of Term**. Upon the termination of this Agreement, or any renewals, the Phase 1 area and any portions of the Phase 2 area which have been transferred from the Township's jurisdiction to the City's jurisdiction shall, except as otherwise specifically provided herein, for all purposes be within the legal limits and jurisdiction of the City.

5.3 **Other Grounds for Termination; Rescission**. This Agreement may also be terminated by mutual agreement of the parties, which agreement shall also specify whether the Phase 1 area or the Phase 2 area is thereafter within the jurisdiction of the City or the Township.

ARTICLE VI
Miscellaneous

6.1 **Prohibition on Annexation**. While this Agreement is in effect, including any renewal term, the City shall not initiate, sponsor, support or encourage annexation of any Township territory located within Phase 1, Phase 2, and the Service Area (including conditionally transferred territory) to the City, whether directly or indirectly, or whether any such annexation efforts or attempts involve property owner petitions, municipal petitions or otherwise. This provision shall not, however, preclude the City from carrying out any of its legal obligations in response to proper requests for public records under the Freedom of Information Act. In the event of an annexation petition filed by a property owner, or in the event of annexation proceedings initiated by a property owner, the City shall expressly state in writing, delivered to the governmental agency having jurisdiction, the City's unqualified opposition to any such annexation, and shall request that the annexation petition not be granted. Such writing shall be delivered prior to any annexation-approval proceedings.

6.2 **Notices**. Any notice, demand, or communication required, permitted, or desired to be given under this Agreement shall be deemed effectively given when personally delivered or mailed by first-class mail addressed to those addresses first provided above. The parties may, by written notice, designate any further or different address to which subsequent notices, demands, or communications may be given.

6.3 **Interpretation.**

(a) **Article and Other Headings**. The article and other headings in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement.

(b) **Entire Agreement**. This Agreement is the entire agreement between the parties with respect to its subject matter. It supersedes and replaces all previous or contemporaneous, express or implied, written or oral statements, covenants, representations or agreements. So, no oral statements or prior or contemporaneous written material not specifically incorporated in this Agreement shall be of any force and effect, and both parties specifically acknowledge, in entering into and executing this Agreement, they are relying solely upon the representations and agreements contained in this Agreement and no others.

(c) **Amendment.** This Agreement may not be amended except in writing signed by the parties following public hearings before and resolutions adopted by the Township Board and the City Council.

(d) **Benefits**. Neither party shall be entitled to benefits other than those specified herein.

(e) **Counterparts**. This Agreement may be executed in any number of counterparts and each such counterpart shall be considered a valid original.

(f) **Counsel**. Both parties consulted legal counsel and had input into the drafting of this Agreement. It should therefore be construed as if it were mutually drafted.

6.4 **Remedies**. The parties agree that remedies at law are inadequate and both parties shall have the right to all equitable remedies including, without limitation, mandamus, specific performance and injunctive relief. Before a party may undertake any legal or equitable action pursuant to or to enforce any provision of this Agreement, that party shall, except in cases of imminent threat to the public health or safety or as required under the City's Sewer Use Ordinance, first notify the other party of the basis for the claim, including detailed recitations of the facts and the law upon which the claiming party is relying. The party receiving such claim letter shall, within twenty-one (21) days of receiving the claim, respond in writing identifying those issues on which there is agreement and stating in detail the facts and law upon which the responding party is relying. The parties shall schedule a meeting to occur within (fourteen) 14 days after the date the response is due to discuss and seek to resolve the dispute. These time frames may be adjusted by the written consent of the parties.

6.5 **Filing and Effective Date.**

(a) **Initial Filing and Effective Date.** In accordance with Act 7 and Act 425, following the execution of this Agreement by the City and Township, a duplicate original of the Agreement shall be filed with the Clerk of Kent County and with the Michigan Secretary of State. This Agreement, certified by such County Clerk or Secretary of State, shall be *prima facie* evidence of the conditional transfer of the areas pursuant to this Agreement. This Agreement shall be effective at 12:01 a.m. on December 30, 1999, provided it has been filed with the County Clerk and Secretary of State.

(b) **Additional Filing.** The parties agree to the filing of additional documents, such as notices, forms and reports that may be required or requested by county, state or other agencies to give full effect and to fully implement this Agreement. The parties also understand the City will, from time to time, be filing certified copies of resolutions, together with additional copies of this Agreement in order to complete the conditional transfers of parcels within the Phase 2 area. If required, the Township shall countersign such resolutions and/or take any other action required to give effect to those delayed conditional transfers.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above by authority of the respective City Council and Township Board.

WITNESSES:

* Darci Frostick

* Scott Buck

* Elizabeth M. Mulder

* Jacquelyn M. Wright

CITY OF CEDAR SPRINGS

By: Ronny Merlington
Ronny Merlington, Mayor

By: Linda Branyan
Linda Branyan, City Clerk

TOWNSHIP OF SOLON

By: John C Cornell
John C. Cornell, Township Supervisor

By: Terri Riggle
Terri Riggle, Township Clerk

PA 425 Agreement Exhibit B

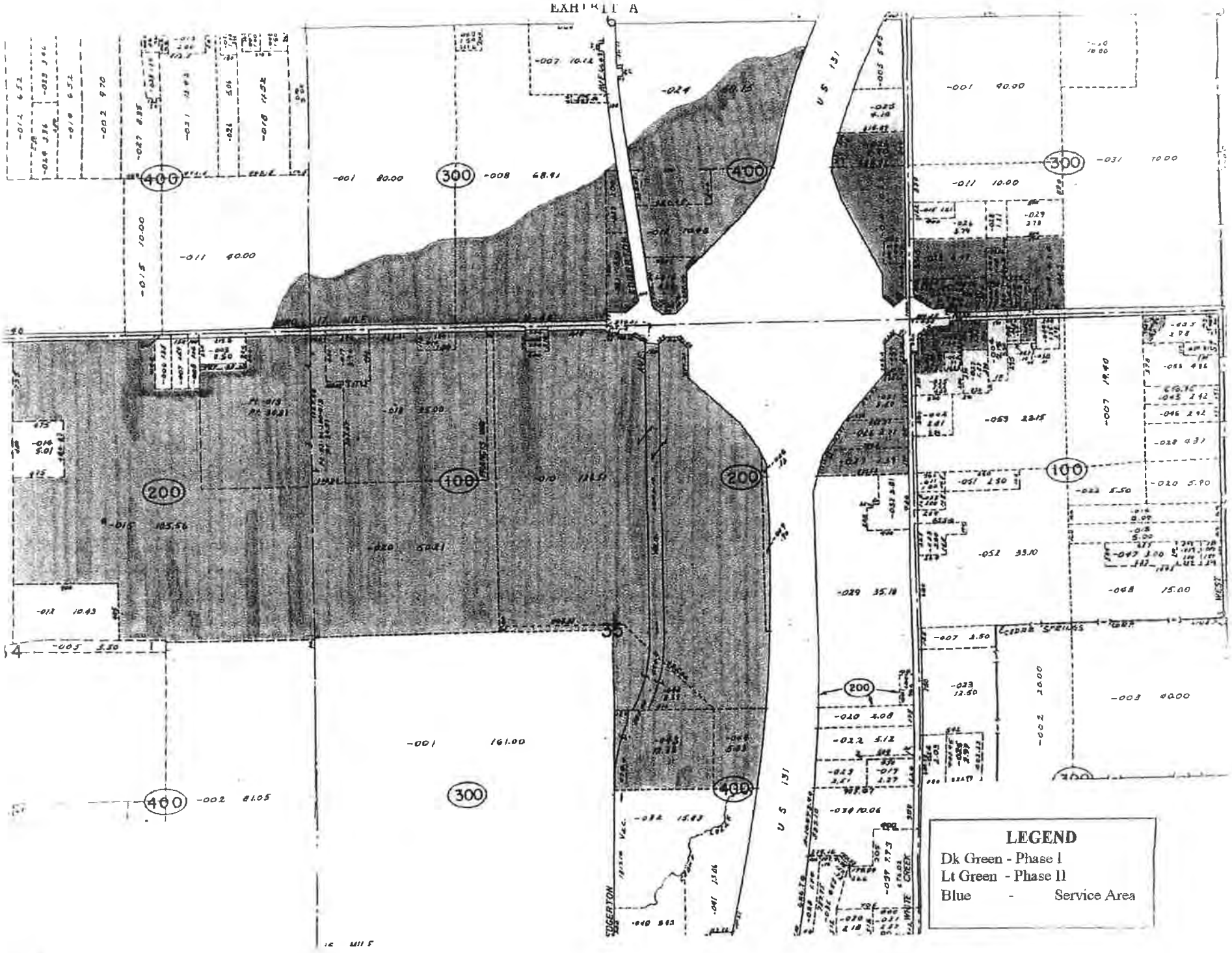
Area	*Parcel Number*	*Location*	*Property Address*	*First Name*	*Last Name*
Phase 1					
	41-02-25-300-018	N of 17-Mile	4153 17-Mile Rd NE	McDonald's Corp	
	41-02-25-300-019	N of 17-Mile	4175 17-Mile Rd NE	RBL Investments LLC	
	41-02-25-300-020	N of 17-Mile	4097 17-Mile Rd NE	Lippert Cedar Development	
	41-02-25-300-021	N of 17-Mile	4099 17-Mile Rd NE	Independent State Bank	
	41-02-25-300-023	N of 17-Mile	14060 White Creek Ave NE	CBL & Associates Ltd Ptnrs	
	41-02-25-300-024	N of 17-Mile	4059 17-Mile Rd NE	CBL & Associates Ltd Ptnrs	
	41-02-25-300-025	N of 17-Mile	4075 17-Mile Rd NE	Cedar Springs Bee-Kay	
	41-02-26-400-003	N of 17-Mile, W of W.C	14107 White Creek Ave NE	VanManen Oil, Inc	
	41-02-26-400-014	N of 17-Mile, W of W.C	14001 White Creek Ave NE	VanManen Oil, Inc	
	41-02-26-400-026	E of X-way, N of 17-Mile	14211 White Creek Ave NE	Metropolitan Hospital	
	41-02-35-200-026	S of 17-Mile, W of W.C.	13861 White Creek Ave NE	Adrian	VanderStoep
	41-02-35-200-027	S of 17-Mile, W of W.C.	13819 White Creek Ave NE	Adrian	VanderStoep
	41-02-35-200-030	S of 17-Mile, W of W.C.	13961 White Creek Ave NE	RLK Development	
	41-02-35-200-031	S of 17-Mile, W of W.C.	13903 White Creek Ave NE	Thomas J	VanderHyde
	41-02-36-100-006	S of 17-Mile	4330 17-Mile Rd NE	Dynatec Investment Pro	
	41-02-36-100-036	S of 17-Mile	4060 17-Mile Rd NE	Emro Marketing Company	
	41-02-36-100-041	S of 17-Mile	4020 17-Mile Rd NE	Linda A	Berris
	41-02-36-100-043	S of 17-Mile	4040 17-Mile Rd NE	RTM Mid-America, Inc	
	41-02-36-100-056	S of 17-Mile	4152 17-Mile Rd NE	Federau Corp	

Area	Parcel Number	Location	Property Address	First Name	Last Name
Phase II					
	41-02-25-300-001	N of 17-Mile, E of W.C.	4150 Solon St NE	Donald L	McIntyre
	41-02-25-300-011	N of 17-Mile, E of W.C.	14190 White Creek Ave NE	Thomas L	Gordon
	41-02-25-300-015	N of 17-Mile, E of W.C.	14140 White Creek Ave NE	Kelly D	Gifford
	41-02-25-300-026	N of 17-Mile, E of W.C.	14100 White Creek Ave NE	Solon Township	
	41-02-25-300-028	N of 17-Mile, E of W.C.	14102 White Creek Ave NE	Thomas L	Gordon
	41-02-25-300-029	N of 17-Mile, E of W.C.	4177 17-Mile Rd NE	RBL Investments LLC	
	41-02-25-300-030	N of 17-Mile, E of W.C.	4240 Solon St NE	Carollee	Gunnell
	41-02-25-300-031	N of 17-Mile, E of W.C.	4233 17-Mile Rd NE	James D	Crane ETAL
	41-02-26-400-025	N of 17-Mile, W of W.C	14291 White Creek Ave NE	White Creek Corp.	
	41-02-36-100-002	S of 17-Mile, E of W.C.	13890 White Creek Ave NE	Stout & Uebele, Inc.	
	41-02-36-100-004	S of 17-Mile, E of W.C.	4116 17-Mile Rd NE	Russell E	Barnes
	41-02-36-100-007	S of 17-Mile, E of W.C.	4250 17-Mile Rd NE	Hugh	Grannis
	41-02-36-100-009	S of 17-Mile, E of W.C.	4398 17-Mile Rd NE	Penny E	Towns ETAL
	41-02-36-100-014	S of 17-Mile, E of W.C.	13781 West St S NE	William N	Gates
	41-02-36-100-015	S of 17-Mile, E of W.C.	13771 West St S NE	Irving	Sipple
	41-02-36-100-020	S of 17-Mile, E of W.C.	13791 West St S NE	Ronald	Norman
	41-02-36-100-022	S of 17-Mile, E of W.C.	13793 West St S NE	Geness Builders	
	41-02-36-100-025	S of 17-Mile, E of W.C.	4350 17-Mile Rd NE	John T	Teusink
	41-02-36-100-028	S of 17-Mile, E of W.C.	13805 West St S NE	John T	Teusink
	41-02-36-100-035	S of 17-Mile, E of W.C.	13900 White Creek Ave NE	Dale	Frank, Trust
	41-02-36-100-037	S of 17-Mile, E of W.C.	4070 17-Mile Rd NE	Marathon Petroleum Co.	
	41-02-36-100-039	S of 17-Mile, E of W.C.	13697 West St S NE	Marilyn I	Stone
	41-02-36-100-040	S of 17-Mile, E of W.C.	13685 West St S NE	Larry E	Carr
	41-02-36-100-044	S of 17-Mile, E of W.C.	4042 17-Mile Rd NE	Linda	Berris, Trust
	41-02-36-100-045	S of 17-Mile, E of W.C.	13889 West St S NE	Kevin L	VanDyke
	41-02-36-100-046	S of 17-Mile, E of W.C.	13839 West St S NE	James	Sheldon
	41-02-36-100-047	S of 17-Mile, E of W.C.	13707 West St S NE	Carol	VanderHyde
	41-02-36-100-048	S of 17-Mile, E of W.C.	13759 West St S NE	Billy	Cotton
	41-02-36-100-049	S of 17-Mile, E of W.C.	4180 17-Mile Rd NE	Sparta State Bank	
	41-02-36-100-053	S of 17-Mile, E of W.C.	13915 West St S NE	Nathan V	Burley
	41-02-36-100-054	S of 17-Mile, E of W.C.	13975 West St S NE	Eugene L	Burley

Area	*Parcel Number*	*Location*	*Property Address*	*First Name*	*Last Name*
Phase II					
	41-02-36-100-055	S of 17-Mile, E of W.C.	4138 17-Mile Rd NE	Federau Corp	
	41-02-36-100-057	S of 17-Mile, E of W.C.	4140 17-Mile Rd NE	Federau Corp	
	41-02-36-100-058	S of 17-Mile, E of W.C.	4154 17-Mile Rd NE	Federau Corp	
	41-02-36-100-059	S of 17-Mile, E of W.C.	4186 17-Mile Rd NE	Keith	Eldred

Area	Parcel Number	Location	Property Address	First Name	Last Name
Service Area					
	41-02-26-300-001	W of X-way, N of 17-Mile	3375 17-Mile Rd NE	Madeline R	Remer, Trust
	41-02-26-300-008	W of X-way, N of 17-Mile	3565 17-Mile Rd NE	Dale E	Larson
	41-02-26-400-016	W of X-way, N of 17-Mile	14050 Edgerton Ave NE	Jeffrey R	Bassett
	41-02-26-400-018	W of X-way, N of 17-Mile	14351 Edgerton Ave NE	Lawrence S	Nauta
	41-02-26-400-022	W of X-way, N of 17-Mile	14175 Edgerton Ave NE	Deb	Christensen-Schaap
	41-02-26-400-023	W of X-way, N of 17-Mile	14100 Edgerton Ave NE	Deb	Christensen-Schaap
	41-02-26-400-024	W of X-way, N of 17-Mile	14350 Edgerton Ave NE	Daniel J	Bekins
	41-02-27-400-011	W of X-way, N of 17-Mile	3119 17-Mile Rd NE	Joseph S	Sagorski
	41-02-34-200-013	W of X-way, S of 17-Mile	3190 17-Mile Rd NE	Kenneth H	Koolman
	41-02-34-200-015	W of X-way, S of 17-Mile	2980 17-Mile Rd NE	Kenneth H	Koolman
	41-02-35-100-008	W of X-way, S of 17-Mile	3500 17-Mile Rd NE	Harley J	Morris
	41-02-35-100-010	W of X-way, S of 17-Mile	3592 17-Mile Rd NE	Cedarfield, Inc	
	41-02-35-100-014	W of X-way, S of 17-Mile	3362 17-Mile Rd NE	Leroy L	Stark
	41-02-35-100-017	W of X-way, S of 17-Mile	3240 17-Mile Rd NE	Michael A	Cook
	41-02-35-100-018	W of X-way, S of 17-Mile	13801 Francis Way NE	Cedar West Development	
	41-02-35-100-020	W of X-way, S of 17-Mile	3288 17-Mile Rd NE	Moore Farms	
	41-02-35-200-006	W of X-way, S of 17-Mile	3802 17-Mile Rd NE	Tom N	Lance
	41-02-35-200-009	W of X-way, S of 17-Mile	3804 17-Mile Rd NE	State Hwy Dept	
	41-02-35-400-042	W of X-way, S of 17-Mile	3701 16-Mile Rd NE	Moore Farms	
	41-02-35-400-043	W of X-way, S of 17-Mile	13491 Edgerton Ave NE	Moore Farms	
	41-02-35-400-044	W of X-way, S of 17-Mile	3695 16-Mile Rd NE	Cedarfield, Inc	

EXHIBIT A


U S 131
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-031 10.00
-011 10.00
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-007 3.50
-010 4.08
-032 5.12
-017 3.27
-037 2.73
-038 2.18
-035 2.18
-027 8.85
-021 8.85
-031 7.70
-002 6.70
-014 6.52
-019 6.52
-016 3.16
-013 3.16
-023 3.96
-024 5.06

AMENDING AGREEMENT NO. 1
IN AND TO
DEVELOPMENT COOPERATION AGREEMENT
BETWEEN
CITY OF CEDAR SPRINGS
AND
TOWNSHIP OF SOLON

THIS AMENDING AGREEMENT NO. 1 (this "Agreement") in and to the DEVELOPMENT COOPERATION AGREEMENT of December 30, 1999, is made as of October 27, 2000, between the CITY OF CEDAR SPRINGS, a home rule city, the principal business address of which is 66 S. Main Street, P.O. Box 310, Cedar Springs, MI 49319, Attn.: City Manager (the "City") and the TOWNSHIP OF SOLON, a general law township, the principal business address of which is 2305 19 Mile Road, Cedar Springs, MI 49319, Attn.: Township Supervisor (the "Township").

RECITALS

A. The City and the Township entered into a Development Cooperation Agreement as of December 30, 1999, pursuant to Act 425 of the Public Acts of Michigan of 1984, as amended ("Act 425"), and Act 7 of the Public Acts of Michigan of 1967, as amended ("Act 7").

B. Section 6.3(c) of the Development Cooperation Agreement provides that it may not be amended except in writing signed by the parties after the convening of public hearings and the adoption of resolutions by the City Council of the City and the Township Board of the Township.

C. The City and the Township desire to amend the Development Cooperation Agreement so as to add to Phase 2 of that agreement the Solon Township portion of lands commonly known as the Northland Estates Mobile Home Park, and so as to cause the Phase 2 provisions of the Development Cooperation Agreement, and other relevant provisions thereof, to apply fully to such additional lands.

D. By cooperating with respect to the proposed additional lands to be included in Phase 2, the parties believe that they can avoid future disputes, minimize uncertainty about land development, assure that development occurs in a mutually-beneficial manner and in general more fully assure the quality of development and more effective utilization of City and Township resources.

NOW, THEREFORE, in consideration of their mutual understandings, the parties agree as follows:

1. Section 1.1(2) of the Development Cooperation Agreement, and Exhibit A thereof, are amended so as to add to the Phase 2 area of that agreement the lands described and shown on Exhibit A of this Agreement.

2. All provisions in the Development Cooperation Agreement pertaining to Phase 2 shall apply fully to the additional Phase 2 lands described in Exhibit A of this Agreement, as of the effective date hereof

3 The term of this Agreement, the effect of termination of the Agreement and other matters pertaining to termination thereof shall be as stated in Article V of the Development Cooperation Agreement.

4. Sections 6.1, 6.2 and 6.4 of the Development Cooperation Agreement, pertaining respectively to prohibition on annexation, notices and remedies, are by this reference included in this Agreement and shall pertain to the lands described in Exhibit A.

5. This Agreement may be amended only by a writing signed by the parties following the convening of public hearings and the adoption of resolutions by the City Council of the City and the Township Board of the Township, as required by law.

6. In accordance with Act 7 and Act 425, following the execution of this Agreement by the City and Township, a duplicate original of the Agreement shall be filed with the County Clerk of Kent County and with the Michigan Secretary of State. This Agreement shall be effective at 12:01 a.m. on October 30, 2000, provided it has been filed with the County Clerk and the Secretary of State.

The parties agree to the filing of additional documents, such as notices, forms and reports that may be required or requested by county, state or other agencies to give full effect to and to implement this Agreement. The parties also understand the City may, from time to time, be filing certified copies of resolutions, together with additional copies of this Agreement in order to complete the conditional transfer of the lands described in Exhibit A, when it is appropriate to do so under the Development Cooperation Agreement. If requested, the Township shall countersign such resolutions and take other action required to give effect to conditional transfer of the described lands.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above, by authority of the City Council and Township Board

WITNESSES

Pam M. Howell
*

Deborah Frederick
*

CITY OF CEDAR SPRINGS

By: Linda Hunt
, Mayor

By Diane Sinstra Deputy
, City Clerk

TOWNSHIP OF SOLON

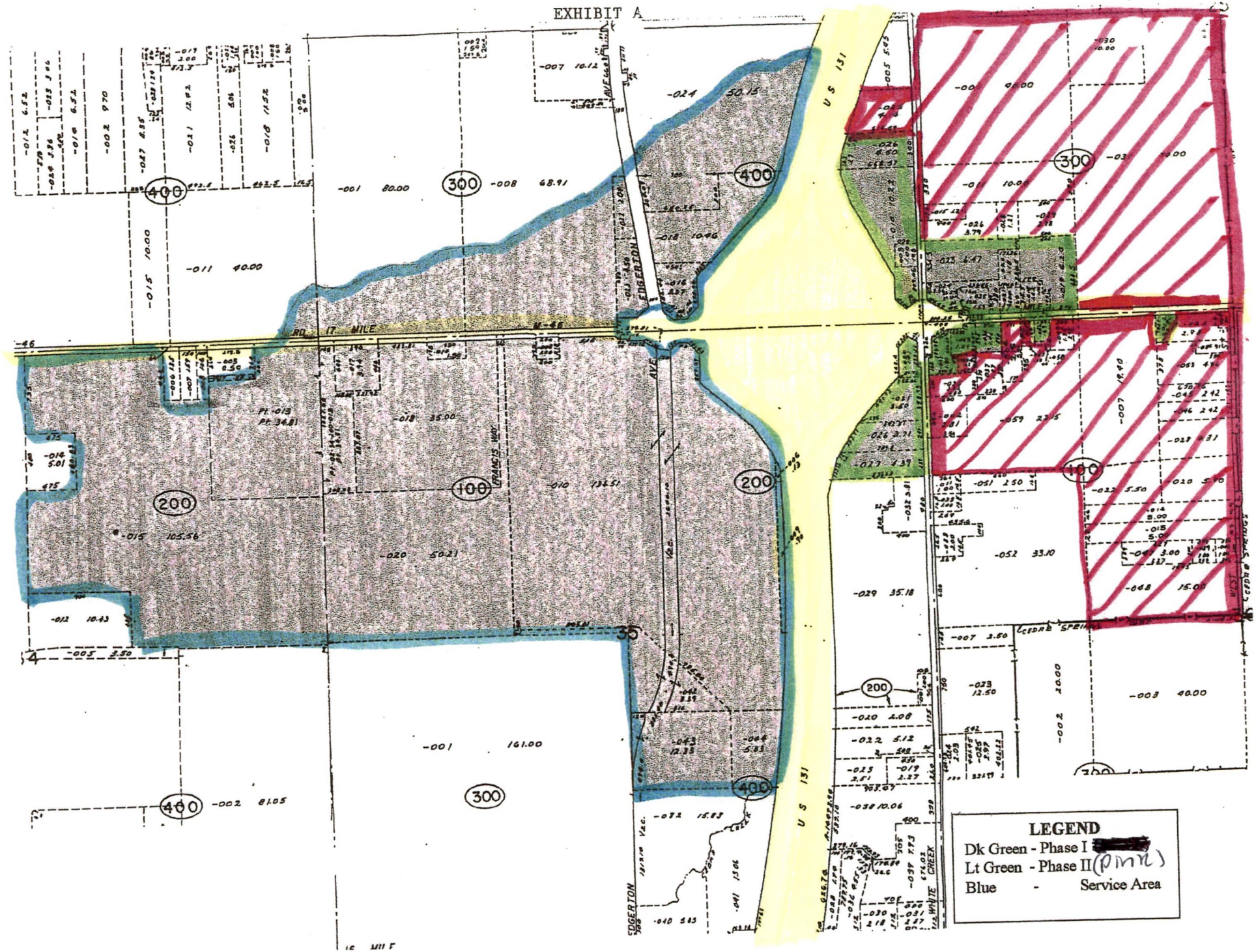
Michelle Lester
*

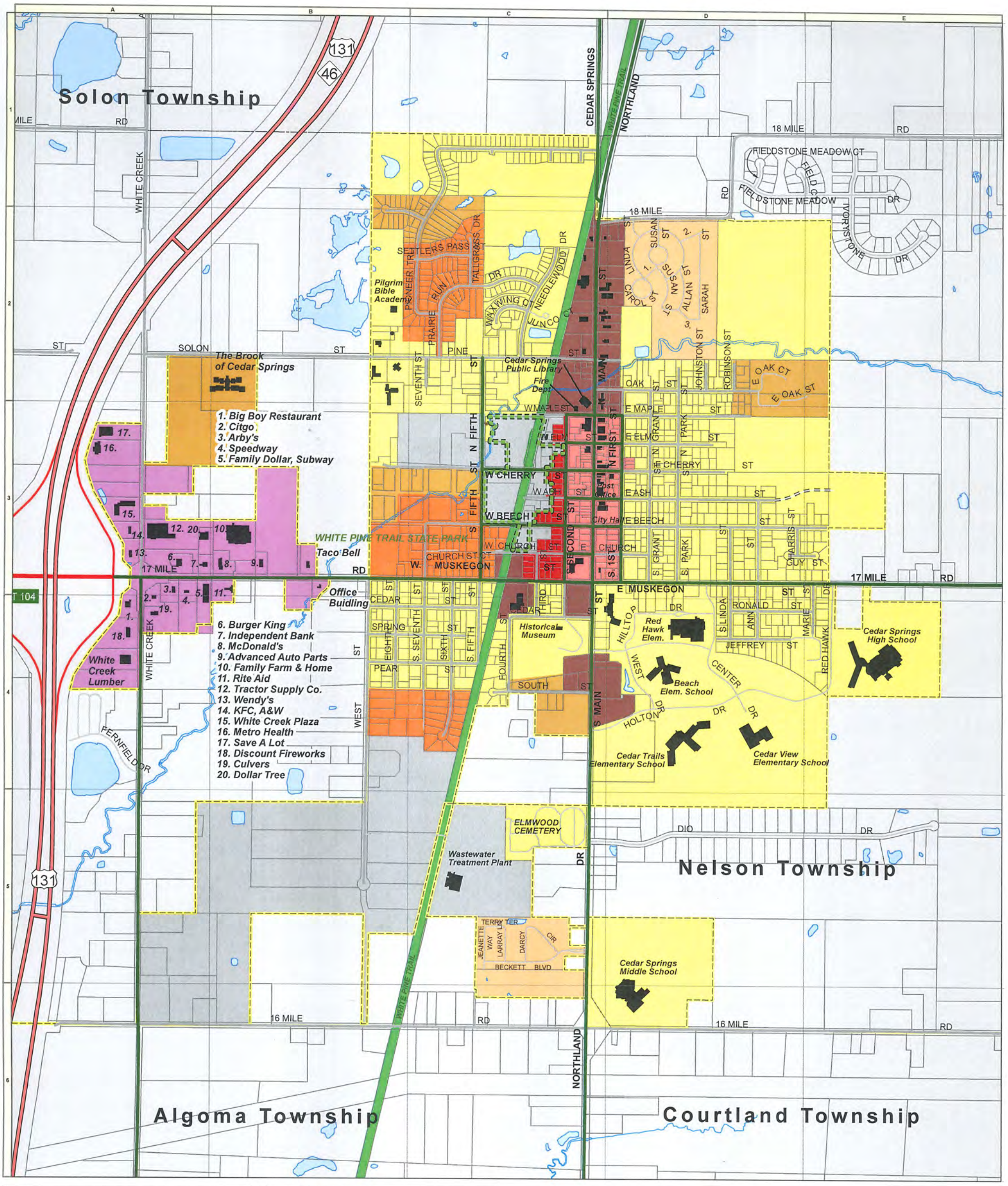
Irene Andersen
*

By: John C Cornell
John C. Cornell, Township Supervisor

By: Terri Riggle
Terri Riggle, Township Clerk

EXHIBIT A


U S 131
EDGERTON AVE
RD. 17 MILE
FRANCIS HWY
WHITE CREEK
LEGEND
Dk Green - Phase I
Lt Green - Phase II (PMR)
Blue - Service Area



LEGEND

- Major Buildings

Street Centerlines

- Freeway
- Freeway Ramp
- Highway
- Primary
- Secondary
- Proposed/Under Const.
- Private
- Municipal Boundaries
- Public Land Survey Sections
- Lakes & Ponds
- Rivers & Streams

ZONING LEGEND

- B-2 Central Business District
- B-3 Highway Business District
- HC Highway Commercial
- MU Mixed Use
- I-1 Industrial
- R-1 Single Family Residential
- R-2 Single & Two Family Residential
- R-3 Multiple Family Residential
- R-4 Mobile Home Residential
- White Pine Trail Overlay

CITY OF CEDAR SPRINGS
KENT COUNTY, MICHIGAN
ZONING MAP

ADOPTED DATE: 9/14/2023
UPDATED DATE: 9/14/2023

0 437.5 875 1,750 2,625 3,500 Feet

A copy of the City Zoning Ordinance may be obtained on the City's website or by contacting City Hall at 616-696-1330. Sec. 40-132(c)- The official zoning map shall be identified by the signature of the zoning administrator, attested by the city clerk

Darla Fuleon — **Zoning Administrator**

Rebecca Johnson — **City Clerk**

(c) 2023 City of Cedar Springs and REGIS.

REGIS

This map was created using REGIS, the Grand Valley Regional Geographic Information System. This map does not represent a legal document. It is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy and should be verified through other means. Any duplication is restricted under copyright laws and the Enhanced Access to Public Records Act, PA 462 of 1996, as amended.

Solon Township 425 Payments

	# of Parcels	TV	Annual Payment	
2004	83	11,077,295	$ 27,693.23	
2005	92	12,105,449	$ 28,566.12	
2006		12,217,210	$ 30,543.00	
2007	78	12,836,912	$ 32,092.28	
2008	77	12,729,625	$ 31,824.06	
2009	84	14,022,955	$ 35,057.39	
2010	91	12,807,574	$ 32,018.93	
2011	84	12,480,619	$ 29,127.76	
2012	90	10,842,482	$ 27,106.21	
2013	100	10,370,811	$ 25,927.03	
2014	100	10,210,645	$ 25,526.61	
2015	86	9,527,778	$ 23,819.45	
2016	70	9,267,212	$ 23,168.03	
2017	66	9,808,352	$ 24,520.88	
2018	67	11,030,789	$ 27,576.97	
2019	65	11,649,873	$ 29,124.68	
2020	66	11,871,899	$ 29,679.74	
2021	67	13,996,741	$ 34,991.85	Holiday Inn - full value
2022	70	14,840,833	$ 37,102.08	Estimated -based on preliminary 2022 tax roll

Recent Projects in the 425 Agreement

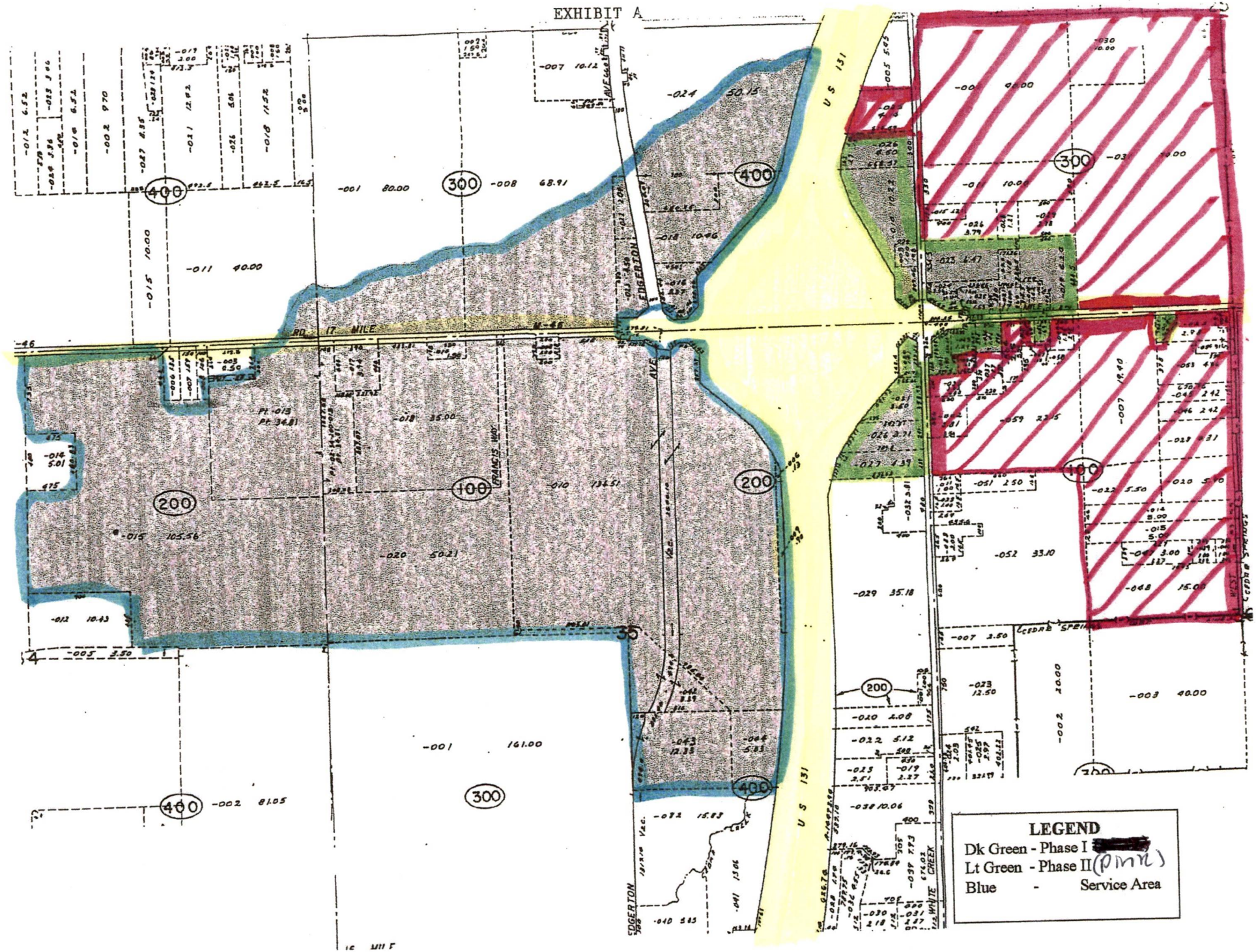
City of Cedar Springs

1. Phase II
    a. The Brooks
    b. Holiday Inn Express & Suites
    c. Culvers
    d. O'Reilly Auto Parts
    e. Rockford Ambulance
    f. 4100 17 Mile (Vacant)
    g. Advanced Auto Parts Store
    h. Kent County Sherriff Department
    i. White Creek Flats - Address
        i. Brownfield Tax Abatement

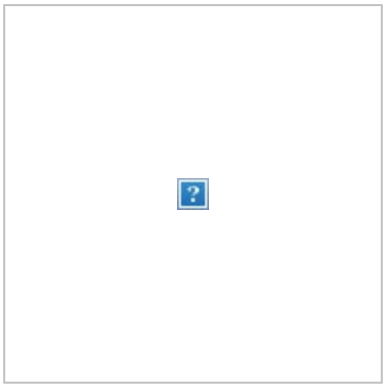
Solon Township

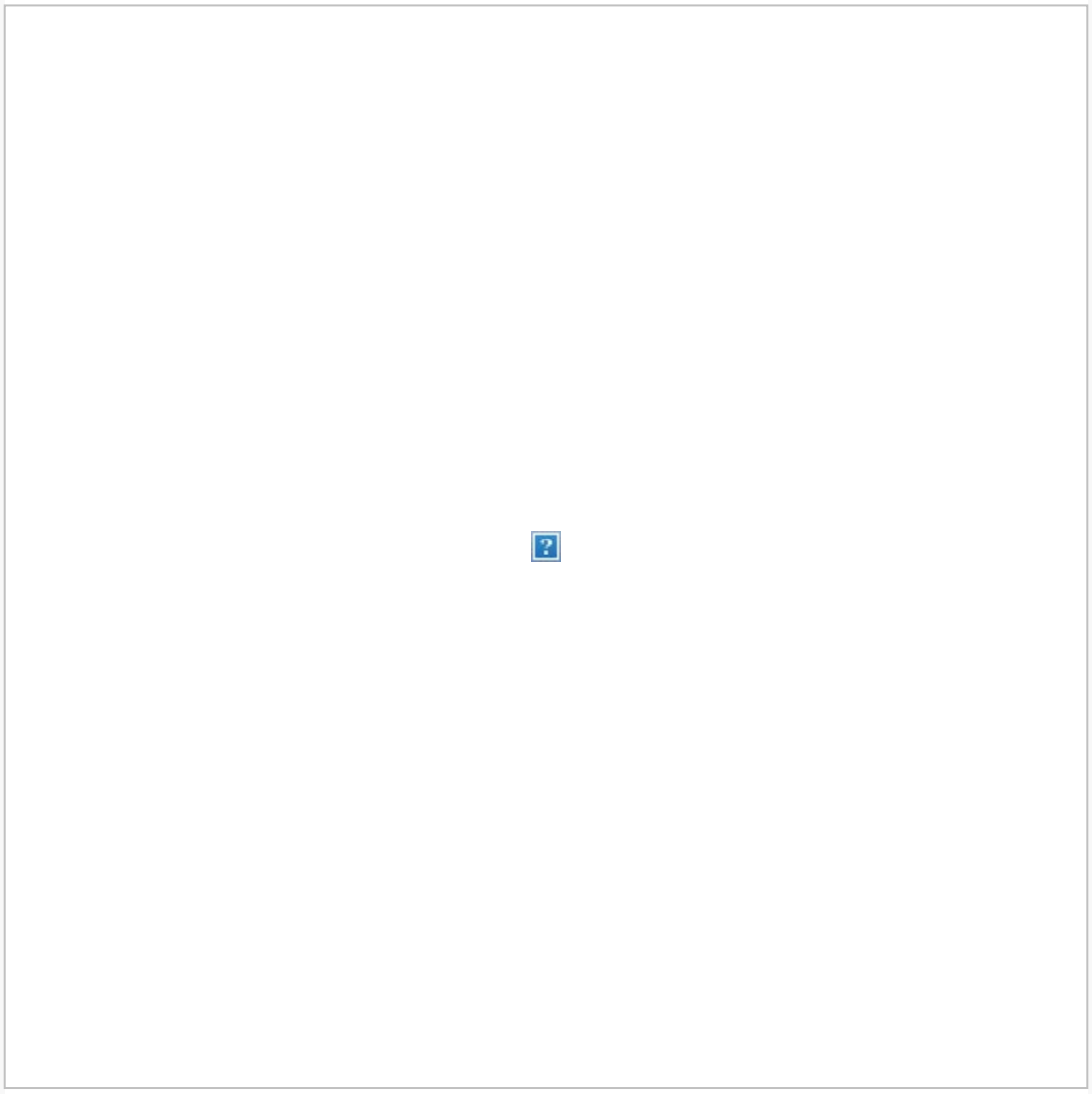
1. Phase II
    a. Storage Units
2. Service Areas
    a. Aldi
    b. Cedar Animal Hospital
    c. Goodwill
    d. Woodlawn Hills Development

EXHIBIT A


U S 131
EDGERTON AVE
RD. 17 MILE
FRANCIS HWY
WHITE CREEK
LEGEND
Dk Green - Phase I
Lt Green - Phase II (PMR)
Blue - Service Area

From: The Right Place, Inc.
To: City Manager
Subject: 2023 Annual Report Available Now
Date: Friday, March 29, 2024 7:02:16 AM





To Our Investors and Partners,

As we reflect on the past year here at The Right Place, our team, investors, and partners have many successes to celebrate. Most notably, we hit a major organizational milestone: The creation of over 50,000 jobs in our region since our founding in 1985. This equates to one in ten jobs across the region being directly connected to our work and represents tens of thousands of families whose quality of life has been improved. As we continue working to create more opportunities for all in the region, our team remains focused on three key pillars: People, Place, and Prosperity.

This year our People team worked with hundreds of companies across the region to discuss recruitment and retention strategies, company culture, and other common talent issues. Through our Talent Pathways Program, local manufacturing and tech employees advanced their careers through skill development and earned 348 credentials. Collaborating with Vibrant Futures on a local childcare initiative, we addressed common barriers to childcare, working to find a solution to enable more individuals to participate in the workforce. Our strategic talent partner, Hello West Michigan, also hosted several successful events designed to retain talent in the region, including Intern Connect and the Rapid Roots program.

Our Place initiatives also made significant strides in 2023. We were awarded more than $6 million in regional placemaking grants that will support 17 projects across 9 counties. Our 2nd annual Developer Day event attracted developers from across the state and beyond, showcasing available sites in our region. And Factory Yards secured a Transformational Brownfield – a historic achievement for the West side of the state, marking progress in revitalizing a long-idled building in the Godfrey neighborhood.

Our Prosperity team also had a historic year, meeting with a record 600+ area companies and offering them customized business support and connections. Our marquee event, Tech Week Grand Rapids, more than quadrupled in size to welcome 13,000+ visitors in its second year. Its growth is a testament to our community's commitment to achieving the goals set forth in the 10-year tech strategy. Additionally, our team won 26 business retention, expansion, and attraction projects across the region that will bring 1,393 jobs and $453M investment to our community.

These highlights represent just a few key achievements from each pillar of People, Place, and Prosperity. Our work in 2023 was vast and multifaceted, impacting our region in numerous positive ways. Thank you for your partnership and support as we continue to drive sustainable economic growth and shared prosperity in our region.

Tina Freese Decker
2023 Chair, The Right Place, Inc.
President & CEO
Corewell Health

Randy Thelen
President & CEO
The Right Place, Inc.

View the 2023 Annual Report
rightplacereport.org

The Right Place, Inc. | 125 Ottawa Ave., Suite 450, Grand Rapids, MI 49503

Unsubscribe manager@cityofcedarsprings.org

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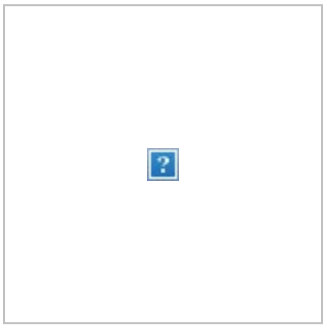
Sent by info@rightplace.org powered by



Try email marketing for free today!

From: City Manager
To: Brent Case
Subject: RE: Meet with German Company & RPI
Date: Thursday, September 5, 2024 10:02:00 AM
Attachments: Land Development_RFP.pdf

Hi Brent

Attached is the most current information for the West Street property. Yes, it is an RFP, but if you have someone interested in buying one of the lots, that is fine. The RFP has a ton of information on the property and area. Bill LaRose, my public works director, will meet you at the West Street property at 1:30 on Friday. Bill's cell # s 616-813-6521 in case you need to contact him. Please let me know how the visit goes!

Thanks

Darla Falcon
Cedar Springs City Manager

66 S Main Street
PO Box 310
Cedar Springs, MI 49319
616-696-1330 Ext 104
www.cityofcedarsprings.org

From: Brent Case <CaseB@rightplace.org>
Sent: Wednesday, September 4, 2024 4:57 PM
To: City Manager <manager@cityofcedarsprings.org>
Subject: RE: Meet with German Company & RPI

Hi Darla,

Sorry for my delay in responding. It would be great if you could have a city employee meet us out at the park this Friday at 1:30pm.
Please send over any info you have on the property.

Have fun with Caitlin Clark!

Thanks!
Brent

Brent Case, CGBP
Vice President, Business Development

photo

616.301.6246 [redacted] caseb@rightplace.org
rightplace.org
125 Ottawa Ave NW, Suite 450, Grand Rapids, MI 49503

App Banner Image

From: City Manager <manager@cityofcedarsprings.org>
Sent: Thursday, August 29, 2024 5:02 PM
To: Brent Case <CaseB@rightplace.org>
Subject: RE: Meet with German Company & RPI

Brent

I am not available Friday Sept 6th. (I'm heading to Indiana to see Caitlin Clark!!)

I can email you all the information I have on this property and I can have someone from the city there as well if you think it would be beneficial?

Sorry. I will be in the office next week Mon to Thurs 7:30 to 5:30, give me a call.

Darla Falcon
Cedar Springs City Manager

66 S Main Street
PO Box 310
Cedar Springs, MI 49319
616-696-1330 Ext 104
www.cityofcedarsprings.org

-----Original Appointment-----
From: Brent Case <CaseB@rightplace.org>
Sent: Thursday, August 29, 2024 3:20 PM
To: City Manager
Subject: Meet with German Company & RPI
When: Friday, September 6, 2024 1:30 PM-2:00 PM (UTC-05:00) Eastern Time (US & Canada).
Where: Cedar Springs Industrial Park

https://www.nobra-gmbh.de/en/

I'll call you next week

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

REQUEST FOR PROPOSALS

West Street Industrial Park | Cedar Springs, MI

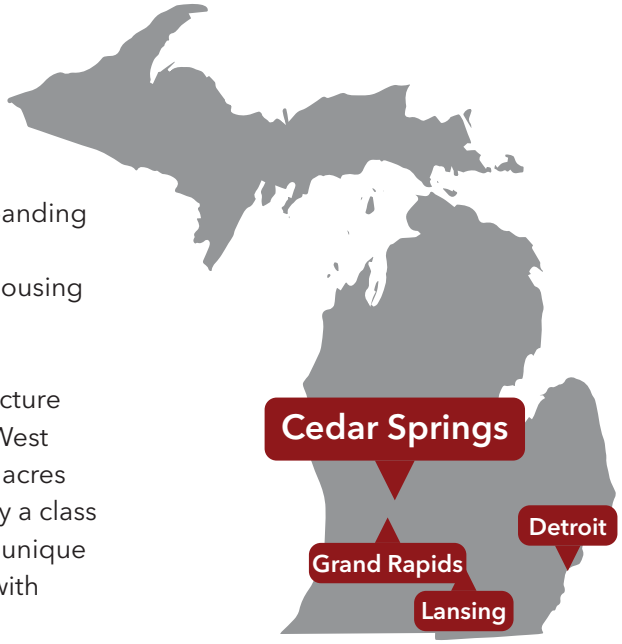
Cherishing our Heritage
Embracing our Future
CEDAR SPRINGS
EST. 1871

West Street Industrial Park

Cedar Springs, MI

The City of Cedar Springs is situated just east of US-131 approximately 15 minutes north of Grand Rapids. With an expanding commercial corridor and industrial base, vibrant traditional downtown, and growing residential community with diverse housing options, Cedar Springs is a perfect choice to live and work.

To support continued growth, the City has prioritized infrastructure improvements, including a newly created industrial corridor, West Street Industrial Park. This industrial park consists of nearly 40 acres of development-ready land owned by the City and serviced by a class A road and municipal water and sewer. The City sees this as a unique and exciting opportunity to form public-private partnerships with industrial developers interested in expanding within the City.



PROXIMITY TO

Downtown Grand Rapids	21 miles	Detroit	176 miles
Gerald R Ford International Airport	32 miles	Chicago	198 miles
Lansing	87 miles	Indianapolis	282 miles

Development Opportunity

West Street Industrial Park includes five vacant parcels ranging from approximately 4 to 10 acres. These parcels are positioned around a cul-de-sac at the south end of West Street, just a half mile south of 17 Mile Road, the main thoroughfare to US-131 and commercial corridors. Each parcel maintains frontage along West Street, offering high visibility, direct connections to new infrastructure, and easy ingress/egress for future logistical operations. Display Pack, the City's largest industrial business, is located at the entrance of the industrial park. The White Pine Trail borders the east portion of the industrial park, providing recreational opportunities and a direct connection to downtown Cedar Springs.

The City of Cedar Springs anticipates future development consistent with existing light industrial zoning, with a focus on research and development or sophisticated manufacturing technologies. Proposed development may occur in phases and could include multiple buildings on individual parcels or combined parcels with a large building.

Parcel Information

Parcel 1
655 West Street NE
41-02-36-300-042
+/- 10 acres
$85,000/acre

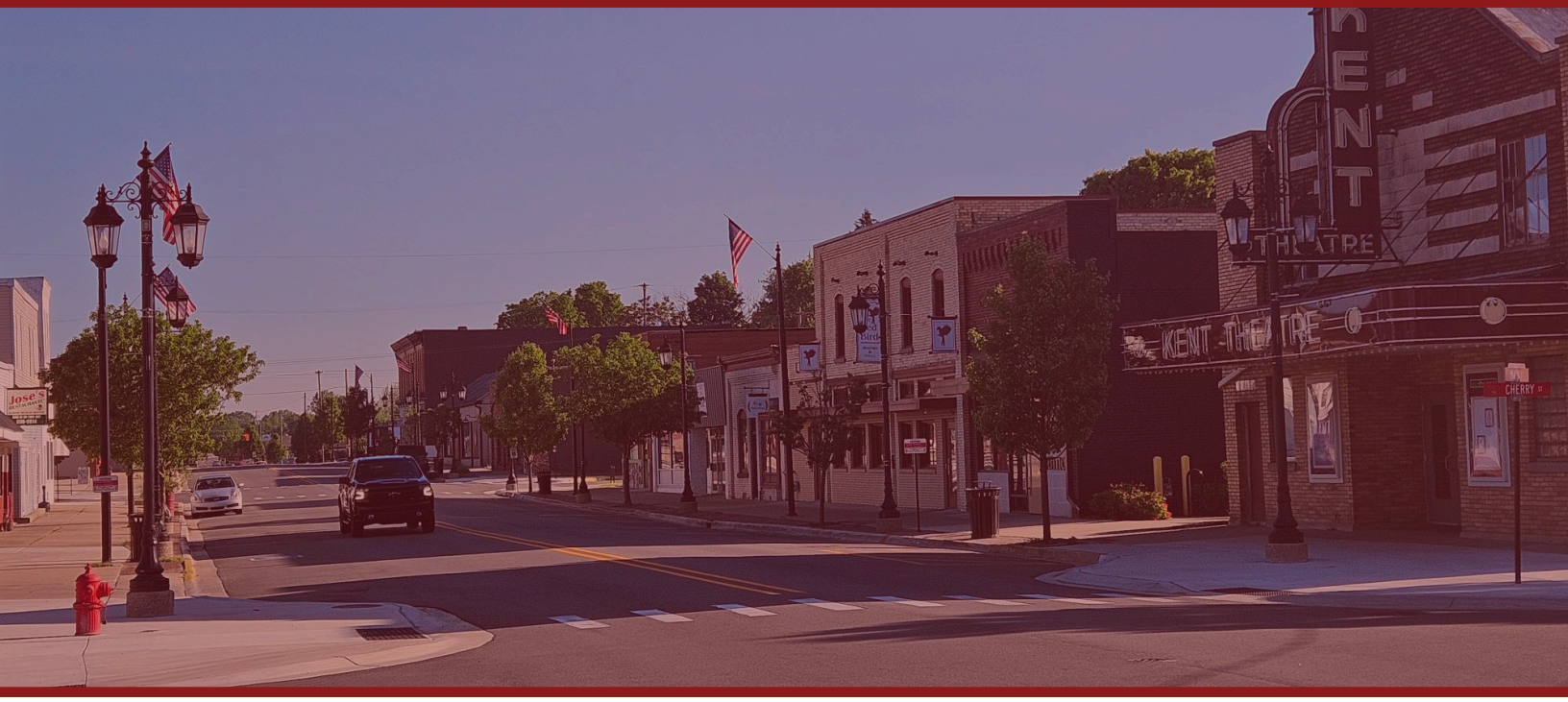
Parcel 2
705 West Street NE
41-02-36-300-043
+/- 10 acres
$85,000/acre

Parcel 3
735 West Street NE
41-02-36-300-044
+/- 10 acres
$85,000/acre

Parcel 4
730 West Street NE
41-02-36-400-065
+/- 4 acres
$95,000/acre

Parcel 5
760 West Street NE
41-02-36-300-066
+/- 4.5 acres
$95,000/acre

Interested development teams are invited to submit proposals in accordance with the attached schedule; please refer to page 7 for submittal details.



Community Overview

Cedar Springs is a quintessential Michigan town celebrated for its serene natural surroundings, logging heritage, and vibrant community life. With a distinctive blend of recreational opportunities, commercial and industrial businesses, strong community school system, and diverse housing options, the City is an attractive place to live and work and well positioned for sustained growth.

The downtown area is a hub of historical charm, featuring traditional architecture, local shops, and restaurants. Pocket parks and scenic community gathering areas interconnect the downtown and surrounding neighborhoods offering natural transitions between businesses and living spaces and pathways to the City's growing commercial corridor to the west and industrial base to the south.

3,627
POPULATION

$47,300
MEDIAN HOUSE INCOME

18.1%
EMPLOYED IN MANUFACTURING SECTOR

Available Incentives

The City of Cedar Springs is ready for redevelopment and the following incentives may be leveraged by the developer:

- Local site readiness grant funds are available for Geotechnical borings and other activities that support new building and site construction planning.
- Local site readiness grant funds are available to complete environmental site assessments and due care planning.
- Local tax abatements for eligible industrial businesses making new investments.
- Local and state brownfield tax increment financing to provide reimbursement for eligible environmental and non-environmental project costs.
- State brownfield grants and loans for eligible activities related to economic development.

Selection Process and Criteria

The City of Cedar Springs will review and evaluate all complete proposals in response to this Request for Proposals (RFP) to identify and engage with qualified developers. An initial response to this RFP must include the following information:

- Letter of Interest: Provide a letter (up to 3 pages) identifying the development team and providing a brief description of the team's vision for the site and timeline.
- Concept plans or renderings.
- Estimated purchase price and potential incentives requested.
- Development Experience / Portfolio: Provide a short description of past projects of a similar nature completed by the development team (up to 10 pages). Include a description of the projects, cost, completion date, and references.
- Evidence of development team's fiscal capacity to undertake the proposed project. Include an Initial Pro Forma, and Sources & Uses Worksheet.
- Resumé of firm and lead team members.

Proposal Format

Six (6) printed proposals and a PDF version shall be submitted by the deadline stated in the attached schedule to:

Darla Falcon, City Manager
616.696.1330x104
manager@cityofcedarsprings.org

City of Cedar Springs staff may seek additional information upon receipt of a development proposal. Staff may also utilize a third-party reviewer for Pro Forma evaluation.

The RFP and responses should not be considered a legally binding agreement. Upon selection of a qualified development team, City of Cedar Springs will enter into a pre-development agreement including the negotiated purchase price, due diligence period, and other terms.

Selection Process and Criteria Continued

Scoring Considerations:

- ◯ Concept/Architectural Design
- ◯ Alignment with Zoning and Planning
- ◯ Accessibility and Open Space Preservation
- ◯ Development Team's Experience
- ◯ Fiscal Capacity of Development Team
- ◯ Requests for Incentives
- ◯ Timing of Development

RFP Released	9.1.24	
RFP Submittals Due	11.1.24	Submissions must be sent to manager@cityofcedarsprings.org by 10 a.m.
Finalists Notified	1.1.25	
Finalist Presentations	2.1.25	
Project Selection	3.1.25	
Finalize Terms of Agreement	4.1.25	

Cherishing our Heritage
Embracing our Future
CEDAR SPRINGS
EST. 1871

Contact / Questions

Darla Falcon, City Manager
616.696.1330 x104
manager@cityofcedarsprings.org

From: Brent Case
To: City Manager
Subject: Company visit and more
Date: Thursday, October 24, 2024 2:43:47 PM
Attachments: Project Peninsula - Venerly-NDA-Single-Party-Form-STAMPED.pdf
Importance: High

Good afternoon, Darla,

Per my voice mail, we have a company visiting next week that's interested in some property in the Cedar Springs area. They've asked if we would invite you and your utility person to join us Tuesday morning (Oct 29th).
They do require an NDA to be signed prior to the meeting, so I'm sharing that now. Please note the signed copy you return to me will need to have that stamp in the upper right corner.
Once I have the signed copy back, I'll get it over to the company and share the details on timing and location for Tuesday's meeting.

Please call my mobile number with any questions.
Thanks,
Brent

photo

Brent Case, CGBP
Vice President, Business Development

616.301.6246 [redacted] caseb@rightplace.org
rightplace.org
125 Ottawa Ave NW, Suite 450, Grand Rapids, MI 49503

SINGLE PARTY NON-DISCLOSURE AGREEMENT

This Non-Disclosure Agreement ("**Agreement**") is made as of _____, 202___ (the "**Effective Date**") by the recipient identified below ("**Recipient**") for the benefit of Venerly LLC and its Affiliates ("**Discloser**").

1. **Definitions.**

"**Confidential Information**" means information disclosed to Recipient at any time relating to Discloser's business, including, without limitation, product designs, product plans, software and technology, financial information, marketing plans, business opportunities, proposed terms, pricing information, discounts, inventions and know-how. Confidential Information also includes (a) the existence of this Agreement, (b) the fact or nature of the discussions between the parties, (c) the existence of the project and (d) the entity/company behind the project.

"**Affiliate**" means any entity which, directly or indirectly, owns or controls, is owned or is controlled by or is under common ownership or control with a party. As used herein, "control" means the power to direct the management or affairs of an entity, and "ownership" means the beneficial ownership of 50% (or, if the applicable jurisdiction does not allow majority ownership, the maximum amount permitted under such law) or more of the voting equity securities or other equivalent voting interests of the entity. Each Affiliate that, directly or indirectly, receives Confidential Information of the other party (or any of the other party's Affiliates) shall also be bound under the terms of this Agreement and shall ensure and be responsible for the compliance of its own Affiliates with respect to the terms of this Agreement.

2. **Use of Confidential Information**. Recipient may use Confidential Information only to evaluate (a) whether to enter into a business relationship with Discloser and (b) Discloser's proposed project.

3. **Disclosure of Confidential Information.** Recipient will: (a) hold Confidential Information in strict confidence and take reasonable precautions to protect Confidential Information (such precautions to include, at a minimum, all precautions Recipient employs with respect to its own confidential materials); (b) not divulge any Confidential Information to any third party (other than to its employees or contractors as set forth below); and (c) not copy or reverse engineer any materials disclosed under this Agreement or remove any proprietary markings from any Confidential Information. Any employee or contractor given access to any Confidential Information must have a legitimate "need to know" such Confidential Information for use specified in Section 2 and Recipient will remain responsible for each such person's compliance with the terms of this Agreement.

4. **Term; Confidentiality Period**. This Agreement shall continue in effect until terminated by Discloser upon written notice to Recipient. Irrespective of any termination of this Agreement, Recipient's obligations with respect to Confidential Information under this Agreement expire 5 years from the date of receipt of such Confidential Information (except with respect to any trade secrets where such obligations will be perpetual).

5. **Exclusions**. This Agreement imposes no obligations with respect to information which: (a) was in Recipient's possession before receipt from Discloser, (b) is or becomes a matter of public knowledge through no fault of Recipient, (c) was rightfully disclosed to Recipient by a third party without restriction on disclosure or (d) is developed by Recipient without use of Confidential Information as can be shown by documentary evidence. Recipient may make disclosures required by court order provided Recipient (i) provides Discloser with notice of such disclosure as promptly as possible, (ii) uses diligent efforts to limit such disclosure and obtain confidential treatment or a protective order and (iii) has allowed Discloser to participate in the proceeding. Notwithstanding any other term of this Agreement, Recipient is prohibited from confirming or commenting on any information, public or otherwise, concerning Discloser or its business, regardless of its accuracy, without prior express written permission from Discloser.

6. **Return or Destruction of Confidential Information.** Upon termination of this Agreement or written request by Discloser, Recipient will: (a) cease using Confidential Information, (b) return or destroy Confidential Information and all copies, notes or extracts thereof to Discloser within 7 business days of receipt of request, and (c) upon request of Discloser, confirm in writing that Recipient has complied with these obligations.

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10. **Export**. Recipient agrees not to remove or export any Confidential Information or any direct product thereof except in compliance with all applicable export laws and regulations.

11. **Injunctive Relief**. Recipient acknowledges that its breach of this Agreement may cause irreparable harm for which monetary damages are an insufficient remedy and therefore that upon any breach of this Agreement Discloser will be entitled to appropriate equitable relief without the posting of a bond in addition to whatever remedies it might have at law.

12. **Recipient Disclosures**. Recipient acknowledges that Discloser's employees and contractors are not authorized to receive any confidential or proprietary information from Recipient unless otherwise mutually agreed in a separate writing executed by an authorized representative of Discloser. Subject to such a separate writing, Recipient agrees that, with respect to any information Recipient discloses or provides to Discloser: (i) such information is non-proprietary and free from any restrictions on use or disclosure and (ii) no obligation of any kind is assumed by Discloser.

13. **General**. Neither Recipient nor Discloser has an obligation under this Agreement to purchase or offer for sale any item or proceed with any proposed transaction. If any of the provisions of this Agreement are held illegal or unenforceable by a court of competent jurisdiction, such provisions will be limited or eliminated to the minimum extent necessary so that this Agreement otherwise remains in full force and effect. Neither party may assign this Agreement without the prior written consent of the other party. This Agreement will be governed by the laws of the State of New York and the United States without regard to the conflicts of laws provisions thereof. This Agreement supersedes all prior discussions and writings and constitutes the entire agreement between the parties with respect to the subject matter hereof. The prevailing party in any action to enforce this Agreement will be entitled to its costs and attorneys' fees. No waiver or modification of this Agreement will be binding upon either party unless made in writing and signed by a duly authorized representative of each party and no failure or delay in enforcing any right will be deemed a waiver.

ACKNOWLEDGED AND AGREED:

Recipient: _____

Signature: _____

Name: _____

Title: _____

Address: _____

From: City Manager
To: clerk
Subject: Fw: Company visit and more
Date: Thursday, October 24, 2024 4:15:49 PM
Attachments: Project Peninsula - Venerly-NDA-Single-Party-Form-STAMPED.pdf

---

Rebecca
Can you please sign this on my behalf and return it to Brent Case at the right place. He has someone interested in our west street property,.
Thanks
Darla
Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

From: Brent Case <CaseB@rightplace.org>
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Thanks,
Brent

photo

Brent Case, CGBP
Vice President, Business Development

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ACKNOWLEDGED AND AGREED:

Recipient: _____

Signature: _____

Name: _____

Title: _____

Address: _____

From: clerk
To: CaseB@rightplace.org
Cc: City Manager
Subject: RE: Company visit and more
Date: Thursday, October 24, 2024 4:57:38 PM
Attachments: Signed Project Peninsula - Venerly-NDA-Single-Party-Form-STAMPED.pdf
image006.png

Mr. Case,

Please see the attached signed NDA on behalf of Darla Falcon.

Thank you,

Rebecca Johnson, CMC, MiPMC
City Clerk

Cherishing our Heritage
Embracing our Future

CEDAR SPRINGS
EST. 1871

66 S. Main
P.O. Box 310
Cedar Springs, MI 49319

(616)696-1330 Ext. 101
www.cityofcedarsprings.org
clerk@cityofcedarsprings.org

From: City Manager <manager@cityofcedarsprings.org>
Sent: Thursday, October 24, 2024 4:16 PM
To: clerk <clerk@cityofcedarsprings.org>
Subject: Fw: Company visit and more

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Get Outlook for Android

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Brent Case, CGBP
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ACKNOWLEDGED AND AGREED:

Recipient: Rebecca Johnson

Signature: Rebecca Johnson

Name: Rebecca Johnson

Title: City Clerk

Address: 66 S. Main St. PO Box 310
Cedar Springs, MI 49319

From: Brent Case
To: City Manager
Subject: Confidential
Date: Friday, October 25, 2024 9:53:35 AM
Attachments: Project Peninsula - Cedar Springs Property.pdf

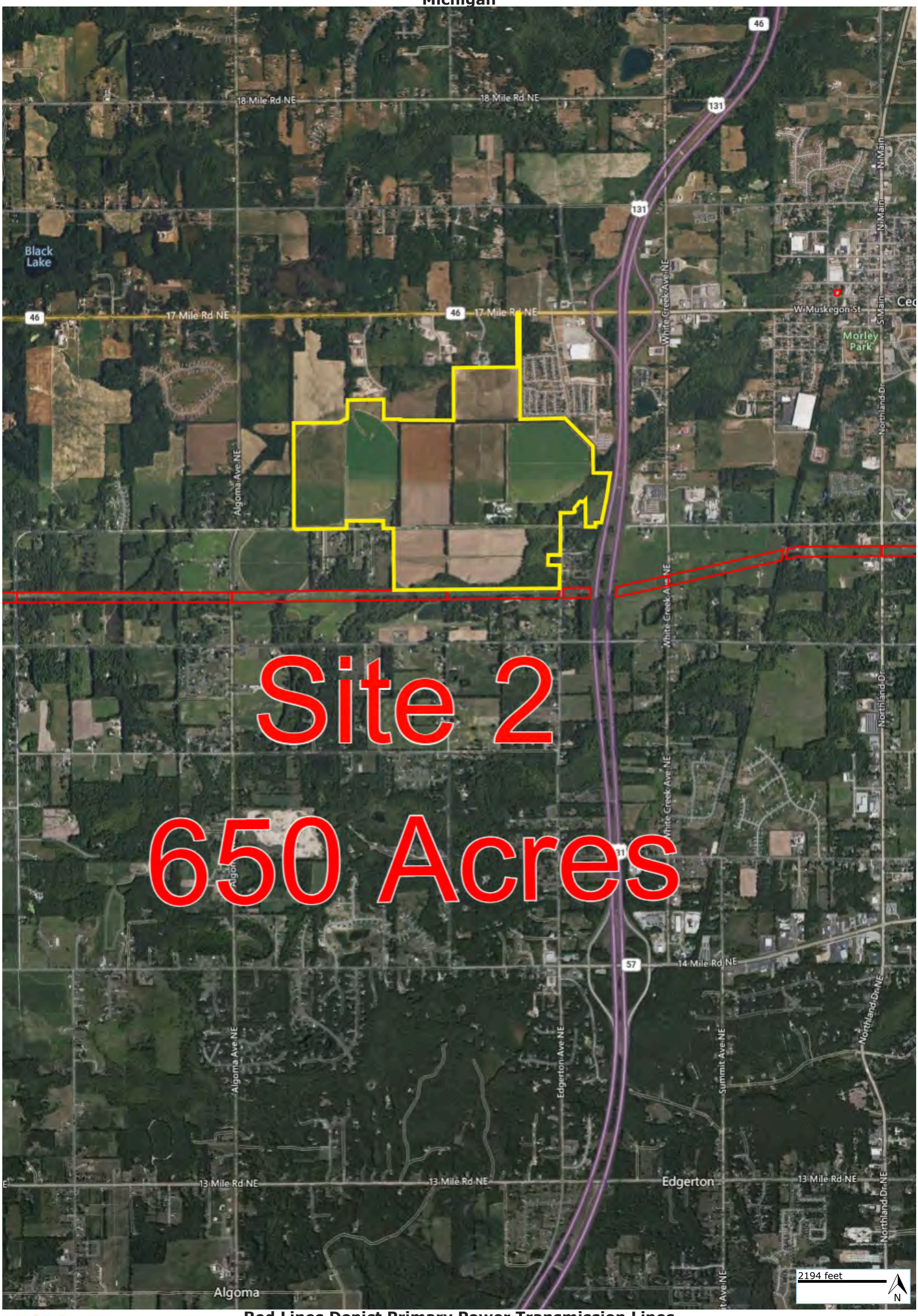
For our discussion at 10am.

photo

Brent Case, CGBP
Vice President, Business Development

616.301.6246 [redacted] caseb@rightplace.org
rightplace.org
125 Ottawa Ave NW, Suite 450, Grand Rapids, MI 49503

Kent County Site 2
Michigan



Red Lines Depict Primary Power Transmission Lines

THE RIGHT PLACE
Advancing the West Michigan Economy

© 2024 Digital Map Products. All rights reserved.

From: Brent Case
To: clerk; DPW Supervisor
Cc: City Manager
Subject: Project Peninsula

Updating time slot. Please arrive at 11:15, but your meeting isn't scheduled to start until 11:30-12. It may go longer or possibly start earlier...

Thanks for your flexibility.

There are two parking ramps nearby: One is Ellis Parking accessible from Lyon or Pearl Street, West of Ottawa.

The other is a City of GR ramp accessible off Pearl just East of Ottawa.

From: Brent Case
To: City Manager
Cc: Economic Development
Subject: Zoom call next week - Project Peninsula
Date: Wednesday, October 30, 2024 1:56:16 PM

Good afternoon, Darla,

Tomorrow didn't work out for our friends with Project Peninsula. I'm copying in Dan who can share his teams availability with us for next week. Dan, please share a few dates/times and we'll find something that fits all our schedules.

Best regards,
Brent

photo

Brent Case, CGBP
Vice President, Business Development

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rightplace.org
125 Ottawa Ave NW, Suite 450, Grand Rapids, MI 49503

App Banner Image

From: Economic Development
To: Brent Case
Cc: City Manager
Subject: Re: Zoom call next week - Project Peninsula
Date: Thursday, October 31, 2024 11:08:25 AM

Hi Brent,

Thanks for the message and virtual introduction to Darla, pleased to meet you Darla! Looks like the week of 11/11 will work better for the team - waiting for them to provide a couple of dates/times, then I will send them your way.

We look forward to talking to you soon.

Sincerely,

Dan

On Wed, Oct 30, 2024 at 1:56 PM Brent Case <CaseB@rightplace.org> wrote:

> Good afternoon, Darla,
>
> Tomorrow didn't work out for our friends with Project Peninsula. I'm copying in Dan who can share his teams availability with us for next week. Dan, please share a few dates/times and we'll find something that fits all our schedules.
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> Best regards,
> Brent
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> photo
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> Vice President, Business Development
>
> 616.301.6246 [redacted] caseb@rightplace.org
> rightplace.org
> 125 Ottawa Ave NW, Suite 450, Grand Rapids, MI 49503
>
> App Banner Image

From: Randy Thelen
To: City Manager
Subject: Economic Minute
Date: Friday, November 8, 2024 11:03:49 AM

Good morning,

The Right Place is racing to year's end with a lot of momentum. We are celebrating a series of project wins, including Microsoft's announcement of their land acquisition for potential data center projects. Our team has worked with them for the past six months as the company considered options across the country.

There is an incredible wave of data center investments taking place right now and we are excited that our region is positioned to reap the benefits. Our moderate climate assists the cooling efforts of these facilities, our industrial-grade infrastructure provides the power, and our area education institutions can develop even more cybersecurity talent.

With US Signal and Switch having operated co-location data centers for years in our region, we are now poised to welcome a major enterprise data center to our market which will drive additional jobs and tax base to the economy while flying the flag of one of the world's great companies!

At our recent Investor Exchange event, we emphasized the region's talent base with a program featuring:

- **Nelson Sanchez, CEO of RoMan Manufacturing,** discussed how the company is committed to the holistic well-being of their employees, and how they leverage apprenticeship programs.
- **Misti Stanton, VP of DEI at Mercantile Bank**, shared about the company's strong internship program and how they created a pipeline to hire on full-time employees, as well as the importance of developing their talent.
- **Tony Bashir Sarsam, President & CEO of SpartanNash,** discussed how they have completely refreshed the company's culture, making it a more people-centric workplace and ensuring their employees feel engaged and supported.
- **Ron Gorman, Superintendent of Kent ISD**, shared some of the incredible work-based learning initiatives currently underway at Kent Career Technical Center that are teaching kids valuable skills for their future careers.

At the event, Right Place SVP TaRita Johnson unveiled our 2024 Talent Report, spotlighting key workforce trends in our region. Notably, since 2019, there has been a nearly 20% increase in 25- to 34-year-olds with bachelor's degrees or higher—twice the national average—fueling a highly skilled labor force. Our region's population growth has been largely fueled by our growing

diversity, with a 60% increase in our Latino population over the past 20 years. Today, diverse populations make up nearly 25% of our region, and this figure is expected to reach 35% in the next 25 years. Additionally, with AI-related job postings up by over 300% since 2022, Greater Grand Rapids is rapidly becoming a tech-driven industry hub, underscoring the need for strategic workforce planning.

Our extensive business retention efforts uncovered the challenges our employers face when their employees struggle to find quality, affordable childcare. That's why we partnered with Vibrant Futures and a 50-member leadership coalition to develop an action plan focused on expanding affordable childcare, boosting workforce participation, and aligning public policies with private programs to drive economic productivity.

Not to be outdone, our Place team helped the Village of Baldwin earn the "Redevelopment Ready Communities (RRC) Essentials" designation from the MEDC, showcasing its streamlined planning and zoning efforts that position it as an attractive investment destination. Congratulations to our team member Jodi Nichols for leading this impactful effort.

We also completed a major retention visit blitz, connecting with 150 companies in 30 days to take a real-time pulse of the local economy and better understand the needs of local employers and provide support. This proactive approach has yielded valuable insights:

- 56.7% of companies report increased sales
- 38.7% are increasing West Michigan employment
- 40% are planning to expand
- 42% plan to increase investment in training

With these visits, we've now surpassed 600 retention visits this year, emphasizing our commitment to helping local businesses thrive. You can join us for more in-depth insights at our upcoming Economic Outlook happening on December 5. The event will feature updates from Susan Houseman, Senior Economist, and Michael Horrigan, President of the W.E. Upjohn Institute, along with Jeff Korzenik, Chief Economist at Fifth Third Bank.

Finally, I'm proud to share that Crain's Grand Rapids has recognized our leadership team's achievements. Julie Burrell and Andria Romkema were named 40 Under 40 honorees, and TaRita Johnson was celebrated as a Notable Black Leader. Their dedication and leadership are the backbone of our team's success and we're lucky to have them.

These milestones mark our collective progress toward making Greater Grand Rapids a region of adaptability, innovation, and ambition. Thank you for your support and for being part of this journey. Let's keep building a future we can all be proud of.

Thank you,

Randy

What I'm listening to: I am in a podcast rut, listening to the same shows over and over. I could use some suggestions—send me your favorite episodes from the past year – randy.thelen@rightplace.org.

What I'm doing: Focusing on my health more. I have upped my exercise and water intake substantially. Small adjustments to my routine are making a big difference. I am even switching from lunch/happy hour meetings to walking meetings—and my guests love it! Give it a try.

What I'm watching: The Penguin, which is the origin story of the Batman villain. Not exactly business-related, but it has been entertaining. Dark, but entertaining.

The Right Place, Inc. | 125 Ottawa Ave. Suite 450 | Grand Rapids, MI 49503 US

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Constant Contact

From:	clerk
To:	Matthew Hogg; Shandell Napieralski; John Nixon; Rose Powell; Clinton Conley; Marty Mrozinski; Brayden Marvel
Cc:	Andrew Moore (Moore@williams-works.com); April; City Manager
Subject:	03-25-2025 Special Joint Planning Commission Agenda and Agenda Packet
Date:	Tuesday, March 18, 2025 7:59:39 AM
Attachments:	1 03-25-2025 PC Special Agenda.pdf 03-25-2025 PC Special Agenda Packet Reduced.pdf image006.png

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Planning Commission,

Please see the attached agenda and agenda packet for your Joint meeting with Solon Township Planning Commission on Tuesday, March 25, 2025 at 7pm.

As always, these documents are available on the City's website at https://cityofcedarsprings.org/meetings/meetings-minutes-library/

Thank you,

Rebecca Johnson, CMC, MiPMC
City Clerk

Cherishing our Heritage
Embracing our Future

CEDAR SPRINGS
EST. 1871

66 S. Main
P.O. Box 310
Cedar Springs, MI 49319

(616)696-1330 Ext. 101
www.cityofcedarsprings.org
clerk@cityofcedarsprings.org

SPECIAL MEETING
CEDAR SPRINGS PLANNING COMMISSION
AND SOLON TOWNSHIP PLANNING COMMISSION

AGENDA

Tuesday, March 25, 2025
7:00 p.m. Meeting

Kent County Sheriff's Department
4191 17 Mile Rd NE, Cedar Springs, MI 49319

1. Call to order and Pledge of Allegiance.

2. ROLL CALL:

   Cedar Springs Planning Commission

   Mr. Clint Conley, Vice-Chairperson _____
   Mr. Matthew Hogg _____
   Mr. Brayden Marvel _____
   Mr. Marty Mrozinski _____
   Ms. Shandell Napieralski _____
   Mrs. Rose Powell _____
   Mr. John Nixon, Chairperson _____

3. PUBLIC COMMENTS.

4. DISCUSSION ITEMS:

   A. Roundtable Discussion for the 425 Agreement between City of Cedar Springs and Solon Township
      i. Historical Information
      ii. Recent Projects
      iii. Future Development

   B. Set 2026 Meeting Date – March 31, 2026 at 7pm

5. BOARD MEMBER COMMENTS.

6. ADJOURNMENT.

SPECIAL MEETING
CEDAR SPRINGS PLANNING COMMISSION
AND SOLON TOWNSHIP PLANNING COMMISSION

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   Mr. John Nixon, Chairperson _____

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      ii. Recent Projects
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6. ADJOURNMENT.

Public Notice
City of Cedar Springs

Special Joint Meeting
of the Cedar Springs Planning Commission
And Solon Township Planning Commission

Tuesday, March 25, 2025
7:00 PM

Kent County Sheriff's Department Community Room
4191 17 Mile Rd NE
Cedar Springs, MI 49319

The purpose of the joint Meeting Between City of Cedar Springs Planning Commission and Solon Township Planning is to fulfill the annual obligation stipulated in the 425 Development and Cooperation Agreement.

The agenda will primarily focus on discussions, considerations, and recommendations related to zoning and land uses for the designated properties covered under the aforementioned agreement and any other business related to the 425 Agreement.

All interested parties, stakeholders, and members of the public are encouraged to attend and participate in this collaborative effort between the City of Cedar Springs and Solon Township. Your participation and input are valuable as we work together to shape the future development and cooperation within our communities.

Persons having any questions regarding these matters are urged to attend this meeting or attend virtually. Virtual meeting information can be found below.

https://us02web.zoom.us/j/88908354657

Meeting ID: 889 0835 4657

One tap mobile
+13126266799,,88908354657# US (Chicago)
+16465588656,,88908354657# US (New York)

If you have additional questions or are unable to attend the meeting, but wish to have your comments become a part of the official record of the meeting, please submit them in writing to your respective representative listed below:

City of Cedar Springs: City Manager - Darla Falcon - (616)696-1330 Ext. 104 - manager@cityofcedarsprings.org
Solon Township: Township Supervisor – Robert Ellick – (616) 696-1718 - supervisor@solontwp.org

Rebecca Johnson
City Clerk
616.696.1330
Posted: February 20, 2025, at 5:30 p.m.

SPECIAL MEETING
CEDAR SPRINGS PLANNING COMMISSION
AND SOLON TOWNSHIP PLANNING COMMISSION

MINUTES

Tuesday, March 26, 2024
7:30 p.m. Meeting

Kent County Sheriff's Department
4191 17 Mile Rd NE, Cedar Springs, MI 49319

1. **Conley** called the meeting to order at 7:30 p.m.

2. ROLL CALL:

Cedar Springs Planning Commission

Ms. Rose Powell	Present
Mr. Matthew Hogg	Present
Mr. Jason Merlington	Present
Ms. Shandell Napieralski	Present
Mr. John Nixon, Vice-Chair	Present
Mr. Clint Conley, Chair	Present

Solon Township Planning Commission Members Present: Rick Sevey, Keith Sawade, Joe VandenBerg, Mark Hoskins, Al Myers, Hal Babcock.

Motion by **Conley** seconded by **Merlington** to approve the agenda as presented.

Voice Vote **6-0** **Motion Carried.**

3. PUBLIC COMMENTS.

None.

4. DISCUSSION ITEMS:

A. Roundtable Discussion for the 425 Agreement between City of Cedar Springs and Solon Township
   i. Historical Information
   ii. Recent Projects

APPROVED

iii. Future Development

Sevey reported that this meeting is the first meeting since the 425 Agreement was signed. He reported that Solon Township Supervisor has reported that the Agreement has been highlighted at many conferences and across the state as an agreement that was ahead of its time. **Conley** would like to continue to grow individually without damaging the good parts of each community.

Merlington questioned if the township could envision a future where water and sewer would be needed in the service area? **Sevey** didn't see a need for water and sewer extension. **Babcock** thought that the 131 highway was a good natural boundary.

Conley discussed some of the ongoing and desired projects of the city including extending 5th Street to White Creek Ave and the extension of West Street to 16 Mile Road. **Sevey** reported that there were some commercial areas near Edgerton that are developing for a dog kennel. **Hoskins** also reported that the township is considering rezoning the property located on 17 Mile Rd from the highway on both sides of the road to Algoma Ave for commercial use.

Nixon inquired if the intersection at Edgerton and 17 Mile will be addressed at any point? **Sevey** reported that the Michigan Department of Transportation (MDOT) controls much of 17 Mile.

VandenBerg would like to see some added coordination on building materials for the shared areas of the 425 areas. **Hogg** also thought sharing zoning ordinances regarding signage would be beneficial as well. **Conley** reported sharing and keeping the other municipality aware of zoning changes could work well for the areas where the 425 intermix. **Powell** really wanted to see some coordination with the implementation of sidewalks. **Merlington** expressed a need for sidewalks on White Creek Ave. **Myers** reported that the road commission should be contacted now before the new apartment goes in so they can begin to work on possibly modifying the speed, roadway, and signals for the intersection at White Creek and Solon Road. **Sawade** would like to see the North Country Trail utilized to help alleviate some pedestrian traffic and allow safe passage to the White Pine Trail.

B. Set 2025 and Future Annual Meeting Dates

Consensus among the boards would be to annually hold the meeting on the last Tuesday of March. The boards should confirm date, time, and location with the other municipality at their December board meetings.

Public Comments:

Jon Stout the city is proper in thinking about bringing water and sewer across the highway. He explained that he has had three properties that have hooked into the Cedarfield mobile home park sewer system recently and he was informed that future connections will be tapped after November of 2025.

APPROVED

Jerry Gross reported that MDOT is investigating the intersection at 17 Mile and Edgerton Ave. He was informed that the state is reluctant on placing a light at the intersection due to the proximity of the highway. A proposed option would be to make the exits a right hand turn only and installing a Michigan U-Turn.

5. BOARD MEMBER COMMENTS.

Babcock reported that there may be new legislation to allow local municipalities more control over speed limits.
Powell thought that it was great to get together with everyone.

6. ADJOURNMENT.

Motion by **Powell** seconded by **Hogg** to close adjourned the meeting at 8:21 p.m.

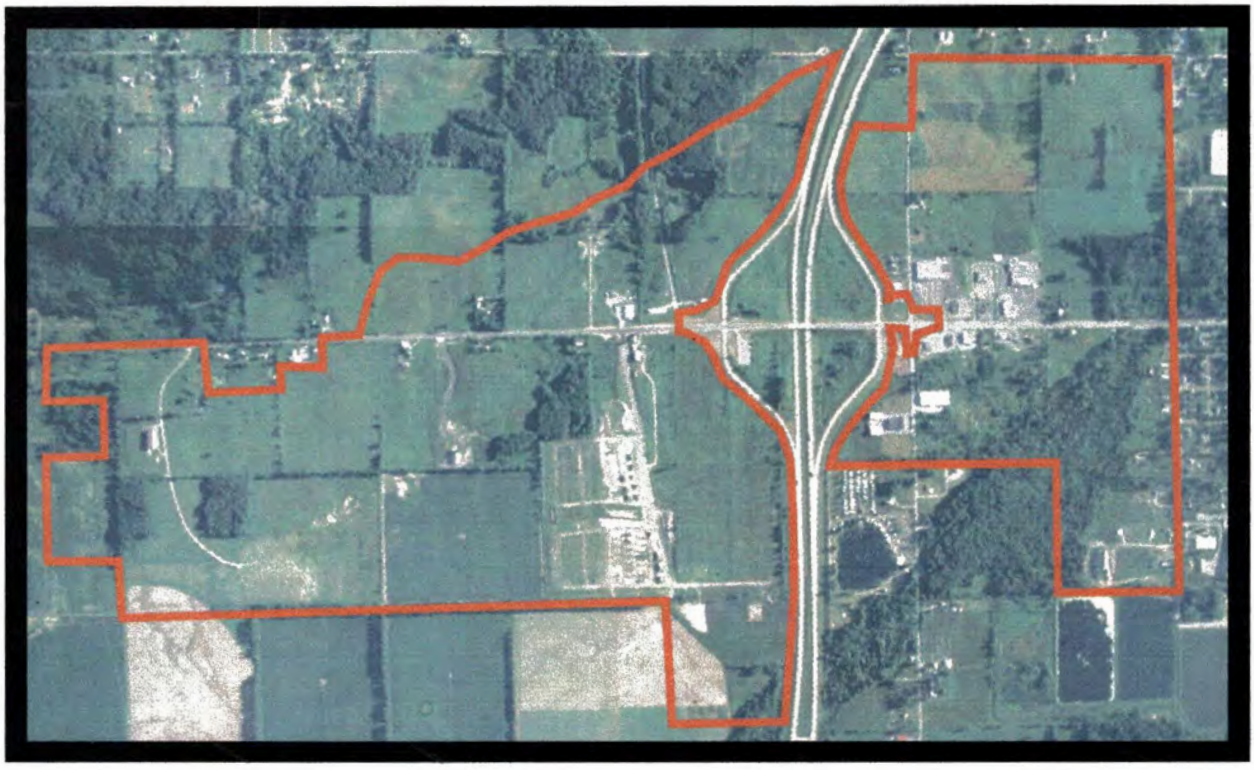
Rebecca Johnson, City Clerk **Clint Conley, Chairperson**

APPROVED

FINAL DRAFT

425 AGREEMENT AREA
MASTER DEVELOPMENT PLAN

CITY OF CEDAR SPRINGS AND SOLON TOWNSHIP



SOLON
Established in 1857
Township

425 AGREEMENT
MASTER DEVELOPMENT PLAN

PREPARED FOR:
THE CITY OF CEDAR SPRINGS & SOLON TOWNSHIP
KENT COUNTY, MICHIGAN

PREPARED BY:
LANGWORTHY, STRADER, LEBLANC & ASSOCIATES, INC.
GRAND RAPIDS, MI

ADOPTED BY CEDAR SPRINGS:
APRIL XX, 2001

ADOPTED BY SOLON TOWNSHIP:
APRIL XX, 2001

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CHAPTER 1 INTRODUCTION

WHAT IS A 425 AGREEMENT?

The area surrounding the US-131/17 Mile Road interchange has become a prime location for new development due to its easy access from US-131 and proximity to the Grand Rapids metro region. Often, areas that undergo such rapid growth may begin to develop with little consideration for landscaping and design, while fostering unsafe traffic movements and doing little to support pedestrian circulation. The City of Cedar Springs and Solon Township have recognized this possibility and have entered into a cooperative planning and development process. This was formalized with the signing of a 425 Agreement. The Agreement has many objectives, with an emphasis on fostering quality economic development benefitting both communities.

A 425 Agreement, derived from A.P.A. 425 of the1984 Conditional Land Transfer Agreement, is a revenue sharing agreement for economic development reasons between two governmental units to transfer land from one unit to another unit for an agreed upon time limit of up to 50 years. The City and Township have structured their Agreement around seven basic principles, or "Recitals." They are:

A. The City and the Township desire, through cooperation, to foster quality economic development to benefit the respective communities.

B. The cooperation between the City and Township is designed to bring about the enhancement of the tax bases of both communities, and to thereby create jobs and provide services and products to the residents and visitors of both communities.

C. The City presently lacks a sufficient inventory of undeveloped land within its corporate boundaries to foster continued desired economic development, while having in place the infrastructure and personnel to deliver traditional municipal services.

D. The City and Township recognize that mutual goals relative to quality economic development locating in the Cedar/Solon Development area would be served through the extension of services available within the corporate

limits of the City to areas presently located in the Township.

E. In particular, certain areas of the Township located west of the City, along the US-131 corridor, presently need sewer services, which services would further the economic health of the greater Cedar/Solon area by increasing the probability of commercial growth and the resulting creation of additional jobs.

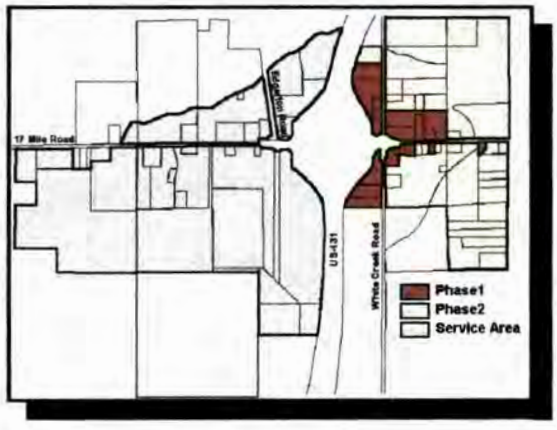
F. By means of this Agreement, the City will provide such sewer services for the certain areas of the Township located west of the City.

G. By cooperating, the parties can prevent future disputes, minimize uncertainty about development, better accommodate development, assure development occurs in a mutually beneficial manner, better assure the quality of development, and better utilize their respective sources.

STUDY AREA

The 425 Area consists of approximately 711acres, located entirely within Solon Township. However, the Agreement provides for all 425 lands to eventually fall under the jurisdiction of the City of Cedar Springs. This jurisdictional transfer will occur in two phases (east of US-131), generally identified as "Phase I" and Phase II." All land west of the US-131 corridor is identified as "Service Area," where sewer extensions are planned.

Phase I consists of approximately 48 acres, located directly east of US-131, bisected by 17 Mile and White Creek Roads. Properties in Phase I currently fall under City jurisdiction. As a result, all development procedures (i.e. building permits, site plan reviews, special land use approvals, etc.) are conducted and approved by the City.



Phase II, approximately 217 acres, abuts the east boundary of Phase I and is bounded to the east by the city limits. Although properties in Phase II currently remain under Township control, they are to be transferred into Phase I upon a development request.

The Service Area makes up the remainder of the 425 area and consists of approximately 446 acres, located west of US-131. Jurisdiction of the Service Area is to remain under Solon Township, although city sewer services are to be extended, per the requirements of the agreement, as future development requires. However, certain types of developments may also warrant the extension of City water services into the Service Area.

MASTER DEVELOPMENT PLAN

The Master Development Plan, jointly developed and adopted by the City and the Township, will serve as a guide for the future development within the 425 Area. As development pressures increase, the City and Township will have the ability to manage growth in a coordinated manner that directly reflects the Vision of the Plan. A properly developed, well thought-out Master Plan can provide tangible benefits in the form of improved quality of life, more efficient use of resources, a cleaner environment, and an economically healthy community. While the Master Development Plan has little direct legal authority, it is a powerful expression of a community's intentions for the future.

The first requirement of an effective Master Plan is public support, especially in the case of specific techniques to encourage safe access and accessibility. One of the purposes of the Master Development Plan is to develop justification for various techniques that can be used to enhance development around the US 131 interchange. Without public support, regulations related to the interchange may meet resistance from residents, business owners, developers and others. If promoting improvements around the interchange is a priority for the community's residents, they must support the enforcement of design techniques to accomplish this objective. Discovering the depth of this commitment is an essential element of the Master Development Plan.

Eventually, this commitment will be expressed through one or more objectives related the various objectives set out in the Master Development Plan. There are several issues that will be explored throughout this process. Specific attention will be directed towards:

Land Use:	Type of development and where it is to be located;
Transportation:	Ensuring safe and efficient access to new developments and promoting pedestrian circulation;
Aesthetics:	Requiring landscaping, setbacks, and visually appealing signs; and
Economic Vitality:	Providing increased opportunities for employment, shopping, and services.

CHAPTER 2
COMMUNITY SURVEY

The key to developing an effective Master Development Plan is understanding the issues of concern that are affecting the area. To determine these issues, a series of community surveys and interviews were performed with various stakeholders and City and Township representatives, that formed the basis for realistic goals and objectives for the Plan. Issues of concern were identified early in the process and stakeholder interviews were held with business and property owners to help gain a comprehensive understanding of the specific concerns of those most directly affected by the Plan.

COMMUNITY SURVEY ISSUES OF CONCERN

The following issues were identified by Township and City officials.

- The City's current Zoning Ordinance business district language is not sufficient to adequately manage growth in the 425 area. A new district which is mutually acceptable by the Township and City should be created to address this issue.
- New residential areas should not be separated from the new businesses. They should be accessible to pedestrians, which will not only add convenience to the new residential developments, but reduce traffic impacts on 17 Mile Road as well.
- The time frame of this project is very important. Because the area is very attractive to developers (there are currently several proposed developments for this area), and without adequate development controls, the area is at risk of being poorly developed. Design standards should be drafted and adopted by both the Township and the City quickly in order to ensure that the 425 Area is developed in a manner which benefits both communities.
- The permitted height of the proposed buildings should not be beyond the current capacities of the public services (i.e., fire/police protection).
- Residential areas should front on Pine Street yet be accessible to the business district.
- The roads need to be a higher priority. Service roads, driveway consolidation and other traffic management strategies should be implemented in high traffic areas. Also, a designated truck route would make it more attractive for businesses.
- Off-street parking for 425 Area businesses should not be permitted in the front yard.

Instead, it should be allowed in the side of back yard in order to hide large-scale parking lots.

- The following uses should be permitted in the 425 Area:

  - Hotels/motels
  - Sit-down dining establishments
  - Department stores
  - Recreational/walking areas
  - Professional office park
  - Multi-family residential developments
  - "Big-box" stores should be allowed, but the number should be controlled.

- The following types of uses should *not* be permitted in the 425 Area:

  - Fast food restaurants;
  - Gas stations (unless adequately spaced to reduce their concentration in any one area);
  - Industrial (light or heavy).

STAKEHOLDER INTERVIEWS

A group of people identified as key stakeholders were personally interviewed early in the process. These persons included Chamber of Commerce representatives, major employers and property owners of significant portions of land within the study area. The intent of the interviews was to help gain an understanding of the issues of concern, general economic conditions and future plans for property, all of which may have an impact on the outcome of the plan. The interviews also provided the opportunity for those who have a significant interest in this planning effort to help define the future of the 425 area. The following outlines the questions and responses taken from the stakeholder interviews.

Q. #1 ***Do you feel there are any significant problems/opportunities in this area of which we should be aware?***

A. #1 There is an opportunity for the development of nice housing with the proposed sewer extensions, however, excessive restrictions on land use may threaten the economic viability of our land.

A. #2 There is a niche for multi-family housing in this area, however, land development should be controlled to avoid multiple lot splits that result in numerous small parcels. Also, manufactured housing should be seriously considered.

A. #3 Traffic flow is definitely a problem. Opportunities to consider include traffic signals

Q. #5 *What feature(s) in your community do you feel should be preserved or protected in the future? Features can include businesses, recreational facilities, recreational amenities, public services etc.*

A. #1 The architectural character, the community recreation. Would like to see more business owners owning their buildings, and the development of a community center (for meetings and events).

A. #2 Preserve the public access, trails and natural character.

A. #3 Preserve all the natural areas and as much farmland as possible.

A. #4 Protect the area where Cedar Creek crosses Muskegon Street.

A. #5 Maintain the lack of undesirable land uses, namely adult stores. Protect the school property from irresponsible development (suggested a round-a-bout at 17 Mile and Main). Preserve the good school system and historic buildings.

Q. #6 *What existing and/or potential feature(s) in your community do you feel are undesirable?*

A. #1 Businesses not owning their buildings.

A. #2 Keep industrial uses away from residential areas. Numerous eyesores along the railroad. City should be cautious of cluster development without the provision of adequate open space.

A. #3 Fix up the buildings on Main Street. The old foundry at the north end of town is an eyesore.

A. #4 The 17 Mile/Main Street intersection.

Q. #7 *What would you include on a Cedar Springs/Solon Township wish list?*

A. #1 Sam's Club, small maintained park or a linear park system.

A. #2 Public access to trails and a new library.

A. #3 Park and recreation facilities (North Park), a new City Hall, and better joint (City/Townships) fire protection.

A. #4 Hotel or Motel

A. #5 Wal Mart, construct a new library and convert the old library into a, Amvet sub-station

and safety improvements, green areas, business clustering and improved sign design.

A. #4 Initially there was opposition to the agreement, but now that people have become aware of the benefits of the 425 agreement, there is little or no opposition.

Q. #2 *If you are a business owner, why did you choose to locate in Cedar Springs/Solon Township?*

A. #1 There is currently land available to develop, and the City is very cooperative with abatements and street improvements to 5th Street. Business was compatible with surrounding uses.

A. #2 We were previously living here.

Q. #3 *Why do you think most people would want to open a business in this area?*

A. #1 Because of the rapid growth of the area and its proximity to the interchange.

A. #2 The relatively low overhead rates make it less expensive to operate here.

A. #3 The City is very cooperative with those opening or expanding their business. The area is also has a strong job market and is very accessible to Grand Rapids but without the traffic congestion.

A. #4 The 425 agreement will make it more attractive to businesses.

Q. #4 *Do you have any significant future plans for your business/property?*

A. #1 Negotiations are underway with a fast-food restaurant and a hotel/motel developer.

A. #2 A property owner has a development plan underway for his 40 acres. He is considering site condos, a PUD, and a new library. Currently farming two-thirds of the property.

A. #3 One company has just completed a 14,000 square foot expansion, with a possible manufacturing plant expansion in 2-3 years. There is currently 87,000 square feet of developable land available to the west. The property owner felt that the Cherry Street extension would probably benefit his business.

A. #4 One respondent stated that if someone offered to purchase his property, he would probably consider it depending on the proposed use. A residential development was preferred.

and an improved business community.

Q. #7 Do you have any additional Comments?

A. #1 Building a sewer line is a good thing, the City should consider designating 5 mills for infrastructure.

A. #2 The Kent County Road Commission recently widened 17 Mile Road east of the interchange to 5 lanes. They would consider driveway consolidation recommendations. All other roads are local roads, where 55 percent of the improvement cost are the community's responsibility. The Road Commission may not provide funding for a boulevard, however if one is recommended, it would be at least 28 feet wide with a 100 foot right-of-way.

CHAMBER OF COMMERCE RESPONSES

The Cedar Springs Chamber of Commerce also distributed these surveys to nearly forty Chamber representatives. Of those distributed, ten were returned. Below is the summary of comments received:

- The Plan should maintain the rural integrity of the area.
- Would like to see continuity in appearance between the 425 Area and the downtown.
- Buildings should be designed to match the character of the downtown.
- Businesses were not threatened by the new commercial development. They "do not wish to compete with new businesses, but to complement them."

ISSUE SURVEYS/INTERVIEWS SUMMARY

- The development of housing in the area was recommended twice as a significant opportunity.
- The City's cooperative spirit and our compatibility with the surrounding uses was noted.
- Accessibility to both Grand Rapids and the interchange was mentioned.
- Several respondents had significant future plans for their properties, including various alternatives of commercial and residential development, as well as industrial expansion.

- The preservation and protection of natural areas was important, with specific requests to protect the area where Cedar Creek crosses Muskegon Street, and the preservation of trails and farmland.

- Eyesores were mentioned twice regarding the old foundry on the north end of town and dilapidated buildings along the railroad.

- The construction of a new library and improved park and recreation facilities were priority concerns.

- Most felt that the 425 Agreement was a step in the right direction, both for inter-governmental cooperation and for the development of much needed infrastructure. The Kent County Road Commission would not fully fund a boulevard improvement on 17 Mile Road.

Draft

CHAPTER 3 VISION, GOALS AND STRATEGIES

COMMUNITY VISION

A *true* community vision is one supported by realistic goals and strategies and developed by and for the community it represents. The Vision for the 425 Area was developed in just that manner. The issues identified by the government representatives, the ideas expressed by the residents, and the common objective of fostering quality economic growth within both communities clearly demonstrate a common vision for the future of the 425 Area and the Goals and Strategies which will support that Vision.

VISION

The Cedar Springs/Solon Township 425 Area shall be the model for 21st Century interchange development plans. It shall provide safe, efficient access to both pedestrian and vehicular traffic, while maintaining the rural character and aesthetic quality found throughout the area. It shall foster economic growth by providing a quality commercial and residential development opportunity found nowhere else.

COMMERCIAL DEVELOPMENT GOAL

The City of Cedar Springs and Solon Township will strive to improve the quality of existing businesses in the 425 Area, while seeking to attract new businesses to meet the needs of the communities and support economic stability.

Strategies

- Zoning for the 425 area will allow for businesses desired by both communities. The Zoning

Ordinance for each community are intended to reflect acceptable uses and development requirements consistent with the Vision of this Plan.

- Development permitting procedures such as building permits, site plan reviews, special land use approvals, etc. shall be performed with specific consideration given to the impact of each individual business on the entire 425 Area.

RESIDENTIAL DEVELOPMENT GOAL

The City of Cedar Springs and Solon Township will encourage quality housing options of varying types, price ranges, and densities that satisfy the needs of each community and are planned to provide safe, convenient access to and from adjacent commercial centers.

Strategies

- Medium to high-density housing should be encouraged in this area due to the demand by both senior citizens with limited options for assisted living and young working professionals that require easy access to and from US-131.

- New housing developments should be integrated with the commercial nature of the interchange area in a way that complements, rather than conflicts with, one another.

- Residential communities should be planned to provide safe, easy pedestrian access to commercial areas. Sidewalks, bike lanes, landscaped berms, traffic calming devices and other safety provisions should be a requirement in any area where vehicular and pedestrian traffic share a common space.

TRANSPORTATION IMPROVEMENTS GOAL

The City of Cedar Springs and Solon Township will encourage transportation systems within the 425 Area that acknowledges the importance of pedestrian and vehicular traffic as contributing factors to the quality of life and economic success of the communities.

Strategies

- Access management strategies should be practiced when new developments and transportation improvements are proposed.

- Pedestrian traffic areas should be safely separated from vehicular corridors yet integrated

with the common destinations. This may be accomplished by encouraging the development of pedestrian spaces such as bike lanes, wide sidewalks, and non-motorized pathways throughout the area.

- The Township and City will encourage land use patterns adjacent to the highway interchange area that provide a safe and efficient flow of traffic while preserving reasonable access to abutting properties.

ECONOMIC DEVELOPMENT GOAL

The 425 Agreement Area will be developed to provide quality economic and employment opportunities for the communities of Cedar Springs and Solon Township.

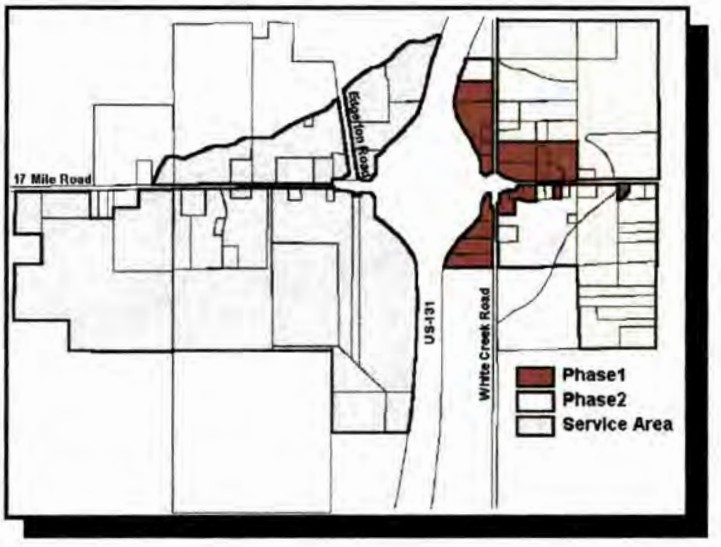
Strategies

- Commercial development in the 425 Area shall comply with all Highway Commercial District standards as outlined in the zoning ordinance for each community.
- City provided sewer and water services shall be readily available to all lands within the 425 Area by 2005.
- In an effort to ensure a quality economic environment, reviews of commercial development should be performed with special attention given to the details, implications, and potential impacts of each individual development proposal.

CHAPTER 4
AREA PROFILE

AREA DESCRIPTION

The 425 Area is approximately 711 acres in size, and contains a wide variety of land uses. The Agreement breaks the Area into three regions, based on planned development schedules.



- **Phase I** is located immediately east of the interchange.
- **Phase II** is located immediately east of Phase I.
- The **Service Area** lies west of the US-131freeway.

Each of these areas are very distinct in character. These characteristics will play a very important role in future development trends, affecting vehicular and pedestrian traffic, safety, future land use and aesthetics.

With its easy access to US-131 and proximity to Grand Rapids, the entire 425 Area has many of the amenities that will continue to make it attractive to new development. As the 17 Mile Road (M-46) corridor continues to develop, the character of this area will continue to change. A look at the current land use trends of each of the Areas will help paint a picture of the future of the entire 425 Area. The existing land use has been classified into six general categories as shown on the Existing Land Use Map. A summary of existing land use area calculation shows the following:

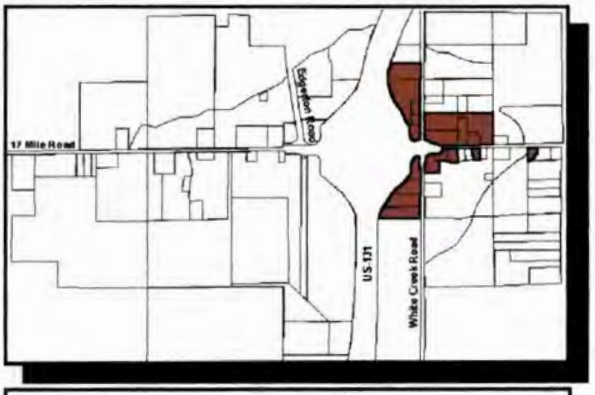
Within the approximate 711 acre 425 Area, there were:

- *72.88 acres of residential land;*
- *38.41 acres of Mobile Home Park;*
- *60.29 acres of commercial land;*
- *178.95 acres of agricultural land;*
- *338.97 acres of vacant land and;*
- *21.60 acres of wood lot.*

These land use estimates are expected to continually change as new development occurs in the future. Development trends tell us that the percentage of agricultural land, vacant land and wood lot wood lot will continue to decrease as residential land, mobile home park and commercial acreage increases. It is therefore critical that development in the area occurs responsibly and in a planned manner to ensure the preservation of rural character, vital economic activity, and the general quality of life for both communities.

PHASE I AREA

The Phase I Area is considered the most center of development activity, encompassing the majority of the existing commercial property within the 425 Area, as well as recent approvals of several new businesses. The availability of City sewer and water services has helped spur additional development.



Phase I Profile

Total Land:	***47.81 Acres***
Percentage of 425 Area:	***6.7%***
Residential Land Use	***0 Acres***
Mobile Home Park:	***0 Acres***
Commercial Land Use:	***34.0 Acres***
Agricultural Land Use:	***0 Acres***
Vacant Land/Woodlot:	***13.81 Acres***

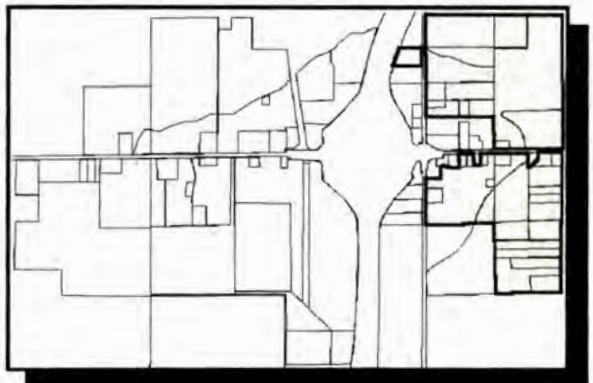
Unlike the remainder of the 425 Area, the properties within Phase I have been transferred from the jurisdiction of Solon Township to the City of Cedar Springs by means of the 425 Agreement. Transfer of jurisdiction does not imply that the land is annexed into the City. However, all development procedures, such as site plan reviews and the issuing of building permits, are done through the City.

Phase I can best be characterized as the commercial center of the 425 Area. Approximately 71 percent of the land found in the Phase I area is currently commercial development, including a variety of vehicular orientated businesses such as fast food restaurants, gas stations, banks, and retail and wholesale stores. The continued vitality of this area will depend on the implementation of traffic management, pedestrian access, aesthetic improvements, and zoning requirements designed to manage permitted uses, signs and building and parking setbacks.

COMMERCIAL USES IN THE PHASE I AREA

PHASE II AREA

The Phase II Area is located directly east of Phase I, sharing a common boundary, and is bounded on the east by the Cedar Springs city limits. The properties within Phase II are to be conditionally transferred to City jurisdiction upon written request for City sewer or water service. Several areas within the Phase II already have sewer and water services, most of which are found along 17 Mile Road.



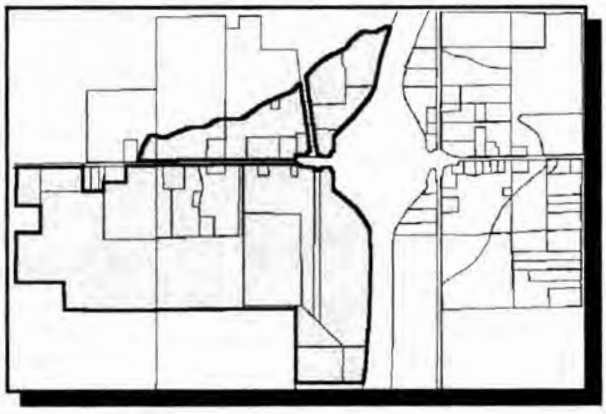
With approximately 217.33 acres of land, and only 7.84 percent being uses for commercial purposes, Phase II is quite different in character from Phase I. Land uses include general commercial along 17 Mile Road (similar to in Phase I), as well as agricultural fields, woodlots and residential uses to the north and south. Commercial development is also found along White Creek Road.

Phase II Profile

Total Land:	***217.33 Acres***
Percentage of 425 Area:	***30.6%***
Residential Land Use	***45.21 Acres***
Mobile Home Park:	***0 Acres***
Commercial Land Use:	***17.06 Acres***
Agricultural Land Use:	***48.62 Acres***
Vacant Land/Woodlot:	***106.44 Acres***

SERVICE AREA

As the profile indicates, the Service Area has the most amount of land in the 425 Area, but has the least amount of commercial development. However, the area is ripe for development with nearly 53 percent of the land currently undeveloped or vacant.



The Service Area consists of approximately 445.96 acres of land and is considered the most rural of the three areas with over 29 percent of the land being used for agricultural purposes. Prior to 2000, a limited amount of commercial development was located near the interchange (a mini-storage facility, an auto repair shop and a

vacant mechanical contracting business).

The Cedarfield manufactured home park is located just south of 17 Mile, and is continuing to expand. The park is home to nearly 200 residents (housing units), and has the capacity for another 100 units. The large vacant parcel east of Cedarfield manufactured home park is slated to be developed with a 190,000 square foot Meijer store in 2001. Once the store is completed, it will greatly affect the general character of this area. The Meijer store will likely spur additional development on the undeveloped land adjacent 17 Mile Road. Access to 17 Mile Road for Cedarfield is via a private drive which is currently used only be Cedarfield residents. However, once the proposed Meijer is constructed, the drive will became a shared access point, which may generate a substantial amount of traffic. As traffic volumes increase a traffic signal at the entrance may be warranted.

Service Area Profile	
Total Land:	***445.96 Acres***
Percentage of 425 Area:	***62%***
Residential Land Use	***27.67 Acres***
Mobile Home Park:	***38.41 Acres***
Commercial Land Use:	***9.23 Acres***
Agricultural Land Use:	***130.33 Acres***
Vacant Land/Woodlot:	***240.32 Acres***

The Cedar Creek business park is located west of Cedarfield off Francis Way. The park is currently home to only two businesses, but provides 14 platted lots for future development. As these lots are developed, and more employment opportunities become available, the Service Area will continue to emerge as a commercial and employment center for this region.

Precaution must be taken to ensure that future commercial development occurs responsibly so that the rural character of this area west of US-131 is preserved. This will require limiting the intensive development to the areas nearest the interchange and decreasing the intensity of future development further west on 17 Mile Road. Neither community desires to see a substantial length of 17 Mile Road developed for commercial uses.

RURAL CHARACTER OF THE SERVICE AREA

The Service Area does not currently have City sewer and water service, which has generally limited development. However, according to the 425 Agreement, properties within the Service Area shall be permitted to connect to the City's sanitary sewer service providing the Township pays all construction costs and that the proposed extensions meet certain capacity requirements. Unlike in Phases I and II, jurisdiction and development approvals of Service Area property does not fall to the City once sewer extensions have been provided. This means that all future development west of US-131 could remain under the control of Solon Township, depending on which future services are required.

CHAPTER 5
ECONOMIC OVERVIEW

Much can be determined about a community based upon its economic characteristics. The amount of commercial activity in the 425 Area has a direct impact on other related characteristics such as employment trends, traffic generation, land use characteristics and even the quality of life. Approximately 10 percent of the land within the 425 area is designated commercial, which clearly indicates the significance that economic characteristics will have in this area. Vital commercial activity is the life line of any urbanized area. Businesses provide a source of employment for local residents, as well as a significant portion of the community's overall tax base, which is used to finance community facilities and public services. Land purchased and utilized for commercial use is typically selected based on one key factor - location. Access to and from major transportation routes is critical to ensure a businesses success. This is why the 17 Mile Road corridor is so attractive for new commercial development.

It is very important to consider existing and future economic activity in the 425 Area as a critical component of this Master Development Plan. An evaluation of the current market conditions is necessary in order to better understand the economic characteristics, as well as help determine future residential, commercial, and industrial demand.

COMMERCIAL INVENTORY

Freeway accessibility makes commercial development in the 425 Area very attractive, as evidenced by frequent new construction. As with many highway interchanges, a variety of uses has been attracted to the 425 Area, ranging from highway services, such as fast food restaurants and gas stations, to offices and industrial uses. A land use survey, conducted in the Fall of 2000, revealed that approximately 9 acres of currently developed for a wide range of commercial purposes.

In addition to the location and type of businesses, the survey also noted other significant attributes, such as landscaping and number of driveways. This information presents an opportunity to better understand the characteristics of the existing uses in the 425 Area, as well as the impacts they have on the community. It also helps identify what is missing, and thus the "commercial niches" that need to be filled.

A total of 27 individual businesses (as shown below) were identified in the 425 Area. The businesses were categorized into retail and service types.

Table 1
425 AREA COMMERCIAL INVENTORY

Category	Business Name	Access Location	Sign	Aesthetic Quality
General Merchandise	Quality Farm & Fleet	2 Drives - 17 Mile and White Creek	1 Pole	Poor: Building overwhelmed by large parking area in front. Outdoor storage in parking lot. Minimal landscaping.
Food Stores	Great Day Food Store	1 Drive -17 Mile + 1 shared w/ McDonalds	1 Pole	Moderate: Grass berm at east end of lot could be extended west to hide parking lot.
	Save-A-Lot	1 Drive - White Creek	Wall	Moderate: Generous setback, modest landscaping
Eating/ Drinking	Burger King	1 Drive - 17 Mile	1 Pole	Moderate: Nicely landscaped - site elevated from 17 Mile.
	McDonalds	2 Drives - 17 Mile, + 1 shared w/ Great Day	1 Pole & 1 Hwy	Moderate: Fair landscaping.
	Wendy's	1 Drive - shared w/ KFC/A&W	1 Pole	Moderate: Fair landscaping
	KFC/A&W	1 Drive + 1 shared w/ Wendy's	1 Pole	Moderate: Fair landscaping
	Arby's	2 Drives - 17 Mile	1 Pole & 1 Hwy	Poor: Minimal landscaping.

Table 1
425 AREA COMMERCIAL INVENTORY

Category	Business Name	Access Location	Sign	Aesthetic Quality
	Big Boy	1 Drive - White Creek	1 Pole & 1 Hwy	Moderate: Generous setback from 17 mile. Modest landscaping
	Riccardi's Pizza & Subs	Shares access w/ Farm & Fleet	1Wall & 1 Temp	Poor: No landscaping.
Banks/ Credit Agencies	Independent Bank	2 Drives - 17 Mile	1 Pole	Moderate: Modest landscaping.
	Choice One Bank	2 Drives - 17 Mile	1 Pole	Moderate: Modest landscaping.
Auto Repair/ Services	Saturn Tire & Rubber	2 Drives - White Creek	Wall	Poor: Minimal landscaping, outdoor storage.
	J Bassetts Auto Repair	1 Drive - Edgerton	Wall	Poor: Minimal landscaping, outdoor storage of autos.
	Red Flannel Car Wash	1 Drive + 1 shared with w/ Quick Lube	1 Pole	Poor: No landscaping.
	Cedar Springs Quick Lube	1 Drive + 1 shared w/ Car Wash	1 Pole	Poor: No landscaping.
Medical Offices	Metro Health	1 Drive - White Creek	1 Pole & 1 Hwy	Moderate: Generous setback from White Creek.
	Cedar Animal Hospital*	Shares access w/ Farm & Fleet	Wall	Poor: No landscaping.
Business Services	Thermal Tech	1 Drive - Francis Way	Wall	Good: Nicely landscaped, outdoor storage in rear.
	Exit Realty	1 Drive - 17 Mile	1 Temp	Moderate: Business is a converted home.

Table 1
425 AREA COMMERCIAL INVENTORY

Category	Business Name	Access Location	Sign	Aesthetic Quality
	Shorin-Ryu Karate	Shares access w/ Farm & Fleet	1 Wall & 1 Temp	Poor: No landscaping.
	Hair & Tan Zone	Shares access w/ Farm & Fleet	Wall	Poor: No landscaping.
Lumber/ Building Materials	Plainfield Lumber & Hardware	2 Drives - White Creek	Wall	Good: Nicely landscaped, outdoor storage in rear.
Gas Stations	Amoco	2 Drives - 17 Mile and White Creek	2 Poles & 1 Hwy	Poor: Minimal landscaping. Outdoor storage in front parking lot.
	Speedway	2 Drives 17 Mile	Pole & Hwy	Poor: Minimal landscaping.
Drug Stores	Rite Aid	1 Drive 17 Mile shared w/ neighboring lots	Pole	Poor: Minimal landscaping
Other	Cedar Storage	1 Drive - Edgerton	Wall	Poor: Typical storage facility design. Minimal landscaping.
	Day Care Facility	1 Drive - Francis Way	None	Good: Nicely landscaped.

* Will move to new location off Edgerton Rd in 2001.

DEVELOPMENT CHARACTERISTICS

Commercial Character

Commercial development patterns assume several forms, the two most common of which are *Core* commercial areas and *General* commercial areas. Core commercial areas, which are sometimes referred to as central business districts, or CBD's, are most often centrally located within a community and are usually the traditional shopping area.

General commercial areas such as the Cedar/Solon 425 area, on the other hand, are typically found in the more recently developed areas of a community. The following is a comparison of the general characteristics found in Core and General commercial areas.

Core Commercial	General Commercial
Small lots/parcels	Medium to large lots/parcels
Common-wall development	Free-standing buildings and small strip centers
Mature buildings (historic feel)	
Use of wall signs and projecting signs rather than freestanding signs	Free-standing or ground signs
Limited or no on-site parking (parking is on-street or in public lots)	On-site parking
Pedestrian orientation - limited distance between buildings	Vehicular orientation
Cross-street linkage - uses separated by a street tend to be visually linked due to building character, lack of setbacks, "downtown feel," etc.	Individual site access points (curb cuts)
	Limited cross street linkage - uses separated by a street tend to be visually detached due to differences in building design and site character

The existing commercial characteristics within the 425 area are clearly representative of General commercial development. Fast food restaurants, gas stations, shopping centers, banks and other individual buildings are found throughout this area, mainly along 17 Mile Road. Core commercial attributes can be found in nearby downtown Cedar Springs, which is outside the study area. However, the key to this study is to incorporate many of the characteristics found in a the traditional Core commercial areas into the General commercial development along 17 Mile Road. If this can be successfully accomplished, we can begin to envision a corridor that incorporates the "small town feel" of a CBD with the parking, access, and shopping amenities only found in a General commercial area.

Regional Context

It is equally important to view the US-131/17 Mile Road (M-46) interchange within its regional context. As one of a limited number of access points from US-131, this interchange, as with the others leading into the metropolitan Grand Rapids area, will be a major draw for a wide variety of uses. While the immediate interchange area may develop intensively with commercial, industrial, service, and office uses, the presence of an access to a major highway is also a major attraction for new residential development in the areas within a reasonable driving distance of the interchange.

Frequent surveys conducted by the various real estate industry analysts consistently point out that new home buyers place "freeway access" as high on their list of characteristics they are seeking when searching for a new home. The reasons for this are self evident in that the freeway provides easy, relatively efficient access to major job centers located nearer the metropolitan area. Commuting distances can be greatly extended simply by living relatively near a freeway interchange.

Interchange development, then, begins to serve several areas of the market, including highway travelers, community residents, and commuters, each of which may have different shopping or service needs. This accounts for the wide variety of commercial businesses found at interchanges. Conversely, commuting traffic also opens up the potential for new job centers at interchanges as potential workers in other parts of the metropolitan area can also easily reach the M-46 interchange.

FUTURE BUSINESS OPPORTUNITIES

As development pressures continue to grow within the 425 area, the 17 Mile Road corridor will continue to develop to the west across US-131. Currently, intensive development west of the freeway is limited due to the lack of public services. However, once these services are extended west of US-131, the opportunities for more intensive land uses will grow. A new Meijer store and gas station is already proposed in this area, south of 17 Mile, which may be the catalyst for additional commercial construction.

With over 73 percent of the land within the 425 Area currently undeveloped, it is likely that commercial and other related development will continue. While existing businesses offer a variety of goods and services to area residents and transient motorists, a number of needed businesses were identified during the stakeholder interview process and input from city and township staff. Basic market assumptions can also be formed based on existing business types versus potential business that may fill a niche. It is important to note however, that without data from a comprehensive marketing analysis, these future business recommendations are based on speculation and opinion rather than research-based facts. The following are future business opportunities: (listed in no particular order within the 425 area)

- Wal Mart
- Sam's Club
- Hotel and/or motel
- Dry-cleaning/alterations service
- Video rental store
- Fine dining establishments
- Pet supply store
- Book store
- Coffee shop

Additionally, new industrial, office, and higher density residential development may also be potential users of vacant lands. The industrial and office sectors of the economy can take advantage of easy freeway access, both for transportation of goods and raw materials, as well as convenient access for workers.

New residential development may occur as a result of these new job opportunities, as well as the ability to take advantage of the reduction of commuting time from northern Kent County to all parts of the Grand Rapids metropolitan area.

CONCLUSION

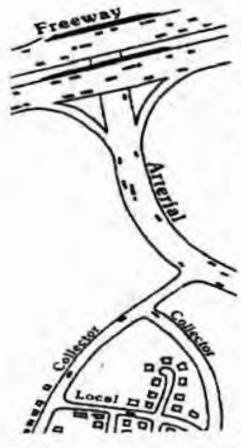
While easy access afforded travelers and residents to US-131 presents a number of opportunities, careful traffic planning and land use management is necessary to make sure that the interchange remains an economic asset, rather than a traffic and land use liability. Few other land uses will have a greater influence on surrounding development patterns than interchange locations. Their desirability from an access and visibility standpoint strongly encourage commercial and industrial uses. Proper development of these uses can help sustain the economic advantages an interchange can bring to the Cedar Springs/Solon Township community.

CHAPTER 6 TRANSPORTATION

Few other land uses will have a greater influence on surrounding development patterns than an interchange for a major freeway such as US-131. Its desirability from an access and visibility standpoint strongly encourages commercial and industrial uses, which makes the 425 Area an attractive target for developers. While access to the land adjacent the US-131/17 Mile Road interchange presents a number of development opportunities, careful traffic planning and land use management is necessary to ensure that the interchange remains an asset to the community, rather than a traffic and land use liability. Care must be taken to ensure development occurs in a controlled and responsible manner in order to maintain aesthetics, prevent traffic problems and preserve protect the general quality of life in the area.

TRANSPORTATION FUNCTION

It is important to recognize that roads are designed to function in different ways. Access is most limited when the principal function of the road is high speed, high volume or long distance travel such as on interstate freeways. In contrast, the primary function of local roads (such as in residential neighborhoods) is to provide access to abutting property.



There are several underlying principles of highway interchange planning. Perhaps the most important is the preservation of the function of the interchange. By definition, interchanges from interstate highways serve various functions.

First, they provide access from the highway to adjacent communities and lands. In order to ensure this function remains intact it is important that the roadways leading to the interchanges be relatively easy routes on which to

ROADWAY CLASSIFICATIONS

Freeways and Expressways: US-131
- Serve large volumes of through traffic
- Full or part-time access control
- Opposing direction lanes are divided
- No adjacent land use are directly served

Arterials: 17 Mile Rd. (M-46)
- Serve large volumes of through traffic (major arterials) or localized, shorter distance traffic (minor arterial).
- Access to abutting land is restricted, to maintain high-level traffic service
- Connect to collector streets.

Collector Streets: White Creek & West St.

travel. This permits a free flow of traffic to the interchanges and permits safe ingress and egress between the interstate highway and the local road.

The second function, which has evolved over time, is to provide an area for highway services to the traveling public. Unlike tollways where services are provided by separate plazas for vehicle services and drivers, US-131 has these services located at various interchanges.

CORRIDOR AESTHETICS

The changing land uses along major streets shapes our image of any community. Traveling down any roadway can give either a sense of calm, with tree lined boulevards; or it can provide a source of tension, with buildings close to the road and heavy traffic moving all around us. Even though we depend on our roadways to provide safe and efficient travel, their visual quality can also significantly shape our impressions of the entire community.

Several elements play a key role in shaping these roadway "corridors." Design elements may include building setbacks, driveway access and spacing, landscaping, and signs, which together help shape the feel and comfort level of driving along the road. Individually, these elements may, at times, seem almost insignificant, but collectively, they allow us to either have a feeling of safety and beauty, or they create an impression that the community does not place a high priority on its roads.

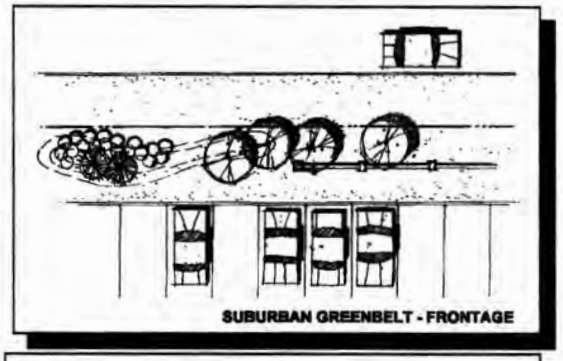
Zoning Ordinance requirements that include certain site design regulations can help Cedar Springs and Solon Township ensure quality corridor aesthetics, safety, and management of access in the 425 Area. Setbacks alone can have a dramatic affect on these elements. Setback requirements can ensure that all buildings are generally consistently placed and can be used to encourage businesses to place parking areas in the side or rear yards; a street without visible parking lots gives a commercial district a sense of rural character. Also, by providing greater setbacks, the open spaces between the street and buildings are available for landscaping treatments, pedestrian walkways, bike lanes, and service drives, which help reduce curb cuts by encouraging shared driveways (see Access Management techniques below).

CONSISTENT BUILDING SETBACKS AND SIGN REQUIREMENTS CAN ENHANCE CORRIDOR AESTHETICS

Parking and Circulation

The design of on-site parking lots has a direct relationship to the safety and efficiency of the adjoining roadways and to the public's perception of the traveling experience.

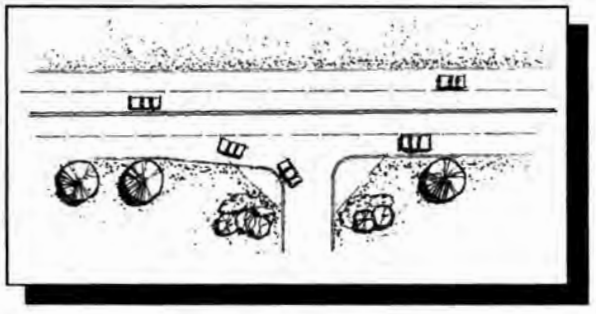
- Commercial parking lots should be buffered by perimeter landscape, particularly for parking areas abutting a roadway.
- Large parking areas (i.e., in excess of fifty spaces) should be broken up with internal landscaped areas. These may be in the form of plant clusters, plant islands, etc.
- Greenbelts (plant islands) for residential subdivisions and commercial uses should be used to assist in buffering visual impact and directing traffic by separating access and primary circulation drives within the development.


SUBURBAN GREENBELT - FRONTAGE

BERM TREATMENT ON FRONTAGE GREENBELT - SUBURBAN

Landscaping and Signs

Although parking areas are essential to nearly all businesses in a commercial district, they often consume large areas of land and collectively have a significant effect on the overall appearance of the corridor. The views can be softened however, through application of proper screening and buffering techniques between surrounding uses and the roadway. In addition, landscaping and screening can create a sense of identity to a site and minimize confusing parking arrangements.



Signs also play a very important role in corridor aesthetics. Typically, highway interchange areas are peppered with huge highway signs advertising restaurants, gas stations, and other such highway service businesses. Highway signs, internally lit and as tall as 100 feet or more, are designed to lure motorists from the freeway because they are visible from long distances. Such signs do not promote a sense of rural character for the 425 Area, nor are they especially necessary with the advent of the highway service signs being placed along freeways by the Michigan Department of Transportation.

Pole signs identifying individual properties are the smaller sibling of the highway sign. They are

essentially the same design; internally lit and mounted on a steel pylon, however at a greatly reduced scale. The US-131/17 Mile Road interchange currently has 6 highway signs and 15 pole signs. There are also 10 wall signs and 3 temporary signs.

Signs can be very effective and accomplish their primary purpose, identifying individual uses rather than competing with each other, when the proper requirements are in place. Ground signs are commonly used in areas where aesthetics are an important issue. When designed properly and enforced as "the standard", they are not as obtrusive as highway signs and pole signs. There are no ground signs currently within the 425 Area. Below is an example of how consistent building setbacks and sign requirements can enhance corridor aesthetics. Note the greater setbacks and use of ground signs.

GROUND SIGNS ARE COMMONLY USED IN AREAS WHERE AESTHETICS ARE AN IMPORTANT ISSUE.

- ❑ The entrances to all residential subdivisions and commercial parcels should have a fully landscaped, greenbelt using applicable design standards.

- ❑ The size and shape of signs should be properly managed along the corridor, such as limiting one sign per premise with a maximum square footage requirement.

ACCESS MANAGEMENT TECHNIQUES

Freeway interchanges and adjacent arterial roads are often high volume traffic areas. Properly managing access from these roadways can prolong the functional life of these roads by reducing congestion and crashes and the need for expensive road widenings. One way to achieve this objective is through proper driveway spacing. Each driveway along an arterial roadway presents a potential conflict point. The number, spacing, and design of driveways, therefore are important factors to consider in order to maintain a desirable level of capacity and movement on the roadway.

CONSEQUENCES OF NOT MANAGING ACCESS

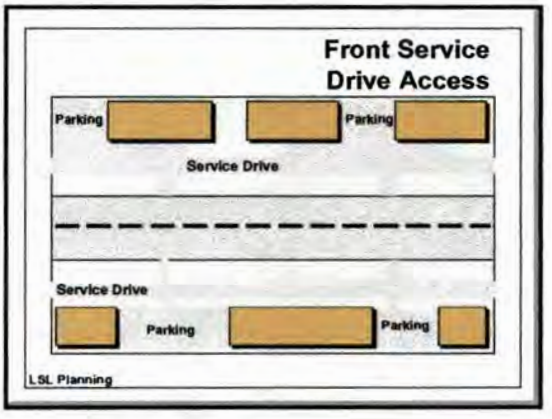
- The efficiency of the roadway system will deteriorate, and traffic and land use conflicts will increase.
- Poorly planned strip commercial development will be encouraged.
- The number of private driveways will proliferate.
- More driveways mean more traffic conflicts, crashes and congestion.
- Public investment in Michigan's roadways will be diminished.
- Roads will have to be widened at great public expense to make up for capacity lost to poor traffic operations
- The incompatibility of providing land service and traffic service will become more severe.
- Neighborhood streets will be used to bypass congested intersections.

- Driveways should be spaced no closer than 600 feet from the edge of an exit/entrance ramp to a freeway.
- Signals (other than those for the interchange itself) should be no closer than one-quarter mile from an interchange.
- The spacing between driveways should be based on the intended roadway speed (see table)

Posted Speed (MPH)	Center-to-Center of Access (FT)
25	130
30	185
35	245
40	300
45	350
50 and above	455

Shared Driveways, Frontage Roads, and Service Drives

- Shared driveways by two or more property owners should be required when feasible to reduce the overall number of access points.
- Shared access requires a written easement from all affected property owners during the site plan approval process.
- Where shared drives are not practical, service drives or frontage roads may serve as an alternative. A frontage road or service drive can be delineated through a parking lot by raised islands separating parking from the traffic lane.
- To adequately plan for future service drives, lots should be 400 feet or greater in depth.
- Site plan review should encourage integrated internal traffic circulation, uniform landscaping, and, shared driveway access (see diagram below).



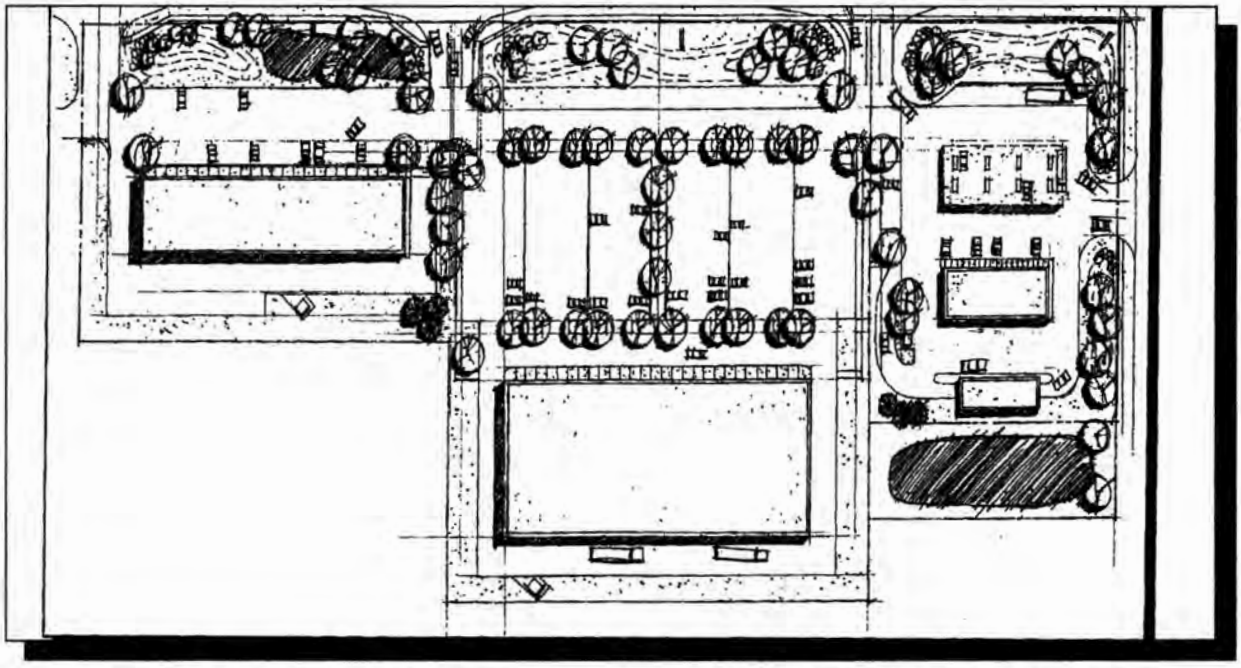
TRANSPORTATION IMPROVEMENTS

A series of transportation improvements have been proposed by the City Engineer. The improvements, shown on the attached graphic entitled Transportation Master Plan, include the

following recommendations and are ranked in terms of importance accordingly:

- #1 Widen Muskegon Street.
- #2 Perform Main Street/Cherry Street intersection study.
- #3 New connector road off 17 Mile Road.
- #4 Perform Main Street/Pine Street intersection study.
- #5 New connector road off Pine Street to Prairie Run.
- #6 Perform Main Street speed limit study.
- #7 Extend Cherry Street to White Creek Road.
- #8 Post speed limits along Pine Street.
- #9 Perform White Creek Road/Pine Street intersection study.
- #10 Perform Main Street/18 Mile Road intersection study.
- All other improvements as shown on graphic.

These recommended improvements should be included as part of this Master Plan.



EXAMPLE OF COMMERCIAL DEVELOPMENT WITH PROPER ACCESS MANAGEMENT AND LANDSCAPING TREATMENTS.

CHAPTER 7
FUTURE LAND USE

As development continues in the 425 Area, the landscape and character of the area will change. Development can occur haphazardly and unplanned, or, Cedar Springs and Solon Township can work together to achieve a vibrant Highway Commercial corridor, help provide sound employment opportunities, foster business growth, plan safe and efficient transportation corridors and quality housing opportunities. The question is, what type of development will occur; where will it occur; when will it occur; and how will it affect the character of the area? Fortunately, determining what the 425 Area will look like twenty years from now may not be as hard as it seems. Through the consistent use of this Plan, the City of Cedar Springs and Solon Township will have the ability, as well as the responsibility, to determine the type, density and location of new development that occurs around the US-131/17 Mile Road interchange and the remainder of the 425 Area.

THE MASTER DEVELOPMENT PLAN

The Master Development Plan is an important tool for the City and Township to use to control their futures, rather than simply allowing growth to occur arbitrarily. Two elements of the Plan are especially critical in shaping the future of this area. First is the Vision, along with the Goals and Strategies, described previously in this document. These are essentially public policy statements which establish the framework for the overall Master Development Plan. They describe what the 425 Area should look like and the means to that end.

The second important component of the Master Development Plan is the Future Land Use Map. This is a graphic illustration of the desired types, arrangements and relationships of land uses within the 425 Area, based on the Vision, Goals and Strategies. While to some extent it is an ideal toward which the two communities should strive, it also reflects the reality of the existing conditions and land use patterns. Therefore, it is achievable only if the City and Township officials, citizens and business leaders are committed to seeing the vision of the 425 Area become a reality.

It is equally important to understand some basic principles behind the Future Land Use map.

- This is not zoning. While there may be some correlation between the zoning map and Future Land Use Map, there will also be some significant differences. The idea behind the Master Development Plan is to make things changes over a longer period of time and, if necessary, undo (over time) some of the mistakes from the past.

- Future land use classifications *do not* correspond directly with zoning districts The land use

categories are much broader than zoning districts and only reflect a desired outcome, not the specific uses and development regulations of the zoning districts.

- Future land use classifications *do* correspond with a range of zoning densities provided by each community. The Master Development Plan should not conflict with the community's zoning ordinance, and the uses that specify densities (i.e., residential) correlate closely to the densities specified in the related zoning district. For example, a community's Master Plan may have a low-density single-family residential classification with a required minimum lot size of 40,000 square feet. Hypothetically, this classification should generally match a community's Zoning District, which may require a minimum lot size of one acre (1 acre is equal to 43,560 square feet). Correlating Future Land use Classifications with their Zoning Districts will help the two communities better interpret the intent of the Future Land Use Plan, and help guide changes in zoning.

The form and vitality of any community is defined largely by how its citizens see the way land is used and how that use relates to their daily life. As a result, the way we use the land is linked directly to the quality of life in Cedar Springs and Solon Township. Any community must plan carefully for the best management of all its resources.

Since the Master Development Plan determines land use, rezoning decisions should be consistent with its provisions. This is not to say that all rezonings that are consistent with the Future Land Use Map should automatically be approved. However, if all of the preconditions of the Master Plan are met, approval of the request should logically be forthcoming.

If, however, a rezoning request is different than shown in the Plan, it should not automatically be rejected. Instead, each request should be evaluated with respect to the Plan with the idea that if conditions which were originally considered when the Plan was adopted have changed, the Plan may require reconsideration.

FUTURE LAND USE CLASSIFICATIONS

AG - AGRICULTURAL

Agricultural
Density: 1 Unit per Acre
Minimum Lot Size: 1 Acre

With the exception of one parcel located off Edgerton Road (see Future Land Use Map), agricultural land within the 425 Area is expected to be developed for other uses. This one parcel falls under the jurisdiction of Solon Township because this area will not require the services of the City (sewer and or water). The AG classification requires a minimum lot size of one acre, which corresponds to the Township's AR - Agricultural Residential District. It is designed to allow for farming operations, single family homes, and other residential related uses as designated

in the Township's Zoning Ordinance.

LDR - LOW DENSITY RESIDENTIAL

Low Density Residential
Density: 1 to2 Units per Acre
Minimum Lot Size: 20,000 Sq/ft

Areas designated as Low Density Residential (LDR) are scattered throughout the 425 Area. The LDR Classification is designed to permit single family homes on lots large enough where public sewer or water services would not typically be necessary. They require similar lot sizes and densities to the Agricultural, except the LDR does not allow for farming operations. The LDR Classification allows for one to two units per acre (or a minimum lot size of one-half acre).

Low Density Residential development is, and will continue to be, the most prevalent housing type within the 425 Area, as seen on the Future Land Use Map. Existing LDR areas are found along West Street (which will continue to develop south), one parcel in the north-east section of the Phase 2 Area, and along 17 Mile Road at the west end of the 425 Area,. The only new area designated for LDR is located south of 17 Mile Road in the Service Area. A new residential development with half-acre lots may not require public sewer and water services, and would not disrupt the relative rural character of this area.

MDR - MEDIUM DENSITY RESIDENTIAL

Medium Density Residential
Density: 2-3 Units per Acre
Minimum Lot Size: 15,000 Sq/ft

The Medium Density Residential (MDR) Classification is intended to allow for a slightly higher density of residential development within the 425 Area than LDR. New residential development in a MDR area will have approximately two to three units per acres and minimum lot sizes of 15,000 square feet.

Currently, there are no areas of existing Medium Density Residential development within the 425 area. However, there are two areas east of US-131 where subdivision development with homes on quarter to half acre lots could be considered. The first one is located north of 17 Mile Road directly behind the strip of commercial development. This land is currently vacant, and a MDR development would be well suited there. Access to this area could be provided from both 17 Mile and White Creek Roads.

HDR - HIGH DENSITY RESIDENTIAL

The High Density Residential (HDR) Classification is intended to meet the demand for high-density single family and/or multi-family housing in the 425 Area. Clustered single family condominiums, duplexes or townhouses; or apartment complexes or retirement communities would all be considered appropriate uses in a HDR area. Pedestrian access and circulation between residential and

commercial areas should be integrated into any proposed HDR development in order to promote non-motorized circulation within the 425 Area.

High Density Residential
Density: 3-6 Units per Acre (Single Family), 6 or more Units per Acre (Multi-Family)
Minimum Lot Size: 10,000 Sq/ft (Single

The only area slated for High Density Residential is located in the north-east quadrant of the White Creek Road/17 Mile Road intersection, behind the Highway Commercial area on the north side of 17 Mile Road. Pedestrian access between the two land uses should be carefully planned to ensure safety and to minimize increased vehicular traffic. Residents of this area should be able to walk to the 17 Mile commercial area. Vehicular access to any residential development in this area should be provided from both 17 Mile Road and White Creek Road. HDR, as well as MDR, could also be considered in the areas west of US-131 currently planned for LDR if and when City sewer and water services are extended.

MHC - MANUFACTURED HOME COMMUNITY

Manufactured Home Community
Density: None
Minimum Site Size: 10 Acres

The Manufactured Home Community (MHC) Classification designates areas where manufactured home developments can be placed. The Cedarfield manufactured home park is currently the only such development within the 425 Area. However it is expected to continue to grow by nearly 50 percent in the future. This classification should correlate with the City's R-4, Mobile Home Residential District, which permits mobile homes located in a licensed mobile home park or subdivision. The MHC Classification should also reflect the Township's Manufactured Home Community regulations, which also allows for manufactured home parks on a minimum site of ten (10) acres.

There are no other areas within the 425 Area, other than the expansion of the Cedarfield manufactured home park, that are slated to be developed as MHP. However, some areas that are earmarked for higher density residential growth may also be considered for an additional MHC (depending on the provisions of any such proposed development).

GC - GENERAL COMMERCIAL

General Commercial
Minimum Lot Width: 220 Feet
Minimum Lot Size: None

General Commercial development is intended to provide the opportunity for businesses distributing goods and services to the residents of the 425 Area, as well as Cedar Springs and Solon Township in general. Unlike Highway Commercial businesses (as described below), GC businesses do not cater as much to the transient vehicular

traffic that coming from a major freeway interchange. Rather, they provide merchandise and services which are necessary in any community, such as grocery stores, banks, car washes, video rental stores, laundromats, etc.

Areas planned for General Commercial development include the remaining undeveloped frontage along White Creek Road (north of 17 Mile Road), the south side of 17 Mile Road east of the existing commercial development, and along Edgerton Road immediately north-west of the interchange.

HC - HIGHWAY COMMERCIAL

Highway Commercial
Minimum Lot Width: 200 Feet
Minimum Lot Size: None

Most of the 17 Mile Road corridor east of US-131 and within the 425 Area is currently developed with Highway Commercial (HC) related businesses. HC businesses are generally located adjacent to or near a major freeway interchange, such as 17 Mile/US-131. These businesses generally cater to transient vehicular traffic exiting the freeway for various purposes. Typical Highway Commercial businesses include fast food restaurants, gas stations, and convenience stores, among others. The Highway Commercial Zoning District regulations are found in both the City and Township Zoning Ordinances. The Highway Commercial Zoning District was developed in conjunction with this Plan in order to effectively control aesthetics, land uses, and access along the 17 Mile Road Corridor and the 17 Mile/US-131 interchange area.

O/LI - OFFICE/LIGHT INDUSTRIAL

Office/Light Industrial
Density: None
Minimum Lot Size: None (Individual Lot)
Minimum Site Size: 10 Acres (O/LI Park)

The Office/Light Industrial (O/LI) Classification is designed to allow for the development of new office and light industrial businesses in the 425 Area. These businesses may develop on individual lots or in office/industrial parks, in which the community may have greater control over the development requirements through the implementation of design and development covenants. A development covenant is an agreement between the community and the businesses within the park pertaining to landscaping, aesthetics, maintenance, access control, parking and other similar requirements.

Appropriate areas for future O/LI development are located south of the commercial frontage on the south side of 17 Mile Road (see Figure 2) The Cedar Creek Business Park is the other O/LI designated site in the 425 Area, which is expected to continue to grow in the future.

CHAPTER 8
IMPLEMENTATION

The primary objective of the 425 Master Development Plan is to provide the guidelines through which the interchange area can develop. The Plan is of little value unless it is used and guides the development of the two communities for the study area. The implementation of the various planning elements requires the development and adoption of ordinances, as well as a public information program to inform and solicit support of the citizenry for the Vision, Goals and Strategies of the Plan and any resulting policies.

Likewise, in order to achieve maximum benefits, the planning process must be designed to permit periodic assessment of data and the continued review of the Plan's elements. For example, existing land use patterns should be continuously compared with the preferred future land use as development continues to ensure that the desired land uses are achieved within the 425 area. The City and Township should also continue to promote new and updated zoning provisions and subdivision regulations, and create a capital improvement program in accordance with the Goals and Strategies of this Plan.

The following are specific implementation strategies for each of the Master Development Plan elements:

RESIDENTIAL AREA IMPROVEMENTS

Although residential development is not the primary land use within the 425 area, it still plays a very important role on the surrounding area. This is especially true when considering the amount of land designated for future residential growth. Most communities are often defined by residential development and their individual neighborhoods. A "neighborhood" is defined by the perceptions of those people living in a particular, sometimes loosely defined, area. Some neighborhoods, such as isolated subdivisions, residential condominium projects, or apartment complexes will have a clearer identity, especially where homeowner associations and other similar groups have been formed. The residential areas found in the 425 area, as described earlier in the text, help make the area a desirable place in which to live. One of the important roles of the Master Development Plan is to ensure that these areas continue to develop and redevelop in ways that ensure their survival and continued stability. To accomplish this, the following specific policies and actions are recommended.

Maintenance:

General maintenance of infrastructure, including but not limited to lighting, signs, sidewalks and roads, will assist in positively directing neighborhood development. The availability and condition of sidewalks in particular, should be evaluated on an ongoing basis to identify deficiencies. This will also help promote pedestrian circulation in the area.

The City and Township should also work with absentee property owners to improve safety, building maintenance and overall management to increase neighborhood pride and security.

Access:

One of the most important factors in planning for access in residential neighborhoods is to ensure that several means of ingress and egress are provided, and that a continuous street system is retained between separate, but adjoining residential developments. This helps ensure that safety vehicles have more than one means of reaching an emergency in the event that a primary route is blocked. It also permits more convenient and less confusing access for residents. visitors, and others, such as delivery and service vehicles.

The need for residential street planning becomes more evident in situation like frontage on 17 Mile Road and White Creek Road, where new medium and high density residential developments are planned. To maintain adequate and safe traffic flow along these major streets, development reviews should ensure that there are as few individual driveways as possible directly accessing these streets. To ensure this occurs, two solutions are possible.

First, when the interior of the property is being developed, as many lots as possible should be required to gain access from new interior streets. The interior street should be placed one lot depth into the property and homes/apartment buildings should back up to the section line street. Additional lot depth should be required to provide for extra landscaping or fencing in the back yard areas facing the main street.

Second, if interior development is not taking place, rather than each lot having its own driveway, two or more lots can share a common driveway for the first several feet of the lot, then split into individual driveways to reach the building sites of each lot.

If neither of these solutions are appropriate, a lot fronting on a well-traveled street may be required to construct a turn-around area to allow vehicles to enter the street facing forward.

Open Space:

Strong residential neighborhoods also benefit from having reasonably accessible common open spaces, either in the form of a public park, private open space, or other similar area, for recreation purposes and to provide open space views. To a limited degree, use of clustering, or open space development provisions can be used to help provide open spaces, as well as preserve natural

features.

Encourage the preservation and use of natural or built buffers to protect single family residences from nonresidential uses. This will lessen the adverse effects of these uses, such as light and noise, and make adjacent areas more visually pleasing.

Natural Features:

Preservation of significant natural features should also be a high priority for these areas. Apart from the positive environmental aspects of preserving these features, the marketability of neighborhoods is greatly enhanced where natural features are preserved and built into the design of the housing development. Several woodlot areas in the 425 areas were identified during the existing land use survey. These areas should be integrated into new developments and preserved wherever possible in order to preserve the rural character.

COMMERCIAL AREA IMPROVEMENTS

Because commercial activity in the 425 Area is and will continue to be so prevalent, and the success of the economic activity will directly affect both Cedar Springs and Solon Township, care must be taken to ensure it is developed properly. The mix of businesses, location and visual characteristics of a commercial district can ultimately determine the economic success of the entire area. In order to ensure continued economic success in the 425 Area, the following specific policies and actions are recommended.

- Commercial uses within the 425 area should be separated into two separate categories based on their form and function. Highway commercial businesses should be located within the Highway Commercial Districts of both community's Zoning Ordinances, and should permit only the business outlined in those Ordinances. General Commercial uses should be pedestrian-accessible to all residential areas and provide goods and services to residents of the communities.

- Specific types of businesses should be targeted/marketed in the 425 area in order to fill in those commercial "niches" that are not currently available to residents. A detailed marketing analysis should be conducted to determine which types of business are needed or could potentially succeed in the area. In general however, the following types of businesses currently do not exist in the commercial mix, and would most likely be desired:

    - Wal Mart, Meijer or other similar large, general retail business
    - Sam's Club
    - Hotel and/or motel
    - Dry-cleaning/alterations service

- Video rental store
- Fine dining establishment
- Pet supply store
- Book store
- Coffee shop

- Office and light industrial areas should also be developed within the area. Office parks can provide a stable job base for area residents and help make the 425 Area a more attractive location for new desired businesses such as those listed above.

- The City and Township should capitalize on any opportunity to extend sewer and, if feasible, water services, west of US-131. This will greatly enhance the opportunity for commercial and higher density residential development to occur in this area.

TRANSPORTATION RELATED IMPROVEMENTS

Without a doubt, the future of the 425 Area is heavily dependent on the form and function of the transportation network. This includes both vehicular elements, including roads, driveways, and parking areas; as well as pedestrian elements, including sidewalks, bike lanes and other designated pedestrian areas. In addition to all recommendations outlined in Chapter 6, the following specific policies and actions are recommended.

- Continue to develop and adopt zoning language for the 425 Area which regulate access, permitted uses, densities, signs, and aesthetics .

- Work with the Michigan Department of Transportation (MDOT) and the Kent County Road Commission (KCRC) in order to coordinate transportation planning efforts, including access management, road improvements, and traffic operations.

- Require that all new site plans are reviewed by a qualified transportation planner and/or engineer to ensure that any traffic problems are identified and corrected prior to approval of the site plan.

- More consideration must be given towards the design of pedestrian crosswalks. Crossings at intersections should be designed to ensure the safety of the pedestrian. This includes provisions for "walk/don't walk" signals (where required) and a large enough space to stand a safe distance from moving traffic. Pavement should be striped or highlighted through the use of other materials, such as brick pavers, in order to alert motorists of pedestrian crossings. Finally, at larger intersections where pedestrians have to cross multiple lanes of traffic, the sidewalk should project out as much as possible at the corners to decrease the

length of the walk.

EVALUATING LAND USE CHANGES

Changing the land use or zoning designation on any property can have far reaching consequences, physically, environmentally, financially, and legally. Therefore, a careful evaluation of proposed rezonings is essential. As with any land use decision, the use of standards is essential to reaching fair and consistent decisions. The following evaluation measures are included in the Master Development Plan to permit their use by the City's and Township's Planning Commission and Council/Board when rezoning or land use changes are contemplated.

Consistency with the Vision, Goals, and Strategies of the Master Development Plan

If conditions upon which the 425 Area Master Development Plan was developed have changed significantly since the Master Development Plan was adopted, such as economic factors, land use shifts, new utility lines, changing traffic conditions, or other reasons, the Planning Commission should consider these events as part of their deliberation to insure that the Plan is current. Particular attention should be paid to the adopted Vision and Goals and Strategies to ensure that they remain valid, and that any proposed rezoning or land use change does not impair their intent.

Compatibility

All of the uses allowed in the proposed district should be compatible with the conditions present on the site and in the immediate vicinity of the site especially in terms of density, character, traffic, aesthetics, and property values. The Master Development Plan provides several guidelines, as noted above, which should be considered when determining whether or not the proposed district is compatible with the neighborhood and the area as a whole.

Capability of being used as currently zoned

It is the right of every property owner to receive a reasonable return on the investment placed on property. This does not mean that zoning is a slave to the "highest and best use," which is not a zoning, but a real estate term. It does mean that there should be a reasonable use available within the zone district. But if the property is capable of being used as zoned, there will need to be a compelling reason to change. These reasons may be related to the first two standards of consistency and compatibility.

Site plans will generally not be considered as part of a rezoning request. The Planning Commission and Council will not be swayed by what is proposed by the petitioner. Instead, the City/Township will specifically note that ALL of the uses permitted in the proposed district may be placed on the site; not just the one shown on a site plan.

KEEPING THE PLAN CURRENT

Once the Master Development Plan is in place, the normal reaction is a let-down; the Planning Commission's hard work has paid off, the Plan is completed and ready to be filed in a cabinet. The often heard (and too often true) phrase is "the plan sits on a shelf and collects dust." But, in reality, the work has just begun.

A Plan which is not actively followed and implemented may lead to problems for the community. Failure to follow the Plan on a consistent basis can tend to discredit any attempt to use it as a defense for actions which may be challenged by property owners or developers.

On the other hand, consistent and vigorous use of the Plan will lend credibility to the community's attempts to implement controversial decisions on rezonings or other development related actions. While the courts of the State of Michigan do not recognize the absolute authority of the Master Development Plan, they do lend much more credibility to actions supported by careful planning than those which appear to be taken arbitrarily against an individual property owner.

To keep the Plan current, the Planning Commissions will conduct an annual review of the Plan during the previous year. Special attention should be paid to those occasions when the Commissions and/or City Council/Township Board have departed from the recommendations of the Plan. While the Plan is intended to be somewhat flexible, to account for unforseen events, clear departures from the Plan should be clearly documented and understood. When land use changes have been permitted that are contrary to the Master Development Plan, the Plan should be amended to reflect these changes.

However, frequent departures from the Master Development Plan may be a signal that the Plan is beginning to conflict with community attitudes and philosophies. This may require new or revised goals, policy changes, or revisions to future land use designations. By routinely following this procedure, the Master Development Plan will continue to be an up-to-date, reliable planning tool.

CONCLUSION

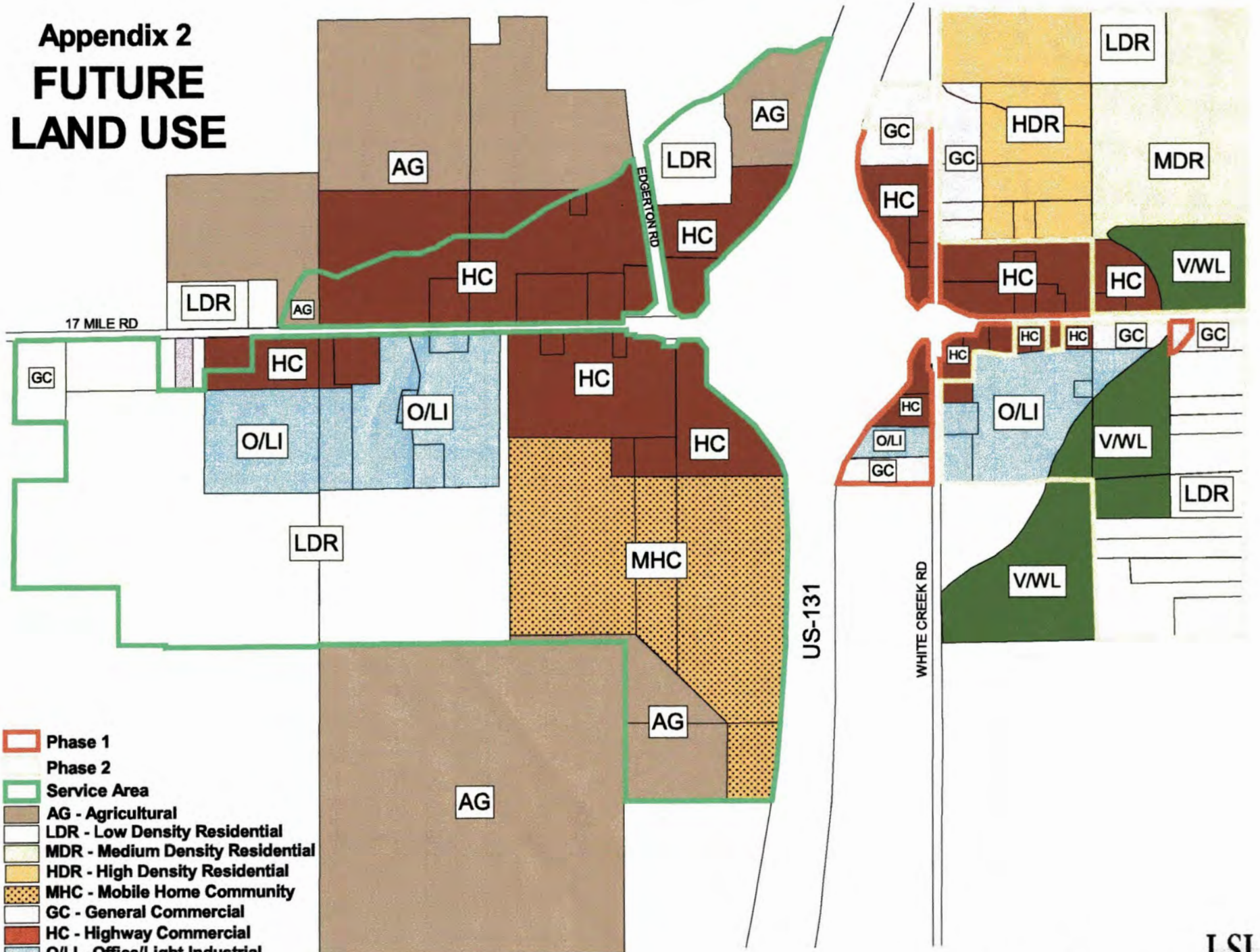
Communities have a responsibility to look beyond the day-to-day zoning issues and provide guidance for land use and development in the community through the 425 Area Master

Development Plan. A properly formulated, well thought-out Master Development Plan can be of great value to Cedar Springs and Solon Township. The Plan can help preserve the rural character that citizens value, while encouraging quality, sustainable growth that will allow the communities to prosper well into the next century.

Ultimately, the effectiveness of the Master Development Plan will depend on the willingness of the Planning Commission, elected officials, and the citizens of Cedar Springs and Solon Township to follow the Plan and keep it current. It is hard work; but the rewards make the effort well worth while.

Draft

Appendix 2
FUTURE LAND USE



Data Source:
LSL Planning, Inc.
February, 2001

LSL
Langworthy Strader LeBlanc & Associates, Inc.

DEVELOPMENT COOPERATION AGREEMENT
BETWEEN
CITY OF CEDAR SPRINGS
AND
SOLON TOWNSHIP

This Development Cooperation Agreement (this "Agreement") is made as of December 30, 1999, between the City of Cedar Springs, a home rule city, the principal business address of which is 66 S. Main Street, P.O. Box 310, Cedar Springs, MI 49319, Attn.: City Manager (the "City") and Solon Township, a general law township, the principal business address of which is 2305 19 Mile Road, Cedar Springs, MI 49319, Attn.: Township Supervisor (the "Township").

RECITALS

A. The City and the Township desire, through cooperation, to foster quality economic development to benefit the respective communities.

B. The cooperation between the City and Township is designed to bring about the enhancement of the tax bases of both communities, and to thereby create jobs and provide services and products to the residents and visitors of both communities.

C. The City presently lacks a sufficient inventory of undeveloped land within its corporate boundaries to foster continued desired economic development, while having in place the infrastructure and personnel to deliver traditional municipal services.

D. The City and Township recognize that mutual goals relative to quality economic development locating in the Cedar/Solon Development area would be served through the extension of services available within the corporate limits of the City to areas presently located in the Township.

E. In particular, certain areas of the Township located west of the City, along the US-131 corridor, presently need sewer services, which services would further the economic health of the greater Cedar/Solon area by increasing the probability of commercial growth and the resulting creation of additional jobs.

F. By means of this Agreement, the City will provide such sewer services for the certain areas of the Township located west of the City.

G. By cooperating the parties can prevent future disputes, minimize uncertainty about development, better accommodate development, assure development occurs in a mutually beneficial manner, better assure the quality of development and better utilize their respective resources.

NOW, THEREFORE, in exchange for the consideration in and referred to by this Agreement, the parties agree as follows:

ARTICLE I
Purpose, Authority, Representations and Findings

1.1 **Purpose.**

(a) **General Framework**. This Agreement is intended to fully address the issues of City sanitary sewer service to and the conditional transfer of all property which is referred to in this Agreement. In doing so, this Agreement provides for parcels to be addressed in one of three ways.

(1) First, designated property for which City water or sanitary sewer has been requested is to be immediately conditionally transferred to the jurisdiction of the City (generally, "Phase 1").

(2) Second, designated parcels lying east of U. S. 131 are to be conditionally transferred to the City when there is a request for public water or sanitary sewer services, or, for parcels already utilizing such service, the owners of the properties request transfer to the jurisdiction of the City (generally "Phase 2").

(3) Third, designated property lying west of U. S. 131 would be provided City sanitary sewer service without any transfer (conditional or otherwise) or any annexation (generally, "Service Area").

The property involved in each area is depicted in the drawing attached in Exhibit A, which is incorporated by reference, and is described by reference to permanent parcel number and by legal description in the attached Exhibit B, which is also incorporated by reference.

(b) **Comprehensive Approach**. The parties have found it difficult to deal with development on an *ad hoc* basis. Doing so results in an inability to provide for the coordinated development of the area and to make the best decisions with respect to the sizing and location of infrastructure improvements. It also results in a process which is cumbersome to developers as well as the parties themselves in that it is difficult to deal intermittently with individual parcels because such a piecemeal approach fails to deal with the overall policy and economic impacts upon the parties. It is therefore the intent to minimize, if not all together prevent, future discomfort, delays, frustration and costs suffered and incurred by the parties and by affected property owners, developers and others interested in any of the property addressed by this Agreement.

(c) **Noncompetition**. Anything in this Agreement to the contrary notwithstanding, the Township shall not, utilizing City water or sanitary sewer service, provide any water or sanitary sewer service in the Service Area (as herein later defined) to any person or entity currently located in the City or which, if provided, would result in a transfer of employment from the City, unless the City first consents by action of its City Council.

1.2 **Authority**. This Agreement is made pursuant to two particular statutes, Act 425 of the Public Acts of Michigan of 1984, as amended, MCLA 124.21 et seq. ("Act 425") and, for purposes of providing services to the service area, the Urban Cooperation Act of 1967, Act 7 of the

Public Acts of Michigan of 1967, as amended, particularly by Act 108 of the Public Acts of Michigan of 1995, MCLA 124.501 et seq. ("Act 7"), as well as the general authority of each of the parties under the statutes authorizing their organization and existence, as well as the City Charter of the City.

1.3 **Findings (and Representations).** The City, by action of its City Council in approving this Agreement, and the Township, by action of its Township Board in approving this Agreement, have made the following findings and representations.

(a) **Local Units.** The City, organized and existing as a home rule city under the Home Rule Cities Act, Act 279 of the Public Acts of Michigan of 1909, as amended, MCLA 117.1, et seq., and the Township, organized and existing pursuant to Article VII, Section 17 of the 1963 Michigan Constitution and Revised Statutes of Michigan of 1846, c.16, as amended, MCLA 41.1, *et seq.*, are both "local governmental units" as defined by Act 7 and Act 425.

(b) **Projects.** The current owners and prospective owners of certain property now located in the Township have proposed the undertaking of "economic development projects" as defined in Act 425, including the development and improvement of property for motels, restaurants, service facilities, and other uses (the "Project").

(c) **Service Desired.** Current owners and prospective owners of certain property and the Township have expressed their desire for City water and/or sanitary sewer service to property now located in the Township.

(d) **Proposed Transfer.** The City and Township have proposed that certain property, including property where the proposed economic development project will be located, be conditionally transferred from the Township to the City pursuant to Act 425.

(e) **Considered Factors.** Both the City and Township have, as required by Act 425, considered certain factors prior to entering into a written contract conditionally transferring property, including the following.

(1) Composition of the population; population density; land area and land uses; assessed valuation; topography, natural boundaries and drainage basins; past and probable future growth, including population increase and business, commercial, and industrial development in the conditionally transferred area (as hereinafter identified); and the comparative data for the Township and the portion of the Township remaining after the transfer of the conditionally transferred area.

(2) Need for organized community services; the present costs and adequacy of governmental services in the conditionally transferred area (as hereinafter identified); the probable future need for services in the conditionally transferred area; the practicability of supplying such services to the conditionally transferred area; the probable effect of the transfer and of alternative courses of action on the cost and adequacy of services in the

conditionally transferred area and on the remaining portion of the Township the probable change in taxes and tax rates in the conditionally transferred area in relation to the benefits expected to accrue from the transfer; and the financial ability of the City to provide and maintain services in the conditionally transferred area.

(3) The general effect of the conditional transfer upon the City and the Township and the relationship of the conditional transfer to any established land use plans.

(f) **Public Hearing**. Pursuant to Act 425, the City Council held a public hearing on November 29, 1999, at 6:30 p.m., and the Township Board held a public hearing on November 29, 1999, at 7:00 p.m., regarding the conditional transfer of property that is the subject of this Agreement and the sharing of revenues as provided in this Agreement, notice of which public hearing was given in the manner provided by the Open Meetings Act, Act 267 of the Public Acts of Michigan of 1976.

(g) **Majority Vote**. The City Council and the Township Board have each decided, by majority vote of the members elected and serving on each body, to enter into this Agreement.

(h) **Hearings, Notice and No Referendum**. Neither the City Council nor the Township Board adopted a resolution calling for a referendum on the conditional transfer to be made pursuant to this Agreement, and more than thirty (30) days have elapsed since the public hearings of the City Council and Township Board have been held regarding this Agreement and since the City Council and Township Board have adopted resolutions indicating their intention to enter into this Agreement and neither the City Clerk nor the Township Clerk has received a petition calling for a referendum on this Agreement or the conditional transfer of property to occur pursuant to this Agreement.

1.4 **Township Representation Concerning Property for Transfer**. The Township represents and covenants that it has not pledged any revenue from and has not represented to any obligees, lenders, bond holders or creditors that it is dependent upon or anticipating any revenue from the Phase 1 or Phase 2 areas to meet any obligations of the Township or any entity created or controlled by the Township. The Township further represents and covenants that it knows of no special assessments which have been levied against any parcel of property within the Phase 1 or Phase 2 areas.

1.5 **Joint Zoning Provisions**.

(a) Both the City and the Township will work to prepare and consider for adoption identical zoning and land use requirements for all property subject to conditional transfer to the City's jurisdiction pursuant to this Agreement which requirements shall address permitted and special approval uses, dimensional requirements, site plan requirements, access and parking requirements and any other issues deemed necessary their respective planning commissions and governing bodies. Such joint efforts shall commence within 15 days after the execution of this Agreement. Furthermore, the Township shall not give any site plan, special use or other zoning or building approval to any parcel in any area subject to conditional transfer under this Agreement, without giving the City at least 30 days' written notice of such possible action. Similarly, once

property has been conditionally transferred to the City pursuant to this Agreement, the City shall not give any site plan, special use or other zoning or building approval to any such property without giving the Township 30 days' written notice of such possible action.

(b) Not less than annually during the term of this agreement, the City and Township Planning Commissions shall hold a joint meeting to discuss, consider and make recommendations with respect to zoning and land use issues for property subject to this Agreement.

1.6 **Tax Abatements.**

(a) **General Procedure and Effect**. Upon any request for a tax abatement or tax exemption for any property within the Phase 1 or Phase 2 areas, the City Council, if the request is made to the City, and the Township Board, if the request is made to the Township, shall give to the other entity written notice of that request and of the date and time of the hearing on that request. The Township agrees not to grant any such exemption or abatement if the City objects in writing. The Township currently has a policy against granting tax abatements. Unless the Township consents to the abatement, the City shall pay to the Township the same amount of shared tax revenues the Township would receive if there were no abatement or exemption. If the Township consents to the abatement and the City Council grants it, then the parties shall share proportionately in the loss of tax revenues resulting from the abatement or exemption.

(b) **Statutory Exemptions**. If a tax exemption is required by statute, such as by way of example and not by limitation, for religious, charitable or educational institutions, for hospitals, etc., then the parties will share equally in the effects of such exemption.

1.7 **General Procedure**. By this Agreement, the parties are approving the conditional transfer of property, not only in the Phase 1 area, but also in the Phase 2 area. Therefore, no further action of the Township shall be required to accomplish any transfer of property under this Agreement. However, the transfers for property in the Phase 2 area shall be delayed until a property owner applies for, and is granted, city sewer service or city water service for a particular parcel, during the term of this agreement or any renewal of the agreement. Therefore, the delayed conditional transfers of individual parcels shall take place only upon such application and approval for such water and/or sewer service, in the manner and to the extent provided in Article III of this Agreement.

ARTICLE II
Phase 1

2.1 **Transfer of Property**. The real property depicted in Exhibit A and legally described in Exhibit B as being within the Phase 1 area is hereby conditionally transferred from the jurisdiction of the Township to the jurisdiction of the City.

2.2 **Effect of Transfer**. The property transferred to the jurisdiction of the City pursuant to this Article II shall, for all purposes, be within the jurisdiction of the City. The Township shall

have no further jurisdiction over such area. Without limiting the generality of the City's jurisdiction and the effect of that jurisdiction, the parties wish to emphasize the following:

(a) **Zoning of Transferred Area.** Unless and until rezoned, the Phase 1 area will retain its existing zoning under the Township's Zoning Ordinance. However, the City shall have jurisdiction over, and the City's zoning ordinance shall apply to, the zoning of the Phase 1 area.

(b) **Governmental Services.** All governmental services available to other properties in the City, including, without limitation, water distribution services; sanitary sewer collection and disposal services; police and fire protection; economic development services; real and personal property assessment and collection services; street and road maintenance and repair; real and personal property tax abatement; and other municipal facilities and services shall be provided by the City to the Phase 1 area and its occupants on the same basis and to the same extent as it provides such governmental services within the legal limits of the City. The Township shall have no obligation to provide any services to the Phase 1 area or its occupants, except to the extent otherwise provided in this Agreement or as it otherwise does so and upon the terms it does so for other property and/or occupants of property in the City. The rates, fees and charges, if any, for all such services shall be as established by the City as applicable within the legal limits of the City. The parties, acting through their authorized representatives, agree to discuss a fire protection agreement for the Phase 1 and Phase 2 areas.

(c) **Applicability and Enforcement of Ordinances.** The Phase 1 area will be treated as being within the legal limits of the City for the purpose of applying and enforcing all ordinances, rules, and regulations. The City shall be responsible for enforcing all such ordinances, rules and regulations.

(d) **Provision of Water and Sewer Services.** Upon execution of this Agreement, the City will provide to property within the Phase 1 area City water and sanitary sewer service on the same basis and to the same extent as other properties and projects located within the legal jurisdictional limits of the City. Provided, however, in order to accommodate all of the connections and wastewater flows contemplated by this agreement, the parties agree that a new lift station may need to be constructed, perhaps near the point that Cedar Creek intersects White Creek Road. The cost of the lift station shall be borne by the parcels served and to be served by the lift station on a fair basis.

(e) **Taxes.** For the purposes of all taxation, including, without limitation, *ad valorem* real and personal property taxes, income taxes, hotel/motel tax, etc., the Phase 1 area shall be considered as being within the legal limits and jurisdiction of the City, except that any property taxes against the Phase 1 area arising out of the Township's tax roll for 1998 and prior years shall remain a lien on the affected parcel(s) in the Phase 1 area.

(f) **Special Assessments.** The Phase 1 area shall be within the legal limits and jurisdiction of the City for purposes of special assessments. To the extent the Township undertakes road, street, sidewalk or other right-of-way improvement from which the Phase 1 area specially

benefits, the City shall, upon the Township's request, specially assess such a proportionate share of such costs to the Phase 1 area on the same basis as the Township specially assesses other specially benefitted parcels for such improvements. Any amounts so collected by the City shall be paid over to the Township.

(g) **Rates, Charges and Fees**. All rates, charges, fees, and other costs for governmental services provided in the Phase 1 area shall be calculated, levied, charged, billed and collected on the same basis as all other property within the legal limits and jurisdiction of the City.

(h) **Voting**. Any persons residing in the Phase 1 area shall be entitled to vote on the same basis as all other persons residing within the legal limits of the City.

2.3 **Sharing of Revenues**. Revenues from the Phase 1 area shall be shared by the City and the Township during the term of this Agreement and any renewals as follows:

(a) **Formula for Sharing Ad Valorem Property Taxes.**

(1) Ad valorem real and personal property taxes levied by the City against property within the City shall apply in the Phase 1 area. The City will be responsible for collecting all ad valorem real and personal property taxes within the Phase 1 area and will retain all such taxes which are collected, except that the City shall return to the Township an amount computed by multiplying the following by the taxable value of property in the Phase 1 area:

For 2000: 2.1 mills ($2.10 per $1,000 of taxable value)
For 2001: 2.2 mills ($2.20 per $1,000 of taxable value)
For 2002: 2.3 mills ($2.30 per $1,000 of taxable value)
For 2003: 2.4 mills ($2.40 per $1,000 of taxable value)
For 2004, and each year thereafter during the term of this agreement:
2.5 mills ($2.50 per $1,000 of taxable value)

(2) Each year, the City shall, on September 15 of each year (or, if September 15 is not a City business day because it is a Saturday, Sunday, holiday or some emergency exists, the next City business day thereafter), forward to the Township its portion of the levied taxes. Any amount not paid by the City when due shall bear interest at a rate of one percent (1.0%) per month until paid.

(3) If, subsequent to the payment of such taxes, an owner of property within the Phase 1 area successfully challenges all or a portion of such taxes, and the City's for that or another reason, such as the return of the property for delinquent taxes, required to refund all or a portion of those taxes to the property owner, upon notice from the City, the Township shall promptly repay the City the Township's pro rata share of any such tax refund together with the Township's share of any interest due on the tax refund.

(b) **State and Federal Revenue Sharing**. The City may retain any and all revenue sharing revenues received by the City as a result of the conditional transfer of the Phase 1 area to the City.

(c) **Replacement of Property Taxes.** If the City, because of changes in law, no longer levies the same amount of property tax and receives additional revenues from other sources, such as income taxes, sales taxes, value added taxes, revenue sharing, or other sources of municipal revenues that are in whole or in part received by the City and have the effect of replacing the property tax revenues, the City shall annually or more frequently pay to the Township, within 15 days of the receipt of those other revenues, a portion of these new revenues equal in proportion to the Township's shared millage rate and the City's millage rate immediately before the reduction in the City's *ad valorem* property tax receipts from the property in the Phase 1 area.

(d) **Other Revenue.** The City is entitled to apply for, receive, and retain all gas and weight taxes, sales tax revenues, revenue sharing revenues, income tax revenues, single business tax revenues, etc., related to the Phase 1 area just as for all other property within the legal limits of the City. Any calculation or formula for receipt of such revenues shall assume the Phase 1 area is within the legal limits of the City as of the effective date of the agreement, subject to subparagraph 2.3(b), and except as otherwise expressly provided in this agreement.

(e) **Gifts, Grants, Etc**. All gifts, grants, assistance funds, bequests, or other funds from any private or public source given as a result of the Phase 1 area and any activity performed upon or within the Phase 1 area, the occupancy of the Phase 1 area, or for any other reason arising from the existence or jurisdiction of the Phase 1 area shall belong to the City.

ARTICLE III
Phase 2

3.1 **Intent.** The delayed conditional transfer of the jurisdiction of parcels in the Phase 2 Area, shall occur as provided in this Article III. The parties are sensitive to the desires of the long-time owners of some parcels within the Phase 2 area to avoid paying taxes at City rates and to remain in the Township. Given their current use, those parcels have no immediate need for City water and/or sanitary sewer service.

3.2 **Conditional Transfer of Parcels**. The conditional transfer of a parcel, or portion of a parcel, in the Phase 2 area from the jurisdiction of the Township to the jurisdiction of the City shall be completed when the owner of the parcel, or a person authorized to act on the owner's behalf, makes a written request for City sanitary sewer service or for City water service for the parcel, or portion of the parcel; or, in the case of property currently being provided said sewer or water service, when such authorized person makes a written request for transfer of the property to the jurisdiction of the City, and when such request is approved by resolution of the City Council of the City, and a certified copy of the resolution is delivered to the Township, the County Clerk, the Michigan Secretary of State and the Kent County Register of Deeds. When such a request for water or sanitary sewer service is made of the City, the City shall provide the Township written notice of the request

and of the date, time and place of the City Council meeting at which that request will be considered by the City Council. The Township shall have an opportunity to address the City Council with any concerns it may have regarding that request. The City may deny such a request if, in the City's determination, there is inadequate water supply or City sanitary sewer system capacity, or if the intended use of the parcel or portion of a parcel is inconsistent with the applicable planning and zoning provisions. In the case of a request for City water or City sanitary sewer service for a portion of a parcel, and where such request is approved in the manner provided in this subparagraph, the territory to be conditionally transferred to the City shall be the portion of the parcel as to which such service is requested and approved, not the remainder of the parcel.

3.3 **Effect of Conditional Transfer**. The effect of the completion of the conditional transfer of a parcel of land, or portion of a parcel of land, from the jurisdiction of the Township to the jurisdiction of the City, under the terms of this Article III shall be the same effect as for the parcels in the Phase 1 area conditionally transferred to the jurisdiction of the City under the terms of Article II, including, though not limited to, the sharing of tax revenues and other revenues between the City and the Township.

3.4 **Lift Station**. In order to accommodate all of the connections and wastewater flows contemplated by this Agreement, the parties agree that a new lift station may need to be constructed, perhaps near the point that Cedar Creek intersects White Creek Road. The cost of the lift station shall be borne by the parcels served and to be served by the lift station on a fair basis.

ARTICLE IV
Service Area

4.1 **Sanitary Sewer Service**. Parcels located in the Service Area shall be permitted to connect to the City's sanitary sewer system in accordance with the with the terms and conditions of this Article IV and without any annexation or transfer of jurisdiction.

(a) **Construction and Costs**. Any lines to be constructed from existing City sanitary sewer system lines shall be constructed according to City specifications and according to plans and specifications prepared at the Township's expense and submitted to the City for its review and approval. Any lines constructed in the City shall, upon completion, be conveyed to the City along with any needed easements for their operation, maintenance, repair, improvement or replacement. The Township shall pay the costs of all such construction, either from its own funds or from funds provided by potential users or others, together with the costs of the City's review of plans, inspection of the work and other expenses the City incurs as a result of such construction.

(b) **Limited Capacity**. At no time shall flows from the Service Area exceed an average (computed after the first year over a year and, prior to that, by annualizing the flows or projected flows) daily flow of 100,000 gallons. Provided, however, that five years after the effective date of this Agreement, the City shall inventory the vacant, unused and underutilized property within the City and any such property to be conditionally transferred or annexed to the City, along with current usage of its sanitary sewer system to determine whether additional capacity which can be made

available for use in the Service Area without a need to expand the City's wastewater treatment plan during the remaining term of the bonds outstanding thereon. Such inventory shall assess, under the City's then current zoning ordinance and Master Plan and for the current and planned uses of such property, the reasonably anticipated wastewater flows from the City. Provided, however, nothing in this Agreement shall require the City to make additional capacity available to the Township. The City shall permit, if it is technologically possible to do so without acquiring additional land therefor, the Township or any developer of property in the Service Area to pay for the construction of an addition to the City's sewer system to accommodate increased capacity requirements in the Service Area.

(c) **Wholesale Basis**. City sanitary sewer service shall be provided to the Township on a wholesale basis. So, the City will install a master meter to measure flows and will bill the Township for all rates, fees and charges. The Township may, in turn collect any such amounts from the users of the Township system.

(d) **Rates**. The City will bill the Township at rates to compensate the City for all the costs of providing service to the Service Area, including, without limitation, operation, maintenance, repair, replacement, improvement, a return on the City's overall existing investment in the system, an amount to compensate the City for the taxes not paid by portions of the City's sanitary sewer system lying within the City, a reasonable rate of return, the costs of complying with applicable laws, rules regulations, permit conditions, licensing requirements, orders, directives, etc. The parties believe it would not be cost effective or otherwise beneficial to calculate such fees at this time. Accordingly, the Township and City agree a rate of one and one-half (1-1/2) times the rates the City charges to customers within the City is reasonable. Provided., however, the City may establish another rate making method provided, the rates shall not exceed one and one-half times the rates the City charges to customers in the City. The City and Township agree that the other rate making method used by the City will be reasonable if the totals do not exceed one and one-half (1-1/2) times the rates for users within the City. Provided further, the connection fees for the Service area shall be two (2) times the rates for new connections within the City and the parties also find such amounts (currently 2 x $1,500 = $3,000 per residential equivalent unit) to be fair and reasonable.

4.2 **Ordinance Adoption and Enforcement**. The Township shall adopt a sewer use ordinance in substantially the form of that in Chapter 79, Article III of the City Code of the City, together with such amendments thereto as may, from time to time be adopted by the City Council. The Township hereby agrees to strictly enforce that ordinance. The Township also appoints the City Manager of the City to act as its agent in enforcing the Township's ordinance in the Service Area.

4.3 **Violations of Conditions**. If the Township or anyone using the sanitary sewers in the Township should violate any provision of the City's sewer use ordinance or any rules, regulations, orders or directives promulgated or issued pursuant thereto, or if the Township fails to pay when due any rates, fees, charges or other amounts due for such service, the City may after notices as provided in its sewer use ordinance discontinue service to the Township. If, in the opinion of the City Manager of the City, the violation poses an imminent threat to the pubic health, safety or welfare, and a reasonable way to address that threat is to do so, the City may immediately

terminate sanitary sewer service until the threat is abated. If there is no such imminent threat, the City shall discontinue such service only after notice to the Township and an opportunity for a hearing before the City Council. The City may permanently discontinue service to the Township without breaching this Agreement in the same manner as for any other customer under the City's Sewer Use Ordinance. To the extent reasonable, the City and Township shall work together to assure compliance by Township users and to terminate service only for violating users. In addition to any other remedies, if the Township is judged by a court or other decision maker of competent jurisdiction to have breached this Agreement, the City may terminate the sanitary sewer service provided pursuant to this Agreement.

ARTICLE V
Term and Termination

5.1 **Term**. This Agreement shall terminate at 11:59 p.m. on December 30, 2049, but shall automatically renew on that date for an additional 50 years. However, at the Township's sole option, exercised by written notice to the City on or before December 30, 2048, this Agreement may be terminated at the end of the initial term.

5.2 **Effect of Termination at End of Term**. Upon the termination of this Agreement, or any renewals, the Phase 1 area and any portions of the Phase 2 area which have been transferred from the Township's jurisdiction to the City's jurisdiction shall, except as otherwise specifically provided herein, for all purposes be within the legal limits and jurisdiction of the City.

5.3 **Other Grounds for Termination; Rescission**. This Agreement may also be terminated by mutual agreement of the parties, which agreement shall also specify whether the Phase 1 area or the Phase 2 area is thereafter within the jurisdiction of the City or the Township.

ARTICLE VI
Miscellaneous

6.1 **Prohibition on Annexation**. While this Agreement is in effect, including any renewal term, the City shall not initiate, sponsor, support or encourage annexation of any Township territory located within Phase 1, Phase 2, and the Service Area (including conditionally transferred territory) to the City, whether directly or indirectly, or whether any such annexation efforts or attempts involve property owner petitions, municipal petitions or otherwise. This provision shall not, however, preclude the City from carrying out any of its legal obligations in response to proper requests for public records under the Freedom of Information Act. In the event of an annexation petition filed by a property owner, or in the event of annexation proceedings initiated by a property owner, the City shall expressly state in writing, delivered to the governmental agency having jurisdiction, the City's unqualified opposition to any such annexation, and shall request that the annexation petition not be granted. Such writing shall be delivered prior to any annexation-approval proceedings.

6.2 **Notices**. Any notice, demand, or communication required, permitted, or desired to be given under this Agreement shall be deemed effectively given when personally delivered or mailed by first-class mail addressed to those addresses first provided above. The parties may, by written notice, designate any further or different address to which subsequent notices, demands, or communications may be given.

6.3 **Interpretation.**

(a) **Article and Other Headings**. The article and other headings in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement.

(b) **Entire Agreement**. This Agreement is the entire agreement between the parties with respect to its subject matter. It supersedes and replaces all previous or contemporaneous, express or implied, written or oral statements, covenants, representations or agreements. So, no oral statements or prior or contemporaneous written material not specifically incorporated in this Agreement shall be of any force and effect, and both parties specifically acknowledge, in entering into and executing this Agreement, they are relying solely upon the representations and agreements contained in this Agreement and no others.

(c) **Amendment.** This Agreement may not be amended except in writing signed by the parties following public hearings before and resolutions adopted by the Township Board and the City Council.

(d) **Benefits**. Neither party shall be entitled to benefits other than those specified herein.

(e) **Counterparts**. This Agreement may be executed in any number of counterparts and each such counterpart shall be considered a valid original.

(f) **Counsel**. Both parties consulted legal counsel and had input into the drafting of this Agreement. It should therefore be construed as if it were mutually drafted.

6.4 **Remedies**. The parties agree that remedies at law are inadequate and both parties shall have the right to all equitable remedies including, without limitation, mandamus, specific performance and injunctive relief. Before a party may undertake any legal or equitable action pursuant to or to enforce any provision of this Agreement, that party shall, except in cases of imminent threat to the public health or safety or as required under the City's Sewer Use Ordinance, first notify the other party of the basis for the claim, including detailed recitations of the facts and the law upon which the claiming party is relying. The party receiving such claim letter shall, within twenty-one (21) days of receiving the claim, respond in writing identifying those issues on which there is agreement and stating in detail the facts and law upon which the responding party is relying. The parties shall schedule a meeting to occur within (fourteen) 14 days after the date the response is due to discuss and seek to resolve the dispute. These time frames may be adjusted by the written consent of the parties.

6.5 **Filing and Effective Date.**

(a) **Initial Filing and Effective Date.** In accordance with Act 7 and Act 425, following the execution of this Agreement by the City and Township, a duplicate original of the Agreement shall be filed with the Clerk of Kent County and with the Michigan Secretary of State. This Agreement, certified by such County Clerk or Secretary of State, shall be *prima facie* evidence of the conditional transfer of the areas pursuant to this Agreement. This Agreement shall be effective at 12:01 a.m. on December 30, 1999, provided it has been filed with the County Clerk and Secretary of State.

(b) **Additional Filing.** The parties agree to the filing of additional documents, such as notices, forms and reports that may be required or requested by county, state or other agencies to give full effect and to fully implement this Agreement. The parties also understand the City will, from time to time, be filing certified copies of resolutions, together with additional copies of this Agreement in order to complete the conditional transfers of parcels within the Phase 2 area. If required, the Township shall countersign such resolutions and/or take any other action required to give effect to those delayed conditional transfers.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above by authority of the respective City Council and Township Board.

WITNESSES:

* Darci Frostick

* Scott Buck

* Elizabeth M. Mulder

* Jacquelyn M. Wright

CITY OF CEDAR SPRINGS

By: Ronny Merlington
Ronny Merlington, Mayor

By: Linda Branyan
Linda Branyan, City Clerk

TOWNSHIP OF SOLON

By: John C Cornell
John C. Cornell, Township Supervisor

By: Terri Riggle
Terri Riggle, Township Clerk

PA 425 Agreement Exhibit B

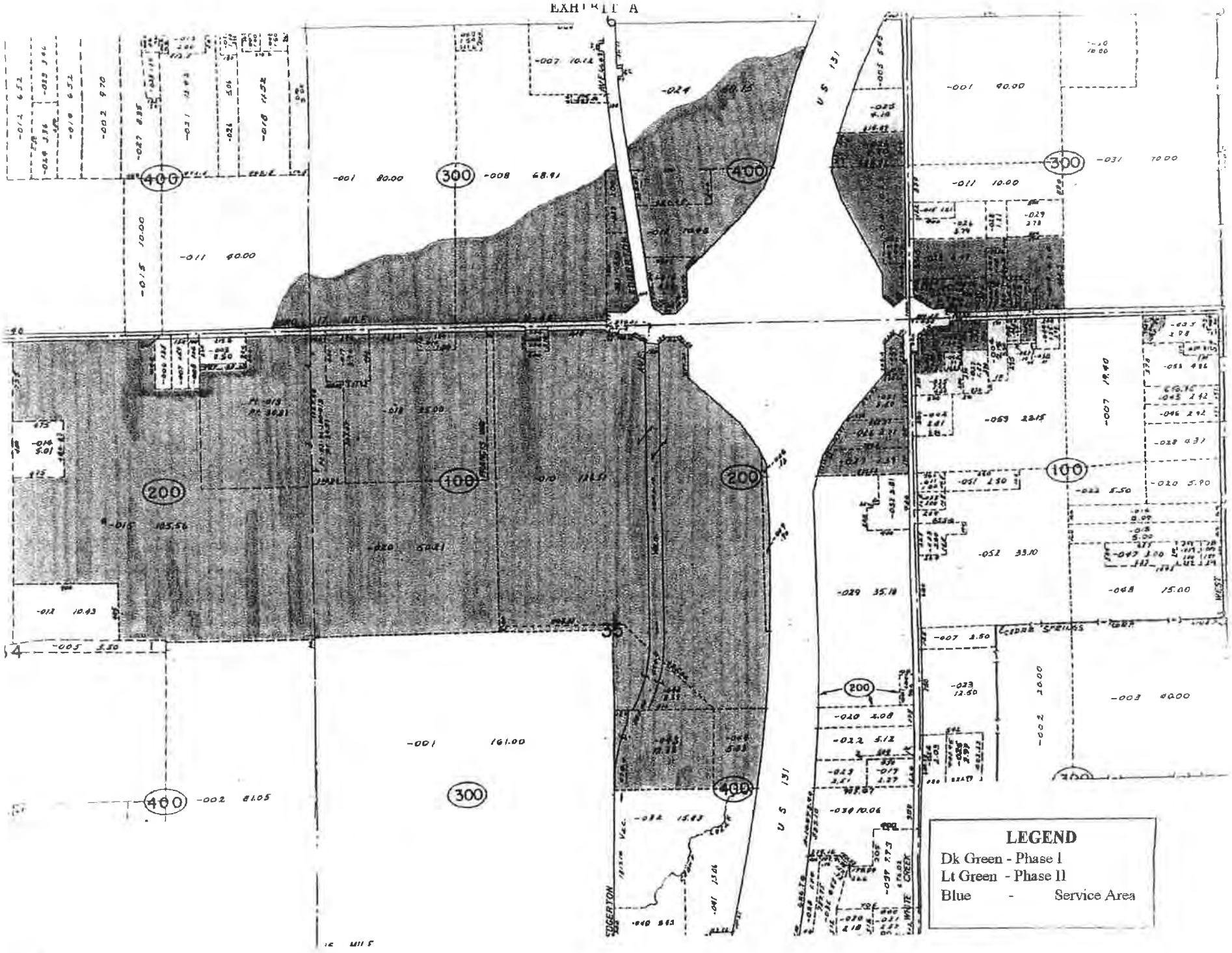
Area	*Parcel Number*	*Location*	*Property Address*	*First Name*	*Last Name*
Phase 1					
	41-02-25-300-018	N of 17-Mile	4153 17-Mile Rd NE	McDonald's Corp	
	41-02-25-300-019	N of 17-Mile	4175 17-Mile Rd NE	RBL Investments LLC	
	41-02-25-300-020	N of 17-Mile	4097 17-Mile Rd NE	Lippert Cedar Development	
	41-02-25-300-021	N of 17-Mile	4099 17-Mile Rd NE	Independent State Bank	
	41-02-25-300-023	N of 17-Mile	14060 White Creek Ave NE	CBL & Associates Ltd Ptnrs	
	41-02-25-300-024	N of 17-Mile	4059 17-Mile Rd NE	CBL & Associates Ltd Ptnrs	
	41-02-25-300-025	N of 17-Mile	4075 17-Mile Rd NE	Cedar Springs Bee-Kay	
	41-02-26-400-003	N of 17-Mile, W of W.C	14107 White Creek Ave NE	VanManen Oil, Inc	
	41-02-26-400-014	N of 17-Mile, W of W.C	14001 White Creek Ave NE	VanManen Oil, Inc	
	41-02-26-400-026	E of X-way, N of 17-Mile	14211 White Creek Ave NE	Metropolitan Hospital	
	41-02-35-200-026	S of 17-Mile, W of W.C.	13861 White Creek Ave NE	Adrian	VanderStoep
	41-02-35-200-027	S of 17-Mile, W of W.C.	13819 White Creek Ave NE	Adrian	VanderStoep
	41-02-35-200-030	S of 17-Mile, W of W.C.	13961 White Creek Ave NE	RLK Development	
	41-02-35-200-031	S of 17-Mile, W of W.C.	13903 White Creek Ave NE	Thomas J	VanderHyde
	41-02-36-100-006	S of 17-Mile	4330 17-Mile Rd NE	Dynatec Investment Pro	
	41-02-36-100-036	S of 17-Mile	4060 17-Mile Rd NE	Emro Marketing Company	
	41-02-36-100-041	S of 17-Mile	4020 17-Mile Rd NE	Linda A	Berris
	41-02-36-100-043	S of 17-Mile	4040 17-Mile Rd NE	RTM Mid-America, Inc	
	41-02-36-100-056	S of 17-Mile	4152 17-Mile Rd NE	Federau Corp	

Area	Parcel Number	Location	Property Address	First Name	Last Name
Phase II					
	41-02-25-300-001	N of 17-Mile, E of W.C.	4150 Solon St NE	Donald L	McIntyre
	41-02-25-300-011	N of 17-Mile, E of W.C.	14190 White Creek Ave NE	Thomas L	Gordon
	41-02-25-300-015	N of 17-Mile, E of W.C.	14140 White Creek Ave NE	Kelly D	Gifford
	41-02-25-300-026	N of 17-Mile, E of W.C.	14100 White Creek Ave NE	Solon Township	
	41-02-25-300-028	N of 17-Mile, E of W.C.	14102 White Creek Ave NE	Thomas L	Gordon
	41-02-25-300-029	N of 17-Mile, E of W.C.	4177 17-Mile Rd NE	RBL Investments LLC	
	41-02-25-300-030	N of 17-Mile, E of W.C.	4240 Solon St NE	Carollee	Gunnell
	41-02-25-300-031	N of 17-Mile, E of W.C.	4233 17-Mile Rd NE	James D	Crane ETAL
	41-02-26-400-025	N of 17-Mile, W of W.C	14291 White Creek Ave NE	White Creek Corp.	
	41-02-36-100-002	S of 17-Mile, E of W.C.	13890 White Creek Ave NE	Stout & Uebele, Inc.	
	41-02-36-100-004	S of 17-Mile, E of W.C.	4116 17-Mile Rd NE	Russell E	Barnes
	41-02-36-100-007	S of 17-Mile, E of W.C.	4250 17-Mile Rd NE	Hugh	Grannis
	41-02-36-100-009	S of 17-Mile, E of W.C.	4398 17-Mile Rd NE	Penny E	Towns ETAL
	41-02-36-100-014	S of 17-Mile, E of W.C.	13781 West St S NE	William N	Gates
	41-02-36-100-015	S of 17-Mile, E of W.C.	13771 West St S NE	Irving	Sipple
	41-02-36-100-020	S of 17-Mile, E of W.C.	13791 West St S NE	Ronald	Norman
	41-02-36-100-022	S of 17-Mile, E of W.C.	13793 West St S NE	Geness Builders	
	41-02-36-100-025	S of 17-Mile, E of W.C.	4350 17-Mile Rd NE	John T	Teusink
	41-02-36-100-028	S of 17-Mile, E of W.C.	13805 West St S NE	John T	Teusink
	41-02-36-100-035	S of 17-Mile, E of W.C.	13900 White Creek Ave NE	Dale	Frank, Trust
	41-02-36-100-037	S of 17-Mile, E of W.C.	4070 17-Mile Rd NE	Marathon Petroleum Co.	
	41-02-36-100-039	S of 17-Mile, E of W.C.	13697 West St S NE	Marilyn I	Stone
	41-02-36-100-040	S of 17-Mile, E of W.C.	13685 West St S NE	Larry E	Carr
	41-02-36-100-044	S of 17-Mile, E of W.C.	4042 17-Mile Rd NE	Linda	Berris, Trust
	41-02-36-100-045	S of 17-Mile, E of W.C.	13889 West St S NE	Kevin L	VanDyke
	41-02-36-100-046	S of 17-Mile, E of W.C.	13839 West St S NE	James	Sheldon
	41-02-36-100-047	S of 17-Mile, E of W.C.	13707 West St S NE	Carol	VanderHyde
	41-02-36-100-048	S of 17-Mile, E of W.C.	13759 West St S NE	Billy	Cotton
	41-02-36-100-049	S of 17-Mile, E of W.C.	4180 17-Mile Rd NE	Sparta State Bank	
	41-02-36-100-053	S of 17-Mile, E of W.C.	13915 West St S NE	Nathan V	Burley
	41-02-36-100-054	S of 17-Mile, E of W.C.	13975 West St S NE	Eugene L	Burley

Area	*Parcel Number*	*Location*	*Property Address*	*First Name*	*Last Name*
Phase II					
	41-02-36-100-055	S of 17-Mile, E of W.C.	4138 17-Mile Rd NE	Federau Corp	
	41-02-36-100-057	S of 17-Mile, E of W.C.	4140 17-Mile Rd NE	Federau Corp	
	41-02-36-100-058	S of 17-Mile, E of W.C.	4154 17-Mile Rd NE	Federau Corp	
	41-02-36-100-059	S of 17-Mile, E of W.C.	4186 17-Mile Rd NE	Keith	Eldred

Area	Parcel Number	Location	Property Address	First Name	Last Name
Service Area					
	41-02-26-300-001	W of X-way, N of 17-Mile	3375 17-Mile Rd NE	Madeline R	Remer, Trust
	41-02-26-300-008	W of X-way, N of 17-Mile	3565 17-Mile Rd NE	Dale E	Larson
	41-02-26-400-016	W of X-way, N of 17-Mile	14050 Edgerton Ave NE	Jeffrey R	Bassett
	41-02-26-400-018	W of X-way, N of 17-Mile	14351 Edgerton Ave NE	Lawrence S	Nauta
	41-02-26-400-022	W of X-way, N of 17-Mile	14175 Edgerton Ave NE	Deb	Christensen-Schaap
	41-02-26-400-023	W of X-way, N of 17-Mile	14100 Edgerton Ave NE	Deb	Christensen-Schaap
	41-02-26-400-024	W of X-way, N of 17-Mile	14350 Edgerton Ave NE	Daniel J	Bekins
	41-02-27-400-011	W of X-way, N of 17-Mile	3119 17-Mile Rd NE	Joseph S	Sagorski
	41-02-34-200-013	W of X-way, S of 17-Mile	3190 17-Mile Rd NE	Kenneth H	Koolman
	41-02-34-200-015	W of X-way, S of 17-Mile	2980 17-Mile Rd NE	Kenneth H	Koolman
	41-02-35-100-008	W of X-way, S of 17-Mile	3500 17-Mile Rd NE	Harley J	Morris
	41-02-35-100-010	W of X-way, S of 17-Mile	3592 17-Mile Rd NE	Cedarfield, Inc	
	41-02-35-100-014	W of X-way, S of 17-Mile	3362 17-Mile Rd NE	Leroy L	Stark
	41-02-35-100-017	W of X-way, S of 17-Mile	3240 17-Mile Rd NE	Michael A	Cook
	41-02-35-100-018	W of X-way, S of 17-Mile	13801 Francis Way NE	Cedar West Development	
	41-02-35-100-020	W of X-way, S of 17-Mile	3288 17-Mile Rd NE	Moore Farms	
	41-02-35-200-006	W of X-way, S of 17-Mile	3802 17-Mile Rd NE	Tom N	Lance
	41-02-35-200-009	W of X-way, S of 17-Mile	3804 17-Mile Rd NE	State Hwy Dept	
	41-02-35-400-042	W of X-way, S of 17-Mile	3701 16-Mile Rd NE	Moore Farms	
	41-02-35-400-043	W of X-way, S of 17-Mile	13491 Edgerton Ave NE	Moore Farms	
	41-02-35-400-044	W of X-way, S of 17-Mile	3695 16-Mile Rd NE	Cedarfield, Inc	

EXHIBIT A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-033 3.78
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-046 2.92
-028 4.31
-020 5.90
-022 5.50
-047 3.00
-007 3.50
-010 4.08
-032 5.12
-017 3.27
-037 2.73
-038 2.18
-035 2.18
-027 8.85
-021 8.85
-031 7.70
-002 6.70
-014 6.52
-019 6.52
-016 3.16
-013 3.16
-023 3.96
-024 5.06

AMENDING AGREEMENT NO. 1
IN AND TO
DEVELOPMENT COOPERATION AGREEMENT
BETWEEN
CITY OF CEDAR SPRINGS
AND
TOWNSHIP OF SOLON

THIS AMENDING AGREEMENT NO. 1 (this "Agreement") in and to the DEVELOPMENT COOPERATION AGREEMENT of December 30, 1999, is made as of October 27, 2000, between the CITY OF CEDAR SPRINGS, a home rule city, the principal business address of which is 66 S. Main Street, P.O. Box 310, Cedar Springs, MI 49319, Attn.: City Manager (the "City") and the TOWNSHIP OF SOLON, a general law township, the principal business address of which is 2305 19 Mile Road, Cedar Springs, MI 49319, Attn.: Township Supervisor (the "Township").

RECITALS

A. The City and the Township entered into a Development Cooperation Agreement as of December 30, 1999, pursuant to Act 425 of the Public Acts of Michigan of 1984, as amended ("Act 425"), and Act 7 of the Public Acts of Michigan of 1967, as amended ("Act 7").

B. Section 6.3(c) of the Development Cooperation Agreement provides that it may not be amended except in writing signed by the parties after the convening of public hearings and the adoption of resolutions by the City Council of the City and the Township Board of the Township.

C. The City and the Township desire to amend the Development Cooperation Agreement so as to add to Phase 2 of that agreement the Solon Township portion of lands commonly known as the Northland Estates Mobile Home Park, and so as to cause the Phase 2 provisions of the Development Cooperation Agreement, and other relevant provisions thereof, to apply fully to such additional lands.

D. By cooperating with respect to the proposed additional lands to be included in Phase 2, the parties believe that they can avoid future disputes, minimize uncertainty about land development, assure that development occurs in a mutually-beneficial manner and in general more fully assure the quality of development and more effective utilization of City and Township resources.

NOW, THEREFORE, in consideration of their mutual understandings, the parties agree as follows:

1. Section 1.1(2) of the Development Cooperation Agreement, and Exhibit A thereof, are amended so as to add to the Phase 2 area of that agreement the lands described and shown on Exhibit A of this Agreement.

2. All provisions in the Development Cooperation Agreement pertaining to Phase 2 shall apply fully to the additional Phase 2 lands described in Exhibit A of this Agreement, as of the effective date hereof

3 The term of this Agreement, the effect of termination of the Agreement and other matters pertaining to termination thereof shall be as stated in Article V of the Development Cooperation Agreement.

4. Sections 6.1, 6.2 and 6.4 of the Development Cooperation Agreement, pertaining respectively to prohibition on annexation, notices and remedies, are by this reference included in this Agreement and shall pertain to the lands described in Exhibit A.

5. This Agreement may be amended only by a writing signed by the parties following the convening of public hearings and the adoption of resolutions by the City Council of the City and the Township Board of the Township, as required by law.

6. In accordance with Act 7 and Act 425, following the execution of this Agreement by the City and Township, a duplicate original of the Agreement shall be filed with the County Clerk of Kent County and with the Michigan Secretary of State. This Agreement shall be effective at 12:01 a.m. on October 30, 2000, provided it has been filed with the County Clerk and the Secretary of State.

The parties agree to the filing of additional documents, such as notices, forms and reports that may be required or requested by county, state or other agencies to give full effect to and to implement this Agreement. The parties also understand the City may, from time to time, be filing certified copies of resolutions, together with additional copies of this Agreement in order to complete the conditional transfer of the lands described in Exhibit A, when it is appropriate to do so under the Development Cooperation Agreement. If requested, the Township shall countersign such resolutions and take other action required to give effect to conditional transfer of the described lands.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above, by authority of the City Council and Township Board

WITNESSES

Pam M. Howell
*

Deborah Frederick
*

CITY OF CEDAR SPRINGS

By: Linda Hunt
, Mayor

By Diane Sinstra Deputy
, City Clerk

TOWNSHIP OF SOLON

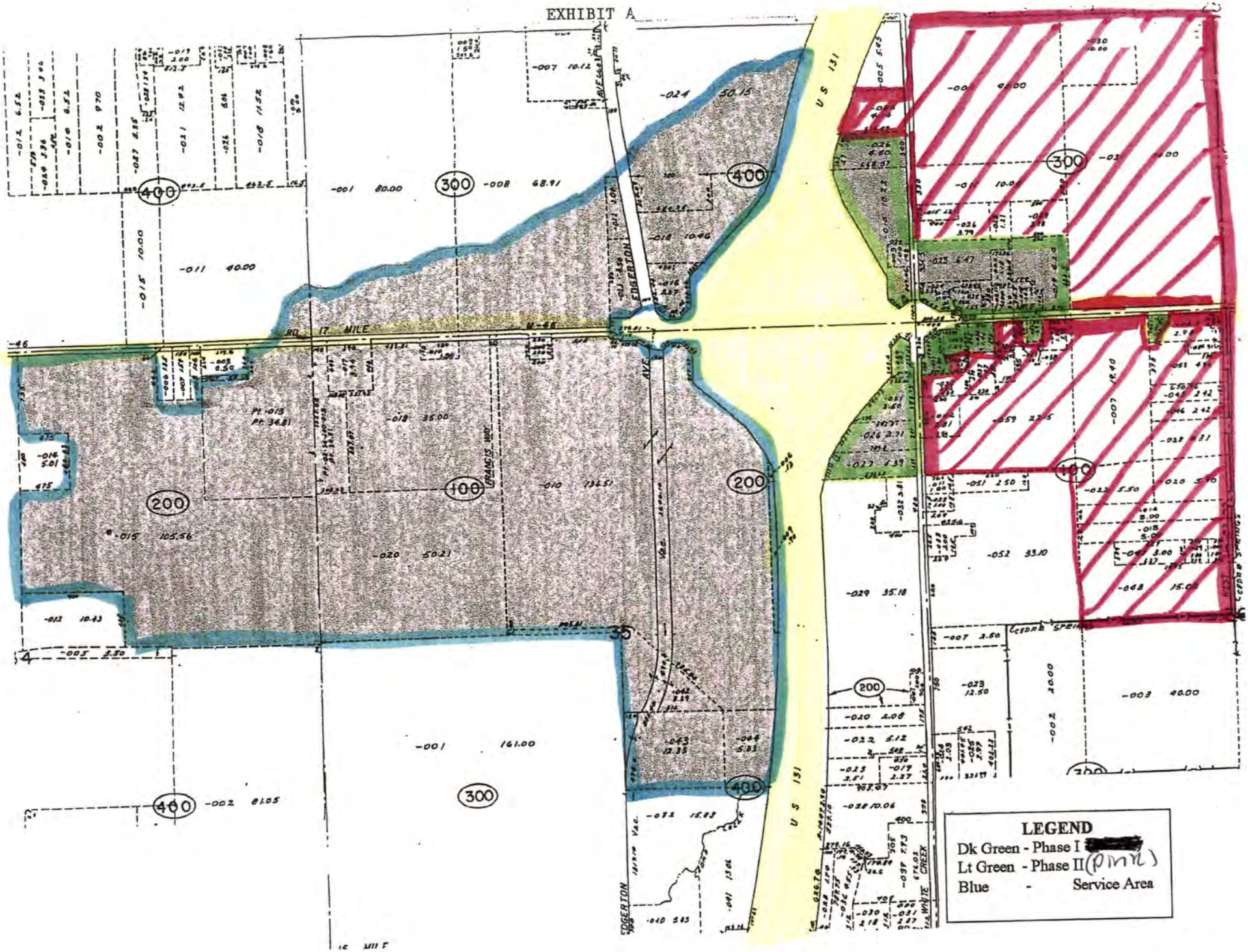
Michelle Lester
*

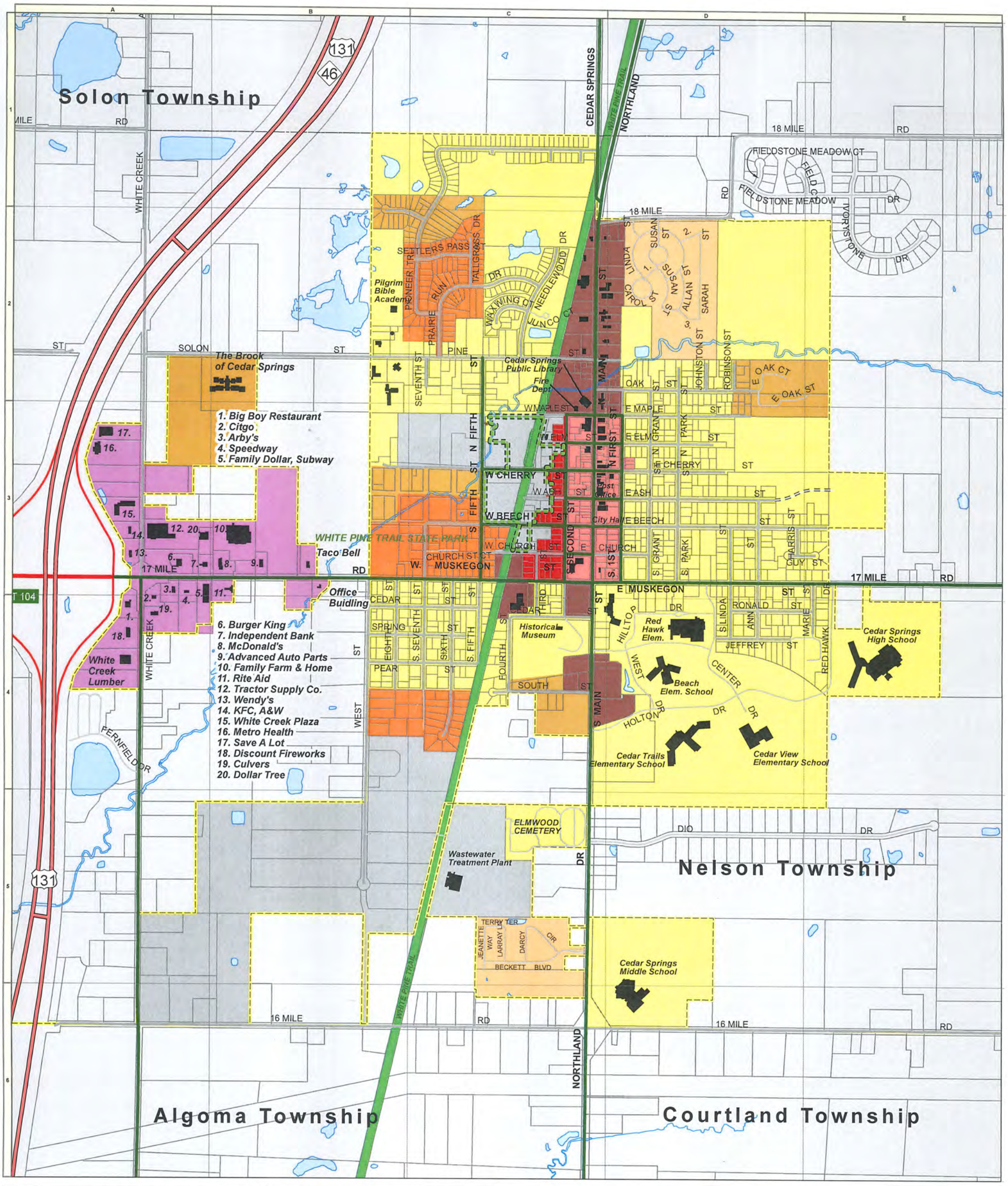
Irene Andersen
*

By: John C Cornell
John C. Cornell, Township Supervisor

By: Terri Riggle
Terri Riggle, Township Clerk

EXHIBIT A


US 131
EDGERTON AVE.
12 MILE RD.
M-46
FRANCIS HWY
CEDAR SPRINGS
WHITE CREEK
LEGEND
Dk Green - Phase I
Lt Green - Phase II (PMR)
Blue - Service Area



LEGEND

- Major Buildings

Street Centerlines

- Freeway
- Freeway Ramp
- Highway
- Primary
- Secondary
- Proposed/Under Const.
- Private
- Municipal Boundaries
- Public Land Survey Sections
- Lakes & Ponds
- Rivers & Streams

ZONING LEGEND

- B-2 Central Business District
- B-3 Highway Business District
- HC Highway Commercial
- MU Mixed Use
- I-1 Industrial
- R-1 Single Family Residential
- R-2 Single & Two Family Residential
- R-3 Multiple Family Residential
- R-4 Mobile Home Residential
- White Pine Trail Overlay

CITY OF CEDAR SPRINGS
KENT COUNTY, MICHIGAN
ZONING MAP

ADOPTED DATE: 9/14/2023
UPDATED DATE: 9/14/2023

0 437.5 875 1,750 2,625 3,500 Feet

A copy of the City Zoning Ordinance may be obtained on the City's website or by contacting City Hall at 616-696-1330. Sec. 40-132(c)- The official zoning map shall be identified by the signature of the zoning administrator, attested by the city clerk

Darla Fuleon — **Zoning Administrator**

Rebecca Johnson — **City Clerk**

(c) 2023 City of Cedar Springs and REGIS.

REGIS

This map was created using REGIS, the Grand Valley Regional Geographic Information System. This map does not represent a legal document. It is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy and should be verified through other means. Any duplication is restricted under copyright laws and the Enhanced Access to Public Records Act, PA 462 of 1996, as amended.

Solon Township 425 Payments

	# of Parcels	TV	Annual Payment	
2004	83	11,077,295	$ 27,693.23	
2005	92	12,105,449	$ 28,566.12	
2006		12,217,210	$ 30,543.00	
2007	78	12,836,912	$ 32,092.28	
2008	77	12,729,625	$ 31,824.06	
2009	84	14,022,955	$ 35,057.39	
2010	91	12,807,574	$ 32,018.93	
2011	84	12,480,619	$ 29,127.76	
2012	90	10,842,482	$ 27,106.21	
2013	100	10,370,811	$ 25,927.03	
2014	100	10,210,645	$ 25,526.61	
2015	86	9,527,778	$ 23,819.45	
2016	70	9,267,212	$ 23,168.03	
2017	66	9,808,352	$ 24,520.88	
2018	67	11,030,789	$ 27,576.97	
2019	65	11,649,873	$ 29,124.68	
2020	66	11,871,899	$ 29,679.74	
2021	67	13,996,741	$ 34,991.85	Holiday Inn - full value
2022	70	14,840,833	$ 37,102.08	
2023	70	14,467,855	$ 36,169.64	
2024	71	15,238,531	$ 38,096.33	

Recent Projects in the 425 Agreement

City of Cedar Springs

1. Phase II
    a. The Brooks
    b. Holiday Inn Express & Suites
    c. Culvers
    d. O'Reilly Auto Parts
    e. Rockford Ambulance
    f. 4100 17 Mile (Vacant)
    g. Advanced Auto Parts Store
    h. Kent County Sherriff Department
    i. White Creek Flats – Estimated Phase I completion Spring of 2026
        i. Brownfield Tax Abatement

Solon Township

1. Phase II
    a. Storage Units
2. Service Areas
    a. Aldi
    b. Cedar Animal Hospital
    c. Goodwill
    d. Woodlawn Hills Development

From: City Manager
To: latchison; Renee Race
Subject: FW: 03-25-2025 Special Joint Planning Commission Agenda and Agenda Packet
Date: Tuesday, March 18, 2025 8:06:00 AM
Attachments: 1 03-25-2025 PC Special Agenda.pdf
03-25-2025 PC Special Agenda Packet Reduced.pdf
image006.png

Lisa & Renee

Here is the packet for next Tuesday's joint Planning Commission meeting with Solon Township's Planning Commission, if you are interested in attending.

Thanks
Darla

From: clerk <clerk@cityofcedarsprings.org>
Sent: Tuesday, March 18, 2025 8:00 AM
To: Matthew Hogg <mhogg@cityofcedarsprings.org>; Shandell Napieralski <snapieralski@cityofcedarsprings.org>; John Nixon <jnixon@cityofcedarsprings.org>; Rose Powell <rpowell@cityofcedarsprings.org>; Clinton Conley <cconley@cityofcedarsprings.org>; Marty Mrozinski <mmrozinski@cityofcedarsprings.org>; Brayden Marvel <bmarvel@cityofcedarsprings.org>
Cc: Andrew Moore (Moore@williams-works.com) <Moore@williams-works.com>; April <DeputyClerk@cityofcedarsprings.org>; City Manager <manager@cityofcedarsprings.org>
Subject: 03-25-2025 Special Joint Planning Commission Agenda and Agenda Packet

Planning Commission,

Please see the attached agenda and agenda packet for your Joint meeting with Solon Township Planning Commission on Tuesday, March 25, 2025 at 7pm.

As always, these documents are available on the City's website at https://cityofcedarsprings.org/meetings/meetings-minutes-library/

Thank you,

Rebecca Johnson, CMC, MiPMC
City Clerk

CEDAR SPRINGS
Cherishing our Heritage
Embracing our Future
EST. 1871

66 S. Main
P.O. Box 310
Cedar Springs, MI 49319

(616)696-1330 Ext. 101
www.cityofcedarsprings.org
clerk@cityofcedarsprings.org

SPECIAL MEETING
CEDAR SPRINGS PLANNING COMMISSION
AND SOLON TOWNSHIP PLANNING COMMISSION

AGENDA

Tuesday, March 25, 2025
7:00 p.m. Meeting

Kent County Sheriff's Department
4191 17 Mile Rd NE, Cedar Springs, MI 49319

1. Call to order and Pledge of Allegiance.

2. ROLL CALL:

   Cedar Springs Planning Commission

   Mr. Clint Conley, Vice-Chairperson _____
   Mr. Matthew Hogg _____
   Mr. Brayden Marvel _____
   Mr. Marty Mrozinski _____
   Ms. Shandell Napieralski _____
   Mrs. Rose Powell _____
   Mr. John Nixon, Chairperson _____

3. PUBLIC COMMENTS.

4. DISCUSSION ITEMS:

   A. Roundtable Discussion for the 425 Agreement between City of Cedar Springs and Solon Township
      i. Historical Information
      ii. Recent Projects
      iii. Future Development

   B. Set 2026 Meeting Date – March 31, 2026 at 7pm

5. BOARD MEMBER COMMENTS.

6. ADJOURNMENT.

SPECIAL MEETING
CEDAR SPRINGS PLANNING COMMISSION
AND SOLON TOWNSHIP PLANNING COMMISSION

AGENDA

Tuesday, March 25, 2025
7:00 p.m. Meeting

Kent County Sheriff's Department
4191 17 Mile Rd NE, Cedar Springs, MI 49319

1. Call to order and Pledge of Allegiance.

2. ROLL CALL:

   Cedar Springs Planning Commission

   Mr. Clint Conley, Vice-Chairperson _____
   Mr. Matthew Hogg _____
   Mr. Brayden Marvel _____
   Mr. Marty Mrozinski _____
   Ms. Shandell Napieralski _____
   Mrs. Rose Powell _____
   Mr. John Nixon, Chairperson _____

3. PUBLIC COMMENTS.

4. DISCUSSION ITEMS:

   A. Roundtable Discussion for the 425 Agreement between City of Cedar Springs and Solon Township
      i. Historical Information
      ii. Recent Projects
      iii. Future Development

   B. Set 2026 Meeting Date – March 31, 2026 at 7pm

5. BOARD MEMBER COMMENTS.

6. ADJOURNMENT.

Public Notice
City of Cedar Springs

Special Joint Meeting
of the Cedar Springs Planning Commission
And Solon Township Planning Commission

Tuesday, March 25, 2025
7:00 PM

Kent County Sheriff's Department Community Room
4191 17 Mile Rd NE
Cedar Springs, MI 49319

The purpose of the joint Meeting Between City of Cedar Springs Planning Commission and Solon Township Planning is to fulfill the annual obligation stipulated in the 425 Development and Cooperation Agreement.

The agenda will primarily focus on discussions, considerations, and recommendations related to zoning and land uses for the designated properties covered under the aforementioned agreement and any other business related to the 425 Agreement.

All interested parties, stakeholders, and members of the public are encouraged to attend and participate in this collaborative effort between the City of Cedar Springs and Solon Township. Your participation and input are valuable as we work together to shape the future development and cooperation within our communities.

Persons having any questions regarding these matters are urged to attend this meeting or attend virtually. Virtual meeting information can be found below.

https://us02web.zoom.us/j/88908354657

Meeting ID: 889 0835 4657

One tap mobile
+13126266799,,88908354657# US (Chicago)
+16465588656,,88908354657# US (New York)

If you have additional questions or are unable to attend the meeting, but wish to have your comments become a part of the official record of the meeting, please submit them in writing to your respective representative listed below:

City of Cedar Springs: City Manager - Darla Falcon - (616)696-1330 Ext. 104 - manager@cityofcedarsprings.org
Solon Township: Township Supervisor – Robert Ellick – (616) 696-1718 - supervisor@solontwp.org

Rebecca Johnson
City Clerk
616.696.1330
Posted: February 20, 2025, at 5:30 p.m.

SPECIAL MEETING
CEDAR SPRINGS PLANNING COMMISSION
AND SOLON TOWNSHIP PLANNING COMMISSION

MINUTES

Tuesday, March 26, 2024
7:30 p.m. Meeting

Kent County Sheriff's Department
4191 17 Mile Rd NE, Cedar Springs, MI 49319

1. **Conley** called the meeting to order at 7:30 p.m.

2. ROLL CALL:

Cedar Springs Planning Commission

Ms. Rose Powell	Present
Mr. Matthew Hogg	Present
Mr. Jason Merlington	Present
Ms. Shandell Napieralski	Present
Mr. John Nixon, Vice-Chair	Present
Mr. Clint Conley, Chair	Present

Solon Township Planning Commission Members Present: Rick Sevey, Keith Sawade, Joe VandenBerg, Mark Hoskins, Al Myers, Hal Babcock.

Motion by **Conley** seconded by **Merlington** to approve the agenda as presented.

Voice Vote **6-0** **Motion Carried.**

3. PUBLIC COMMENTS.

None.

4. DISCUSSION ITEMS:

A. Roundtable Discussion for the 425 Agreement between City of Cedar Springs and Solon Township
   i. Historical Information
   ii. Recent Projects

APPROVED

iii. Future Development

Sevey reported that this meeting is the first meeting since the 425 Agreement was signed. He reported that Solon Township Supervisor has reported that the Agreement has been highlighted at many conferences and across the state as an agreement that was ahead of its time. **Conley** would like to continue to grow individually without damaging the good parts of each community.

Merlington questioned if the township could envision a future where water and sewer would be needed in the service area? **Sevey** didn't see a need for water and sewer extension. **Babcock** thought that the 131 highway was a good natural boundary.

Conley discussed some of the ongoing and desired projects of the city including extending 5th Street to White Creek Ave and the extension of West Street to 16 Mile Road. **Sevey** reported that there were some commercial areas near Edgerton that are developing for a dog kennel. **Hoskins** also reported that the township is considering rezoning the property located on 17 Mile Rd from the highway on both sides of the road to Algoma Ave for commercial use.

Nixon inquired if the intersection at Edgerton and 17 Mile will be addressed at any point? **Sevey** reported that the Michigan Department of Transportation (MDOT) controls much of 17 Mile.

VandenBerg would like to see some added coordination on building materials for the shared areas of the 425 areas. **Hogg** also thought sharing zoning ordinances regarding signage would be beneficial as well. **Conley** reported sharing and keeping the other municipality aware of zoning changes could work well for the areas where the 425 intermix. **Powell** really wanted to see some coordination with the implementation of sidewalks. **Merlington** expressed a need for sidewalks on White Creek Ave. **Myers** reported that the road commission should be contacted now before the new apartment goes in so they can begin to work on possibly modifying the speed, roadway, and signals for the intersection at White Creek and Solon Road. **Sawade** would like to see the North Country Trail utilized to help alleviate some pedestrian traffic and allow safe passage to the White Pine Trail.

B. Set 2025 and Future Annual Meeting Dates

Consensus among the boards would be to annually hold the meeting on the last Tuesday of March. The boards should confirm date, time, and location with the other municipality at their December board meetings.

Public Comments:

Jon Stout the city is proper in thinking about bringing water and sewer across the highway. He explained that he has had three properties that have hooked into the Cedarfield mobile home park sewer system recently and he was informed that future connections will be tapped after November of 2025.

APPROVED

Jerry Gross reported that MDOT is investigating the intersection at 17 Mile and Edgerton Ave. He was informed that the state is reluctant on placing a light at the intersection due to the proximity of the highway. A proposed option would be to make the exits a right hand turn only and installing a Michigan U-Turn.

5. BOARD MEMBER COMMENTS.

Babcock reported that there may be new legislation to allow local municipalities more control over speed limits.
Powell thought that it was great to get together with everyone.

6. ADJOURNMENT.

Motion by **Powell** seconded by **Hogg** to close adjourned the meeting at 8:21 p.m.

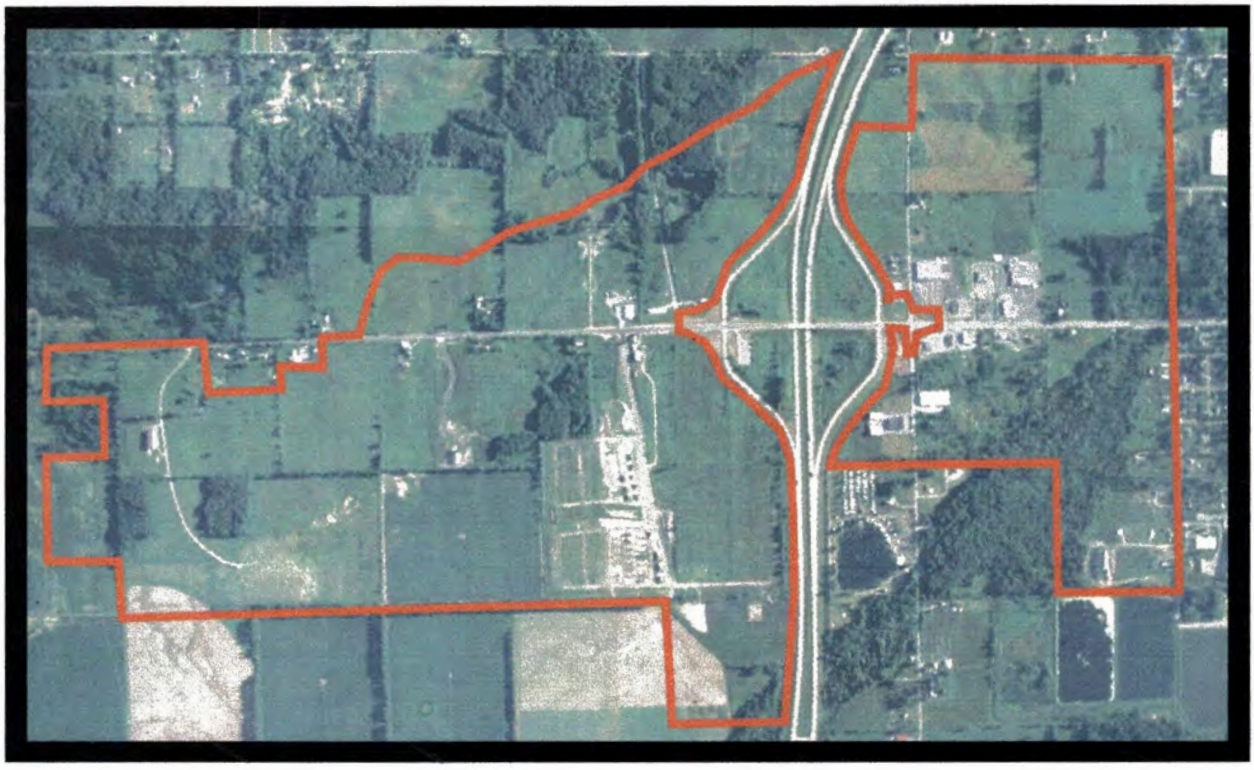
Rebecca Johnson, City Clerk **Clint Conley, Chairperson**

APPROVED

FINAL DRAFT

425 AGREEMENT AREA
MASTER DEVELOPMENT PLAN

CITY OF CEDAR SPRINGS AND SOLON TOWNSHIP



SOLON
Established in 1857
Township

425 AGREEMENT
MASTER DEVELOPMENT PLAN

PREPARED FOR:
THE CITY OF CEDAR SPRINGS & SOLON TOWNSHIP
KENT COUNTY, MICHIGAN

PREPARED BY:
LANGWORTHY, STRADER, LEBLANC & ASSOCIATES, INC.
GRAND RAPIDS, MI

ADOPTED BY CEDAR SPRINGS:
APRIL XX, 2001

ADOPTED BY SOLON TOWNSHIP:
APRIL XX, 2001

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CITY OF CEDAR SPRINGS AND SOLON TOWNSHIP, MICHIGAN

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CHAPTER 1 INTRODUCTION

WHAT IS A 425 AGREEMENT?

The area surrounding the US-131/17 Mile Road interchange has become a prime location for new development due to its easy access from US-131 and proximity to the Grand Rapids metro region. Often, areas that undergo such rapid growth may begin to develop with little consideration for landscaping and design, while fostering unsafe traffic movements and doing little to support pedestrian circulation. The City of Cedar Springs and Solon Township have recognized this possibility and have entered into a cooperative planning and development process. This was formalized with the signing of a 425 Agreement. The Agreement has many objectives, with an emphasis on fostering quality economic development benefitting both communities.

A 425 Agreement, derived from A.P.A. 425 of the1984 Conditional Land Transfer Agreement, is a revenue sharing agreement for economic development reasons between two governmental units to transfer land from one unit to another unit for an agreed upon time limit of up to 50 years. The City and Township have structured their Agreement around seven basic principles, or "Recitals." They are:

A. The City and the Township desire, through cooperation, to foster quality economic development to benefit the respective communities.

B. The cooperation between the City and Township is designed to bring about the enhancement of the tax bases of both communities, and to thereby create jobs and provide services and products to the residents and visitors of both communities.

C. The City presently lacks a sufficient inventory of undeveloped land within its corporate boundaries to foster continued desired economic development, while having in place the infrastructure and personnel to deliver traditional municipal services.

D. The City and Township recognize that mutual goals relative to quality economic development locating in the Cedar/Solon Development area would be served through the extension of services available within the corporate

limits of the City to areas presently located in the Township.

E. In particular, certain areas of the Township located west of the City, along the US-131 corridor, presently need sewer services, which services would further the economic health of the greater Cedar/Solon area by increasing the probability of commercial growth and the resulting creation of additional jobs.

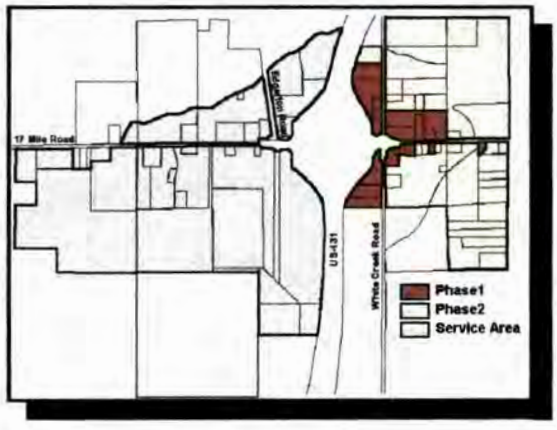
F. By means of this Agreement, the City will provide such sewer services for the certain areas of the Township located west of the City.

G. By cooperating, the parties can prevent future disputes, minimize uncertainty about development, better accommodate development, assure development occurs in a mutually beneficial manner, better assure the quality of development, and better utilize their respective sources.

STUDY AREA

The 425 Area consists of approximately 711acres, located entirely within Solon Township. However, the Agreement provides for all 425 lands to eventually fall under the jurisdiction of the City of Cedar Springs. This jurisdictional transfer will occur in two phases (east of US-131), generally identified as "Phase I" and Phase II." All land west of the US-131 corridor is identified as "Service Area," where sewer extensions are planned.

Phase I consists of approximately 48 acres, located directly east of US-131, bisected by 17 Mile and White Creek Roads. Properties in Phase I currently fall under City jurisdiction. As a result, all development procedures (i.e. building permits, site plan reviews, special land use approvals, etc.) are conducted and approved by the City.



Phase II, approximately 217 acres, abuts the east boundary of Phase I and is bounded to the east by the city limits. Although properties in Phase II currently remain under Township control, they are to be transferred into Phase I upon a development request.

The Service Area makes up the remainder of the 425 area and consists of approximately 446 acres, located west of US-131. Jurisdiction of the Service Area is to remain under Solon Township, although city sewer services are to be extended, per the requirements of the agreement, as future development requires. However, certain types of developments may also warrant the extension of City water services into the Service Area.

MASTER DEVELOPMENT PLAN

The Master Development Plan, jointly developed and adopted by the City and the Township, will serve as a guide for the future development within the 425 Area. As development pressures increase, the City and Township will have the ability to manage growth in a coordinated manner that directly reflects the Vision of the Plan. A properly developed, well thought-out Master Plan can provide tangible benefits in the form of improved quality of life, more efficient use of resources, a cleaner environment, and an economically healthy community. While the Master Development Plan has little direct legal authority, it is a powerful expression of a community's intentions for the future.

The first requirement of an effective Master Plan is public support, especially in the case of specific techniques to encourage safe access and accessibility. One of the purposes of the Master Development Plan is to develop justification for various techniques that can be used to enhance development around the US 131 interchange. Without public support, regulations related to the interchange may meet resistance from residents, business owners, developers and others. If promoting improvements around the interchange is a priority for the community's residents, they must support the enforcement of design techniques to accomplish this objective. Discovering the depth of this commitment is an essential element of the Master Development Plan.

Eventually, this commitment will be expressed through one or more objectives related the various objectives set out in the Master Development Plan. There are several issues that will be explored throughout this process. Specific attention will be directed towards:

Land Use:	Type of development and where it is to be located;
Transportation:	Ensuring safe and efficient access to new developments and promoting pedestrian circulation;
Aesthetics:	Requiring landscaping, setbacks, and visually appealing signs; and
Economic Vitality:	Providing increased opportunities for employment, shopping, and services.

CHAPTER 2
COMMUNITY SURVEY

The key to developing an effective Master Development Plan is understanding the issues of concern that are affecting the area. To determine these issues, a series of community surveys and interviews were performed with various stakeholders and City and Township representatives, that formed the basis for realistic goals and objectives for the Plan. Issues of concern were identified early in the process and stakeholder interviews were held with business and property owners to help gain a comprehensive understanding of the specific concerns of those most directly affected by the Plan.

COMMUNITY SURVEY ISSUES OF CONCERN

The following issues were identified by Township and City officials.

- The City's current Zoning Ordinance business district language is not sufficient to adequately manage growth in the 425 area. A new district which is mutually acceptable by the Township and City should be created to address this issue.
- New residential areas should not be separated from the new businesses. They should be accessible to pedestrians, which will not only add convenience to the new residential developments, but reduce traffic impacts on 17 Mile Road as well.
- The time frame of this project is very important. Because the area is very attractive to developers (there are currently several proposed developments for this area), and without adequate development controls, the area is at risk of being poorly developed. Design standards should be drafted and adopted by both the Township and the City quickly in order to ensure that the 425 Area is developed in a manner which benefits both communities.
- The permitted height of the proposed buildings should not be beyond the current capacities of the public services (i.e., fire/police protection).
- Residential areas should front on Pine Street yet be accessible to the business district.
- The roads need to be a higher priority. Service roads, driveway consolidation and other traffic management strategies should be implemented in high traffic areas. Also, a designated truck route would make it more attractive for businesses.
- Off-street parking for 425 Area businesses should not be permitted in the front yard.

Instead, it should be allowed in the side of back yard in order to hide large-scale parking lots.

- The following uses should be permitted in the 425 Area:

  - Hotels/motels
  - Sit-down dining establishments
  - Department stores
  - Recreational/walking areas
  - Professional office park
  - Multi-family residential developments
  - "Big-box" stores should be allowed, but the number should be controlled.

- The following types of uses should *not* be permitted in the 425 Area:

  - Fast food restaurants;
  - Gas stations (unless adequately spaced to reduce their concentration in any one area);
  - Industrial (light or heavy).

STAKEHOLDER INTERVIEWS

A group of people identified as key stakeholders were personally interviewed early in the process. These persons included Chamber of Commerce representatives, major employers and property owners of significant portions of land within the study area. The intent of the interviews was to help gain an understanding of the issues of concern, general economic conditions and future plans for property, all of which may have an impact on the outcome of the plan. The interviews also provided the opportunity for those who have a significant interest in this planning effort to help define the future of the 425 area. The following outlines the questions and responses taken from the stakeholder interviews.

Q. #1 ***Do you feel there are any significant problems/opportunities in this area of which we should be aware?***

A. #1 There is an opportunity for the development of nice housing with the proposed sewer extensions, however, excessive restrictions on land use may threaten the economic viability of our land.

A. #2 There is a niche for multi-family housing in this area, however, land development should be controlled to avoid multiple lot splits that result in numerous small parcels. Also, manufactured housing should be seriously considered.

A. #3 Traffic flow is definitely a problem. Opportunities to consider include traffic signals

Q. #5 *What feature(s) in your community do you feel should be preserved or protected in the future? Features can include businesses, recreational facilities, recreational amenities, public services etc.*

A. #1 The architectural character, the community recreation. Would like to see more business owners owning their buildings, and the development of a community center (for meetings and events).

A. #2 Preserve the public access, trails and natural character.

A. #3 Preserve all the natural areas and as much farmland as possible.

A. #4 Protect the area where Cedar Creek crosses Muskegon Street.

A. #5 Maintain the lack of undesirable land uses, namely adult stores. Protect the school property from irresponsible development (suggested a round-a-bout at 17 Mile and Main). Preserve the good school system and historic buildings.

Q. #6 *What existing and/or potential feature(s) in your community do you feel are undesirable?*

A. #1 Businesses not owning their buildings.

A. #2 Keep industrial uses away from residential areas. Numerous eyesores along the railroad. City should be cautious of cluster development without the provision of adequate open space.

A. #3 Fix up the buildings on Main Street. The old foundry at the north end of town is an eyesore.

A. #4 The 17 Mile/Main Street intersection.

Q. #7 *What would you include on a Cedar Springs/Solon Township wish list?*

A. #1 Sam's Club, small maintained park or a linear park system.

A. #2 Public access to trails and a new library.

A. #3 Park and recreation facilities (North Park), a new City Hall, and better joint (City/Townships) fire protection.

A. #4 Hotel or Motel

A. #5 Wal Mart, construct a new library and convert the old library into a, Amvet sub-station

and safety improvements, green areas, business clustering and improved sign design.

A. #4 Initially there was opposition to the agreement, but now that people have become aware of the benefits of the 425 agreement, there is little or no opposition.

Q. #2 *If you are a business owner, why did you choose to locate in Cedar Springs/Solon Township?*

A. #1 There is currently land available to develop, and the City is very cooperative with abatements and street improvements to 5th Street. Business was compatible with surrounding uses.

A. #2 We were previously living here.

Q. #3 *Why do you think most people would want to open a business in this area?*

A. #1 Because of the rapid growth of the area and its proximity to the interchange.

A. #2 The relatively low overhead rates make it less expensive to operate here.

A. #3 The City is very cooperative with those opening or expanding their business. The area is also has a strong job market and is very accessible to Grand Rapids but without the traffic congestion.

A. #4 The 425 agreement will make it more attractive to businesses.

Q. #4 *Do you have any significant future plans for your business/property?*

A. #1 Negotiations are underway with a fast-food restaurant and a hotel/motel developer.

A. #2 A property owner has a development plan underway for his 40 acres. He is considering site condos, a PUD, and a new library. Currently farming two-thirds of the property.

A. #3 One company has just completed a 14,000 square foot expansion, with a possible manufacturing plant expansion in 2-3 years. There is currently 87,000 square feet of developable land available to the west. The property owner felt that the Cherry Street extension would probably benefit his business.

A. #4 One respondent stated that if someone offered to purchase his property, he would probably consider it depending on the proposed use. A residential development was preferred.

and an improved business community.

Q. #7 Do you have any additional Comments?

A. #1 Building a sewer line is a good thing, the City should consider designating 5 mills for infrastructure.

A. #2 The Kent County Road Commission recently widened 17 Mile Road east of the interchange to 5 lanes. They would consider driveway consolidation recommendations. All other roads are local roads, where 55 percent of the improvement cost are the community's responsibility. The Road Commission may not provide funding for a boulevard, however if one is recommended, it would be at least 28 feet wide with a 100 foot right-of-way.

CHAMBER OF COMMERCE RESPONSES

The Cedar Springs Chamber of Commerce also distributed these surveys to nearly forty Chamber representatives. Of those distributed, ten were returned. Below is the summary of comments received:

- The Plan should maintain the rural integrity of the area.
- Would like to see continuity in appearance between the 425 Area and the downtown.
- Buildings should be designed to match the character of the downtown.
- Businesses were not threatened by the new commercial development. They "do not wish to compete with new businesses, but to complement them."

ISSUE SURVEYS/INTERVIEWS SUMMARY

- The development of housing in the area was recommended twice as a significant opportunity.
- The City's cooperative spirit and our compatibility with the surrounding uses was noted.
- Accessibility to both Grand Rapids and the interchange was mentioned.
- Several respondents had significant future plans for their properties, including various alternatives of commercial and residential development, as well as industrial expansion.

- The preservation and protection of natural areas was important, with specific requests to protect the area where Cedar Creek crosses Muskegon Street, and the preservation of trails and farmland.

- Eyesores were mentioned twice regarding the old foundry on the north end of town and dilapidated buildings along the railroad.

- The construction of a new library and improved park and recreation facilities were priority concerns.

- Most felt that the 425 Agreement was a step in the right direction, both for inter-governmental cooperation and for the development of much needed infrastructure. The Kent County Road Commission would not fully fund a boulevard improvement on 17 Mile Road.

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CHAPTER 3 VISION, GOALS AND STRATEGIES

COMMUNITY VISION

A *true* community vision is one supported by realistic goals and strategies and developed by and for the community it represents. The Vision for the 425 Area was developed in just that manner. The issues identified by the government representatives, the ideas expressed by the residents, and the common objective of fostering quality economic growth within both communities clearly demonstrate a common vision for the future of the 425 Area and the Goals and Strategies which will support that Vision.

VISION

The Cedar Springs/Solon Township 425 Area shall be the model for 21st Century interchange development plans. It shall provide safe, efficient access to both pedestrian and vehicular traffic, while maintaining the rural character and aesthetic quality found throughout the area. It shall foster economic growth by providing a quality commercial and residential development opportunity found nowhere else.

COMMERCIAL DEVELOPMENT GOAL

The City of Cedar Springs and Solon Township will strive to improve the quality of existing businesses in the 425 Area, while seeking to attract new businesses to meet the needs of the communities and support economic stability.

Strategies

- Zoning for the 425 area will allow for businesses desired by both communities. The Zoning

Ordinance for each community are intended to reflect acceptable uses and development requirements consistent with the Vision of this Plan.

- Development permitting procedures such as building permits, site plan reviews, special land use approvals, etc. shall be performed with specific consideration given to the impact of each individual business on the entire 425 Area.

RESIDENTIAL DEVELOPMENT GOAL

The City of Cedar Springs and Solon Township will encourage quality housing options of varying types, price ranges, and densities that satisfy the needs of each community and are planned to provide safe, convenient access to and from adjacent commercial centers.

Strategies

- Medium to high-density housing should be encouraged in this area due to the demand by both senior citizens with limited options for assisted living and young working professionals that require easy access to and from US-131.

- New housing developments should be integrated with the commercial nature of the interchange area in a way that complements, rather than conflicts with, one another.

- Residential communities should be planned to provide safe, easy pedestrian access to commercial areas. Sidewalks, bike lanes, landscaped berms, traffic calming devices and other safety provisions should be a requirement in any area where vehicular and pedestrian traffic share a common space.

TRANSPORTATION IMPROVEMENTS GOAL

The City of Cedar Springs and Solon Township will encourage transportation systems within the 425 Area that acknowledges the importance of pedestrian and vehicular traffic as contributing factors to the quality of life and economic success of the communities.

Strategies

- Access management strategies should be practiced when new developments and transportation improvements are proposed.

- Pedestrian traffic areas should be safely separated from vehicular corridors yet integrated

with the common destinations. This may be accomplished by encouraging the development of pedestrian spaces such as bike lanes, wide sidewalks, and non-motorized pathways throughout the area.

- The Township and City will encourage land use patterns adjacent to the highway interchange area that provide a safe and efficient flow of traffic while preserving reasonable access to abutting properties.

ECONOMIC DEVELOPMENT GOAL

The 425 Agreement Area will be developed to provide quality economic and employment opportunities for the communities of Cedar Springs and Solon Township.

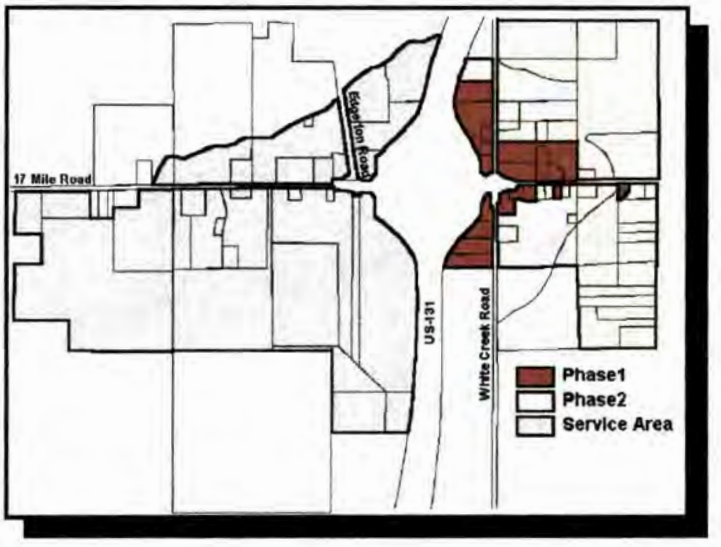
Strategies

- Commercial development in the 425 Area shall comply with all Highway Commercial District standards as outlined in the zoning ordinance for each community.
- City provided sewer and water services shall be readily available to all lands within the 425 Area by 2005.
- In an effort to ensure a quality economic environment, reviews of commercial development should be performed with special attention given to the details, implications, and potential impacts of each individual development proposal.

CHAPTER 4
AREA PROFILE

AREA DESCRIPTION

The 425 Area is approximately 711 acres in size, and contains a wide variety of land uses. The Agreement breaks the Area into three regions, based on planned development schedules.



- **Phase I** is located immediately east of the interchange.
- **Phase II** is located immediately east of Phase I.
- The **Service Area** lies west of the US-131freeway.

Each of these areas are very distinct in character. These characteristics will play a very important role in future development trends, affecting vehicular and pedestrian traffic, safety, future land use and aesthetics.

With its easy access to US-131 and proximity to Grand Rapids, the entire 425 Area has many of the amenities that will continue to make it attractive to new development. As the 17 Mile Road (M-46) corridor continues to develop, the character of this area will continue to change. A look at the current land use trends of each of the Areas will help paint a picture of the future of the entire 425 Area. The existing land use has been classified into six general categories as shown on the Existing Land Use Map. A summary of existing land use area calculation shows the following:

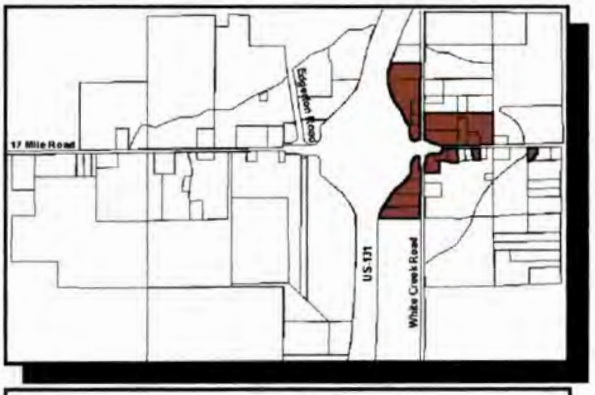
Within the approximate 711 acre 425 Area, there were:

- *72.88 acres of residential land;*
- *38.41 acres of Mobile Home Park;*
- *60.29 acres of commercial land;*
- *178.95 acres of agricultural land;*
- *338.97 acres of vacant land and;*
- *21.60 acres of wood lot.*

These land use estimates are expected to continually change as new development occurs in the future. Development trends tell us that the percentage of agricultural land, vacant land and wood lot wood lot will continue to decrease as residential land, mobile home park and commercial acreage increases. It is therefore critical that development in the area occurs responsibly and in a planned manner to ensure the preservation of rural character, vital economic activity, and the general quality of life for both communities.

PHASE I AREA

The Phase I Area is considered the most center of development activity, encompassing the majority of the existing commercial property within the 425 Area, as well as recent approvals of several new businesses. The availability of City sewer and water services has helped spur additional development.



Phase I Profile

Total Land:	***47.81 Acres***
Percentage of 425 Area:	***6.7%***
Residential Land Use	***0 Acres***
Mobile Home Park:	***0 Acres***
Commercial Land Use:	***34.0 Acres***
Agricultural Land Use:	***0 Acres***
Vacant Land/Woodlot:	***13.81 Acres***

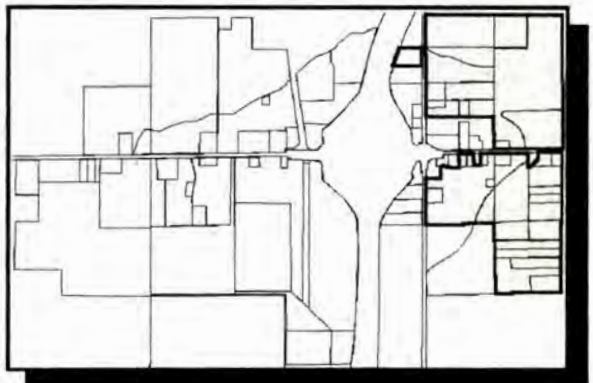
Unlike the remainder of the 425 Area, the properties within Phase I have been transferred from the jurisdiction of Solon Township to the City of Cedar Springs by means of the 425 Agreement. Transfer of jurisdiction does not imply that the land is annexed into the City. However, all development procedures, such as site plan reviews and the issuing of building permits, are done through the City.

Phase I can best be characterized as the commercial center of the 425 Area. Approximately 71 percent of the land found in the Phase I area is currently commercial development, including a variety of vehicular orientated businesses such as fast food restaurants, gas stations, banks, and retail and wholesale stores. The continued vitality of this area will depend on the implementation of traffic management, pedestrian access, aesthetic improvements, and zoning requirements designed to manage permitted uses, signs and building and parking setbacks.

COMMERCIAL USES IN THE PHASE I AREA

PHASE II AREA

The Phase II Area is located directly east of Phase I, sharing a common boundary, and is bounded on the east by the Cedar Springs city limits. The properties within Phase II are to be conditionally transferred to City jurisdiction upon written request for City sewer or water service. Several areas within the Phase II already have sewer and water services, most of which are found along 17 Mile Road.



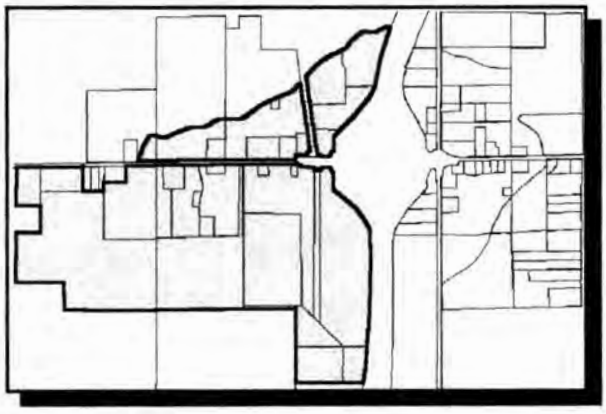
With approximately 217.33 acres of land, and only 7.84 percent being uses for commercial purposes, Phase II is quite different in character from Phase I. Land uses include general commercial along 17 Mile Road (similar to in Phase I), as well as agricultural fields, woodlots and residential uses to the north and south. Commercial development is also found along White Creek Road.

Phase II Profile

Total Land:	***217.33 Acres***
Percentage of 425 Area:	***30.6%***
Residential Land Use	***45.21 Acres***
Mobile Home Park:	***0 Acres***
Commercial Land Use:	***17.06 Acres***
Agricultural Land Use:	***48.62 Acres***
Vacant Land/Woodlot:	***106.44 Acres***

SERVICE AREA

As the profile indicates, the Service Area has the most amount of land in the 425 Area, but has the least amount of commercial development. However, the area is ripe for development with nearly 53 percent of the land currently undeveloped or vacant.



The Service Area consists of approximately 445.96 acres of land and is considered the most rural of the three areas with over 29 percent of the land being used for agricultural purposes. Prior to 2000, a limited amount of commercial development was located near the interchange (a mini-storage facility, an auto repair shop and a

vacant mechanical contracting business).

The Cedarfield manufactured home park is located just south of 17 Mile, and is continuing to expand. The park is home to nearly 200 residents (housing units), and has the capacity for another 100 units. The large vacant parcel east of Cedarfield manufactured home park is slated to be developed with a 190,000 square foot Meijer store in 2001. Once the store is completed, it will greatly affect the general character of this area. The Meijer store will likely spur additional development on the undeveloped land adjacent 17 Mile Road. Access to 17 Mile Road for Cedarfield is via a private drive which is currently used only be Cedarfield residents. However, once the proposed Meijer is constructed, the drive will became a shared access point, which may generate a substantial amount of traffic. As traffic volumes increase a traffic signal at the entrance may be warranted.

Service Area Profile	
Total Land:	***445.96 Acres***
Percentage of 425 Area:	***62%***
Residential Land Use	***27.67 Acres***
Mobile Home Park:	***38.41 Acres***
Commercial Land Use:	***9.23 Acres***
Agricultural Land Use:	***130.33 Acres***
Vacant Land/Woodlot:	***240.32 Acres***

The Cedar Creek business park is located west of Cedarfield off Francis Way. The park is currently home to only two businesses, but provides 14 platted lots for future development. As these lots are developed, and more employment opportunities become available, the Service Area will continue to emerge as a commercial and employment center for this region.

Precaution must be taken to ensure that future commercial development occurs responsibly so that the rural character of this area west of US-131 is preserved. This will require limiting the intensive development to the areas nearest the interchange and decreasing the intensity of future development further west on 17 Mile Road. Neither community desires to see a substantial length of 17 Mile Road developed for commercial uses.

RURAL CHARACTER OF THE SERVICE AREA

The Service Area does not currently have City sewer and water service, which has generally limited development. However, according to the 425 Agreement, properties within the Service Area shall be permitted to connect to the City's sanitary sewer service providing the Township pays all construction costs and that the proposed extensions meet certain capacity requirements. Unlike in Phases I and II, jurisdiction and development approvals of Service Area property does not fall to the City once sewer extensions have been provided. This means that all future development west of US-131 could remain under the control of Solon Township, depending on which future services are required.

CHAPTER 5
ECONOMIC OVERVIEW

Much can be determined about a community based upon its economic characteristics. The amount of commercial activity in the 425 Area has a direct impact on other related characteristics such as employment trends, traffic generation, land use characteristics and even the quality of life. Approximately 10 percent of the land within the 425 area is designated commercial, which clearly indicates the significance that economic characteristics will have in this area. Vital commercial activity is the life line of any urbanized area. Businesses provide a source of employment for local residents, as well as a significant portion of the community's overall tax base, which is used to finance community facilities and public services. Land purchased and utilized for commercial use is typically selected based on one key factor - location. Access to and from major transportation routes is critical to ensure a businesses success. This is why the 17 Mile Road corridor is so attractive for new commercial development.

It is very important to consider existing and future economic activity in the 425 Area as a critical component of this Master Development Plan. An evaluation of the current market conditions is necessary in order to better understand the economic characteristics, as well as help determine future residential, commercial, and industrial demand.

COMMERCIAL INVENTORY

Freeway accessibility makes commercial development in the 425 Area very attractive, as evidenced by frequent new construction. As with many highway interchanges, a variety of uses has been attracted to the 425 Area, ranging from highway services, such as fast food restaurants and gas stations, to offices and industrial uses. A land use survey, conducted in the Fall of 2000, revealed that approximately 9 acres of currently developed for a wide range of commercial purposes.

In addition to the location and type of businesses, the survey also noted other significant attributes, such as landscaping and number of driveways. This information presents an opportunity to better understand the characteristics of the existing uses in the 425 Area, as well as the impacts they have on the community. It also helps identify what is missing, and thus the "commercial niches" that need to be filled.

A total of 27 individual businesses (as shown below) were identified in the 425 Area. The businesses were categorized into retail and service types.

Table 1
425 AREA COMMERCIAL INVENTORY

Category	Business Name	Access Location	Sign	Aesthetic Quality
General Merchandise	Quality Farm & Fleet	2 Drives - 17 Mile and White Creek	1 Pole	Poor: Building overwhelmed by large parking area in front. Outdoor storage in parking lot. Minimal landscaping.
Food Stores	Great Day Food Store	1 Drive -17 Mile + 1 shared w/ McDonalds	1 Pole	Moderate: Grass berm at east end of lot could be extended west to hide parking lot.
	Save-A-Lot	1 Drive - White Creek	Wall	Moderate: Generous setback, modest landscaping
Eating/ Drinking	Burger King	1 Drive - 17 Mile	1 Pole	Moderate: Nicely landscaped - site elevated from 17 Mile.
	McDonalds	2 Drives - 17 Mile, + 1 shared w/ Great Day	1 Pole & 1 Hwy	Moderate: Fair landscaping.
	Wendy's	1 Drive - shared w/ KFC/A&W	1 Pole	Moderate: Fair landscaping
	KFC/A&W	1 Drive + 1 shared w/ Wendy's	1 Pole	Moderate: Fair landscaping
	Arby's	2 Drives - 17 Mile	1 Pole & 1 Hwy	Poor: Minimal landscaping.

Table 1
425 AREA COMMERCIAL INVENTORY

Category	Business Name	Access Location	Sign	Aesthetic Quality
	Big Boy	1 Drive - White Creek	1 Pole & 1 Hwy	Moderate: Generous setback from 17 mile. Modest landscaping
	Riccardi's Pizza & Subs	Shares access w/ Farm & Fleet	1Wall & 1 Temp	Poor: No landscaping.
Banks/ Credit Agencies	Independent Bank	2 Drives - 17 Mile	1 Pole	Moderate: Modest landscaping.
	Choice One Bank	2 Drives - 17 Mile	1 Pole	Moderate: Modest landscaping.
Auto Repair/ Services	Saturn Tire & Rubber	2 Drives - White Creek	Wall	Poor: Minimal landscaping, outdoor storage.
	J Bassetts Auto Repair	1 Drive - Edgerton	Wall	Poor: Minimal landscaping, outdoor storage of autos.
	Red Flannel Car Wash	1 Drive + 1 shared with w/ Quick Lube	1 Pole	Poor: No landscaping.
	Cedar Springs Quick Lube	1 Drive + 1 shared w/ Car Wash	1 Pole	Poor: No landscaping.
Medical Offices	Metro Health	1 Drive - White Creek	1 Pole & 1 Hwy	Moderate: Generous setback from White Creek.
	Cedar Animal Hospital*	Shares access w/ Farm & Fleet	Wall	Poor: No landscaping.
Business Services	Thermal Tech	1 Drive - Francis Way	Wall	Good: Nicely landscaped, outdoor storage in rear.
	Exit Realty	1 Drive - 17 Mile	1 Temp	Moderate: Business is a converted home.

Table 1
425 AREA COMMERCIAL INVENTORY

Category	Business Name	Access Location	Sign	Aesthetic Quality
	Shorin-Ryu Karate	Shares access w/ Farm & Fleet	1 Wall & 1 Temp	Poor: No landscaping.
	Hair & Tan Zone	Shares access w/ Farm & Fleet	Wall	Poor: No landscaping.
Lumber/ Building Materials	Plainfield Lumber & Hardware	2 Drives - White Creek	Wall	Good: Nicely landscaped, outdoor storage in rear.
Gas Stations	Amoco	2 Drives - 17 Mile and White Creek	2 Poles & 1 Hwy	Poor: Minimal landscaping. Outdoor storage in front parking lot.
	Speedway	2 Drives 17 Mile	Pole & Hwy	Poor: Minimal landscaping.
Drug Stores	Rite Aid	1 Drive 17 Mile shared w/ neighboring lots	Pole	Poor: Minimal landscaping
Other	Cedar Storage	1 Drive - Edgerton	Wall	Poor: Typical storage facility design. Minimal landscaping.
	Day Care Facility	1 Drive - Francis Way	None	Good: Nicely landscaped.

* Will move to new location off Edgerton Rd in 2001.

DEVELOPMENT CHARACTERISTICS

Commercial Character

Commercial development patterns assume several forms, the two most common of which are *Core* commercial areas and *General* commercial areas. Core commercial areas, which are sometimes referred to as central business districts, or CBD's, are most often centrally located within a community and are usually the traditional shopping area.

General commercial areas such as the Cedar/Solon 425 area, on the other hand, are typically found in the more recently developed areas of a community. The following is a comparison of the general characteristics found in Core and General commercial areas.

Core Commercial	General Commercial
Small lots/parcels	Medium to large lots/parcels
Common-wall development	Free-standing buildings and small strip centers
Mature buildings (historic feel)	
Use of wall signs and projecting signs rather than freestanding signs	Free-standing or ground signs
Limited or no on-site parking (parking is on-street or in public lots)	On-site parking
Pedestrian orientation - limited distance between buildings	Vehicular orientation
Cross-street linkage - uses separated by a street tend to be visually linked due to building character, lack of setbacks, "downtown feel," etc.	Individual site access points (curb cuts)
	Limited cross street linkage - uses separated by a street tend to be visually detached due to differences in building design and site character

The existing commercial characteristics within the 425 area are clearly representative of General commercial development. Fast food restaurants, gas stations, shopping centers, banks and other individual buildings are found throughout this area, mainly along 17 Mile Road. Core commercial attributes can be found in nearby downtown Cedar Springs, which is outside the study area. However, the key to this study is to incorporate many of the characteristics found in a the traditional Core commercial areas into the General commercial development along 17 Mile Road. If this can be successfully accomplished, we can begin to envision a corridor that incorporates the "small town feel" of a CBD with the parking, access, and shopping amenities only found in a General commercial area.

Regional Context

It is equally important to view the US-131/17 Mile Road (M-46) interchange within its regional context. As one of a limited number of access points from US-131, this interchange, as with the others leading into the metropolitan Grand Rapids area, will be a major draw for a wide variety of uses. While the immediate interchange area may develop intensively with commercial, industrial, service, and office uses, the presence of an access to a major highway is also a major attraction for new residential development in the areas within a reasonable driving distance of the interchange.

Frequent surveys conducted by the various real estate industry analysts consistently point out that new home buyers place "freeway access" as high on their list of characteristics they are seeking when searching for a new home. The reasons for this are self evident in that the freeway provides easy, relatively efficient access to major job centers located nearer the metropolitan area. Commuting distances can be greatly extended simply by living relatively near a freeway interchange.

Interchange development, then, begins to serve several areas of the market, including highway travelers, community residents, and commuters, each of which may have different shopping or service needs. This accounts for the wide variety of commercial businesses found at interchanges. Conversely, commuting traffic also opens up the potential for new job centers at interchanges as potential workers in other parts of the metropolitan area can also easily reach the M-46 interchange.

FUTURE BUSINESS OPPORTUNITIES

As development pressures continue to grow within the 425 area, the 17 Mile Road corridor will continue to develop to the west across US-131. Currently, intensive development west of the freeway is limited due to the lack of public services. However, once these services are extended west of US-131, the opportunities for more intensive land uses will grow. A new Meijer store and gas station is already proposed in this area, south of 17 Mile, which may be the catalyst for additional commercial construction.

With over 73 percent of the land within the 425 Area currently undeveloped, it is likely that commercial and other related development will continue. While existing businesses offer a variety of goods and services to area residents and transient motorists, a number of needed businesses were identified during the stakeholder interview process and input from city and township staff. Basic market assumptions can also be formed based on existing business types versus potential business that may fill a niche. It is important to note however, that without data from a comprehensive marketing analysis, these future business recommendations are based on speculation and opinion rather than research-based facts. The following are future business opportunities: (listed in no particular order within the 425 area)

- Wal Mart
- Sam's Club
- Hotel and/or motel
- Dry-cleaning/alterations service
- Video rental store
- Fine dining establishments
- Pet supply store
- Book store
- Coffee shop

Additionally, new industrial, office, and higher density residential development may also be potential users of vacant lands. The industrial and office sectors of the economy can take advantage of easy freeway access, both for transportation of goods and raw materials, as well as convenient access for workers.

New residential development may occur as a result of these new job opportunities, as well as the ability to take advantage of the reduction of commuting time from northern Kent County to all parts of the Grand Rapids metropolitan area.

CONCLUSION

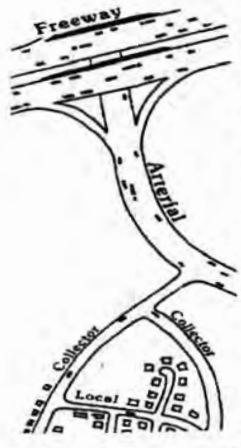
While easy access afforded travelers and residents to US-131 presents a number of opportunities, careful traffic planning and land use management is necessary to make sure that the interchange remains an economic asset, rather than a traffic and land use liability. Few other land uses will have a greater influence on surrounding development patterns than interchange locations. Their desirability from an access and visibility standpoint strongly encourage commercial and industrial uses. Proper development of these uses can help sustain the economic advantages an interchange can bring to the Cedar Springs/Solon Township community.

CHAPTER 6 TRANSPORTATION

Few other land uses will have a greater influence on surrounding development patterns than an interchange for a major freeway such as US-131. Its desirability from an access and visibility standpoint strongly encourages commercial and industrial uses, which makes the 425 Area an attractive target for developers. While access to the land adjacent the US-131/17 Mile Road interchange presents a number of development opportunities, careful traffic planning and land use management is necessary to ensure that the interchange remains an asset to the community, rather than a traffic and land use liability. Care must be taken to ensure development occurs in a controlled and responsible manner in order to maintain aesthetics, prevent traffic problems and preserve protect the general quality of life in the area.

TRANSPORTATION FUNCTION

It is important to recognize that roads are designed to function in different ways. Access is most limited when the principal function of the road is high speed, high volume or long distance travel such as on interstate freeways. In contrast, the primary function of local roads (such as in residential neighborhoods) is to provide access to abutting property.



There are several underlying principles of highway interchange planning. Perhaps the most important is the preservation of the function of the interchange. By definition, interchanges from interstate highways serve various functions.

First, they provide access from the highway to adjacent communities and lands. In order to ensure this function remains intact it is important that the roadways leading to the interchanges be relatively easy routes on which to

ROADWAY CLASSIFICATIONS

Freeways and Expressways: US-131
- Serve large volumes of through traffic
- Full or part-time access control
- Opposing direction lanes are divided
- No adjacent land use are directly served

Arterials: 17 Mile Rd. (M-46)
- Serve large volumes of through traffic (major arterials) or localized, shorter distance traffic (minor arterial).
- Access to abutting land is restricted, to maintain high-level traffic service
- Connect to collector streets.

Collector Streets: White Creek & West St.

travel. This permits a free flow of traffic to the interchanges and permits safe ingress and egress between the interstate highway and the local road.

The second function, which has evolved over time, is to provide an area for highway services to the traveling public. Unlike tollways where services are provided by separate plazas for vehicle services and drivers, US-131 has these services located at various interchanges.

CORRIDOR AESTHETICS

The changing land uses along major streets shapes our image of any community. Traveling down any roadway can give either a sense of calm, with tree lined boulevards; or it can provide a source of tension, with buildings close to the road and heavy traffic moving all around us. Even though we depend on our roadways to provide safe and efficient travel, their visual quality can also significantly shape our impressions of the entire community.

Several elements play a key role in shaping these roadway "corridors." Design elements may include building setbacks, driveway access and spacing, landscaping, and signs, which together help shape the feel and comfort level of driving along the road. Individually, these elements may, at times, seem almost insignificant, but collectively, they allow us to either have a feeling of safety and beauty, or they create an impression that the community does not place a high priority on its roads.

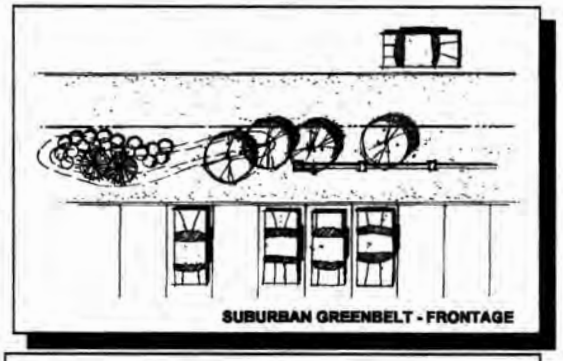
Zoning Ordinance requirements that include certain site design regulations can help Cedar Springs and Solon Township ensure quality corridor aesthetics, safety, and management of access in the 425 Area. Setbacks alone can have a dramatic affect on these elements. Setback requirements can ensure that all buildings are generally consistently placed and can be used to encourage businesses to place parking areas in the side or rear yards; a street without visible parking lots gives a commercial district a sense of rural character. Also, by providing greater setbacks, the open spaces between the street and buildings are available for landscaping treatments, pedestrian walkways, bike lanes, and service drives, which help reduce curb cuts by encouraging shared driveways (see Access Management techniques below).

CONSISTENT BUILDING SETBACKS AND SIGN REQUIREMENTS CAN ENHANCE CORRIDOR AESTHETICS

Parking and Circulation

The design of on-site parking lots has a direct relationship to the safety and efficiency of the adjoining roadways and to the public's perception of the traveling experience.

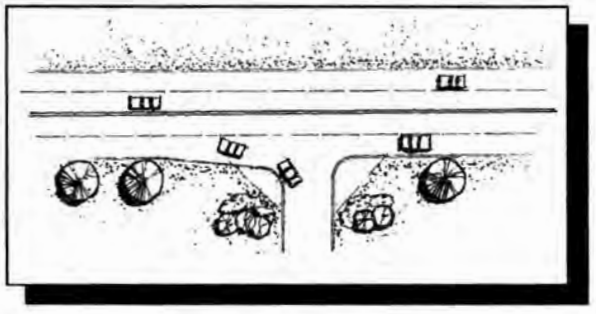
- Commercial parking lots should be buffered by perimeter landscape, particularly for parking areas abutting a roadway.
- Large parking areas (i.e., in excess of fifty spaces) should be broken up with internal landscaped areas. These may be in the form of plant clusters, plant islands, etc.
- Greenbelts (plant islands) for residential subdivisions and commercial uses should be used to assist in buffering visual impact and directing traffic by separating access and primary circulation drives within the development.


SUBURBAN GREENBELT - FRONTAGE

BERM TREATMENT ON FRONTAGE GREENBELT - SUBURBAN

Landscaping and Signs

Although parking areas are essential to nearly all businesses in a commercial district, they often consume large areas of land and collectively have a significant effect on the overall appearance of the corridor. The views can be softened however, through application of proper screening and buffering techniques between surrounding uses and the roadway. In addition, landscaping and screening can create a sense of identity to a site and minimize confusing parking arrangements.



Signs also play a very important role in corridor aesthetics. Typically, highway interchange areas are peppered with huge highway signs advertising restaurants, gas stations, and other such highway service businesses. Highway signs, internally lit and as tall as 100 feet or more, are designed to lure motorists from the freeway because they are visible from long distances. Such signs do not promote a sense of rural character for the 425 Area, nor are they especially necessary with the advent of the highway service signs being placed along freeways by the Michigan Department of Transportation.

Pole signs identifying individual properties are the smaller sibling of the highway sign. They are

essentially the same design; internally lit and mounted on a steel pylon, however at a greatly reduced scale. The US-131/17 Mile Road interchange currently has 6 highway signs and 15 pole signs. There are also 10 wall signs and 3 temporary signs.

Signs can be very effective and accomplish their primary purpose, identifying individual uses rather than competing with each other, when the proper requirements are in place. Ground signs are commonly used in areas where aesthetics are an important issue. When designed properly and enforced as "the standard", they are not as obtrusive as highway signs and pole signs. There are no ground signs currently within the 425 Area. Below is an example of how consistent building setbacks and sign requirements can enhance corridor aesthetics. Note the greater setbacks and use of ground signs.

GROUND SIGNS ARE COMMONLY USED IN AREAS WHERE AESTHETICS ARE AN IMPORTANT ISSUE.

- ❑ The entrances to all residential subdivisions and commercial parcels should have a fully landscaped, greenbelt using applicable design standards.

- ❑ The size and shape of signs should be properly managed along the corridor, such as limiting one sign per premise with a maximum square footage requirement.

ACCESS MANAGEMENT TECHNIQUES

Freeway interchanges and adjacent arterial roads are often high volume traffic areas. Properly managing access from these roadways can prolong the functional life of these roads by reducing congestion and crashes and the need for expensive road widenings. One way to achieve this objective is through proper driveway spacing. Each driveway along an arterial roadway presents a potential conflict point. The number, spacing, and design of driveways, therefore are important factors to consider in order to maintain a desirable level of capacity and movement on the roadway.

CONSEQUENCES OF NOT MANAGING ACCESS

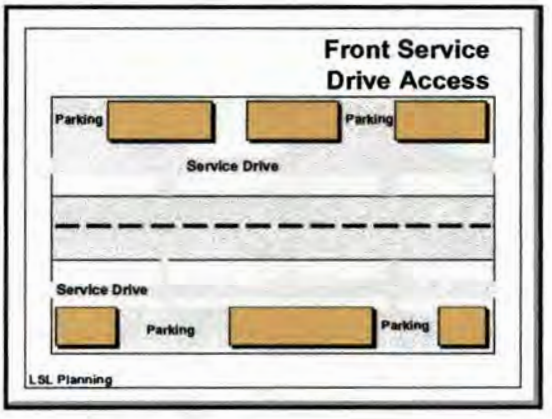
- The efficiency of the roadway system will deteriorate, and traffic and land use conflicts will increase.
- Poorly planned strip commercial development will be encouraged.
- The number of private driveways will proliferate.
- More driveways mean more traffic conflicts, crashes and congestion.
- Public investment in Michigan's roadways will be diminished.
- Roads will have to be widened at great public expense to make up for capacity lost to poor traffic operations
- The incompatibility of providing land service and traffic service will become more severe.
- Neighborhood streets will be used to bypass congested intersections.

- Driveways should be spaced no closer than 600 feet from the edge of an exit/entrance ramp to a freeway.
- Signals (other than those for the interchange itself) should be no closer than one-quarter mile from an interchange.
- The spacing between driveways should be based on the intended roadway speed (see table)

Posted Speed (MPH)	Center-to-Center of Access (FT)
25	130
30	185
35	245
40	300
45	350
50 and above	455

Shared Driveways, Frontage Roads, and Service Drives

- Shared driveways by two or more property owners should be required when feasible to reduce the overall number of access points.
- Shared access requires a written easement from all affected property owners during the site plan approval process.
- Where shared drives are not practical, service drives or frontage roads may serve as an alternative. A frontage road or service drive can be delineated through a parking lot by raised islands separating parking from the traffic lane.
- To adequately plan for future service drives, lots should be 400 feet or greater in depth.
- Site plan review should encourage integrated internal traffic circulation, uniform landscaping, and, shared driveway access (see diagram below).



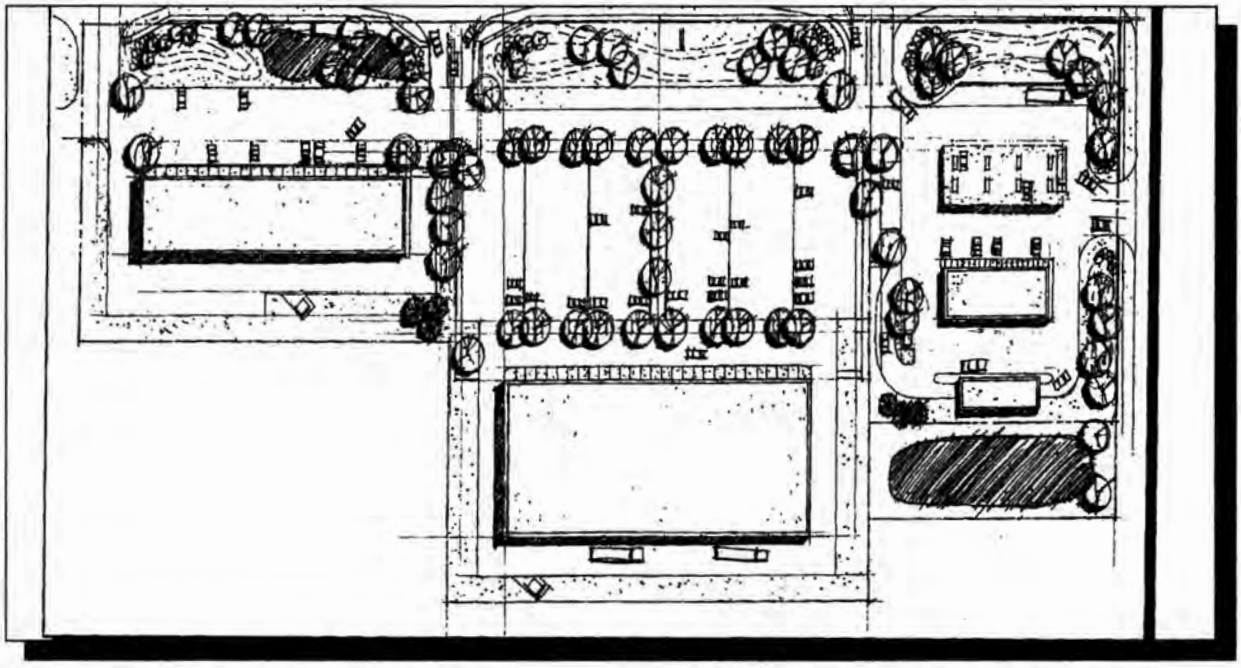
TRANSPORTATION IMPROVEMENTS

A series of transportation improvements have been proposed by the City Engineer. The improvements, shown on the attached graphic entitled Transportation Master Plan, include the

following recommendations and are ranked in terms of importance accordingly:

- #1 Widen Muskegon Street.
- #2 Perform Main Street/Cherry Street intersection study.
- #3 New connector road off 17 Mile Road.
- #4 Perform Main Street/Pine Street intersection study.
- #5 New connector road off Pine Street to Prairie Run.
- #6 Perform Main Street speed limit study.
- #7 Extend Cherry Street to White Creek Road.
- #8 Post speed limits along Pine Street.
- #9 Perform White Creek Road/Pine Street intersection study.
- #10 Perform Main Street/18 Mile Road intersection study.
- All other improvements as shown on graphic.

These recommended improvements should be included as part of this Master Plan.



EXAMPLE OF COMMERCIAL DEVELOPMENT WITH PROPER ACCESS MANAGEMENT AND LANDSCAPING TREATMENTS.

CHAPTER 7
FUTURE LAND USE

As development continues in the 425 Area, the landscape and character of the area will change. Development can occur haphazardly and unplanned, or, Cedar Springs and Solon Township can work together to achieve a vibrant Highway Commercial corridor, help provide sound employment opportunities, foster business growth, plan safe and efficient transportation corridors and quality housing opportunities. The question is, what type of development will occur; where will it occur; when will it occur; and how will it affect the character of the area? Fortunately, determining what the 425 Area will look like twenty years from now may not be as hard as it seems. Through the consistent use of this Plan, the City of Cedar Springs and Solon Township will have the ability, as well as the responsibility, to determine the type, density and location of new development that occurs around the US-131/17 Mile Road interchange and the remainder of the 425 Area.

THE MASTER DEVELOPMENT PLAN

The Master Development Plan is an important tool for the City and Township to use to control their futures, rather than simply allowing growth to occur arbitrarily. Two elements of the Plan are especially critical in shaping the future of this area. First is the Vision, along with the Goals and Strategies, described previously in this document. These are essentially public policy statements which establish the framework for the overall Master Development Plan. They describe what the 425 Area should look like and the means to that end.

The second important component of the Master Development Plan is the Future Land Use Map. This is a graphic illustration of the desired types, arrangements and relationships of land uses within the 425 Area, based on the Vision, Goals and Strategies. While to some extent it is an ideal toward which the two communities should strive, it also reflects the reality of the existing conditions and land use patterns. Therefore, it is achievable only if the City and Township officials, citizens and business leaders are committed to seeing the vision of the 425 Area become a reality.

It is equally important to understand some basic principles behind the Future Land Use map.

- This is not zoning. While there may be some correlation between the zoning map and Future Land Use Map, there will also be some significant differences. The idea behind the Master Development Plan is to make things changes over a longer period of time and, if necessary, undo (over time) some of the mistakes from the past.

- Future land use classifications *do not* correspond directly with zoning districts The land use

categories are much broader than zoning districts and only reflect a desired outcome, not the specific uses and development regulations of the zoning districts.

- Future land use classifications *do* correspond with a range of zoning densities provided by each community. The Master Development Plan should not conflict with the community's zoning ordinance, and the uses that specify densities (i.e., residential) correlate closely to the densities specified in the related zoning district. For example, a community's Master Plan may have a low-density single-family residential classification with a required minimum lot size of 40,000 square feet. Hypothetically, this classification should generally match a community's Zoning District, which may require a minimum lot size of one acre (1 acre is equal to 43,560 square feet). Correlating Future Land use Classifications with their Zoning Districts will help the two communities better interpret the intent of the Future Land Use Plan, and help guide changes in zoning.

The form and vitality of any community is defined largely by how its citizens see the way land is used and how that use relates to their daily life. As a result, the way we use the land is linked directly to the quality of life in Cedar Springs and Solon Township. Any community must plan carefully for the best management of all its resources.

Since the Master Development Plan determines land use, rezoning decisions should be consistent with its provisions. This is not to say that all rezonings that are consistent with the Future Land Use Map should automatically be approved. However, if all of the preconditions of the Master Plan are met, approval of the request should logically be forthcoming.

If, however, a rezoning request is different than shown in the Plan, it should not automatically be rejected. Instead, each request should be evaluated with respect to the Plan with the idea that if conditions which were originally considered when the Plan was adopted have changed, the Plan may require reconsideration.

FUTURE LAND USE CLASSIFICATIONS

AG - AGRICULTURAL

Agricultural
Density: 1 Unit per Acre
Minimum Lot Size: 1 Acre

With the exception of one parcel located off Edgerton Road (see Future Land Use Map), agricultural land within the 425 Area is expected to be developed for other uses. This one parcel falls under the jurisdiction of Solon Township because this area will not require the services of the City (sewer and or water). The AG classification requires a minimum lot size of one acre, which corresponds to the Township's AR - Agricultural Residential District. It is designed to allow for farming operations, single family homes, and other residential related uses as designated

in the Township's Zoning Ordinance.

LDR - LOW DENSITY RESIDENTIAL

Low Density Residential
Density: 1 to2 Units per Acre
Minimum Lot Size: 20,000 Sq/ft

Areas designated as Low Density Residential (LDR) are scattered throughout the 425 Area. The LDR Classification is designed to permit single family homes on lots large enough where public sewer or water services would not typically be necessary. They require similar lot sizes and densities to the Agricultural, except the LDR does not allow for farming operations. The LDR Classification allows for one to two units per acre (or a minimum lot size of one-half acre).

Low Density Residential development is, and will continue to be, the most prevalent housing type within the 425 Area, as seen on the Future Land Use Map. Existing LDR areas are found along West Street (which will continue to develop south), one parcel in the north-east section of the Phase 2 Area, and along 17 Mile Road at the west end of the 425 Area,. The only new area designated for LDR is located south of 17 Mile Road in the Service Area. A new residential development with half-acre lots may not require public sewer and water services, and would not disrupt the relative rural character of this area.

MDR - MEDIUM DENSITY RESIDENTIAL

Medium Density Residential
Density: 2-3 Units per Acre
Minimum Lot Size: 15,000 Sq/ft

The Medium Density Residential (MDR) Classification is intended to allow for a slightly higher density of residential development within the 425 Area than LDR. New residential development in a MDR area will have approximately two to three units per acres and minimum lot sizes of 15,000 square feet.

Currently, there are no areas of existing Medium Density Residential development within the 425 area. However, there are two areas east of US-131 where subdivision development with homes on quarter to half acre lots could be considered. The first one is located north of 17 Mile Road directly behind the strip of commercial development. This land is currently vacant, and a MDR development would be well suited there. Access to this area could be provided from both 17 Mile and White Creek Roads.

HDR - HIGH DENSITY RESIDENTIAL

The High Density Residential (HDR) Classification is intended to meet the demand for high-density single family and/or multi-family housing in the 425 Area. Clustered single family condominiums, duplexes or townhouses; or apartment complexes or retirement communities would all be considered appropriate uses in a HDR area. Pedestrian access and circulation between residential and

commercial areas should be integrated into any proposed HDR development in order to promote non-motorized circulation within the 425 Area.

High Density Residential
Density: 3-6 Units per Acre (Single Family), 6 or more Units per Acre (Multi-Family)
Minimum Lot Size: 10,000 Sq/ft (Single

The only area slated for High Density Residential is located in the north-east quadrant of the White Creek Road/17 Mile Road intersection, behind the Highway Commercial area on the north side of 17 Mile Road. Pedestrian access between the two land uses should be carefully planned to ensure safety and to minimize increased vehicular traffic. Residents of this area should be able to walk to the 17 Mile commercial area. Vehicular access to any residential development in this area should be provided from both 17 Mile Road and White Creek Road. HDR, as well as MDR, could also be considered in the areas west of US-131 currently planned for LDR if and when City sewer and water services are extended.

MHC - MANUFACTURED HOME COMMUNITY

Manufactured Home Community
Density: None
Minimum Site Size: 10 Acres

The Manufactured Home Community (MHC) Classification designates areas where manufactured home developments can be placed. The Cedarfield manufactured home park is currently the only such development within the 425 Area. However it is expected to continue to grow by nearly 50 percent in the future. This classification should correlate with the City's R-4, Mobile Home Residential District, which permits mobile homes located in a licensed mobile home park or subdivision. The MHC Classification should also reflect the Township's Manufactured Home Community regulations, which also allows for manufactured home parks on a minimum site of ten (10) acres.

There are no other areas within the 425 Area, other than the expansion of the Cedarfield manufactured home park, that are slated to be developed as MHP. However, some areas that are earmarked for higher density residential growth may also be considered for an additional MHC (depending on the provisions of any such proposed development).

GC - GENERAL COMMERCIAL

General Commercial
Minimum Lot Width: 220 Feet
Minimum Lot Size: None

General Commercial development is intended to provide the opportunity for businesses distributing goods and services to the residents of the 425 Area, as well as Cedar Springs and Solon Township in general. Unlike Highway Commercial businesses (as described below), GC businesses do not cater as much to the transient vehicular

traffic that coming from a major freeway interchange. Rather, they provide merchandise and services which are necessary in any community, such as grocery stores, banks, car washes, video rental stores, laundromats, etc.

Areas planned for General Commercial development include the remaining undeveloped frontage along White Creek Road (north of 17 Mile Road), the south side of 17 Mile Road east of the existing commercial development, and along Edgerton Road immediately north-west of the interchange.

HC - HIGHWAY COMMERCIAL

Highway Commercial
Minimum Lot Width: 200 Feet
Minimum Lot Size: None

Most of the 17 Mile Road corridor east of US-131 and within the 425 Area is currently developed with Highway Commercial (HC) related businesses. HC businesses are generally located adjacent to or near a major freeway interchange, such as 17 Mile/US-131. These businesses generally cater to transient vehicular traffic exiting the freeway for various purposes. Typical Highway Commercial businesses include fast food restaurants, gas stations, and convenience stores, among others. The Highway Commercial Zoning District regulations are found in both the City and Township Zoning Ordinances. The Highway Commercial Zoning District was developed in conjunction with this Plan in order to effectively control aesthetics, land uses, and access along the 17 Mile Road Corridor and the 17 Mile/US-131 interchange area.

O/LI - OFFICE/LIGHT INDUSTRIAL

Office/Light Industrial
Density: None
Minimum Lot Size: None (Individual Lot)
Minimum Site Size: 10 Acres (O/LI Park)

The Office/Light Industrial (O/LI) Classification is designed to allow for the development of new office and light industrial businesses in the 425 Area. These businesses may develop on individual lots or in office/industrial parks, in which the community may have greater control over the development requirements through the implementation of design and development covenants. A development covenant is an agreement between the community and the businesses within the park pertaining to landscaping, aesthetics, maintenance, access control, parking and other similar requirements.

Appropriate areas for future O/LI development are located south of the commercial frontage on the south side of 17 Mile Road (see Figure 2) The Cedar Creek Business Park is the other O/LI designated site in the 425 Area, which is expected to continue to grow in the future.

CHAPTER 8
IMPLEMENTATION

The primary objective of the 425 Master Development Plan is to provide the guidelines through which the interchange area can develop. The Plan is of little value unless it is used and guides the development of the two communities for the study area. The implementation of the various planning elements requires the development and adoption of ordinances, as well as a public information program to inform and solicit support of the citizenry for the Vision, Goals and Strategies of the Plan and any resulting policies.

Likewise, in order to achieve maximum benefits, the planning process must be designed to permit periodic assessment of data and the continued review of the Plan's elements. For example, existing land use patterns should be continuously compared with the preferred future land use as development continues to ensure that the desired land uses are achieved within the 425 area. The City and Township should also continue to promote new and updated zoning provisions and subdivision regulations, and create a capital improvement program in accordance with the Goals and Strategies of this Plan.

The following are specific implementation strategies for each of the Master Development Plan elements:

RESIDENTIAL AREA IMPROVEMENTS

Although residential development is not the primary land use within the 425 area, it still plays a very important role on the surrounding area. This is especially true when considering the amount of land designated for future residential growth. Most communities are often defined by residential development and their individual neighborhoods. A "neighborhood" is defined by the perceptions of those people living in a particular, sometimes loosely defined, area. Some neighborhoods, such as isolated subdivisions, residential condominium projects, or apartment complexes will have a clearer identity, especially where homeowner associations and other similar groups have been formed. The residential areas found in the 425 area, as described earlier in the text, help make the area a desirable place in which to live. One of the important roles of the Master Development Plan is to ensure that these areas continue to develop and redevelop in ways that ensure their survival and continued stability. To accomplish this, the following specific policies and actions are recommended.

Maintenance:

General maintenance of infrastructure, including but not limited to lighting, signs, sidewalks and roads, will assist in positively directing neighborhood development. The availability and condition of sidewalks in particular, should be evaluated on an ongoing basis to identify deficiencies. This will also help promote pedestrian circulation in the area.

The City and Township should also work with absentee property owners to improve safety, building maintenance and overall management to increase neighborhood pride and security.

Access:

One of the most important factors in planning for access in residential neighborhoods is to ensure that several means of ingress and egress are provided, and that a continuous street system is retained between separate, but adjoining residential developments. This helps ensure that safety vehicles have more than one means of reaching an emergency in the event that a primary route is blocked. It also permits more convenient and less confusing access for residents. visitors, and others, such as delivery and service vehicles.

The need for residential street planning becomes more evident in situation like frontage on 17 Mile Road and White Creek Road, where new medium and high density residential developments are planned. To maintain adequate and safe traffic flow along these major streets, development reviews should ensure that there are as few individual driveways as possible directly accessing these streets. To ensure this occurs, two solutions are possible.

First, when the interior of the property is being developed, as many lots as possible should be required to gain access from new interior streets. The interior street should be placed one lot depth into the property and homes/apartment buildings should back up to the section line street. Additional lot depth should be required to provide for extra landscaping or fencing in the back yard areas facing the main street.

Second, if interior development is not taking place, rather than each lot having its own driveway, two or more lots can share a common driveway for the first several feet of the lot, then split into individual driveways to reach the building sites of each lot.

If neither of these solutions are appropriate, a lot fronting on a well-traveled street may be required to construct a turn-around area to allow vehicles to enter the street facing forward.

Open Space:

Strong residential neighborhoods also benefit from having reasonably accessible common open spaces, either in the form of a public park, private open space, or other similar area, for recreation purposes and to provide open space views. To a limited degree, use of clustering, or open space development provisions can be used to help provide open spaces, as well as preserve natural

features.

Encourage the preservation and use of natural or built buffers to protect single family residences from nonresidential uses. This will lessen the adverse effects of these uses, such as light and noise, and make adjacent areas more visually pleasing.

Natural Features:

Preservation of significant natural features should also be a high priority for these areas. Apart from the positive environmental aspects of preserving these features, the marketability of neighborhoods is greatly enhanced where natural features are preserved and built into the design of the housing development. Several woodlot areas in the 425 areas were identified during the existing land use survey. These areas should be integrated into new developments and preserved wherever possible in order to preserve the rural character.

COMMERCIAL AREA IMPROVEMENTS

Because commercial activity in the 425 Area is and will continue to be so prevalent, and the success of the economic activity will directly affect both Cedar Springs and Solon Township, care must be taken to ensure it is developed properly. The mix of businesses, location and visual characteristics of a commercial district can ultimately determine the economic success of the entire area. In order to ensure continued economic success in the 425 Area, the following specific policies and actions are recommended.

- Commercial uses within the 425 area should be separated into two separate categories based on their form and function. Highway commercial businesses should be located within the Highway Commercial Districts of both community's Zoning Ordinances, and should permit only the business outlined in those Ordinances. General Commercial uses should be pedestrian-accessible to all residential areas and provide goods and services to residents of the communities.

- Specific types of businesses should be targeted/marketed in the 425 area in order to fill in those commercial "niches" that are not currently available to residents. A detailed marketing analysis should be conducted to determine which types of business are needed or could potentially succeed in the area. In general however, the following types of businesses currently do not exist in the commercial mix, and would most likely be desired:

    - Wal Mart, Meijer or other similar large, general retail business
    - Sam's Club
    - Hotel and/or motel
    - Dry-cleaning/alterations service

- Video rental store
- Fine dining establishment
- Pet supply store
- Book store
- Coffee shop

- Office and light industrial areas should also be developed within the area. Office parks can provide a stable job base for area residents and help make the 425 Area a more attractive location for new desired businesses such as those listed above.

- The City and Township should capitalize on any opportunity to extend sewer and, if feasible, water services, west of US-131. This will greatly enhance the opportunity for commercial and higher density residential development to occur in this area.

TRANSPORTATION RELATED IMPROVEMENTS

Without a doubt, the future of the 425 Area is heavily dependent on the form and function of the transportation network. This includes both vehicular elements, including roads, driveways, and parking areas; as well as pedestrian elements, including sidewalks, bike lanes and other designated pedestrian areas. In addition to all recommendations outlined in Chapter 6, the following specific policies and actions are recommended.

- Continue to develop and adopt zoning language for the 425 Area which regulate access, permitted uses, densities, signs, and aesthetics .

- Work with the Michigan Department of Transportation (MDOT) and the Kent County Road Commission (KCRC) in order to coordinate transportation planning efforts, including access management, road improvements, and traffic operations.

- Require that all new site plans are reviewed by a qualified transportation planner and/or engineer to ensure that any traffic problems are identified and corrected prior to approval of the site plan.

- More consideration must be given towards the design of pedestrian crosswalks. Crossings at intersections should be designed to ensure the safety of the pedestrian. This includes provisions for "walk/don't walk" signals (where required) and a large enough space to stand a safe distance from moving traffic. Pavement should be striped or highlighted through the use of other materials, such as brick pavers, in order to alert motorists of pedestrian crossings. Finally, at larger intersections where pedestrians have to cross multiple lanes of traffic, the sidewalk should project out as much as possible at the corners to decrease the

length of the walk.

EVALUATING LAND USE CHANGES

Changing the land use or zoning designation on any property can have far reaching consequences, physically, environmentally, financially, and legally. Therefore, a careful evaluation of proposed rezonings is essential. As with any land use decision, the use of standards is essential to reaching fair and consistent decisions. The following evaluation measures are included in the Master Development Plan to permit their use by the City's and Township's Planning Commission and Council/Board when rezoning or land use changes are contemplated.

Consistency with the Vision, Goals, and Strategies of the Master Development Plan

If conditions upon which the 425 Area Master Development Plan was developed have changed significantly since the Master Development Plan was adopted, such as economic factors, land use shifts, new utility lines, changing traffic conditions, or other reasons, the Planning Commission should consider these events as part of their deliberation to insure that the Plan is current. Particular attention should be paid to the adopted Vision and Goals and Strategies to ensure that they remain valid, and that any proposed rezoning or land use change does not impair their intent.

Compatibility

All of the uses allowed in the proposed district should be compatible with the conditions present on the site and in the immediate vicinity of the site especially in terms of density, character, traffic, aesthetics, and property values. The Master Development Plan provides several guidelines, as noted above, which should be considered when determining whether or not the proposed district is compatible with the neighborhood and the area as a whole.

Capability of being used as currently zoned

It is the right of every property owner to receive a reasonable return on the investment placed on property. This does not mean that zoning is a slave to the "highest and best use," which is not a zoning, but a real estate term. It does mean that there should be a reasonable use available within the zone district. But if the property is capable of being used as zoned, there will need to be a compelling reason to change. These reasons may be related to the first two standards of consistency and compatibility.

Site plans will generally not be considered as part of a rezoning request. The Planning Commission and Council will not be swayed by what is proposed by the petitioner. Instead, the City/Township will specifically note that ALL of the uses permitted in the proposed district may be placed on the site; not just the one shown on a site plan.

KEEPING THE PLAN CURRENT

Once the Master Development Plan is in place, the normal reaction is a let-down; the Planning Commission's hard work has paid off, the Plan is completed and ready to be filed in a cabinet. The often heard (and too often true) phrase is "the plan sits on a shelf and collects dust." But, in reality, the work has just begun.

A Plan which is not actively followed and implemented may lead to problems for the community. Failure to follow the Plan on a consistent basis can tend to discredit any attempt to use it as a defense for actions which may be challenged by property owners or developers.

On the other hand, consistent and vigorous use of the Plan will lend credibility to the community's attempts to implement controversial decisions on rezonings or other development related actions. While the courts of the State of Michigan do not recognize the absolute authority of the Master Development Plan, they do lend much more credibility to actions supported by careful planning than those which appear to be taken arbitrarily against an individual property owner.

To keep the Plan current, the Planning Commissions will conduct an annual review of the Plan during the previous year. Special attention should be paid to those occasions when the Commissions and/or City Council/Township Board have departed from the recommendations of the Plan. While the Plan is intended to be somewhat flexible, to account for unforseen events, clear departures from the Plan should be clearly documented and understood. When land use changes have been permitted that are contrary to the Master Development Plan, the Plan should be amended to reflect these changes.

However, frequent departures from the Master Development Plan may be a signal that the Plan is beginning to conflict with community attitudes and philosophies. This may require new or revised goals, policy changes, or revisions to future land use designations. By routinely following this procedure, the Master Development Plan will continue to be an up-to-date, reliable planning tool.

CONCLUSION

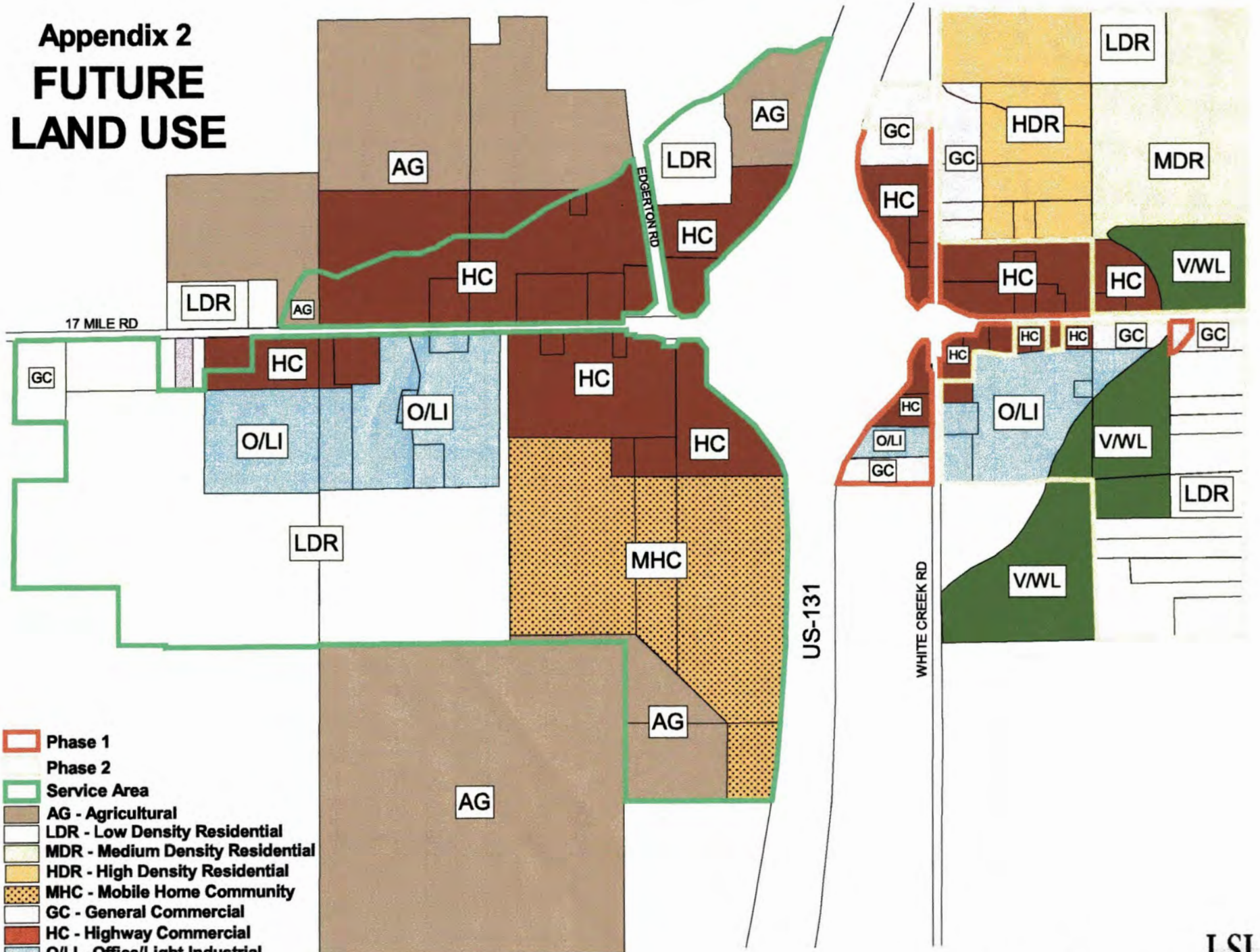
Communities have a responsibility to look beyond the day-to-day zoning issues and provide guidance for land use and development in the community through the 425 Area Master

Development Plan. A properly formulated, well thought-out Master Development Plan can be of great value to Cedar Springs and Solon Township. The Plan can help preserve the rural character that citizens value, while encouraging quality, sustainable growth that will allow the communities to prosper well into the next century.

Ultimately, the effectiveness of the Master Development Plan will depend on the willingness of the Planning Commission, elected officials, and the citizens of Cedar Springs and Solon Township to follow the Plan and keep it current. It is hard work; but the rewards make the effort well worth while.

Draft

Appendix 2
FUTURE LAND USE



Data Source:
LSL Planning, Inc.
February, 2001

LSL
Langworthy Strader LeBlanc & Associates, Inc.

DEVELOPMENT COOPERATION AGREEMENT
BETWEEN
CITY OF CEDAR SPRINGS
AND
SOLON TOWNSHIP

This Development Cooperation Agreement (this "Agreement") is made as of December 30, 1999, between the City of Cedar Springs, a home rule city, the principal business address of which is 66 S. Main Street, P.O. Box 310, Cedar Springs, MI 49319, Attn.: City Manager (the "City") and Solon Township, a general law township, the principal business address of which is 2305 19 Mile Road, Cedar Springs, MI 49319, Attn.: Township Supervisor (the "Township").

RECITALS

A. The City and the Township desire, through cooperation, to foster quality economic development to benefit the respective communities.

B. The cooperation between the City and Township is designed to bring about the enhancement of the tax bases of both communities, and to thereby create jobs and provide services and products to the residents and visitors of both communities.

C. The City presently lacks a sufficient inventory of undeveloped land within its corporate boundaries to foster continued desired economic development, while having in place the infrastructure and personnel to deliver traditional municipal services.

D. The City and Township recognize that mutual goals relative to quality economic development locating in the Cedar/Solon Development area would be served through the extension of services available within the corporate limits of the City to areas presently located in the Township.

E. In particular, certain areas of the Township located west of the City, along the US-131 corridor, presently need sewer services, which services would further the economic health of the greater Cedar/Solon area by increasing the probability of commercial growth and the resulting creation of additional jobs.

F. By means of this Agreement, the City will provide such sewer services for the certain areas of the Township located west of the City.

G. By cooperating the parties can prevent future disputes, minimize uncertainty about development, better accommodate development, assure development occurs in a mutually beneficial manner, better assure the quality of development and better utilize their respective resources.

NOW, THEREFORE, in exchange for the consideration in and referred to by this Agreement, the parties agree as follows:

ARTICLE I
Purpose, Authority, Representations and Findings

1.1 **Purpose.**

(a) **General Framework**. This Agreement is intended to fully address the issues of City sanitary sewer service to and the conditional transfer of all property which is referred to in this Agreement. In doing so, this Agreement provides for parcels to be addressed in one of three ways.

(1) First, designated property for which City water or sanitary sewer has been requested is to be immediately conditionally transferred to the jurisdiction of the City (generally, "Phase 1").

(2) Second, designated parcels lying east of U. S. 131 are to be conditionally transferred to the City when there is a request for public water or sanitary sewer services, or, for parcels already utilizing such service, the owners of the properties request transfer to the jurisdiction of the City (generally "Phase 2").

(3) Third, designated property lying west of U. S. 131 would be provided City sanitary sewer service without any transfer (conditional or otherwise) or any annexation (generally, "Service Area").

The property involved in each area is depicted in the drawing attached in Exhibit A, which is incorporated by reference, and is described by reference to permanent parcel number and by legal description in the attached Exhibit B, which is also incorporated by reference.

(b) **Comprehensive Approach**. The parties have found it difficult to deal with development on an *ad hoc* basis. Doing so results in an inability to provide for the coordinated development of the area and to make the best decisions with respect to the sizing and location of infrastructure improvements. It also results in a process which is cumbersome to developers as well as the parties themselves in that it is difficult to deal intermittently with individual parcels because such a piecemeal approach fails to deal with the overall policy and economic impacts upon the parties. It is therefore the intent to minimize, if not all together prevent, future discomfort, delays, frustration and costs suffered and incurred by the parties and by affected property owners, developers and others interested in any of the property addressed by this Agreement.

(c) **Noncompetition**. Anything in this Agreement to the contrary notwithstanding, the Township shall not, utilizing City water or sanitary sewer service, provide any water or sanitary sewer service in the Service Area (as herein later defined) to any person or entity currently located in the City or which, if provided, would result in a transfer of employment from the City, unless the City first consents by action of its City Council.

1.2 **Authority**. This Agreement is made pursuant to two particular statutes, Act 425 of the Public Acts of Michigan of 1984, as amended, MCLA 124.21 et seq. ("Act 425") and, for purposes of providing services to the service area, the Urban Cooperation Act of 1967, Act 7 of the

Public Acts of Michigan of 1967, as amended, particularly by Act 108 of the Public Acts of Michigan of 1995, MCLA 124.501 et seq. ("Act 7"), as well as the general authority of each of the parties under the statutes authorizing their organization and existence, as well as the City Charter of the City.

1.3 **Findings (and Representations).** The City, by action of its City Council in approving this Agreement, and the Township, by action of its Township Board in approving this Agreement, have made the following findings and representations.

(a) **Local Units.** The City, organized and existing as a home rule city under the Home Rule Cities Act, Act 279 of the Public Acts of Michigan of 1909, as amended, MCLA 117.1, et seq., and the Township, organized and existing pursuant to Article VII, Section 17 of the 1963 Michigan Constitution and Revised Statutes of Michigan of 1846, c.16, as amended, MCLA 41.1, *et seq.*, are both "local governmental units" as defined by Act 7 and Act 425.

(b) **Projects.** The current owners and prospective owners of certain property now located in the Township have proposed the undertaking of "economic development projects" as defined in Act 425, including the development and improvement of property for motels, restaurants, service facilities, and other uses (the "Project").

(c) **Service Desired.** Current owners and prospective owners of certain property and the Township have expressed their desire for City water and/or sanitary sewer service to property now located in the Township.

(d) **Proposed Transfer.** The City and Township have proposed that certain property, including property where the proposed economic development project will be located, be conditionally transferred from the Township to the City pursuant to Act 425.

(e) **Considered Factors.** Both the City and Township have, as required by Act 425, considered certain factors prior to entering into a written contract conditionally transferring property, including the following.

(1) Composition of the population; population density; land area and land uses; assessed valuation; topography, natural boundaries and drainage basins; past and probable future growth, including population increase and business, commercial, and industrial development in the conditionally transferred area (as hereinafter identified); and the comparative data for the Township and the portion of the Township remaining after the transfer of the conditionally transferred area.

(2) Need for organized community services; the present costs and adequacy of governmental services in the conditionally transferred area (as hereinafter identified); the probable future need for services in the conditionally transferred area; the practicability of supplying such services to the conditionally transferred area; the probable effect of the transfer and of alternative courses of action on the cost and adequacy of services in the

conditionally transferred area and on the remaining portion of the Township the probable change in taxes and tax rates in the conditionally transferred area in relation to the benefits expected to accrue from the transfer; and the financial ability of the City to provide and maintain services in the conditionally transferred area.

(3) The general effect of the conditional transfer upon the City and the Township and the relationship of the conditional transfer to any established land use plans.

(f) **Public Hearing**. Pursuant to Act 425, the City Council held a public hearing on November 29, 1999, at 6:30 p.m., and the Township Board held a public hearing on November 29, 1999, at 7:00 p.m., regarding the conditional transfer of property that is the subject of this Agreement and the sharing of revenues as provided in this Agreement, notice of which public hearing was given in the manner provided by the Open Meetings Act, Act 267 of the Public Acts of Michigan of 1976.

(g) **Majority Vote**. The City Council and the Township Board have each decided, by majority vote of the members elected and serving on each body, to enter into this Agreement.

(h) **Hearings, Notice and No Referendum**. Neither the City Council nor the Township Board adopted a resolution calling for a referendum on the conditional transfer to be made pursuant to this Agreement, and more than thirty (30) days have elapsed since the public hearings of the City Council and Township Board have been held regarding this Agreement and since the City Council and Township Board have adopted resolutions indicating their intention to enter into this Agreement and neither the City Clerk nor the Township Clerk has received a petition calling for a referendum on this Agreement or the conditional transfer of property to occur pursuant to this Agreement.

1.4 **Township Representation Concerning Property for Transfer**. The Township represents and covenants that it has not pledged any revenue from and has not represented to any obligees, lenders, bond holders or creditors that it is dependent upon or anticipating any revenue from the Phase 1 or Phase 2 areas to meet any obligations of the Township or any entity created or controlled by the Township. The Township further represents and covenants that it knows of no special assessments which have been levied against any parcel of property within the Phase 1 or Phase 2 areas.

1.5 **Joint Zoning Provisions**.

(a) Both the City and the Township will work to prepare and consider for adoption identical zoning and land use requirements for all property subject to conditional transfer to the City's jurisdiction pursuant to this Agreement which requirements shall address permitted and special approval uses, dimensional requirements, site plan requirements, access and parking requirements and any other issues deemed necessary their respective planning commissions and governing bodies. Such joint efforts shall commence within 15 days after the execution of this Agreement. Furthermore, the Township shall not give any site plan, special use or other zoning or building approval to any parcel in any area subject to conditional transfer under this Agreement, without giving the City at least 30 days' written notice of such possible action. Similarly, once

property has been conditionally transferred to the City pursuant to this Agreement, the City shall not give any site plan, special use or other zoning or building approval to any such property without giving the Township 30 days' written notice of such possible action.

(b) Not less than annually during the term of this agreement, the City and Township Planning Commissions shall hold a joint meeting to discuss, consider and make recommendations with respect to zoning and land use issues for property subject to this Agreement.

1.6 **Tax Abatements.**

(a) **General Procedure and Effect**. Upon any request for a tax abatement or tax exemption for any property within the Phase 1 or Phase 2 areas, the City Council, if the request is made to the City, and the Township Board, if the request is made to the Township, shall give to the other entity written notice of that request and of the date and time of the hearing on that request. The Township agrees not to grant any such exemption or abatement if the City objects in writing. The Township currently has a policy against granting tax abatements. Unless the Township consents to the abatement, the City shall pay to the Township the same amount of shared tax revenues the Township would receive if there were no abatement or exemption. If the Township consents to the abatement and the City Council grants it, then the parties shall share proportionately in the loss of tax revenues resulting from the abatement or exemption.

(b) **Statutory Exemptions**. If a tax exemption is required by statute, such as by way of example and not by limitation, for religious, charitable or educational institutions, for hospitals, etc., then the parties will share equally in the effects of such exemption.

1.7 **General Procedure**. By this Agreement, the parties are approving the conditional transfer of property, not only in the Phase 1 area, but also in the Phase 2 area. Therefore, no further action of the Township shall be required to accomplish any transfer of property under this Agreement. However, the transfers for property in the Phase 2 area shall be delayed until a property owner applies for, and is granted, city sewer service or city water service for a particular parcel, during the term of this agreement or any renewal of the agreement. Therefore, the delayed conditional transfers of individual parcels shall take place only upon such application and approval for such water and/or sewer service, in the manner and to the extent provided in Article III of this Agreement.

ARTICLE II
Phase 1

2.1 **Transfer of Property**. The real property depicted in Exhibit A and legally described in Exhibit B as being within the Phase 1 area is hereby conditionally transferred from the jurisdiction of the Township to the jurisdiction of the City.

2.2 **Effect of Transfer**. The property transferred to the jurisdiction of the City pursuant to this Article II shall, for all purposes, be within the jurisdiction of the City. The Township shall

have no further jurisdiction over such area. Without limiting the generality of the City's jurisdiction and the effect of that jurisdiction, the parties wish to emphasize the following:

(a) **Zoning of Transferred Area.** Unless and until rezoned, the Phase 1 area will retain its existing zoning under the Township's Zoning Ordinance. However, the City shall have jurisdiction over, and the City's zoning ordinance shall apply to, the zoning of the Phase 1 area.

(b) **Governmental Services.** All governmental services available to other properties in the City, including, without limitation, water distribution services; sanitary sewer collection and disposal services; police and fire protection; economic development services; real and personal property assessment and collection services; street and road maintenance and repair; real and personal property tax abatement; and other municipal facilities and services shall be provided by the City to the Phase 1 area and its occupants on the same basis and to the same extent as it provides such governmental services within the legal limits of the City. The Township shall have no obligation to provide any services to the Phase 1 area or its occupants, except to the extent otherwise provided in this Agreement or as it otherwise does so and upon the terms it does so for other property and/or occupants of property in the City. The rates, fees and charges, if any, for all such services shall be as established by the City as applicable within the legal limits of the City. The parties, acting through their authorized representatives, agree to discuss a fire protection agreement for the Phase 1 and Phase 2 areas.

(c) **Applicability and Enforcement of Ordinances.** The Phase 1 area will be treated as being within the legal limits of the City for the purpose of applying and enforcing all ordinances, rules, and regulations. The City shall be responsible for enforcing all such ordinances, rules and regulations.

(d) **Provision of Water and Sewer Services.** Upon execution of this Agreement, the City will provide to property within the Phase 1 area City water and sanitary sewer service on the same basis and to the same extent as other properties and projects located within the legal jurisdictional limits of the City. Provided, however, in order to accommodate all of the connections and wastewater flows contemplated by this agreement, the parties agree that a new lift station may need to be constructed, perhaps near the point that Cedar Creek intersects White Creek Road. The cost of the lift station shall be borne by the parcels served and to be served by the lift station on a fair basis.

(e) **Taxes.** For the purposes of all taxation, including, without limitation, *ad valorem* real and personal property taxes, income taxes, hotel/motel tax, etc., the Phase 1 area shall be considered as being within the legal limits and jurisdiction of the City, except that any property taxes against the Phase 1 area arising out of the Township's tax roll for 1998 and prior years shall remain a lien on the affected parcel(s) in the Phase 1 area.

(f) **Special Assessments.** The Phase 1 area shall be within the legal limits and jurisdiction of the City for purposes of special assessments. To the extent the Township undertakes road, street, sidewalk or other right-of-way improvement from which the Phase 1 area specially

benefits, the City shall, upon the Township's request, specially assess such a proportionate share of such costs to the Phase 1 area on the same basis as the Township specially assesses other specially benefitted parcels for such improvements. Any amounts so collected by the City shall be paid over to the Township.

(g) **Rates, Charges and Fees**. All rates, charges, fees, and other costs for governmental services provided in the Phase 1 area shall be calculated, levied, charged, billed and collected on the same basis as all other property within the legal limits and jurisdiction of the City.

(h) **Voting**. Any persons residing in the Phase 1 area shall be entitled to vote on the same basis as all other persons residing within the legal limits of the City.

2.3 **Sharing of Revenues**. Revenues from the Phase 1 area shall be shared by the City and the Township during the term of this Agreement and any renewals as follows:

(a) **Formula for Sharing Ad Valorem Property Taxes.**

(1) Ad valorem real and personal property taxes levied by the City against property within the City shall apply in the Phase 1 area. The City will be responsible for collecting all ad valorem real and personal property taxes within the Phase 1 area and will retain all such taxes which are collected, except that the City shall return to the Township an amount computed by multiplying the following by the taxable value of property in the Phase 1 area:

For 2000: 2.1 mills ($2.10 per $1,000 of taxable value)
For 2001: 2.2 mills ($2.20 per $1,000 of taxable value)
For 2002: 2.3 mills ($2.30 per $1,000 of taxable value)
For 2003: 2.4 mills ($2.40 per $1,000 of taxable value)
For 2004, and each year thereafter during the term of this agreement:
2.5 mills ($2.50 per $1,000 of taxable value)

(2) Each year, the City shall, on September 15 of each year (or, if September 15 is not a City business day because it is a Saturday, Sunday, holiday or some emergency exists, the next City business day thereafter), forward to the Township its portion of the levied taxes. Any amount not paid by the City when due shall bear interest at a rate of one percent (1.0%) per month until paid.

(3) If, subsequent to the payment of such taxes, an owner of property within the Phase 1 area successfully challenges all or a portion of such taxes, and the City's for that or another reason, such as the return of the property for delinquent taxes, required to refund all or a portion of those taxes to the property owner, upon notice from the City, the Township shall promptly repay the City the Township's pro rata share of any such tax refund together with the Township's share of any interest due on the tax refund.

(b) **State and Federal Revenue Sharing**. The City may retain any and all revenue sharing revenues received by the City as a result of the conditional transfer of the Phase 1 area to the City.

(c) **Replacement of Property Taxes.** If the City, because of changes in law, no longer levies the same amount of property tax and receives additional revenues from other sources, such as income taxes, sales taxes, value added taxes, revenue sharing, or other sources of municipal revenues that are in whole or in part received by the City and have the effect of replacing the property tax revenues, the City shall annually or more frequently pay to the Township, within 15 days of the receipt of those other revenues, a portion of these new revenues equal in proportion to the Township's shared millage rate and the City's millage rate immediately before the reduction in the City's *ad valorem* property tax receipts from the property in the Phase 1 area.

(d) **Other Revenue.** The City is entitled to apply for, receive, and retain all gas and weight taxes, sales tax revenues, revenue sharing revenues, income tax revenues, single business tax revenues, etc., related to the Phase 1 area just as for all other property within the legal limits of the City. Any calculation or formula for receipt of such revenues shall assume the Phase 1 area is within the legal limits of the City as of the effective date of the agreement, subject to subparagraph 2.3(b), and except as otherwise expressly provided in this agreement.

(e) **Gifts, Grants, Etc**. All gifts, grants, assistance funds, bequests, or other funds from any private or public source given as a result of the Phase 1 area and any activity performed upon or within the Phase 1 area, the occupancy of the Phase 1 area, or for any other reason arising from the existence or jurisdiction of the Phase 1 area shall belong to the City.

ARTICLE III
Phase 2

3.1 **Intent.** The delayed conditional transfer of the jurisdiction of parcels in the Phase 2 Area, shall occur as provided in this Article III. The parties are sensitive to the desires of the long-time owners of some parcels within the Phase 2 area to avoid paying taxes at City rates and to remain in the Township. Given their current use, those parcels have no immediate need for City water and/or sanitary sewer service.

3.2 **Conditional Transfer of Parcels**. The conditional transfer of a parcel, or portion of a parcel, in the Phase 2 area from the jurisdiction of the Township to the jurisdiction of the City shall be completed when the owner of the parcel, or a person authorized to act on the owner's behalf, makes a written request for City sanitary sewer service or for City water service for the parcel, or portion of the parcel; or, in the case of property currently being provided said sewer or water service, when such authorized person makes a written request for transfer of the property to the jurisdiction of the City, and when such request is approved by resolution of the City Council of the City, and a certified copy of the resolution is delivered to the Township, the County Clerk, the Michigan Secretary of State and the Kent County Register of Deeds. When such a request for water or sanitary sewer service is made of the City, the City shall provide the Township written notice of the request

and of the date, time and place of the City Council meeting at which that request will be considered by the City Council. The Township shall have an opportunity to address the City Council with any concerns it may have regarding that request. The City may deny such a request if, in the City's determination, there is inadequate water supply or City sanitary sewer system capacity, or if the intended use of the parcel or portion of a parcel is inconsistent with the applicable planning and zoning provisions. In the case of a request for City water or City sanitary sewer service for a portion of a parcel, and where such request is approved in the manner provided in this subparagraph, the territory to be conditionally transferred to the City shall be the portion of the parcel as to which such service is requested and approved, not the remainder of the parcel.

3.3 **Effect of Conditional Transfer**. The effect of the completion of the conditional transfer of a parcel of land, or portion of a parcel of land, from the jurisdiction of the Township to the jurisdiction of the City, under the terms of this Article III shall be the same effect as for the parcels in the Phase 1 area conditionally transferred to the jurisdiction of the City under the terms of Article II, including, though not limited to, the sharing of tax revenues and other revenues between the City and the Township.

3.4 **Lift Station**. In order to accommodate all of the connections and wastewater flows contemplated by this Agreement, the parties agree that a new lift station may need to be constructed, perhaps near the point that Cedar Creek intersects White Creek Road. The cost of the lift station shall be borne by the parcels served and to be served by the lift station on a fair basis.

ARTICLE IV
Service Area

4.1 **Sanitary Sewer Service**. Parcels located in the Service Area shall be permitted to connect to the City's sanitary sewer system in accordance with the with the terms and conditions of this Article IV and without any annexation or transfer of jurisdiction.

(a) **Construction and Costs**. Any lines to be constructed from existing City sanitary sewer system lines shall be constructed according to City specifications and according to plans and specifications prepared at the Township's expense and submitted to the City for its review and approval. Any lines constructed in the City shall, upon completion, be conveyed to the City along with any needed easements for their operation, maintenance, repair, improvement or replacement. The Township shall pay the costs of all such construction, either from its own funds or from funds provided by potential users or others, together with the costs of the City's review of plans, inspection of the work and other expenses the City incurs as a result of such construction.

(b) **Limited Capacity**. At no time shall flows from the Service Area exceed an average (computed after the first year over a year and, prior to that, by annualizing the flows or projected flows) daily flow of 100,000 gallons. Provided, however, that five years after the effective date of this Agreement, the City shall inventory the vacant, unused and underutilized property within the City and any such property to be conditionally transferred or annexed to the City, along with current usage of its sanitary sewer system to determine whether additional capacity which can be made

available for use in the Service Area without a need to expand the City's wastewater treatment plan during the remaining term of the bonds outstanding thereon. Such inventory shall assess, under the City's then current zoning ordinance and Master Plan and for the current and planned uses of such property, the reasonably anticipated wastewater flows from the City. Provided, however, nothing in this Agreement shall require the City to make additional capacity available to the Township. The City shall permit, if it is technologically possible to do so without acquiring additional land therefor, the Township or any developer of property in the Service Area to pay for the construction of an addition to the City's sewer system to accommodate increased capacity requirements in the Service Area.

(c) **Wholesale Basis**. City sanitary sewer service shall be provided to the Township on a wholesale basis. So, the City will install a master meter to measure flows and will bill the Township for all rates, fees and charges. The Township may, in turn collect any such amounts from the users of the Township system.

(d) **Rates**. The City will bill the Township at rates to compensate the City for all the costs of providing service to the Service Area, including, without limitation, operation, maintenance, repair, replacement, improvement, a return on the City's overall existing investment in the system, an amount to compensate the City for the taxes not paid by portions of the City's sanitary sewer system lying within the City, a reasonable rate of return, the costs of complying with applicable laws, rules regulations, permit conditions, licensing requirements, orders, directives, etc. The parties believe it would not be cost effective or otherwise beneficial to calculate such fees at this time. Accordingly, the Township and City agree a rate of one and one-half (1-1/2) times the rates the City charges to customers within the City is reasonable. Provided., however, the City may establish another rate making method provided, the rates shall not exceed one and one-half times the rates the City charges to customers in the City. The City and Township agree that the other rate making method used by the City will be reasonable if the totals do not exceed one and one-half (1-1/2) times the rates for users within the City. Provided further, the connection fees for the Service area shall be two (2) times the rates for new connections within the City and the parties also find such amounts (currently 2 x $1,500 = $3,000 per residential equivalent unit) to be fair and reasonable.

4.2 **Ordinance Adoption and Enforcement**. The Township shall adopt a sewer use ordinance in substantially the form of that in Chapter 79, Article III of the City Code of the City, together with such amendments thereto as may, from time to time be adopted by the City Council. The Township hereby agrees to strictly enforce that ordinance. The Township also appoints the City Manager of the City to act as its agent in enforcing the Township's ordinance in the Service Area.

4.3 **Violations of Conditions**. If the Township or anyone using the sanitary sewers in the Township should violate any provision of the City's sewer use ordinance or any rules, regulations, orders or directives promulgated or issued pursuant thereto, or if the Township fails to pay when due any rates, fees, charges or other amounts due for such service, the City may after notices as provided in its sewer use ordinance discontinue service to the Township. If, in the opinion of the City Manager of the City, the violation poses an imminent threat to the pubic health, safety or welfare, and a reasonable way to address that threat is to do so, the City may immediately

terminate sanitary sewer service until the threat is abated. If there is no such imminent threat, the City shall discontinue such service only after notice to the Township and an opportunity for a hearing before the City Council. The City may permanently discontinue service to the Township without breaching this Agreement in the same manner as for any other customer under the City's Sewer Use Ordinance. To the extent reasonable, the City and Township shall work together to assure compliance by Township users and to terminate service only for violating users. In addition to any other remedies, if the Township is judged by a court or other decision maker of competent jurisdiction to have breached this Agreement, the City may terminate the sanitary sewer service provided pursuant to this Agreement.

ARTICLE V
Term and Termination

5.1 **Term**. This Agreement shall terminate at 11:59 p.m. on December 30, 2049, but shall automatically renew on that date for an additional 50 years. However, at the Township's sole option, exercised by written notice to the City on or before December 30, 2048, this Agreement may be terminated at the end of the initial term.

5.2 **Effect of Termination at End of Term**. Upon the termination of this Agreement, or any renewals, the Phase 1 area and any portions of the Phase 2 area which have been transferred from the Township's jurisdiction to the City's jurisdiction shall, except as otherwise specifically provided herein, for all purposes be within the legal limits and jurisdiction of the City.

5.3 **Other Grounds for Termination; Rescission**. This Agreement may also be terminated by mutual agreement of the parties, which agreement shall also specify whether the Phase 1 area or the Phase 2 area is thereafter within the jurisdiction of the City or the Township.

ARTICLE VI
Miscellaneous

6.1 **Prohibition on Annexation**. While this Agreement is in effect, including any renewal term, the City shall not initiate, sponsor, support or encourage annexation of any Township territory located within Phase 1, Phase 2, and the Service Area (including conditionally transferred territory) to the City, whether directly or indirectly, or whether any such annexation efforts or attempts involve property owner petitions, municipal petitions or otherwise. This provision shall not, however, preclude the City from carrying out any of its legal obligations in response to proper requests for public records under the Freedom of Information Act. In the event of an annexation petition filed by a property owner, or in the event of annexation proceedings initiated by a property owner, the City shall expressly state in writing, delivered to the governmental agency having jurisdiction, the City's unqualified opposition to any such annexation, and shall request that the annexation petition not be granted. Such writing shall be delivered prior to any annexation-approval proceedings.

6.2 **Notices**. Any notice, demand, or communication required, permitted, or desired to be given under this Agreement shall be deemed effectively given when personally delivered or mailed by first-class mail addressed to those addresses first provided above. The parties may, by written notice, designate any further or different address to which subsequent notices, demands, or communications may be given.

6.3 **Interpretation.**

(a) **Article and Other Headings**. The article and other headings in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement.

(b) **Entire Agreement**. This Agreement is the entire agreement between the parties with respect to its subject matter. It supersedes and replaces all previous or contemporaneous, express or implied, written or oral statements, covenants, representations or agreements. So, no oral statements or prior or contemporaneous written material not specifically incorporated in this Agreement shall be of any force and effect, and both parties specifically acknowledge, in entering into and executing this Agreement, they are relying solely upon the representations and agreements contained in this Agreement and no others.

(c) **Amendment.** This Agreement may not be amended except in writing signed by the parties following public hearings before and resolutions adopted by the Township Board and the City Council.

(d) **Benefits**. Neither party shall be entitled to benefits other than those specified herein.

(e) **Counterparts**. This Agreement may be executed in any number of counterparts and each such counterpart shall be considered a valid original.

(f) **Counsel**. Both parties consulted legal counsel and had input into the drafting of this Agreement. It should therefore be construed as if it were mutually drafted.

6.4 **Remedies**. The parties agree that remedies at law are inadequate and both parties shall have the right to all equitable remedies including, without limitation, mandamus, specific performance and injunctive relief. Before a party may undertake any legal or equitable action pursuant to or to enforce any provision of this Agreement, that party shall, except in cases of imminent threat to the public health or safety or as required under the City's Sewer Use Ordinance, first notify the other party of the basis for the claim, including detailed recitations of the facts and the law upon which the claiming party is relying. The party receiving such claim letter shall, within twenty-one (21) days of receiving the claim, respond in writing identifying those issues on which there is agreement and stating in detail the facts and law upon which the responding party is relying. The parties shall schedule a meeting to occur within (fourteen) 14 days after the date the response is due to discuss and seek to resolve the dispute. These time frames may be adjusted by the written consent of the parties.

6.5 **Filing and Effective Date.**

(a) **Initial Filing and Effective Date.** In accordance with Act 7 and Act 425, following the execution of this Agreement by the City and Township, a duplicate original of the Agreement shall be filed with the Clerk of Kent County and with the Michigan Secretary of State. This Agreement, certified by such County Clerk or Secretary of State, shall be *prima facie* evidence of the conditional transfer of the areas pursuant to this Agreement. This Agreement shall be effective at 12:01 a.m. on December 30, 1999, provided it has been filed with the County Clerk and Secretary of State.

(b) **Additional Filing.** The parties agree to the filing of additional documents, such as notices, forms and reports that may be required or requested by county, state or other agencies to give full effect and to fully implement this Agreement. The parties also understand the City will, from time to time, be filing certified copies of resolutions, together with additional copies of this Agreement in order to complete the conditional transfers of parcels within the Phase 2 area. If required, the Township shall countersign such resolutions and/or take any other action required to give effect to those delayed conditional transfers.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above by authority of the respective City Council and Township Board.

WITNESSES:

* Darci Frostick

* Scott Buck

* Elizabeth M. Mulder

* Jacquelyn M. Wright

CITY OF CEDAR SPRINGS

By: Ronny Merlington
Ronny Merlington, Mayor

By: Linda Branyan
Linda Branyan, City Clerk

TOWNSHIP OF SOLON

By: John C Cornell
John C. Cornell, Township Supervisor

By: Terri Riggle
Terri Riggle, Township Clerk

PA 425 Agreement Exhibit B

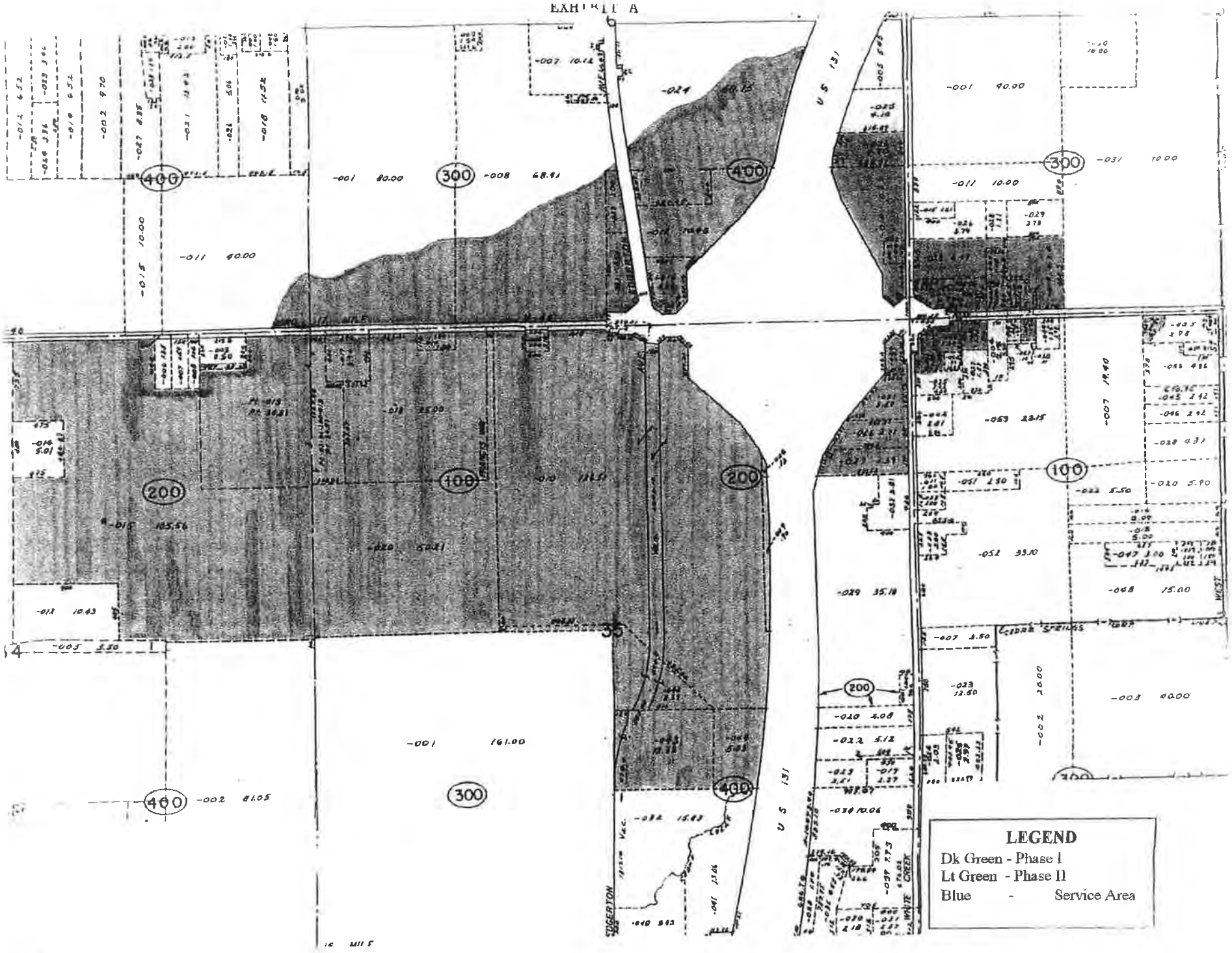
Area	*Parcel Number*	*Location*	*Property Address*	*First Name*	*Last Name*
Phase 1					
	41-02-25-300-018	N of 17-Mile	4153 17-Mile Rd NE	McDonald's Corp	
	41-02-25-300-019	N of 17-Mile	4175 17-Mile Rd NE	RBL Investments LLC	
	41-02-25-300-020	N of 17-Mile	4097 17-Mile Rd NE	Lippert Cedar Development	
	41-02-25-300-021	N of 17-Mile	4099 17-Mile Rd NE	Independent State Bank	
	41-02-25-300-023	N of 17-Mile	14060 White Creek Ave NE	CBL & Associates Ltd Ptnrs	
	41-02-25-300-024	N of 17-Mile	4059 17-Mile Rd NE	CBL & Associates Ltd Ptnrs	
	41-02-25-300-025	N of 17-Mile	4075 17-Mile Rd NE	Cedar Springs Bee-Kay	
	41-02-26-400-003	N of 17-Mile, W of W.C	14107 White Creek Ave NE	VanManen Oil, Inc	
	41-02-26-400-014	N of 17-Mile, W of W.C	14001 White Creek Ave NE	VanManen Oil, Inc	
	41-02-26-400-026	E of X-way, N of 17-Mile	14211 White Creek Ave NE	Metropolitan Hospital	
	41-02-35-200-026	S of 17-Mile, W of W.C.	13861 White Creek Ave NE	Adrian	VanderStoep
	41-02-35-200-027	S of 17-Mile, W of W.C.	13819 White Creek Ave NE	Adrian	VanderStoep
	41-02-35-200-030	S of 17-Mile, W of W.C.	13961 White Creek Ave NE	RLK Development	
	41-02-35-200-031	S of 17-Mile, W of W.C.	13903 White Creek Ave NE	Thomas J	VanderHyde
	41-02-36-100-006	S of 17-Mile	4330 17-Mile Rd NE	Dynatec Investment Pro	
	41-02-36-100-036	S of 17-Mile	4060 17-Mile Rd NE	Emro Marketing Company	
	41-02-36-100-041	S of 17-Mile	4020 17-Mile Rd NE	Linda A	Berris
	41-02-36-100-043	S of 17-Mile	4040 17-Mile Rd NE	RTM Mid-America, Inc	
	41-02-36-100-056	S of 17-Mile	4152 17-Mile Rd NE	Federau Corp	

Area	Parcel Number	Location	Property Address	First Name	Last Name
Phase II					
	41-02-25-300-001	N of 17-Mile, E of W.C.	4150 Solon St NE	Donald L	McIntyre
	41-02-25-300-011	N of 17-Mile, E of W.C.	14190 White Creek Ave NE	Thomas L	Gordon
	41-02-25-300-015	N of 17-Mile, E of W.C.	14140 White Creek Ave NE	Kelly D	Gifford
	41-02-25-300-026	N of 17-Mile, E of W.C.	14100 White Creek Ave NE	Solon Township	
	41-02-25-300-028	N of 17-Mile, E of W.C.	14102 White Creek Ave NE	Thomas L	Gordon
	41-02-25-300-029	N of 17-Mile, E of W.C.	4177 17-Mile Rd NE	RBL Investments LLC	
	41-02-25-300-030	N of 17-Mile, E of W.C.	4240 Solon St NE	Carollee	Gunnell
	41-02-25-300-031	N of 17-Mile, E of W.C.	4233 17-Mile Rd NE	James D	Crane ETAL
	41-02-26-400-025	N of 17-Mile, W of W.C	14291 White Creek Ave NE	White Creek Corp.	
	41-02-36-100-002	S of 17-Mile, E of W.C.	13890 White Creek Ave NE	Stout & Uebele, Inc.	
	41-02-36-100-004	S of 17-Mile, E of W.C.	4116 17-Mile Rd NE	Russell E	Barnes
	41-02-36-100-007	S of 17-Mile, E of W.C.	4250 17-Mile Rd NE	Hugh	Grannis
	41-02-36-100-009	S of 17-Mile, E of W.C.	4398 17-Mile Rd NE	Penny E	Towns ETAL
	41-02-36-100-014	S of 17-Mile, E of W.C.	13781 West St S NE	William N	Gates
	41-02-36-100-015	S of 17-Mile, E of W.C.	13771 West St S NE	Irving	Sipple
	41-02-36-100-020	S of 17-Mile, E of W.C.	13791 West St S NE	Ronald	Norman
	41-02-36-100-022	S of 17-Mile, E of W.C.	13793 West St S NE	Geness Builders	
	41-02-36-100-025	S of 17-Mile, E of W.C.	4350 17-Mile Rd NE	John T	Teusink
	41-02-36-100-028	S of 17-Mile, E of W.C.	13805 West St S NE	John T	Teusink
	41-02-36-100-035	S of 17-Mile, E of W.C.	13900 White Creek Ave NE	Dale	Frank, Trust
	41-02-36-100-037	S of 17-Mile, E of W.C.	4070 17-Mile Rd NE	Marathon Petroleum Co.	
	41-02-36-100-039	S of 17-Mile, E of W.C.	13697 West St S NE	Marilyn I	Stone
	41-02-36-100-040	S of 17-Mile, E of W.C.	13685 West St S NE	Larry E	Carr
	41-02-36-100-044	S of 17-Mile, E of W.C.	4042 17-Mile Rd NE	Linda	Berris, Trust
	41-02-36-100-045	S of 17-Mile, E of W.C.	13889 West St S NE	Kevin L	VanDyke
	41-02-36-100-046	S of 17-Mile, E of W.C.	13839 West St S NE	James	Sheldon
	41-02-36-100-047	S of 17-Mile, E of W.C.	13707 West St S NE	Carol	VanderHyde
	41-02-36-100-048	S of 17-Mile, E of W.C.	13759 West St S NE	Billy	Cotton
	41-02-36-100-049	S of 17-Mile, E of W.C.	4180 17-Mile Rd NE	Sparta State Bank	
	41-02-36-100-053	S of 17-Mile, E of W.C.	13915 West St S NE	Nathan V	Burley
	41-02-36-100-054	S of 17-Mile, E of W.C.	13975 West St S NE	Eugene L	Burley

Area	*Parcel Number*	*Location*	*Property Address*	*First Name*	*Last Name*
Phase II					
	41-02-36-100-055	S of 17-Mile, E of W.C.	4138 17-Mile Rd NE	Federau Corp	
	41-02-36-100-057	S of 17-Mile, E of W.C.	4140 17-Mile Rd NE	Federau Corp	
	41-02-36-100-058	S of 17-Mile, E of W.C.	4154 17-Mile Rd NE	Federau Corp	
	41-02-36-100-059	S of 17-Mile, E of W.C.	4186 17-Mile Rd NE	Keith	Eldred

Area	Parcel Number	Location	Property Address	First Name	Last Name
Service Area					
	41-02-26-300-001	W of X-way, N of 17-Mile	3375 17-Mile Rd NE	Madeline R	Remer, Trust
	41-02-26-300-008	W of X-way, N of 17-Mile	3565 17-Mile Rd NE	Dale E	Larson
	41-02-26-400-016	W of X-way, N of 17-Mile	14050 Edgerton Ave NE	Jeffrey R	Bassett
	41-02-26-400-018	W of X-way, N of 17-Mile	14351 Edgerton Ave NE	Lawrence S	Nauta
	41-02-26-400-022	W of X-way, N of 17-Mile	14175 Edgerton Ave NE	Deb	Christensen-Schaap
	41-02-26-400-023	W of X-way, N of 17-Mile	14100 Edgerton Ave NE	Deb	Christensen-Schaap
	41-02-26-400-024	W of X-way, N of 17-Mile	14350 Edgerton Ave NE	Daniel J	Bekins
	41-02-27-400-011	W of X-way, N of 17-Mile	3119 17-Mile Rd NE	Joseph S	Sagorski
	41-02-34-200-013	W of X-way, S of 17-Mile	3190 17-Mile Rd NE	Kenneth H	Koolman
	41-02-34-200-015	W of X-way, S of 17-Mile	2980 17-Mile Rd NE	Kenneth H	Koolman
	41-02-35-100-008	W of X-way, S of 17-Mile	3500 17-Mile Rd NE	Harley J	Morris
	41-02-35-100-010	W of X-way, S of 17-Mile	3592 17-Mile Rd NE	Cedarfield, Inc	
	41-02-35-100-014	W of X-way, S of 17-Mile	3362 17-Mile Rd NE	Leroy L	Stark
	41-02-35-100-017	W of X-way, S of 17-Mile	3240 17-Mile Rd NE	Michael A	Cook
	41-02-35-100-018	W of X-way, S of 17-Mile	13801 Francis Way NE	Cedar West Development	
	41-02-35-100-020	W of X-way, S of 17-Mile	3288 17-Mile Rd NE	Moore Farms	
	41-02-35-200-006	W of X-way, S of 17-Mile	3802 17-Mile Rd NE	Tom N	Lance
	41-02-35-200-009	W of X-way, S of 17-Mile	3804 17-Mile Rd NE	State Hwy Dept	
	41-02-35-400-042	W of X-way, S of 17-Mile	3701 16-Mile Rd NE	Moore Farms	
	41-02-35-400-043	W of X-way, S of 17-Mile	13491 Edgerton Ave NE	Moore Farms	
	41-02-35-400-044	W of X-way, S of 17-Mile	3695 16-Mile Rd NE	Cedarfield, Inc	

EXHIBIT A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-002 6.70
-014 6.52
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-013 3.16
-023 3.96
-024 5.06

AMENDING AGREEMENT NO. 1
IN AND TO
DEVELOPMENT COOPERATION AGREEMENT
BETWEEN
CITY OF CEDAR SPRINGS
AND
TOWNSHIP OF SOLON

THIS AMENDING AGREEMENT NO. 1 (this "Agreement") in and to the DEVELOPMENT COOPERATION AGREEMENT of December 30, 1999, is made as of October 27, 2000, between the CITY OF CEDAR SPRINGS, a home rule city, the principal business address of which is 66 S. Main Street, P.O. Box 310, Cedar Springs, MI 49319, Attn.: City Manager (the "City") and the TOWNSHIP OF SOLON, a general law township, the principal business address of which is 2305 19 Mile Road, Cedar Springs, MI 49319, Attn.: Township Supervisor (the "Township").

RECITALS

A. The City and the Township entered into a Development Cooperation Agreement as of December 30, 1999, pursuant to Act 425 of the Public Acts of Michigan of 1984, as amended ("Act 425"), and Act 7 of the Public Acts of Michigan of 1967, as amended ("Act 7").

B. Section 6.3(c) of the Development Cooperation Agreement provides that it may not be amended except in writing signed by the parties after the convening of public hearings and the adoption of resolutions by the City Council of the City and the Township Board of the Township.

C. The City and the Township desire to amend the Development Cooperation Agreement so as to add to Phase 2 of that agreement the Solon Township portion of lands commonly known as the Northland Estates Mobile Home Park, and so as to cause the Phase 2 provisions of the Development Cooperation Agreement, and other relevant provisions thereof, to apply fully to such additional lands.

D. By cooperating with respect to the proposed additional lands to be included in Phase 2, the parties believe that they can avoid future disputes, minimize uncertainty about land development, assure that development occurs in a mutually-beneficial manner and in general more fully assure the quality of development and more effective utilization of City and Township resources.

NOW, THEREFORE, in consideration of their mutual understandings, the parties agree as follows:

1. Section 1.1(2) of the Development Cooperation Agreement, and Exhibit A thereof, are amended so as to add to the Phase 2 area of that agreement the lands described and shown on Exhibit A of this Agreement.

2. All provisions in the Development Cooperation Agreement pertaining to Phase 2 shall apply fully to the additional Phase 2 lands described in Exhibit A of this Agreement, as of the effective date hereof

3 The term of this Agreement, the effect of termination of the Agreement and other matters pertaining to termination thereof shall be as stated in Article V of the Development Cooperation Agreement.

4. Sections 6.1, 6.2 and 6.4 of the Development Cooperation Agreement, pertaining respectively to prohibition on annexation, notices and remedies, are by this reference included in this Agreement and shall pertain to the lands described in Exhibit A.

5. This Agreement may be amended only by a writing signed by the parties following the convening of public hearings and the adoption of resolutions by the City Council of the City and the Township Board of the Township, as required by law.

6. In accordance with Act 7 and Act 425, following the execution of this Agreement by the City and Township, a duplicate original of the Agreement shall be filed with the County Clerk of Kent County and with the Michigan Secretary of State. This Agreement shall be effective at 12:01 a.m. on October 30, 2000, provided it has been filed with the County Clerk and the Secretary of State.

The parties agree to the filing of additional documents, such as notices, forms and reports that may be required or requested by county, state or other agencies to give full effect to and to implement this Agreement. The parties also understand the City may, from time to time, be filing certified copies of resolutions, together with additional copies of this Agreement in order to complete the conditional transfer of the lands described in Exhibit A, when it is appropriate to do so under the Development Cooperation Agreement. If requested, the Township shall countersign such resolutions and take other action required to give effect to conditional transfer of the described lands.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above, by authority of the City Council and Township Board

WITNESSES

Pam M. Howell
*

Deborah Frederick
*

CITY OF CEDAR SPRINGS

By: Linda Hunt
, Mayor

By Diane Sinstra Deputy
, City Clerk

TOWNSHIP OF SOLON

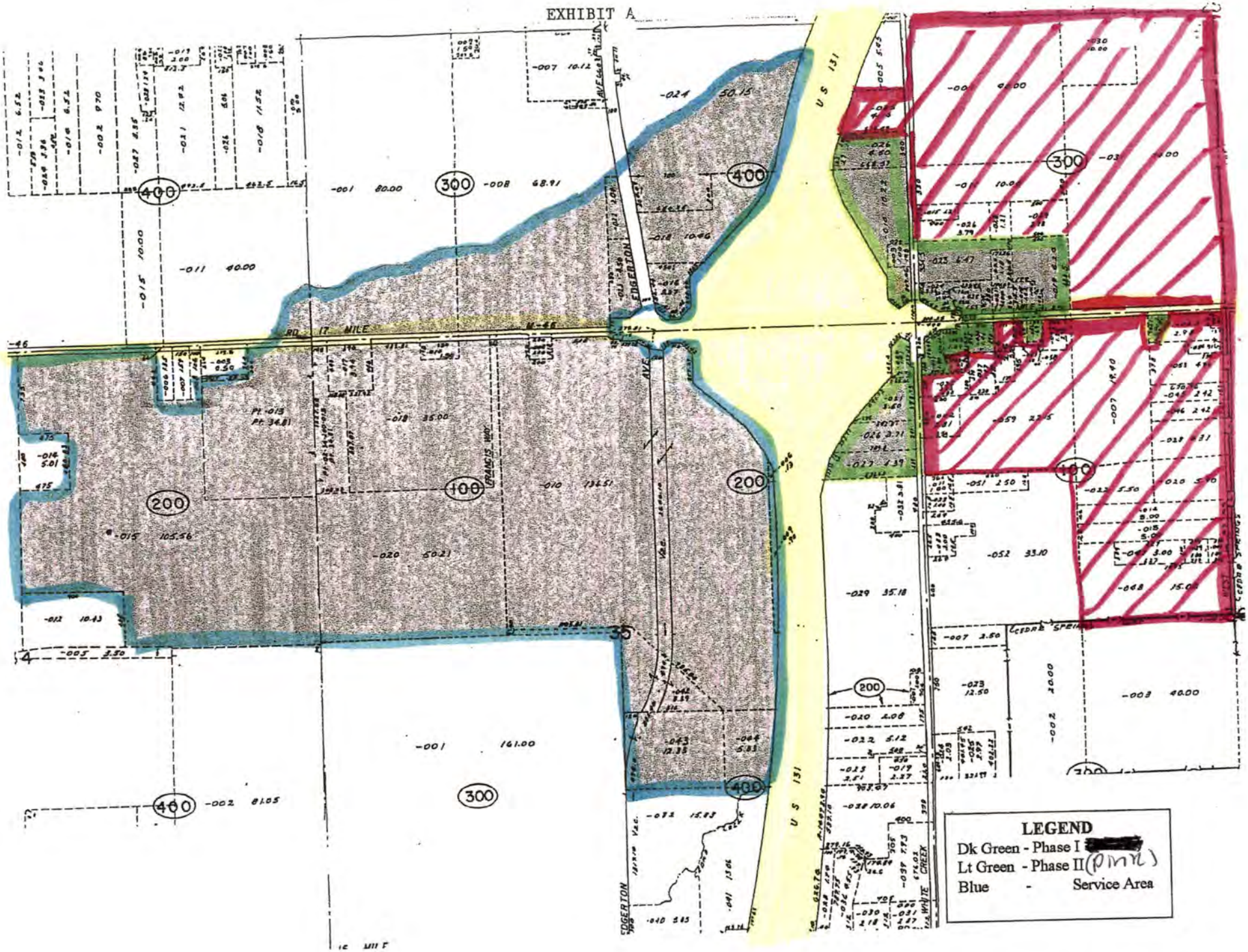
Michelle Lester
*

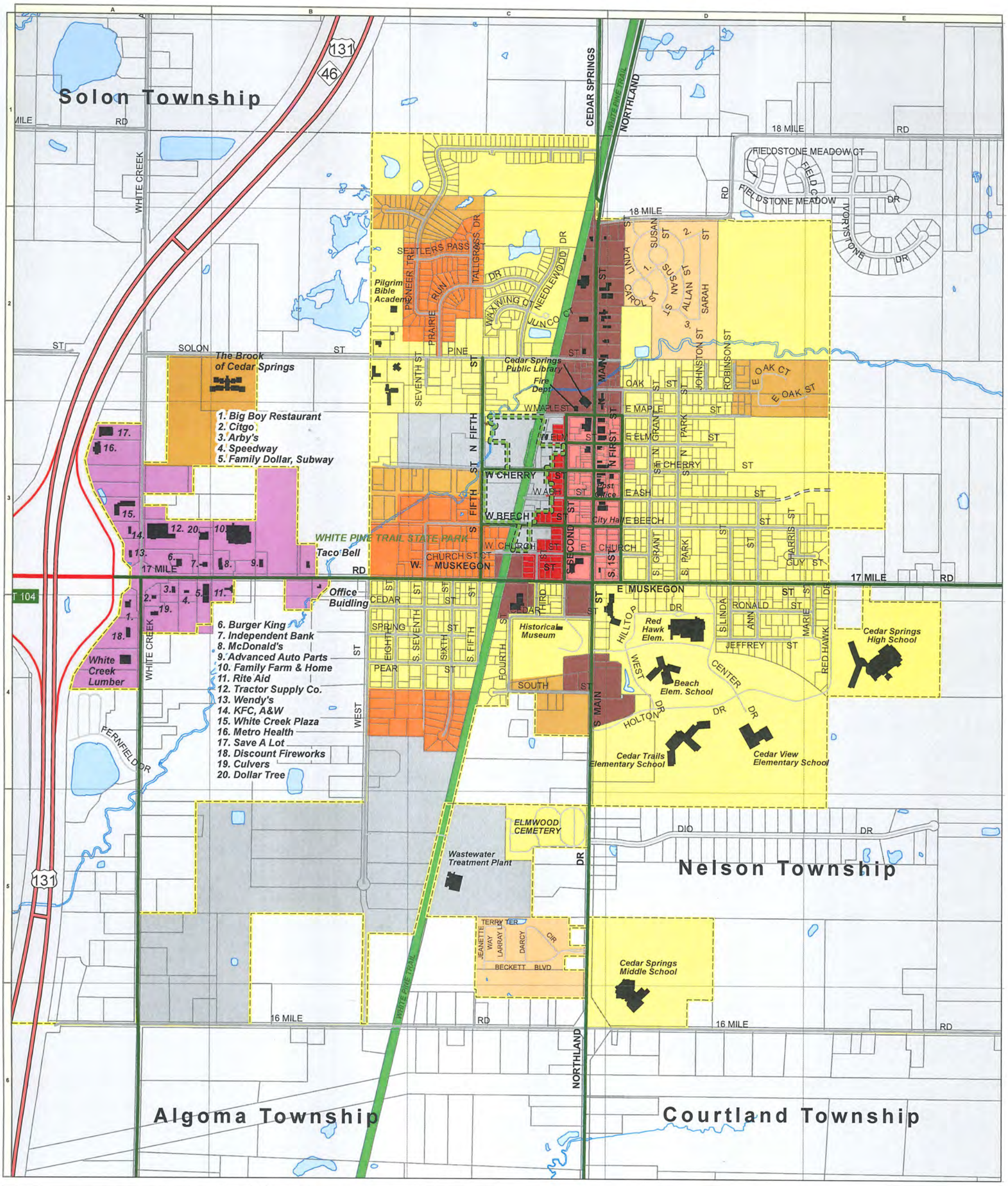
Irene Andersen
*

By: John C Cornell
John C. Cornell, Township Supervisor

By: Terri Riggle
Terri Riggle, Township Clerk

EXHIBIT A


US 131
EDGERTON AVE.
12 MILE RD.
M-46
FRANCIS HWY
CEDAR SPRINGS
WHITE CREEK
LEGEND
Dk Green - Phase I
Lt Green - Phase II (PMR)
Blue - Service Area



LEGEND

- Major Buildings

Street Centerlines

- Freeway
- Freeway Ramp
- Highway
- Primary
- Secondary
- Proposed/Under Const.
- Private
- Municipal Boundaries
- Public Land Survey Sections
- Lakes & Ponds
- Rivers & Streams

ZONING LEGEND

- B-2 Central Business District
- B-3 Highway Business District
- HC Highway Commercial
- MU Mixed Use
- I-1 Industrial
- R-1 Single Family Residential
- R-2 Single & Two Family Residential
- R-3 Multiple Family Residential
- R-4 Mobile Home Residential
- White Pine Trail Overlay

CITY OF CEDAR SPRINGS
KENT COUNTY, MICHIGAN
ZONING MAP

ADOPTED DATE: 9/14/2023
UPDATED DATE: 9/14/2023

0 437.5 875 1,750 2,625 3,500 Feet

A copy of the City Zoning Ordinance may be obtained on the City's website or by contacting City Hall at 616-696-1330. Sec. 40-132(c)- The official zoning map shall be identified by the signature of the zoning administrator, attested by the city clerk

Darla Fuleon — **Zoning Administrator**

Rebecca Johnson — **City Clerk**

(c) 2023 City of Cedar Springs and REGIS.

REGIS

This map was created using REGIS, the Grand Valley Regional Geographic Information System. This map does not represent a legal document. It is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy and should be verified through other means. Any duplication is restricted under copyright laws and the Enhanced Access to Public Records Act, PA 462 of 1996, as amended.

Solon Township 425 Payments

	# of Parcels	TV	Annual Payment	
2004	83	11,077,295	$ 27,693.23	
2005	92	12,105,449	$ 28,566.12	
2006		12,217,210	$ 30,543.00	
2007	78	12,836,912	$ 32,092.28	
2008	77	12,729,625	$ 31,824.06	
2009	84	14,022,955	$ 35,057.39	
2010	91	12,807,574	$ 32,018.93	
2011	84	12,480,619	$ 29,127.76	
2012	90	10,842,482	$ 27,106.21	
2013	100	10,370,811	$ 25,927.03	
2014	100	10,210,645	$ 25,526.61	
2015	86	9,527,778	$ 23,819.45	
2016	70	9,267,212	$ 23,168.03	
2017	66	9,808,352	$ 24,520.88	
2018	67	11,030,789	$ 27,576.97	
2019	65	11,649,873	$ 29,124.68	
2020	66	11,871,899	$ 29,679.74	
2021	67	13,996,741	$ 34,991.85	Holiday Inn - full value
2022	70	14,840,833	$ 37,102.08	
2023	70	14,467,855	$ 36,169.64	
2024	71	15,238,531	$ 38,096.33	

Recent Projects in the 425 Agreement

City of Cedar Springs

1. Phase II
    a. The Brooks
    b. Holiday Inn Express & Suites
    c. Culvers
    d. O'Reilly Auto Parts
    e. Rockford Ambulance
    f. 4100 17 Mile (Vacant)
    g. Advanced Auto Parts Store
    h. Kent County Sherriff Department
    i. White Creek Flats – Estimated Phase I completion Spring of 2026
        i. Brownfield Tax Abatement

Solon Township

1. Phase II
    a. Storage Units
2. Service Areas
    a. Aldi
    b. Cedar Animal Hospital
    c. Goodwill
    d. Woodlawn Hills Development

From: Randy Thelen
To: City Manager
Subject: Economic Minute
Date: Friday, May 9, 2025 3:23:15 PM

Good afternoon,

Spring is a season of renewal, and with it comes new opportunities. As the Greater Grand Rapids region continues to evolve, we're keeping our eyes on what's next. One area to watch closely: data centers. This rapidly expanding industry is creating a fresh wave of economic opportunities across the country, and our region is well-positioned to compete.

On May 20, we're bringing together investors for a focused conversation on this topic at our next **Investor Exchange**. This exclusive event will feature **Lauren Snyder** (Consumers Energy), **John Kuiper** (Advantage Commercial Real Estate), and **Daniel Watts** (US Signal). They'll discuss how our region can lead in this fast-growing sector. I hope you can **join us**!

With Microsoft having purchased two sites and others kicking the tires, I often get asked, "Why data centers?" While they are not a fit for every market, they are great fit for Greater Grand Rapids. While I was working in Omaha, the team and I worked with the likes of Google, Facebook, Fidelity Investments, Travelers Insurance, Yahoo, LinkedIn and more. There were at least four major positives from data center development:

- **Massive investment with relatively small demand for labor.** Especially in property tax states like Michigan, this provides a big boost to the tax base without depleting the talent pool.

- **High, stable electric load.** This big base load in Omaha helped to stabilize electric rates.

- **Big infrastructure investment.** In the case of Omaha, the data centers helped extend the infrastructure to meet their needs and opened new sites for other business development.

- **HQ2-type possibilities.** LinkedIn hired a fantastic Omahan to lead their operations. That person went on to other leadership roles and later was instrumental in growing the office jobs in Omaha. In fact, about two years ago LinkedIn opened a brand-new office in Omaha for over 1,000 professionals.

With some work and good planning, data centers can be one more element of our strong, diversified economy.

Last month, I mentioned that our team was in the midst of our Spring Retention

Visit Blitz, a month-long sprint where we meet over a hundred companies across our region to identify future growth opportunities and take a quick pulse of the regional economy. These visits give us real-time insights into local business conditions and help us tailor our strategies to meet your needs. Below are a few highlights from the 130+ companies we met with last month.

Sales Trends

- **66.7%** of companies reported increased sales.
- **9.1%** are experiencing a decline.
- *For comparison: In our Fall 2024 blitz, 56.7% reported sales growth, and 6.7% reported a decline.*

Employment

- **40.2%** of companies are growing their workforce in West Michigan.
- **6.1%** are reducing headcount.
- *Fall 2024: 38.7% increasing, 4.0% decreasing.*

Expansion Plans

- **44.7%** of companies plan to expand, up from 41.0% in Fall 2024.

Main Pinch Points

- **22.7%** of companies cited talent as a top challenge.
- **31.1%** noted sales-related issues, including global trade and tariffs.
- *Talent challenges were slightly higher in Fall 2024 at 23.3%, and sales-related issues were at 30.6%.*

Uncertainty, tariffs, and scenario planning were common phrases heard during the CEO visits. As you can see above, the data shows some wins: more companies are reporting year-over-year sales growth and considering expansion. However, the data also shows increases in employment reductions and reports of declining sales.

If you'd like to dive deeper into the full data set or talk through what this means for your business, don't hesitate to reach out to our business development team. Contact Brent Case at **caseb@rightplace.org**.

Looking ahead, mark your calendars for **Tech Week Grand Rapids**, **returning September 15–20, 2025.**

This is the biggest event we host each year, and this year's shaping up to be our most ambitious yet. We've already got 1,500+ middle school students signed up for our tech showcase (months ahead of schedule). If your company has new technology that would be engaging and fun for 6-8th graders to experience, reach out to Jill Elliott at **elliottj@rightplace.org**. We're also lining up an exciting keynote speaker for this year's kickoff event, details coming soon.

Want to get involved? Applications are now open to **host a Tech Week event**.

There are also several **sponsorship opportunities** available. For more information, please reach out to the team at **techweek@rightplace.org**.

Our region is leaning into growth, whether it's data infrastructure, talent engagement, or tech and innovation. The Right Place remains committed to creating a healthy economic environment where you, your company, your employees, and their families can thrive.

Thanks for being part of this momentum.

Sincerely,
Randy Thelen
President & CEO, The Right Place

What I'm reading: "Mistakes fade away; winners can forever blossom." In what turned out to be Warren Buffett's **final Shareholder Letter**, Buffett once again crams more business/life lessons into two pages better than anyone. Enjoy.

What I'm watching: Not much. Christa and I have been getting outside as often as possible, but I did catch the Denver Nuggets game that may have had the closest **buzzer beating shot ever.**

What I'm doing: About a month ago I had a chance encounter at 6:00am at the Knapps Corner Meijer with **Chad Paalman**, CEO of NuWave Technology Partners. He mentioned, "I am headed to Orange Theory—you should go!" I must be impressionable because I signed up that weekend and have (mostly) enjoyed the rowing, strength and treadmill work. Thanks, Chad, for the encouragement and nudge!

Did you know? In 1989, The Right Place helped launch the **Manufacturers Council** to bring industry leaders together and boost collaboration across West Michigan. That same year, the Council hosted its very first conference, bringing over 250 local executives under one roof to talk shop on emerging tech, talent, and what it means to be “world class.” The goal? Share knowledge, solve problems, and keep the momentum going.

Today, manufacturing makes up about 18% of our region’s employment, double the national average, and Grand Rapids has even been called “the most successful intensive manufacturing city in America” by **The Economist**. The Council’s work continues today through initiatives like our AI Roadmap, workforce development, and ongoing user groups and educational forums for members.

Want to get involved? Reach out to our team member, Doug Landman, at **landmand@rightplace.org**.

The Right Place, Inc. | 125 Ottawa Ave. Suite 450 | Grand Rapids, MI 49503 US

Unsubscribe | Update Profile | Constant Contact Data Notice

Constant Contact

From: City Manager
To: Brent Case
Subject: West Street Property
Date: Monday, June 2, 2025 12:58:00 PM
Attachments: Cedar Springs Land Development Flyer.pdf

Brent

I was supposed to email this to you last week. Sorry

Darla Falcon
Cedar Springs City Manager

66 S Main Street
PO Box 310
Cedar Springs, MI 49319
616-696-1330 Ext 104
www.cityofcedarsprings.org

DEVELOPMENT OPPORTUNITY

West Street Industrial Park | Cedar Springs, MI

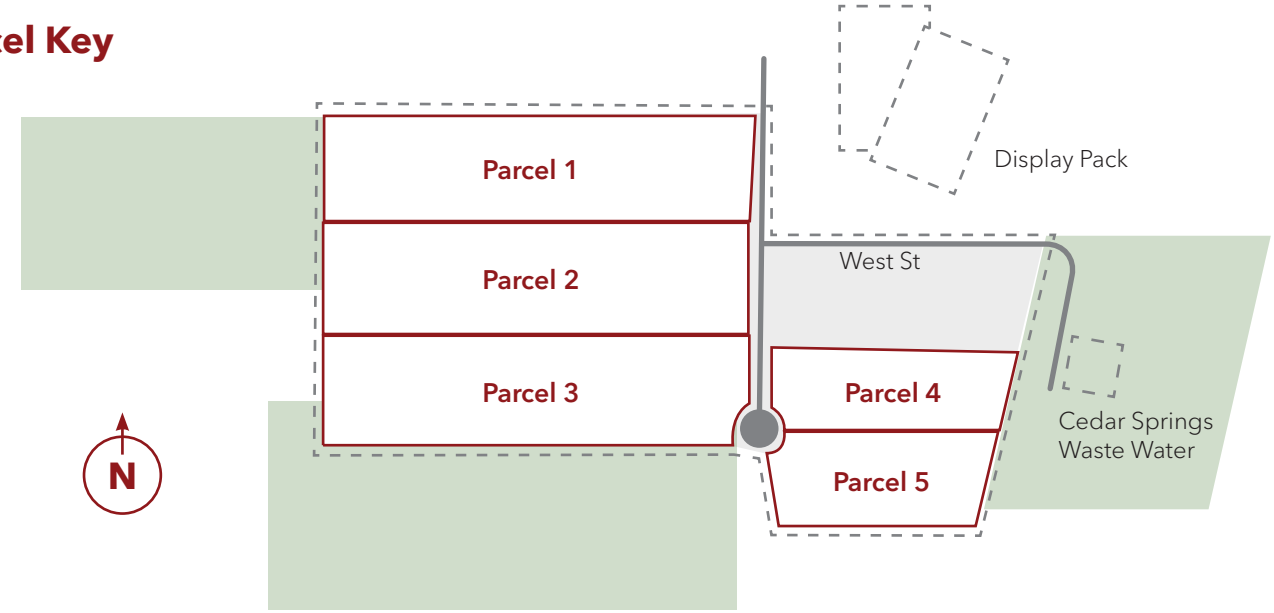
CEDAR SPRINGS
Cherishing our Heritage
Embracing our Future
EST. 1871

For more information, contact:
Darla Falcon, City Manager
616.696.1330 x104
manager@cityofcedarsprings.org

PROXIMITY TO

Downtown Grand Rapids	21 miles
Gerald R Ford International Airport	32 miles
Lansing	87 miles
Detroit	176 miles
Chicago	198 miles
Indianapolis	282 miles

Parcel Key



Parcel Information

Parcel 1
655 West Street NE
41-02-36-300-042
+/- 10 acres
$85,000/acre

Parcel 2
705 West Street NE
41-02-36-300-043
+/- 10 acres
$85,000/acre

Parcel 3
735 West Street NE
41-02-36-300-044
+/- 10 acres
$85,000/acre

Parcel 4
730 West Street NE
41-02-36-400-065
+/- 4 acres
$95,000/acre

Parcel 5
760 West Street NE
41-02-36-300-066
+/- 4.5 acres
$95,000/acre

CEDAR SPRINGS
Cherishing our Heritage
Embracing our Future
EST. 1871

For more information, contact:
Darla Falcon, City Manager
616.696.1330 x104
manager@cityofcedarsprings.org

Why Cedar Springs?

The perfect balance of small-town charm and larger city resources.

Ideal for Industry

- Affordable and available real estate.
- Easy access to US-131.
- Close to Grand Rapids.
- Incentives for relocating and expanding businesses.

Recreational Opportunities

- ***White Pine Trail:*** one of the top 100 Rails-to-Trails in the United States.
- ***Skinner Field:*** a running track and football field free to use and open to the public.
- Numerous community parks including flowering gardens, water features, walking paths, a dog park, eating areas, bathrooms, and playgrounds.

Vibrant Downtown and Community

- Locally-owned restaurants, shops, and entertainment venues.
- Excellent local school system.
- Housing options for various income levels.

CEDAR SPRINGS
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Ready for Business

Our West Street Industrial Park has been designed to offer development flexibility.

Supporting Infrastructure

- Newly constructed class A road.
- Municipal water supply.
- Municipal sewer.

Zoning/Site Plan Approval

- Zoned for light industrial use.
- Parcel combination options exist.
- Efficient local site plan approval process.

Available Incentives

- Grant funds for Geotechnical borings and other activities that support new building and site construction planning.
- Grant funds to complete environmental site assessments and due care planning.
- Tax abatements for eligible industrial businesses making new investments.
- Brownfield tax increment financing to provide reimbursement for eligible environmental and non-environmental project costs.

CEDAR SPRINGS
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Embracing our Future
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For more information, contact:
Darla Falcon, City Manager
616.696.1330 x104
manager@cityofcedarsprings.org

From: Brent Case
To: Robert Ellick; City Manager
Subject: Re: Next week"s meeting - additional info
Date: Monday, June 9, 2025 1:51:41 PM

Good afternoon, Bob and Darla,

Following the announcement of Microsoft's investment in our region late last year, we at RPI developed a webpage that details the many benefits of datacenters in communities in which they locate. While this opportunity we are discussing IS NOT Microsoft, it is a tech company looking to develop a data center campus in West Michigan. I thought this would be a helpful resource for both of you to review in advance of our meeting later this week.

Data Center Benefits - and more

Please let me know if you have any questions.
Best regards,
Brent

Brent Case, CGBP
Vice President, Business Development

616.301.6246 [redacted] caseb@rightplace.org
rightplace.org
125 Ottawa Ave NW, Suite 450, Grand Rapids, MI 49503

Please note: As of June 30, we will have a new address: 25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503. Our team will officially move in later this summer—we look forward to welcoming you soon!

App Banner Image

From: Brent Case <CaseB@rightplace.org>
Sent: Friday, June 6, 2025 9:40 AM
To: Robert Ellick <supervisor@solontwp.org>; City Manager <manager@cityofcedarsprings.org>
Cc: 'Land Team' <land@projectpeninsula.com>

Subject: Next week's meeting - additional info

Good morning, Bob and Darla,

I'm looking forward to connecting with you both again next week when we host the company that's considering a major investment in your area. Thanks for accepting the calendar invitation. Myself and two staff members from the company will see you Thursday at 1:30pm at the Solon Twp Hall.

I just wanted to give you a heads up that the company will be providing a Non-Disclosure Agreement for you to review and consider for signing. Please let me know if you prefer to review that document in advance and I can ask that they email it to you directly.

Have a wonderful weekend,
Brent

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Sent: Monday, June 2, 2025 1:05 PM
To: Brent Case <CaseB@rightplace.org>; City Manager <manager@cityofcedarsprings.org>
Subject: RE: [External] Potential Development in Solon Township

I will be in the office the rest of the day and tomorrow ...

From: Brent Case <CaseB@rightplace.org>
Sent: Monday, June 2, 2025 7:26 AM
To: City Manager <manager@cityofcedarsprings.org>; Robert Ellick <supervisor@solontwp.org>
Subject: Re: [External] Potential Development in Solon Township

Good morning,

Bob, let's try to connect today or tomorrow if you're available. I'm traveling so it may be hit or miss. But please leave a message and I'll get back to you ASAP.

Also, the company had to shift their visit to the morning of June 11th. Please let me know if this works for both of you. We'll be meeting together.

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From: City Manager <manager@cityofcedarsprings.org>
Sent: Thursday, May 29, 2025 3:30 PM
To: supervisor@solontwp.org <supervisor@solontwp.org>
Cc: Brent Case <CaseB@rightplace.org>
Subject: Potential Development in Solon Township

Hi Bob

I haven't seen you in quite a while. I hope all is well!

I talked with Brent Case from the Right Place earlier today. He has a potential development for our area and would like to meet with us to discuss this in more detail. Brent may reach out to you directly for additional information.
I look forward to working with everyone on this opportunity!

Regards,

Darla Falcon
Cedar Springs City Manager

66 S Main Street
PO Box 310
Cedar Springs, MI 49319
616-696-1330 Ext 104
www.cityofcedarsprings.org

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From: City Manager
To: Brent Case
Subject: Accepted: Project Peninsula - intros and discussion Cedar Springs [In-person]

From: Land Team
To: Robert Ellick; City Manager
Cc: Economic Development
Subject: Re: Next week"s meeting - additional info
Date: Wednesday, June 11, 2025 12:47:00 PM
Attachments: Venerly NDA - Single Party Form - STAMPED .pdf

Removing (Brent)
Adding in Dan from my project team

Hi Darla and Robert,

Thank you again for your time—I'm looking forward to our upcoming discussions.

To help ensure we can have a fully open conversation and share all relevant project details, it would be greatly appreciated if the attached NDA could be executed prior to the meeting. Thank you and see you soon!

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SINGLE PARTY NON-DISCLOSURE AGREEMENT

This Non-Disclosure Agreement ("**Agreement**") is made as of _____, 202___ (the "**Effective Date**") by the recipient identified below ("**Recipient**") for the benefit of Venerly LLC and its Affiliates ("**Discloser**").

1. **Definitions**.

"**Confidential Information**" means information disclosed to Recipient at any time relating to Discloser's business, including, without limitation, product designs, product plans, software and technology, financial information, marketing plans, business opportunities, proposed terms, pricing information, discounts, inventions and know-how. Confidential Information also includes (a) the existence of this Agreement, (b) the fact or nature of the discussions between the parties, (c) the existence of the project and (d) the entity/company behind the project.

"**Affiliate**" means any entity which, directly or indirectly, owns or controls, is owned or is controlled by or is under common ownership or control with a party. As used herein, "control" means the power to direct the management or affairs of an entity, and "ownership" means the beneficial ownership of 50% (or, if the applicable jurisdiction does not allow majority ownership, the maximum amount permitted under such law) or more of the voting equity securities or other equivalent voting interests of the entity. Each Affiliate that, directly or indirectly, receives Confidential Information of the other party (or any of the other party's Affiliates) shall also be bound under the terms of this Agreement and shall ensure and be responsible for the compliance of its own Affiliates with respect to the terms of this Agreement.

2. **Use of Confidential Information**. Recipient may use Confidential Information only to evaluate (a) whether to enter into a business relationship with Discloser and (b) Discloser's proposed project.

3. **Disclosure of Confidential Information.** Recipient will: (a) hold Confidential Information in strict confidence and take reasonable precautions to protect Confidential Information (such precautions to include, at a minimum, all precautions Recipient employs with respect to its own confidential materials); (b) not divulge any Confidential Information to any third party (other than to its employees or contractors as set forth below); and (c) not copy or reverse engineer any materials disclosed under this Agreement or remove any proprietary markings from any Confidential Information. Any employee or contractor given access to any Confidential Information must have a legitimate "need to know" such Confidential Information for use specified in Section 2 and Recipient will remain responsible for each such person's compliance with the terms of this Agreement.

4. **Term; Confidentiality Period**. This Agreement shall continue in effect until terminated by Discloser upon written notice to Recipient. Irrespective of any termination of this Agreement, Recipient's obligations with respect to Confidential Information under this Agreement expire 5 years from the date of receipt of such Confidential Information (except with respect to any trade secrets where such obligations will be perpetual).

5. **Exclusions**. This Agreement imposes no obligations with respect to information which: (a) was in Recipient's possession before receipt from Discloser, (b) is or becomes a matter of public knowledge through no fault of Recipient, (c) was rightfully disclosed to Recipient by a third party without restriction on disclosure or (d) is developed by Recipient without use of Confidential Information as can be shown by documentary evidence. Recipient may make disclosures required by court order provided Recipient (i) provides Discloser with notice of such disclosure as promptly as possible, (ii) uses diligent efforts to limit such disclosure and obtain confidential treatment or a protective order and (iii) has allowed Discloser to participate in the proceeding. Notwithstanding any other term of this Agreement, Recipient is prohibited from confirming or commenting on any information, public or otherwise, concerning Discloser or its business, regardless of its accuracy, without prior express written permission from Discloser.

6. **Return or Destruction of Confidential Information**. Upon termination of this Agreement or written request by Discloser, Recipient will: (a) cease using Confidential Information, (b) return or destroy Confidential Information and all copies, notes or extracts thereof to Discloser within 7 business days of receipt of request, and (c) upon request of Discloser, confirm in writing that Recipient has complied with these obligations.

7. **Proprietary Rights**. Recipient does not acquire any intellectual property rights or any other rights under this Agreement except the limited right to use Confidential Information set forth in Section 2.

8. **Disclaimer**. CONFIDENTIAL INFORMATION IS PROVIDED "AS IS" AND WITH ALL FAULTS.

9. **Publicity.** Recipient will not make, or authorize any third party to make, any public announcement or other disclosure related to this Agreement or any potential agreement or relationship with Discloser or any of its affiliates or subsidiaries without the prior written approval of Discloser. For the purposes of this Agreement public announcements include disclosures to any person or entity other than Recipient's employees or contractors who have a legitimate "need to know" by any means, including but not limited to, press releases and written or oral statements made to the media, blogs, trade organizations, publications, websites or any other public audience or unauthorized third parties.

10. **Export**. Recipient agrees not to remove or export any Confidential Information or any direct product thereof except in compliance with all applicable export laws and regulations.

11. **Injunctive Relief**. Recipient acknowledges that its breach of this Agreement may cause irreparable harm for which monetary damages are an insufficient remedy and therefore that upon any breach of this Agreement Discloser will be entitled to appropriate equitable relief without the posting of a bond in addition to whatever remedies it might have at law.

12. **Recipient Disclosures**. Recipient acknowledges that Discloser's employees and contractors are not authorized to receive any confidential or proprietary information from Recipient unless otherwise mutually agreed in a separate writing executed by an authorized representative of Discloser. Subject to such a separate writing, Recipient agrees that, with respect to any information Recipient discloses or provides to Discloser: (i) such information is non-proprietary and free from any restrictions on use or disclosure and (ii) no obligation of any kind is assumed by Discloser.

13. **General**. Neither Recipient nor Discloser has an obligation under this Agreement to purchase or offer for sale any item or proceed with any proposed transaction. If any of the provisions of this Agreement are held illegal or unenforceable by a court of competent jurisdiction, such provisions will be limited or eliminated to the minimum extent necessary so that this Agreement otherwise remains in full force and effect. Neither party may assign this Agreement without the prior written consent of the other party. This Agreement will be governed by the laws of the State of New York and the United States without regard to the conflicts of laws provisions thereof. This Agreement supersedes all prior discussions and writings and constitutes the entire agreement between the parties with respect to the subject matter hereof. The prevailing party in any action to enforce this Agreement will be entitled to its costs and attorneys' fees. No waiver or modification of this Agreement will be binding upon either party unless made in writing and signed by a duly authorized representative of each party and no failure or delay in enforcing any right will be deemed a waiver.

ACKNOWLEDGED AND AGREED:

Recipient: _____

Signature: _____

Name: _____

Title: _____

Address: _____

From: City Manager
To: Land Team
Cc: Economic Development
Subject: RE: Next week"s meeting - additional info
Date: Tuesday, June 17, 2025 1:55:00 PM
Attachments: Solon 425 Agreement.pdf

Jarrett & Dan

It was nice to meet you both last week! What an exciting project you have right in our backyard!!

I am attaching the 425 Agreement between the City of Cedar Springs and Solon Township. The property you are looking at would be explained in Article IV, Service Area. (see page 9) This article is much different than the previous parcels we have worked with in Solon Township. This agreement addresses sewer only, and the parcel would remain in Solon Township. The township would submit a proposal to the city for sewer service, and the master meter usage would be charged to the township.

Since the current agreement does not address water usage, that would have to be done under a separate agreement between the city and the developer.

Look over the agreement and let me know if you have any questions.

Thanks again, and I look forward to working with you on this exciting project!

Darla Falcon
Cedar Springs City Manager

66 S Main Street
PO Box 310
Cedar Springs, MI 49319
616-696-1330 Ext 104
www.cityofcedarsprings.org

From: Land Team <land@projectpeninsula.com>
Sent: Wednesday, June 11, 2025 12:47 PM
To: Robert Ellick <supervisor@solontwp.org>; City Manager <manager@cityofcedarsprings.org>
Cc: Economic Development <econdev@projectpeninsula.com>
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Adding in Dan from my project team

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From: Brent Case <CaseB@rightplace.org>
Sent: Monday, June 2, 2025 7:26 AM
To: City Manager <manager@cityofcedarsprings.org>; Robert Ellick <supervisor@solontwp.org>
Subject: Re: [External] Potential Development in Solon Township

Good morning,

Bob, let's try to connect today or tomorrow if you're available. I'm traveling so it may be hit or miss. But please leave a message and I'll get back to you ASAP.

Also, the company had to shift their visit to the morning of June 11th. Please let me know if this works for both of you. We'll be meeting together.

Thanks,

Brent

Brent Case, CGBP
Vice President, Business Development

616.301.6246 [redacted] caseb@rightplace.org
rightplace.org
125 Ottawa Ave NW, Suite 450, Grand Rapids, MI 49503

Please note: As of June 30, we will have a new address: 25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503. Our team will officially move in later this summer—we look forward to welcoming you soon!

From: City Manager <manager@cityofcedarsprings.org>
Sent: Thursday, May 29, 2025 3:30 PM
To: supervisor@solontwp.org <supervisor@solontwp.org>
Cc: Brent Case <CaseB@rightplace.org>
Subject: Potential Development in Solon Township

Hi Bob

I haven't seen you in quite a while. I hope all is well!

I talked with Brent Case from the Right Place earlier today. He has a potential development for our area and would like to meet with us to discuss this in more detail. Brent may reach out to you directly for additional information.

I look forward to working with everyone on this opportunity!

Regards,

Darla Falcon

Cedar Springs City Manager

66 S Main Street

PO Box 310

Cedar Springs, MI 49319

616-696-1330 Ext 104

www.cityofcedarsprings.org

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DEVELOPMENT COOPERATION AGREEMENT
BETWEEN
CITY OF CEDAR SPRINGS
AND
SOLON TOWNSHIP

This Development Cooperation Agreement (this "Agreement") is made as of December 30, 1999, between the City of Cedar Springs, a home rule city, the principal business address of which is 66 S. Main Street, P.O. Box 310, Cedar Springs, MI 49319, Attn.: City Manager (the "City") and Solon Township, a general law township, the principal business address of which is 2305 19 Mile Road, Cedar Springs, MI 49319, Attn.: Township Supervisor (the "Township").

RECITALS

A. The City and the Township desire, through cooperation, to foster quality economic development to benefit the respective communities.

B. The cooperation between the City and Township is designed to bring about the enhancement of the tax bases of both communities, and to thereby create jobs and provide services and products to the residents and visitors of both communities.

C. The City presently lacks a sufficient inventory of undeveloped land within its corporate boundaries to foster continued desired economic development, while having in place the infrastructure and personnel to deliver traditional municipal services.

D. The City and Township recognize that mutual goals relative to quality economic development locating in the Cedar/Solon Development area would be served through the extension of services available within the corporate limits of the City to areas presently located in the Township.

E. In particular, certain areas of the Township located west of the City, along the US-131 corridor, presently need sewer services, which services would further the economic health of the greater Cedar/Solon area by increasing the probability of commercial growth and the resulting creation of additional jobs.

F. By means of this Agreement, the City will provide such sewer services for the certain areas of the Township located west of the City.

G. By cooperating the parties can prevent future disputes, minimize uncertainty about development, better accommodate development, assure development occurs in a mutually beneficial manner, better assure the quality of development and better utilize their respective resources.

NOW, THEREFORE, in exchange for the consideration in and referred to by this Agreement, the parties agree as follows:

ARTICLE I
Purpose, Authority, Representations and Findings

1.1 **Purpose.**

(a) **General Framework**. This Agreement is intended to fully address the issues of City sanitary sewer service to and the conditional transfer of all property which is referred to in this Agreement. In doing so, this Agreement provides for parcels to be addressed in one of three ways.

(1) First, designated property for which City water or sanitary sewer has been requested is to be immediately conditionally transferred to the jurisdiction of the City (generally, "Phase 1").

(2) Second, designated parcels lying east of U. S. 131 are to be conditionally transferred to the City when there is a request for public water or sanitary sewer services, or, for parcels already utilizing such service, the owners of the properties request transfer to the jurisdiction of the City (generally "Phase 2").

(3) Third, designated property lying west of U. S. 131 would be provided City sanitary sewer service without any transfer (conditional or otherwise) or any annexation (generally, "Service Area").

The property involved in each area is depicted in the drawing attached in Exhibit A, which is incorporated by reference, and is described by reference to permanent parcel number and by legal description in the attached Exhibit B, which is also incorporated by reference.

(b) **Comprehensive Approach**. The parties have found it difficult to deal with development on an *ad hoc* basis. Doing so results in an inability to provide for the coordinated development of the area and to make the best decisions with respect to the sizing and location of infrastructure improvements. It also results in a process which is cumbersome to developers as well as the parties themselves in that it is difficult to deal intermittently with individual parcels because such a piecemeal approach fails to deal with the overall policy and economic impacts upon the parties. It is therefore the intent to minimize, if not all together prevent, future discomfort, delays, frustration and costs suffered and incurred by the parties and by affected property owners, developers and others interested in any of the property addressed by this Agreement.

(c) **Noncompetition**. Anything in this Agreement to the contrary notwithstanding, the Township shall not, utilizing City water or sanitary sewer service, provide any water or sanitary sewer service in the Service Area (as herein later defined) to any person or entity currently located in the City or which, if provided, would result in a transfer of employment from the City, unless the City first consents by action of its City Council.

1.2 **Authority**. This Agreement is made pursuant to two particular statutes, Act 425 of the Public Acts of Michigan of 1984, as amended, MCLA 124.21 et seq. ("Act 425") and, for purposes of providing services to the service area, the Urban Cooperation Act of 1967, Act 7 of the

Public Acts of Michigan of 1967, as amended, particularly by Act 108 of the Public Acts of Michigan of 1995, MCLA 124.501 et seq. ("Act 7"), as well as the general authority of each of the parties under the statutes authorizing their organization and existence, as well as the City Charter of the City.

1.3 **Findings (and Representations)**. The City, by action of its City Council in approving this Agreement, and the Township, by action of its Township Board in approving this Agreement, have made the following findings and representations.

(a) **Local Units**. The City, organized and existing as a home rule city under the Home Rule Cities Act, Act 279 of the Public Acts of Michigan of 1909, as amended, MCLA 117.1, et seq., and the Township, organized and existing pursuant to Article VII, Section 17 of the 1963 Michigan Constitution and Revised Statutes of Michigan of 1846, c.16, as amended, MCLA 41.1, *et seq.*, are both "local governmental units" as defined by Act 7 and Act 425.

(b) **Projects**. The current owners and prospective owners of certain property now located in the Township have proposed the undertaking of "economic development projects" as defined in Act 425, including the development and improvement of property for motels, restaurants, service facilities, and other uses (the "Project").

(c) **Service Desired.** Current owners and prospective owners of certain property and the Township have expressed their desire for City water and/or sanitary sewer service to property now located in the Township.

(d) **Proposed Transfer.** The City and Township have proposed that certain property, including property where the proposed economic development project will be located, be conditionally transferred from the Township to the City pursuant to Act 425.

(e) **Considered Factors**. Both the City and Township have, as required by Act 425, considered certain factors prior to entering into a written contract conditionally transferring property, including the following.

(1) Composition of the population; population density; land area and land uses; assessed valuation; topography, natural boundaries and drainage basins; past and probable future growth, including population increase and business, commercial, and industrial development in the conditionally transferred area (as hereinafter identified); and the comparative data for the Township and the portion of the Township remaining after the transfer of the conditionally transferred area.

(2) Need for organized community services; the present costs and adequacy of governmental services in the conditionally transferred area (as hereinafter identified); the probable future need for services in the conditionally transferred area; the practicability of supplying such services to the conditionally transferred area; the probable effect of the transfer and of alternative courses of action on the cost and adequacy of services in the

conditionally transferred area and on the remaining portion of the Township the probable change in taxes and tax rates in the conditionally transferred area in relation to the benefits expected to accrue from the transfer; and the financial ability of the City to provide and maintain services in the conditionally transferred area.

(3) The general effect of the conditional transfer upon the City and the Township and the relationship of the conditional transfer to any established land use plans.

(f) **Public Hearing**. Pursuant to Act 425, the City Council held a public hearing on November 29, 1999, at 6:30 p.m., and the Township Board held a public hearing on November 29, 1999, at 7:00 p.m., regarding the conditional transfer of property that is the subject of this Agreement and the sharing of revenues as provided in this Agreement, notice of which public hearing was given in the manner provided by the Open Meetings Act, Act 267 of the Public Acts of Michigan of 1976.

(g) **Majority Vote**. The City Council and the Township Board have each decided, by majority vote of the members elected and serving on each body, to enter into this Agreement.

(h) **Hearings, Notice and No Referendum**. Neither the City Council nor the Township Board adopted a resolution calling for a referendum on the conditional transfer to be made pursuant to this Agreement, and more than thirty (30) days have elapsed since the public hearings of the City Council and Township Board have been held regarding this Agreement and since the City Council and Township Board have adopted resolutions indicating their intention to enter into this Agreement and neither the City Clerk nor the Township Clerk has received a petition calling for a referendum on this Agreement or the conditional transfer of property to occur pursuant to this Agreement.

1.4 **Township Representation Concerning Property for Transfer**. The Township represents and covenants that it has not pledged any revenue from and has not represented to any obligees, lenders, bond holders or creditors that it is dependent upon or anticipating any revenue from the Phase 1 or Phase 2 areas to meet any obligations of the Township or any entity created or controlled by the Township. The Township further represents and covenants that it knows of no special assessments which have been levied against any parcel of property within the Phase 1 or Phase 2 areas.

1.5 **Joint Zoning Provisions**.

(a) Both the City and the Township will work to prepare and consider for adoption identical zoning and land use requirements for all property subject to conditional transfer to the City's jurisdiction pursuant to this Agreement which requirements shall address permitted and special approval uses, dimensional requirements, site plan requirements, access and parking requirements and any other issues deemed necessary their respective planning commissions and governing bodies. Such joint efforts shall commence within 15 days after the execution of this Agreement. Furthermore, the Township shall not give any site plan, special use or other zoning or building approval to any parcel in any area subject to conditional transfer under this Agreement, without giving the City at least 30 days' written notice of such possible action. Similarly, once

property has been conditionally transferred to the City pursuant to this Agreement, the City shall not give any site plan, special use or other zoning or building approval to any such property without giving the Township 30 days' written notice of such possible action.

(b) Not less than annually during the term of this agreement, the City and Township Planning Commissions shall hold a joint meeting to discuss, consider and make recommendations with respect to zoning and land use issues for property subject to this Agreement.

1.6 **Tax Abatements.**

(a) **General Procedure and Effect**. Upon any request for a tax abatement or tax exemption for any property within the Phase 1 or Phase 2 areas, the City Council, if the request is made to the City, and the Township Board, if the request is made to the Township, shall give to the other entity written notice of that request and of the date and time of the hearing on that request. The Township agrees not to grant any such exemption or abatement if the City objects in writing. The Township currently has a policy against granting tax abatements. Unless the Township consents to the abatement, the City shall pay to the Township the same amount of shared tax revenues the Township would receive if there were no abatement or exemption. If the Township consents to the abatement and the City Council grants it, then the parties shall share proportionately in the loss of tax revenues resulting from the abatement or exemption.

(b) **Statutory Exemptions**. If a tax exemption is required by statute, such as by way of example and not by limitation, for religious, charitable or educational institutions, for hospitals, etc., then the parties will share equally in the effects of such exemption.

1.7 **General Procedure**. By this Agreement, the parties are approving the conditional transfer of property, not only in the Phase 1 area, but also in the Phase 2 area. Therefore, no further action of the Township shall be required to accomplish any transfer of property under this Agreement. However, the transfers for property in the Phase 2 area shall be delayed until a property owner applies for, and is granted, city sewer service or city water service for a particular parcel, during the term of this agreement or any renewal of the agreement. Therefore, the delayed conditional transfers of individual parcels shall take place only upon such application and approval for such water and/or sewer service, in the manner and to the extent provided in Article III of this Agreement.

ARTICLE II
Phase 1

2.1 **Transfer of Property**. The real property depicted in Exhibit A and legally described in Exhibit B as being within the Phase 1 area is hereby conditionally transferred from the jurisdiction of the Township to the jurisdiction of the City.

2.2 **Effect of Transfer**. The property transferred to the jurisdiction of the City pursuant to this Article II shall, for all purposes, be within the jurisdiction of the City. The Township shall

have no further jurisdiction over such area. Without limiting the generality of the City's jurisdiction and the effect of that jurisdiction, the parties wish to emphasize the following:

(a) **Zoning of Transferred Area.** Unless and until rezoned, the Phase 1 area will retain its existing zoning under the Township's Zoning Ordinance. However, the City shall have jurisdiction over, and the City's zoning ordinance shall apply to, the zoning of the Phase 1 area.

(b) **Governmental Services.** All governmental services available to other properties in the City, including, without limitation, water distribution services; sanitary sewer collection and disposal services; police and fire protection; economic development services; real and personal property assessment and collection services; street and road maintenance and repair; real and personal property tax abatement; and other municipal facilities and services shall be provided by the City to the Phase 1 area and its occupants on the same basis and to the same extent as it provides such governmental services within the legal limits of the City. The Township shall have no obligation to provide any services to the Phase 1 area or its occupants, except to the extent otherwise provided in this Agreement or as it otherwise does so and upon the terms it does so for other property and/or occupants of property in the City. The rates, fees and charges, if any, for all such services shall be as established by the City as applicable within the legal limits of the City. The parties, acting through their authorized representatives, agree to discuss a fire protection agreement for the Phase 1 and Phase 2 areas.

(c) **Applicability and Enforcement of Ordinances.** The Phase 1 area will be treated as being within the legal limits of the City for the purpose of applying and enforcing all ordinances, rules, and regulations. The City shall be responsible for enforcing all such ordinances, rules and regulations.

(d) **Provision of Water and Sewer Services.** Upon execution of this Agreement, the City will provide to property within the Phase 1 area City water and sanitary sewer service on the same basis and to the same extent as other properties and projects located within the legal jurisdictional limits of the City. Provided, however, in order to accommodate all of the connections and wastewater flows contemplated by this agreement, the parties agree that a new lift station may need to be constructed, perhaps near the point that Cedar Creek intersects White Creek Road. The cost of the lift station shall be borne by the parcels served and to be served by the lift station on a fair basis.

(e) **Taxes.** For the purposes of all taxation, including, without limitation, *ad valorem* real and personal property taxes, income taxes, hotel/motel tax, etc., the Phase 1 area shall be considered as being within the legal limits and jurisdiction of the City, except that any property taxes against the Phase 1 area arising out of the Township's tax roll for 1998 and prior years shall remain a lien on the affected parcel(s) in the Phase 1 area.

(f) **Special Assessments.** The Phase 1 area shall be within the legal limits and jurisdiction of the City for purposes of special assessments. To the extent the Township undertakes road, street, sidewalk or other right-of-way improvement from which the Phase 1 area specially

benefits, the City shall, upon the Township's request, specially assess such a proportionate share of such costs to the Phase 1 area on the same basis as the Township specially assesses other specially benefitted parcels for such improvements. Any amounts so collected by the City shall be paid over to the Township.

(g) **Rates, Charges and Fees**. All rates, charges, fees, and other costs for governmental services provided in the Phase 1 area shall be calculated, levied, charged, billed and collected on the same basis as all other property within the legal limits and jurisdiction of the City.

(h) **Voting**. Any persons residing in the Phase 1 area shall be entitled to vote on the same basis as all other persons residing within the legal limits of the City.

2.3 **Sharing of Revenues**. Revenues from the Phase 1 area shall be shared by the City and the Township during the term of this Agreement and any renewals as follows:

(a) **Formula for Sharing Ad Valorem Property Taxes.**

(1) Ad valorem real and personal property taxes levied by the City against property within the City shall apply in the Phase 1 area. The City will be responsible for collecting all ad valorem real and personal property taxes within the Phase 1 area and will retain all such taxes which are collected, except that the City shall return to the Township an amount computed by multiplying the following by the taxable value of property in the Phase 1 area:

For 2000: 2.1 mills ($2.10 per $1,000 of taxable value)
For 2001: 2.2 mills ($2.20 per $1,000 of taxable value)
For 2002: 2.3 mills ($2.30 per $1,000 of taxable value)
For 2003: 2.4 mills ($2.40 per $1,000 of taxable value)
For 2004, and each year thereafter during the term of this agreement:
2.5 mills ($2.50 per $1,000 of taxable value)

(2) Each year, the City shall, on September 15 of each year (or, if September 15 is not a City business day because it is a Saturday, Sunday, holiday or some emergency exists, the next City business day thereafter), forward to the Township its portion of the levied taxes. Any amount not paid by the City when due shall bear interest at a rate of one percent (1.0%) per month until paid.

(3) If, subsequent to the payment of such taxes, an owner of property within the Phase 1 area successfully challenges all or a portion of such taxes, and the City's for that or another reason, such as the return of the property for delinquent taxes, required to refund all or a portion of those taxes to the property owner, upon notice from the City, the Township shall promptly repay the City the Township's pro rata share of any such tax refund together with the Township's share of any interest due on the tax refund.

(b) **State and Federal Revenue Sharing**. The City may retain any and all revenue sharing revenues received by the City as a result of the conditional transfer of the Phase 1 area to the City.

(c) **Replacement of Property Taxes**. If the City, because of changes in law, no longer levies the same amount of property tax and receives additional revenues from other sources, such as income taxes, sales taxes, value added taxes, revenue sharing, or other sources of municipal revenues that are in whole or in part received by the City and have the effect of replacing the property tax revenues, the City shall annually or more frequently pay to the Township, within 15 days of the receipt of those other revenues, a portion of these new revenues equal in proportion to the Township's shared millage rate and the City's millage rate immediately before the reduction in the City's *ad valorem* property tax receipts from the property in the Phase 1 area.

(d) **Other Revenue**. The City is entitled to apply for, receive, and retain all gas and weight taxes, sales tax revenues, revenue sharing revenues, income tax revenues, single business tax revenues, etc., related to the Phase 1 area just as for all other property within the legal limits of the City. Any calculation or formula for receipt of such revenues shall assume the Phase 1 area is within the legal limits of the City as of the effective date of the agreement, subject to subparagraph 2.3(b), and except as otherwise expressly provided in this agreement.

(e) **Gifts, Grants, Etc**. All gifts, grants, assistance funds, bequests, or other funds from any private or public source given as a result of the Phase 1 area and any activity performed upon or within the Phase 1 area, the occupancy of the Phase 1 area, or for any other reason arising from the existence or jurisdiction of the Phase 1 area shall belong to the City.

ARTICLE III
Phase 2

3.1 **Intent**. The delayed conditional transfer of the jurisdiction of parcels in the Phase 2 Area, shall occur as provided in this Article III. The parties are sensitive to the desires of the long-time owners of some parcels within the Phase 2 area to avoid paying taxes at City rates and to remain in the Township. Given their current use, those parcels have no immediate need for City water and/or sanitary sewer service.

3.2 **Conditional Transfer of Parcels**. The conditional transfer of a parcel, or portion of a parcel, in the Phase 2 area from the jurisdiction of the Township to the jurisdiction of the City shall be completed when the owner of the parcel, or a person authorized to act on the owner's behalf, makes a written request for City sanitary sewer service or for City water service for the parcel, or portion of the parcel; or, in the case of property currently being provided said sewer or water service, when such authorized person makes a written request for transfer of the property to the jurisdiction of the City, and when such request is approved by resolution of the City Council of the City, and a certified copy of the resolution is delivered to the Township, the County Clerk, the Michigan Secretary of State and the Kent County Register of Deeds. When such a request for water or sanitary sewer service is made of the City, the City shall provide the Township written notice of the request

and of the date, time and place of the City Council meeting at which that request will be considered by the City Council. The Township shall have an opportunity to address the City Council with any concerns it may have regarding that request. The City may deny such a request if, in the City's determination, there is inadequate water supply or City sanitary sewer system capacity, or if the intended use of the parcel or portion of a parcel is inconsistent with the applicable planning and zoning provisions. In the case of a request for City water or City sanitary sewer service for a portion of a parcel, and where such request is approved in the manner provided in this subparagraph, the territory to be conditionally transferred to the City shall be the portion of the parcel as to which such service is requested and approved, not the remainder of the parcel.

3.3 **Effect of Conditional Transfer**. The effect of the completion of the conditional transfer of a parcel of land, or portion of a parcel of land, from the jurisdiction of the Township to the jurisdiction of the City, under the terms of this Article III shall be the same effect as for the parcels in the Phase 1 area conditionally transferred to the jurisdiction of the City under the terms of Article II, including, though not limited to, the sharing of tax revenues and other revenues between the City and the Township.

3.4 **Lift Station**. In order to accommodate all of the connections and wastewater flows contemplated by this Agreement, the parties agree that a new lift station may need to be constructed, perhaps near the point that Cedar Creek intersects White Creek Road. The cost of the lift station shall be borne by the parcels served and to be served by the lift station on a fair basis.

ARTICLE IV
Service Area

4.1 **Sanitary Sewer Service**. Parcels located in the Service Area shall be permitted to connect to the City's sanitary sewer system in accordance with the with the terms and conditions of this Article IV and without any annexation or transfer of jurisdiction.

(a) **Construction and Costs**. Any lines to be constructed from existing City sanitary sewer system lines shall be constructed according to City specifications and according to plans and specifications prepared at the Township's expense and submitted to the City for its review and approval. Any lines constructed in the City shall, upon completion, be conveyed to the City along with any needed easements for their operation, maintenance, repair, improvement or replacement. The Township shall pay the costs of all such construction, either from its own funds or from funds provided by potential users or others, together with the costs of the City's review of plans, inspection of the work and other expenses the City incurs as a result of such construction.

(b) **Limited Capacity**. At no time shall flows from the Service Area exceed an average (computed after the first year over a year and, prior to that, by annualizing the flows or projected flows) daily flow of 100,000 gallons. Provided, however, that five years after the effective date of this Agreement, the City shall inventory the vacant, unused and underutilized property within the City and any such property to be conditionally transferred or annexed to the City, along with current usage of its sanitary sewer system to determine whether additional capacity which can be made

available for use in the Service Area without a need to expand the City's wastewater treatment plan during the remaining term of the bonds outstanding thereon. Such inventory shall assess, under the City's then current zoning ordinance and Master Plan and for the current and planned uses of such property, the reasonably anticipated wastewater flows from the City. Provided, however, nothing in this Agreement shall require the City to make additional capacity available to the Township. The City shall permit, if it is technologically possible to do so without acquiring additional land therefor, the Township or any developer of property in the Service Area to pay for the construction of an addition to the City's sewer system to accommodate increased capacity requirements in the Service Area.

(c) **Wholesale Basis**. City sanitary sewer service shall be provided to the Township on a wholesale basis. So, the City will install a master meter to measure flows and will bill the Township for all rates, fees and charges. The Township may, in turn collect any such amounts from the users of the Township system.

(d) **Rates**. The City will bill the Township at rates to compensate the City for all the costs of providing service to the Service Area, including, without limitation, operation, maintenance, repair, replacement, improvement, a return on the City's overall existing investment in the system, an amount to compensate the City for the taxes not paid by portions of the City's sanitary sewer system lying within the City, a reasonable rate of return, the costs of complying with applicable laws, rules regulations, permit conditions, licensing requirements, orders, directives, etc. The parties believe it would not be cost effective or otherwise beneficial to calculate such fees at this time. Accordingly, the Township and City agree a rate of one and one-half (1-1/2) times the rates the City charges to customers within the City is reasonable. Provided., however, the City may establish another rate making method provided, the rates shall not exceed one and one-half times the rates the City charges to customers in the City. The City and Township agree that the other rate making method used by the City will be reasonable if the totals do not exceed one and one-half (1-1/2) times the rates for users within the City. Provided further, the connection fees for the Service area shall be two (2) times the rates for new connections within the City and the parties also find such amounts (currently 2 x $1,500 = $3,000 per residential equivalent unit) to be fair and reasonable.

4.2 **Ordinance Adoption and Enforcement**. The Township shall adopt a sewer use ordinance in substantially the form of that in Chapter 79, Article III of the City Code of the City, together with such amendments thereto as may, from time to time be adopted by the City Council. The Township hereby agrees to strictly enforce that ordinance. The Township also appoints the City Manager of the City to act as its agent in enforcing the Township's ordinance in the Service Area.

4.3 **Violations of Conditions**. If the Township or anyone using the sanitary sewers in the Township should violate any provision of the City's sewer use ordinance or any rules, regulations, orders or directives promulgated or issued pursuant thereto, or if the Township fails to pay when due any rates, fees, charges or other amounts due for such service, the City may after notices as provided in its sewer use ordinance discontinue service to the Township. If, in the opinion of the City Manager of the City, the violation poses an imminent threat to the pubic health, safety or welfare, and a reasonable way to address that threat is to do so, the City may immediately

terminate sanitary sewer service until the threat is abated. If there is no such imminent threat, the City shall discontinue such service only after notice to the Township and an opportunity for a hearing before the City Council. The City may permanently discontinue service to the Township without breaching this Agreement in the same manner as for any other customer under the City's Sewer Use Ordinance. To the extent reasonable, the City and Township shall work together to assure compliance by Township users and to terminate service only for violating users. In addition to any other remedies, if the Township is judged by a court or other decision maker of competent jurisdiction to have breached this Agreement, the City may terminate the sanitary sewer service provided pursuant to this Agreement.

ARTICLE V
Term and Termination

5.1 **Term.** This Agreement shall terminate at 11:59 p.m. on December 30, 2049, but shall automatically renew on that date for an additional 50 years. However, at the Township's sole option, exercised by written notice to the City on or before December 30, 2048, this Agreement may be terminated at the end of the initial term.

5.2 **Effect of Termination at End of Term.** Upon the termination of this Agreement, or any renewals, the Phase 1 area and any portions of the Phase 2 area which have been transferred from the Township's jurisdiction to the City's jurisdiction shall, except as otherwise specifically provided herein, for all purposes be within the legal limits and jurisdiction of the City.

5.3 **Other Grounds for Termination; Rescission.** This Agreement may also be terminated by mutual agreement of the parties, which agreement shall also specify whether the Phase 1 area or the Phase 2 area is thereafter within the jurisdiction of the City or the Township.

ARTICLE VI
Miscellaneous

6.1 **Prohibition on Annexation**. While this Agreement is in effect, including any renewal term, the City shall not initiate, sponsor, support or encourage annexation of any Township territory located within Phase 1, Phase 2, and the Service Area (including conditionally transferred territory) to the City, whether directly or indirectly, or whether any such annexation efforts or attempts involve property owner petitions, municipal petitions or otherwise. This provision shall not, however, preclude the City from carrying out any of its legal obligations in response to proper requests for public records under the Freedom of Information Act. In the event of an annexation petition filed by a property owner, or in the event of annexation proceedings initiated by a property owner, the City shall expressly state in writing, delivered to the governmental agency having jurisdiction, the City's unqualified opposition to any such annexation, and shall request that the annexation petition not be granted. Such writing shall be delivered prior to any annexation-approval proceedings.

6.2 **Notices**. Any notice, demand, or communication required, permitted, or desired to be given under this Agreement shall be deemed effectively given when personally delivered or mailed by first-class mail addressed to those addresses first provided above. The parties may, by written notice, designate any further or different address to which subsequent notices, demands, or communications may be given.

6.3 **Interpretation.**

(a) **Article and Other Headings**. The article and other headings in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement.

(b) **Entire Agreement**. This Agreement is the entire agreement between the parties with respect to its subject matter. It supersedes and replaces all previous or contemporaneous, express or implied, written or oral statements, covenants, representations or agreements. So, no oral statements or prior or contemporaneous written material not specifically incorporated in this Agreement shall be of any force and effect, and both parties specifically acknowledge, in entering into and executing this Agreement, they are relying solely upon the representations and agreements contained in this Agreement and no others.

(c) **Amendment.** This Agreement may not be amended except in writing signed by the parties following public hearings before and resolutions adopted by the Township Board and the City Council.

(d) **Benefits**. Neither party shall be entitled to benefits other than those specified herein.

(e) **Counterparts**. This Agreement may be executed in any number of counterparts and each such counterpart shall be considered a valid original.

(f) **Counsel**. Both parties consulted legal counsel and had input into the drafting of this Agreement. It should therefore be construed as if it were mutually drafted.

6.4 **Remedies**. The parties agree that remedies at law are inadequate and both parties shall have the right to all equitable remedies including, without limitation, mandamus, specific performance and injunctive relief. Before a party may undertake any legal or equitable action pursuant to or to enforce any provision of this Agreement, that party shall, except in cases of imminent threat to the public health or safety or as required under the City's Sewer Use Ordinance, first notify the other party of the basis for the claim, including detailed recitations of the facts and the law upon which the claiming party is relying. The party receiving such claim letter shall, within twenty-one (21) days of receiving the claim, respond in writing identifying those issues on which there is agreement and stating in detail the facts and law upon which the responding party is relying. The parties shall schedule a meeting to occur within (fourteen) 14 days after the date the response is due to discuss and seek to resolve the dispute. These time frames may be adjusted by the written consent of the parties.

6.5 **Filing and Effective Date.**

(a) **Initial Filing and Effective Date.** In accordance with Act 7 and Act 425, following the execution of this Agreement by the City and Township, a duplicate original of the Agreement shall be filed with the Clerk of Kent County and with the Michigan Secretary of State. This Agreement, certified by such County Clerk or Secretary of State, shall be *prima facie* evidence of the conditional transfer of the areas pursuant to this Agreement. This Agreement shall be effective at 12:01 a.m. on December 30, 1999, provided it has been filed with the County Clerk and Secretary of State.

(b) **Additional Filing.** The parties agree to the filing of additional documents, such as notices, forms and reports that may be required or requested by county, state or other agencies to give full effect and to fully implement this Agreement. The parties also understand the City will, from time to time, be filing certified copies of resolutions, together with additional copies of this Agreement in order to complete the conditional transfers of parcels within the Phase 2 area. If required, the Township shall countersign such resolutions and/or take any other action required to give effect to those delayed conditional transfers.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above by authority of the respective City Council and Township Board.

WITNESSES:

* Darci Frostick

* Scott Buck

* Elizabeth M. Mulder

* Jacquelyn M. Wright

CITY OF CEDAR SPRINGS

By: Ronny Merlington
Ronny Merlington, Mayor

By: Linda Branyan
Linda Branyan, City Clerk

TOWNSHIP OF SOLON

By: John C Cornell
John C. Cornell, Township Supervisor

By: Terri Riggle
Terri Riggle, Township Clerk

PA 425 Agreement Exhibit B

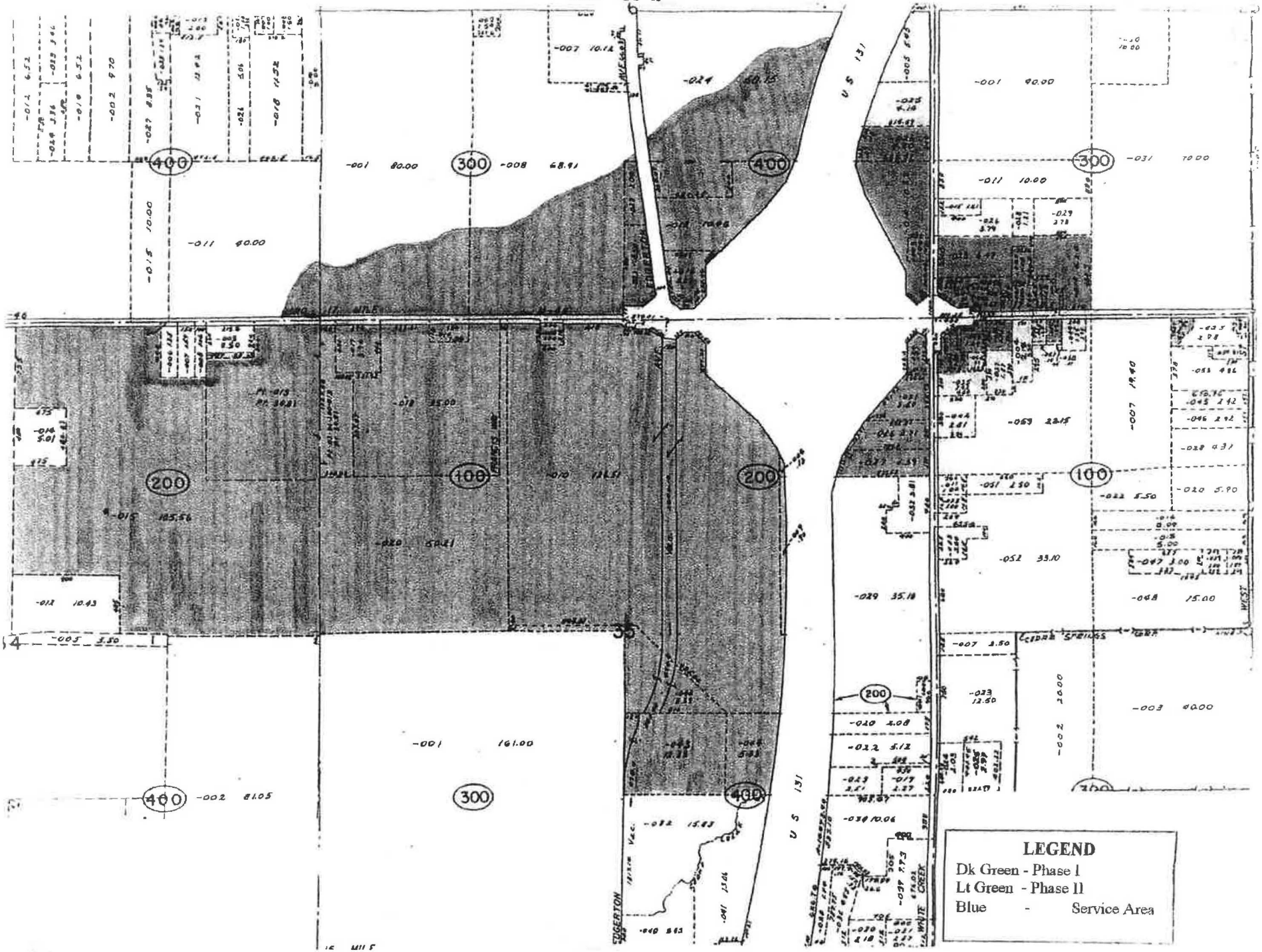
Area	*Parcel Number*	*Location*	*Property Address*	*First Name*	*Last Name*
Phase I					
	41-02-25-300-018	N of 17-Mile	4153 17-Mile Rd NE	McDonald's Corp	
	41-02-25-300-019	N of 17-Mile	4175 17-Mile Rd NE	RBL Investments LLC	
	41-02-25-300-020	N of 17-Mile	4097 17-Mile Rd NE	Lippert Cedar Development	
	41-02-25-300-021	N of 17-Mile	4099 17-Mile Rd NE	Independent State Bank	
	41-02-25-300-023	N of 17-Mile	14060 White Creek Ave NE	CBL & Associates Ltd Ptnrs	
	41-02-25-300-024	N of 17-Mile	4059 17-Mile Rd NE	CBL & Associates Ltd Ptnrs	
	41-02-25-300-025	N of 17-Mile	4075 17-Mile Rd NE	Cedar Springs Bee-Kay	
	41-02-26-400-003	N of 17-Mile, W of W.C	14107 White Creek Ave NE	VanManen Oil, Inc	
	41-02-26-400-014	N of 17-Mile, W of W.C	14001 White Creek Ave NE	VanManen Oil, Inc	
	41-02-26-400-026	E of X-way, N of 17-Mile	14211 White Creek Ave NE	Metropolitan Hospital	
	41-02-35-200-026	S of 17-Mile, W of W.C.	13861 White Creek Ave NE	Adrian	VanderStoep
	41-02-35-200-027	S of 17-Mile, W of W.C.	13819 White Creek Ave NE	Adrian	VanderStoep
	41-02-35-200-030	S of 17-Mile, W of W.C.	13961 White Creek Ave NE	RLK Development	
	41-02-35-200-031	S of 17-Mile, W of W.C.	13903 White Creek Ave NE	Thomas J	VanderHyde
	41-02-36-100-006	S of 17-Mile	4330 17-Mile Rd NE	Dynatec Investment Pro	
	41-02-36-100-036	S of 17-Mile	4060 17-Mile Rd NE	Emro Marketing Company	
	41-02-36-100-041	S of 17-Mile	4020 17-Mile Rd NE	Linda A	Berris
	41-02-36-100-043	S of 17-Mile	4040 17-Mile Rd NE	RTM Mid-America, Inc	
	41-02-36-100-056	S of 17-Mile	4152 17-Mile Rd NE	Federau Corp	

Area	Parcel Number	Location	Property Address	First Name	Last Name
Phase II					
	41-02-25-300-001	N of 17-Mile, E of W.C.	4150 Solon St NE	Donald L	McIntyre
	41-02-25-300-011	N of 17-Mile, E of W.C.	14190 White Creek Ave NE	Thomas L	Gordon
	41-02-25-300-015	N of 17-Mile, E of W.C.	14140 White Creek Ave NE	Kelly D	Gifford
	41-02-25-300-026	N of 17-Mile, E of W.C.	14100 White Creek Ave NE	Solon Township	
	41-02-25-300-028	N of 17-Mile, E of W.C.	14102 White Creek Ave NE	Thomas L	Gordon
	41-02-25-300-029	N of 17-Mile, E of W.C.	4177 17-Mile Rd NE	RBL Investments LLC	
	41-02-25-300-030	N of 17-Mile, E of W.C.	4240 Solon St NE	Carollee	Gunnell
	41-02-25-300-031	N of 17-Mile, E of W.C.	4233 17-Mile Rd NE	James D	Crane ETAL
	41-02-26-400-025	N of 17-Mile, W of W.C	14291 White Creek Ave NE	White Creek Corp.	
	41-02-36-100-002	S of 17-Mile, E of W.C.	13890 White Creek Ave NE	Stout & Uebele, Inc.	
	41-02-36-100-004	S of 17-Mile, E of W.C.	4116 17-Mile Rd NE	Russell E	Barnes
	41-02-36-100-007	S of 17-Mile, E of W.C.	4250 17-Mile Rd NE	Hugh	Grannis
	41-02-36-100-009	S of 17-Mile, E of W.C.	4398 17-Mile Rd NE	Penny E	Towns ETAL
	41-02-36-100-014	S of 17-Mile, E of W.C.	13781 West St S NE	William N	Gates
	41-02-36-100-015	S of 17-Mile, E of W.C.	13771 West St S NE	Irving	Sipple
	41-02-36-100-020	S of 17-Mile, E of W.C.	13791 West St S NE	Ronald	Norman
	41-02-36-100-022	S of 17-Mile, E of W.C.	13793 West St S NE	Geness Builders	
	41-02-36-100-025	S of 17-Mile, E of W.C.	4350 17-Mile Rd NE	John T	Teusink
	41-02-36-100-028	S of 17-Mile, E of W.C.	13805 West St S NE	John T	Teusink
	41-02-36-100-035	S of 17-Mile, E of W.C.	13900 White Creek Ave NE	Dale	Frank, Trust
	41-02-36-100-037	S of 17-Mile, E of W.C.	4070 17-Mile Rd NE	Marathon Petroleum Co.	
	41-02-36-100-039	S of 17-Mile, E of W.C.	13697 West St S NE	Marilyn I	Stone
	41-02-36-100-040	S of 17-Mile, E of W.C.	13685 West St S NE	Larry E	Carr
	41-02-36-100-044	S of 17-Mile, E of W.C.	4042 17-Mile Rd NE	Linda	Berris, Trust
	41-02-36-100-045	S of 17-Mile, E of W.C.	13889 West St S NE	Kevin L	VanDyke
	41-02-36-100-046	S of 17-Mile, E of W.C.	13839 West St S NE	James	Sheldon
	41-02-36-100-047	S of 17-Mile, E of W.C.	13707 West St S NE	Carol	VanderHyde
	41-02-36-100-048	S of 17-Mile, E of W.C.	13759 West St S NE	Billy	Cotton
	41-02-36-100-049	S of 17-Mile, E of W.C.	4180 17-Mile Rd NE	Sparta State Bank	
	41-02-36-100-053	S of 17-Mile, E of W.C.	13915 West St S NE	Nathan V	Burley
	41-02-36-100-054	S of 17-Mile, E of W.C.	13975 West St S NE	Eugene L	Burley

Area	*Parcel Number*	*Location*	*Property Address*	*First Name*	*Last Name*
Phase II					
	41-02-36-100-055	S of 17-Mile, E of W.C.	4138 17-Mile Rd NE	Federau Corp	
	41-02-36-100-057	S of 17-Mile, E of W.C.	4140 17-Mile Rd NE	Federau Corp	
	41-02-36-100-058	S of 17-Mile, E of W.C.	4154 17-Mile Rd NE	Federau Corp	
	41-02-36-100-059	S of 17-Mile, E of W.C.	4186 17-Mile Rd NE	Keith	Eldred

Area	Parcel Number	Location	Property Address	First Name	Last Name
Service Area					
	41-02-26-300-001	W of X-way, N of 17-Mile	3375 17-Mile Rd NE	Madeline R	Remer, Trust
	41-02-26-300-008	W of X-way, N of 17-Mile	3565 17-Mile Rd NE	Dale E	Larson
	41-02-26-400-016	W of X-way, N of 17-Mile	14050 Edgerton Ave NE	Jeffrey R	Bassett
	41-02-26-400-018	W of X-way, N of 17-Mile	14351 Edgerton Ave NE	Lawrence S	Nauta
	41-02-26-400-022	W of X-way, N of 17-Mile	14175 Edgerton Ave NE	Deb	Christensen-Schaap
	41-02-26-400-023	W of X-way, N of 17-Mile	14100 Edgerton Ave NE	Deb	Christensen-Schaap
	41-02-26-400-024	W of X-way, N of 17-Mile	14350 Edgerton Ave NE	Daniel J	Bekins
	41-02-27-400-011	W of X-way, N of 17-Mile	3119 17-Mile Rd NE	Joseph S	Sagorski
	41-02-34-200-013	W of X-way, S of 17-Mile	3190 17-Mile Rd NE	Kenneth H	Koolman
	41-02-34-200-015	W of X-way, S of 17-Mile	2980 17-Mile Rd NE	Kenneth H	Koolman
	41-02-35-100-008	W of X-way, S of 17-Mile	3500 17-Mile Rd NE	Harley J	Morris
	41-02-35-100-010	W of X-way, S of 17-Mile	3592 17-Mile Rd NE	Cedarfield, Inc	
	41-02-35-100-014	W of X-way, S of 17-Mile	3362 17-Mile Rd NE	Leroy L	Stark
	41-02-35-100-017	W of X-way, S of 17-Mile	3240 17-Mile Rd NE	Michael A	Cook
	41-02-35-100-018	W of X-way, S of 17-Mile	13801 Francis Way NE	Cedar West Development	
	41-02-35-100-020	W of X-way, S of 17-Mile	3288 17-Mile Rd NE	Moore Farms	
	41-02-35-200-006	W of X-way, S of 17-Mile	3802 17-Mile Rd NE	Tom N	Lance
	41-02-35-200-009	W of X-way, S of 17-Mile	3804 17-Mile Rd NE	State Hwy Dept	
	41-02-35-400-042	W of X-way, S of 17-Mile	3701 16-Mile Rd NE	Moore Farms	
	41-02-35-400-043	W of X-way, S of 17-Mile	13491 Edgerton Ave NE	Moore Farms	
	41-02-35-400-044	W of X-way, S of 17-Mile	3695 16-Mile Rd NE	Cedarfield, Inc	

EXHIBIT A



AMENDING AGREEMENT NO. 1
IN AND TO
DEVELOPMENT COOPERATION AGREEMENT
BETWEEN
CITY OF CEDAR SPRINGS
AND
TOWNSHIP OF SOLON

THIS AMENDING AGREEMENT NO. 1 (this "Agreement") in and to the DEVELOPMENT COOPERATION AGREEMENT of December 30, 1999, is made as of October 27, 2000, between the CITY OF CEDAR SPRINGS, a home rule city, the principal business address of which is 66 S. Main Street, P.O. Box 310, Cedar Springs, MI 49319, Attn.: City Manager (the "City") and the TOWNSHIP OF SOLON, a general law township, the principal business address of which is 2305 19 Mile Road, Cedar Springs, MI 49319, Attn.: Township Supervisor (the "Township").

RECITALS

A. The City and the Township entered into a Development Cooperation Agreement as of December 30, 1999, pursuant to Act 425 of the Public Acts of Michigan of 1984, as amended ("Act 425"), and Act 7 of the Public Acts of Michigan of 1967, as amended ("Act 7").

B. Section 6.3(c) of the Development Cooperation Agreement provides that it may not be amended except in writing signed by the parties after the convening of public hearings and the adoption of resolutions by the City Council of the City and the Township Board of the Township.

C. The City and the Township desire to amend the Development Cooperation Agreement so as to add to Phase 2 of that agreement the Solon Township portion of lands commonly known as the Northland Estates Mobile Home Park, and so as to cause the Phase 2 provisions of the Development Cooperation Agreement, and other relevant provisions thereof, to apply fully to such additional lands.

D. By cooperating with respect to the proposed additional lands to be included in Phase 2, the parties believe that they can avoid future disputes, minimize uncertainty about land development, assure that development occurs in a mutually-beneficial manner and in general more fully assure the quality of development and more effective utilization of City and Township resources.

NOW, THEREFORE, in consideration of their mutual understandings, the parties agree as follows:

1. Section 1.1(2) of the Development Cooperation Agreement, and Exhibit A thereof, are amended so as to add to the Phase 2 area of that agreement the lands described and shown on Exhibit A of this Agreement.

2. All provisions in the Development Cooperation Agreement pertaining to Phase 2 shall apply fully to the additional Phase 2 lands described in Exhibit A of this Agreement, as of the effective date hereof.

3. The term of this Agreement, the effect of termination of the Agreement and other matters pertaining to termination thereof shall be as stated in Article V of the Development Cooperation Agreement.

4. Sections 6.1, 6.2 and 6.4 of the Development Cooperation Agreement, pertaining respectively to prohibition on annexation, notices and remedies, are by this reference included in this Agreement and shall pertain to the lands described in Exhibit A.

5. This Agreement may be amended only by a writing signed by the parties following the convening of public hearings and the adoption of resolutions by the City Council of the City and the Township Board of the Township, as required by law.

6. In accordance with Act 7 and Act 425, following the execution of this Agreement by the City and Township, a duplicate original of the Agreement shall be filed with the County Clerk of Kent County and with the Michigan Secretary of State. This Agreement shall be effective at 12:01 a.m. on October 30, 2000, provided it has been filed with the County Clerk and the Secretary of State.

The parties agree to the filing of additional documents, such as notices, forms and reports that may be required or requested by county, state or other agencies to give full effect to and to implement this Agreement. The parties also understand the City may, from time to time, be filing certified copies of resolutions, together with additional copies of this Agreement in order to complete the conditional transfer of the lands described in Exhibit A, when it is appropriate to do so under the Development Cooperation Agreement. If requested, the Township shall countersign such resolutions and take other action required to give effect to conditional transfer of the described lands.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above, by authority of the City Council and Township Board.

WITNESSES:

Pam M. Howell
*

Deborah Fredrick
*

CITY OF CEDAR SPRINGS

By: Linda Hunt
, Mayor

By: Marie Iverson deputy
, City Clerk

TOWNSHIP OF SOLON

Michelle Lester
*

Irene Andersen
*

By: John C Cornell
John C. Cornell, Township Supervisor

By: Terri Riggle
Terri Riggle, Township Clerk

From: Brent Case
To: Darla Falcon; DPW Supervisor; Darla Falcon
Subject: Fw: Water Estimates - Project Peninsula
Date: Thursday, June 26, 2025 5:42:21 PM

FYI. Some updated numbers, which are noticeably higher than originally stated.

I'll be talking with Fishbeck tomorrow and will follow up with you following that discussion.

Thanks,
Brent

Get Outlook for iOS

From: Land Team <land@projectpeninsula.com>
Sent: Thursday, June 26, 2025 10:55 AM
To: Brent Case <CaseB@rightplace.org>
Cc: Economic Development <econdev@projectpeninsula.com>; Development Team <development@projectpeninsula.com>
Subject: Re: Water Estimates - Project Peninsula

Brent,

Yes, that's correct. We anticipate wastewater will be approximately 25% of the water usage. WW would be pre-treated prior to entering the municipality sewer system.

Thanks,
Jarrett (Land)

On Thu, Jun 26, 2025 at 9:54 AM Brent Case <CaseB@rightplace.org> wrote:

> Thanks for sharing. And to confirm, the wastewater requirement would be about 25% of the water needed? Wastewater would be pre-treated before entering the municipal sewer system.
>
> Thanks,
> Brent
>
> **Brent Case, CGBP**
> Vice President, Business Development
> [redacted] caseb@rightplace.org
> rightplace.org
> 25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503

Please note: As of June 30, we will have a new address: 25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503. Our team will officially move in later this summer—we look forward to welcoming you soon!

App Banner Image

From: Land Team <land@projectpeninsula.com>
Sent: Thursday, June 26, 2025 9:39 AM
To: Brent Case <CaseB@rightplace.org>
Cc: Economic Development <econdev@projectpeninsula.com>; Development Team <development@projectpeninsula.com>
Subject: Water Estimates - Project Peninsula

Brent,

Following up to the text thread regarding water. I have confirmed that the water demand for a region can range from 250K GPD of 2M GPD of water based on the cooling technology (air cooled vs evaporative) deployed.

In order to have the upmost flexibility in design for this location, the ask is 2M GPD for each region. As you know, we are planning 3 at the Moore's Farm Location. But let's start with one but the intent would be to grow the water to support the data center growth.

- Jarrett (Land)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: Brent Case
To: Supervisor@Solontwp.Org; Darla Falcon
Subject: Project Peninsula - hold for meeting dates
Date: Friday, July 18, 2025 11:50:25 AM

Good morning,

The company involved in Project Peninsula have asked if we could save the afternoon of July 29th and the day of August 5th for a potential Teams call or possibly a visit. Please let me know if either of those might work for you and I'll coordinate based on your availability.

Thanks,
Brent

Brent Case, CGBP
Vice President, Business Development
[redacted] caseb@rightplace.org
rightplace.org
25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503

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App Banner Image

From: Darla Falcon
To: Brent Case; Supervisor@Solontwp.Org
Subject: Re: Project Peninsula - hold for meeting dates
Date: Friday, July 18, 2025 11:55:07 AM

Brent
Both of those dates and times work for me. I will block them off on my calendar so I don't schedule anything.
Thank you
Darla

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

From: Brent Case <CaseB@rightplace.org>
Sent: Friday, July 18, 2025 11:50:17 AM
To: Supervisor@Solontwp.Org <Supervisor@Solontwp.Org>; Darla Falcon <manager@cityofcedarsprings.org>
Subject: Project Peninsula - hold for meeting dates

Good morning,

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Thanks,
Brent

Brent Case, CGBP
Vice President, Business Development
[redacted] caseb@rightplace.org
rightplace.org
25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503

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App Banner Image

From: Brent Case
To: Darla Falcon; Supervisor@Solontwp.Org
Subject: Re: Project Peninsula - hold for meeting dates
Date: Friday, July 18, 2025 11:59:05 AM

Great, thanks!

Brent Case, CGBP
Vice President, Business Development

[redacted] caseb@rightplace.org
rightplace.org
25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503

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App Banner Image

From: Darla Falcon <manager@cityofcedarsprings.org>
Sent: Friday, July 18, 2025 11:55 AM
To: Brent Case <CaseB@rightplace.org>; Supervisor@Solontwp.Org <Supervisor@Solontwp.Org>
Subject: Re: Project Peninsula - hold for meeting dates

Brent
Both of those dates and times work for me. I will block them off on my calendar so I don't schedule anything.
Thank you
Darla

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

From: Brent Case <CaseB@rightplace.org>
Sent: Friday, July 18, 2025 11:50:17 AM
To: Supervisor@Solontwp.Org <Supervisor@Solontwp.Org>; Darla Falcon <manager@cityofcedarsprings.org>
Subject: Project Peninsula - hold for meeting dates

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Thanks,
Brent

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Vice President, Business Development
[redacted] caseb@rightplace.org
rightplace.org
25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503

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App Banner Image

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: Brent Case
To: Supervisor@Solontwp.Org; Darla Falcon
Subject: Re: Project Peninsula - hold for meeting dates
Date: Tuesday, July 22, 2025 4:08:06 PM

Good afternoon,

The company has confirmed the afternoon of July 29th for a Teams call with us all. Stay tuned for a calendar invite to nail down the time.

Also - please hold Aug 13th for an in-person visit/meeting with the company representatives as well. I don't have the timing yet, but will pass along a calendar invitation as soon as I do.

Thanks!
Brent

Brent Case, CGBP
Vice President, Business Development
[redacted] caseb@rightplace.org
rightplace.org
25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503

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App Banner Image

From: Brent Case
Sent: Friday, July 18, 2025 11:50 AM
To: Supervisor@Solontwp.Org <Supervisor@Solontwp.Org>; City Manager <manager@cityofcedarsprings.org>
Subject: Project Peninsula - hold for meeting dates

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Thanks,
Brent

Brent Case, CGBP
Vice President, Business Development

[redacted] caseb@rightplace.org
rightplace.org
25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503

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App Banner Image

From: Brent Case
To: Supervisor@Solontwp.Org; Darla Falcon
Subject: Re: Project Peninsula - hold for meeting dates
Date: Thursday, July 24, 2025 12:27:38 PM

We are on for 3pm July 29th for a Teams call. I'll send an invitation tomorrow morning.

Also, they confirmed a visit for Aug 13 and when I get a time I'll share that as well. But please add that date to your calendars for now.

Thanks,
Brent

Get Outlook for iOS

From: Brent Case <CaseB@rightplace.org>
Sent: Tuesday, July 22, 2025 4:07:51 PM
To: Supervisor@Solontwp.Org <Supervisor@Solontwp.Org>; City Manager <manager@cityofcedarsprings.org>
Subject: Re: Project Peninsula - hold for meeting dates

Good afternoon,

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Also - please hold Aug 13th for an in-person visit/meeting with the company representatives as well. I don't have the timing yet, but will pass along a calendar invitation as soon as I do.

Thanks!
Brent

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Vice President, Business Development
[redacted] caseb@rightplace.org
rightplace.org
25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503

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From: Brent Case
Sent: Friday, July 18, 2025 11:50 AM
To: Supervisor@Solontwp.Org <Supervisor@Solontwp.Org>; City Manager <manager@cityofcedarsprings.org>
Subject: Project Peninsula - hold for meeting dates

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Thanks,
Brent

Brent Case, CGBP
Vice President, Business Development
[redacted] caseb@rightplace.org
rightplace.org
25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503

Please note: We have a new address: 25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503. Our team will officially move in later this summer—we look forward to welcoming you soon!

From: Darla Falcon
To: Brent Case
Subject: RE: Project Peninsula - hold for meeting dates
Date: Tuesday, July 29, 2025 3:03:00 PM

Brent
Sorry, I'm having technical difficulties with my computer. I'll log on asap.
Darla

From: Brent Case <CaseB@rightplace.org>
Sent: Thursday, July 24, 2025 12:27 PM
To: Supervisor@Solontwp.Org; Darla Falcon <manager@cityofcedarsprings.org>
Subject: Re: Project Peninsula - hold for meeting dates

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Also, they confirmed a visit for Aug 13 and when I get a time I'll share that as well. But please add that date to your calendars for now.

Thanks,
Brent

Get Outlook for iOS

From: Brent Case <CaseB@rightplace.org>
Sent: Tuesday, July 22, 2025 4:07:51 PM
To: Supervisor@Solontwp.Org <Supervisor@Solontwp.Org>; City Manager <manager@cityofcedarsprings.org>
Subject: Re: Project Peninsula - hold for meeting dates

Good afternoon,

The company has confirmed the afternoon of July 29th for a Teams call with us all. Stay tuned for a calendar invite to nail down the time.

Also - please hold Aug 13th for an in-person visit/meeting with the company representatives as well. I don't have the timing yet, but will pass along a calendar invitation as soon as I do.

Thanks!
Brent

photo

Brent Case, CGBP
Vice President, Business Development

[redacted] caseb@rightplace.org
rightplace.org
25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503

Please note: We have a new address: 25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503. Our team will officially move in later this summer—we look forward to welcoming you soon!

App Banner Image

From: Brent Case
Sent: Friday, July 18, 2025 11:50 AM
To: Supervisor@Solontwp.Org <Supervisor@Solontwp.Org>; City Manager <manager@cityofcedarsprings.org>
Subject: Project Peninsula - hold for meeting dates

Good morning,

The company involved in Project Peninsula have asked if we could save the afternoon of July 29th and the day of August 5th for a potential Teams call or possibly a visit. Please let me know if either of those might work for you and I'll coordinate based on your availability.

Thanks,
Brent

photo

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App Banner Image

From: Brent Case
To: Darla Falcon
Subject: Re: Project Peninsula - hold for meeting dates
Date: Tuesday, July 29, 2025 3:04:44 PM

Ok. Try to join w your phone if necessary

Get Outlook for iOS

From: Darla Falcon <manager@cityofcedarsprings.org>
Sent: Tuesday, July 29, 2025 3:03:48 PM
To: Brent Case <CaseB@rightplace.org>
Subject: RE: Project Peninsula - hold for meeting dates

Brent
Sorry, I'm having technical difficulties with my computer. I'll log on asap.
Darla

From: Brent Case <CaseB@rightplace.org>
Sent: Thursday, July 24, 2025 12:27 PM
To: Supervisor@Solontwp.Org; Darla Falcon <manager@cityofcedarsprings.org>
Subject: Re: Project Peninsula - hold for meeting dates

We are on for 3pm July 29th for a Teams call. I'll send an invitation tomorrow morning.

Also, they confirmed a visit for Aug 13 and when I get a time I'll share that as well. But please add that date to your calendars for now.

Thanks,
Brent

Get Outlook for iOS

From: Brent Case <CaseB@rightplace.org>
Sent: Tuesday, July 22, 2025 4:07:51 PM
To: Supervisor@Solontwp.Org <Supervisor@Solontwp.Org>; City Manager <manager@cityofcedarsprings.org>
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From: Darla Falcon on behalf of Brent Case
To: April Decess; Land Team; Development Team; Economic Development; Supervisor@Solontwp.Org; Darla Falcon
Subject: FW: Project Peninsula / RPI / Solon Twp / CS

-----Original Appointment-----
From: Brent Case <CaseB@rightplace.org>
Sent: Friday, July 25, 2025 10:35 AM
To: Brent Case; Land Team; Development Team; Economic Development; Supervisor@Solontwp.Org; Darla Falcon
Subject: Project Peninsula / RPI / Solon Twp / CS
When: Tuesday, July 29, 2025 3:00 PM-4:00 PM (UTC-05:00) Eastern Time (US & Canada).
Where: Teams Call

Microsoft Teams Need help? <https://aka.ms/JoinTeamsMeeting?omkt=en-US>

Join the meeting now <https://teams.microsoft.com/l/meetup-join/19%3ameeting_MDdkZjk4YTQtZDVhNy00NjEyLWFkYmItZjFhMzYyY2FkZDI0%40thread.v2/0?context=%7b%22Tid%22%3a%22d68c0d40-83d0-41cc-a3e8-1155240be273%22%2c%22Oid%22%3a%229c92c2ea-d774-44f5-b2cc-c40fc63f9886%22%7d>

Meeting ID: 211 165 223 056 7

Passcode: tz9dH2dz

For organizers: Meeting options <https://teams.microsoft.com/meetingOptions/?organizerId=9c92c2ea-d774-44f5-b2cc-c40fc63f9886&tenantId=d68c0d40-83d0-41cc-a3e8-1155240be273&threadId=19_meeting_MDdkZjk4YTQtZDVhNy00NjEyLWFkYmItZjFhMzYyY2FkZDI0@thread.v2&messageId=0&language=en-US>

From: Darla Falcon
To: Brent Case
Subject: Accepted: Project Peninsula meeting [In-person]

From: Brent Case
To: Darla Falcon
Subject: Water / wastewater engineers
Date: Wednesday, August 6, 2025 10:02:00 AM

Good morning, Darla,

Just wanted to see if you were able to get your water engineers to join our meeting next Weds for Project Peninsula.

Thanks!
Brent

Get Outlook for iOS

From: Darla Falcon
To: Brent Case
Subject: RE: Water / wastewater engineers
Date: Wednesday, August 6, 2025 11:09:00 AM

Yes, Mike Berrevoets from Fishbeck will be with me. See you on Wednesday!

Thanks
Darla

From: Brent Case <CaseB@rightplace.org>
Sent: Wednesday, August 6, 2025 10:02 AM
To: Darla Falcon <manager@cityofcedarsprings.org>
Subject: Water / wastewater engineers

Good morning, Darla,

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Thanks!
Brent

Get Outlook for iOS

From: Brent Case
To: Darla Falcon
Subject: Re: Water / wastewater engineers
Date: Wednesday, August 6, 2025 11:10:53 AM

Cool. FYI...that Consumers announcement was for OUR project. Shhh....

Get Outlook for iOS

From: Darla Falcon <manager@cityofcedarsprings.org>
Sent: Wednesday, August 6, 2025 11:09:17 AM
To: Brent Case <CaseB@rightplace.org>
Subject: RE: Water / wastewater engineers

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Thanks
Darla

From: Brent Case <CaseB@rightplace.org>
Sent: Wednesday, August 6, 2025 10:02 AM
To: Darla Falcon <manager@cityofcedarsprings.org>
Subject: Water / wastewater engineers

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From: Darla Falcon
To: Brent Case
Subject: RE: Water / wastewater engineers
Date: Wednesday, August 6, 2025 11:12:00 AM

I must have missed the Consumer's announcement! lol

From: Brent Case <CaseB@rightplace.org>
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Brent

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From: Brent Case
To: Darla Falcon
Subject: Re: Water / wastewater engineers
Date: Wednesday, August 6, 2025 11:17:04 AM

It was last week in Crains. Just talked about inking a 1GW deal w a big data center

Get Outlook for iOS

From: Darla Falcon <manager@cityofcedarsprings.org>
Sent: Wednesday, August 6, 2025 11:12:42 AM
To: Brent Case <CaseB@rightplace.org>
Subject: RE: Water / wastewater engineers

I must have missed the Consumer's announcement! lol

From: Brent Case <CaseB@rightplace.org>
Sent: Wednesday, August 6, 2025 11:11 AM
To: Darla Falcon <manager@cityofcedarsprings.org>
Subject: Re: Water / wastewater engineers

Cool. FYI...that Consumers announcement was for OUR project. Shhh....

Get Outlook for iOS

From: Darla Falcon <manager@cityofcedarsprings.org>
Sent: Wednesday, August 6, 2025 11:09:17 AM
To: Brent Case <CaseB@rightplace.org>
Subject: RE: Water / wastewater engineers

Yes, Mike Berrevoets from Fishbeck will be with me. See you on Wednesday!

Thanks
Darla

From: Brent Case <CaseB@rightplace.org>
Sent: Wednesday, August 6, 2025 10:02 AM
To: Darla Falcon <manager@cityofcedarsprings.org>
Subject: Water / wastewater engineers

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Just wanted to see if you were able to get your water engineers to join our meeting next Weds

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: Darla Falcon
To: Brent Case
Subject: Fishbeck inquiry
Date: Monday, September 8, 2025 9:37:00 AM

Good morning Brent

Mike Berrevoets from Fishbeck reached out to the treadmill walking lady from Project Peninsula, and has not received any acknowledgment. Is she still part of the team? Mike's team is doing work for this project and needs confirmation to proceed. Can you assist in any way?

Thanks

Darla Falcon
Cedar Springs City Manager

66 S Main Street
PO Box 310
Cedar Springs, MI 49319
616-696-1330 Ext 104
www.cityofcedarsprings.org

From: Brent Case
To: Land Team
Cc: Darla Falcon
Subject: Fw: Fishbeck inquiry
Date: Monday, September 8, 2025 10:12:20 AM

FYI - Jarrett, can you connect Lindsey with Mike.
Thanks,
Brent

From: Darla Falcon <manager@cityofcedarsprings.org>
Sent: Monday, September 8, 2025 9:37 AM
To: Brent Case <CaseB@rightplace.org>
Subject: Fishbeck inquiry

Good morning Brent

Mike Berrevoets from Fishbeck reached out to the water expert from Project Peninsula, and has not received any acknowledgment. Is she still part of the team? Mike's team is doing work for this project and needs confirmation to proceed. Can you assist in any way?

Brent Case, CGBP
Vice President, Business Development
[redacted] caseb@rightplace.org
rightplace.org
25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503

We have a new address: 25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503.

App Banner Image

Thanks

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From: Darla Falcon
To: Brent Case; Land Team
Cc: Berrevoets, Mike
Subject: RE: Fishbeck inquiry
Date: Thursday, September 18, 2025 3:07:00 PM

Hi Brent

I received another email from Mike Berrevoets from Fishbeck. He has not heard from anyone regarding this project, so he has instructed his team to cease all work until further notice. Just to confirm Mike's email is mberrevoets@fishbeck.com, and his work phone number is 616-464-3927, and his cell number is [redacted].

Enjoy this great weather!

Thanks

Darla Falcon
Cedar Springs City Manager

66 S Main Street
PO Box 310
Cedar Springs, MI 49319
616-696-1330 Ext 104
www.cityofcedarsprings.org

From: Brent Case <CaseB@rightplace.org>
Sent: Monday, September 8, 2025 10:12 AM
To: Land Team <land@projectpeninsula.com>
Cc: Darla Falcon <manager@cityofcedarsprings.org>
Subject: Fw: Fishbeck inquiry

FYI - Jarrett, can you connect Lindsey with Mike.
Thanks,
Brent

From: Darla Falcon <manager@cityofcedarsprings.org>
Sent: Monday, September 8, 2025 9:37 AM
To: Brent Case <CaseB@rightplace.org>
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photo

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From: Land Team
To: Brent Case; water@projectpeninsula.com
Cc: Darla Falcon
Subject: Re: Fw: Fishbeck inquiry
Date: Thursday, September 18, 2025 4:14:43 PM

Yes I can.

Adding in Lindsay.

For speed sake, if the City has an reimbursement agreement that we could use. We can review and I will wire the amount to the City to spend for these services while Lindsay confirms the scope of work.

- Jarrett

On Mon, Sep 8, 2025 at 9:12 AM Brent Case <CaseB@rightplace.org> wrote:

> FYI - Jarrett, can you connect Lindsey with Mike.
> Thanks,
> Brent
>
> ---
>
> **From:** Darla Falcon <manager@cityofcedarsprings.org>
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> **To:** Brent Case <CaseB@rightplace.org>
> **Subject:** Fishbeck inquiry
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> **Brent Case, CGBP**
> Vice President, Business Development
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> 25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503
>
> ---
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App Banner Image

Thanks

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--
Very Respectfully,
Jarrett (Land - Project Team)

From: Darla Falcon
To: Land Team; Brent Case; water@projectpeninsula.com
Subject: RE: Fw: Fishbeck inquiry
Date: Monday, September 22, 2025 8:35:00 AM
Attachments: Escrow Policy - Revised.pdf

Jarrett

I do not have a reimbursement agreement, per se. When a project begins in the city, we collect an escrow based on the project scope. These escrow dollars cover expenses for engineering, legal, and planning as needed. I have attached the escrow policy for your review. If you would like to make an initial deposit, Fishbeck can continue their internal work. If you have any questions, please let me know.

Thanks

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Cedar Springs City Manager

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Cedar Springs, MI 49319
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From: Land Team <land@projectpeninsula.com>
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Very Respectfully,
Jarrett (Land - Project Team)

CEDAR SPRINGS

ESCROW FUND POLICY

An Escrow Fund shall be established for all applications for which the City will incur expenses after the effective date of this Resolution, including any applications having received preliminary review or approvals prior to the date of this Resolution. These Escrow Fund amounts shall be in addition to any fees required as part of an application itself. Applications involving the following shall be subject to this Escrow Fund requirement:

- Site Plan reviews, whether by full Planning Commission or Sub-Committee
- Planned Unit Developments (PUD)
- Special Use Permits
- Plats and Site Condo
- Rezoning requests, at the discretion of City officials and staff.
- Variance or interpretation proceedings before the Zoning Board of Appeals where City officials determine that the scope of the project or application will probably require the assistance of the City professionals or involve additional costs.
- Land combination or division applications if the Planning Commission or Zoning Board of Appeals is involved.
- Planning Commission Subcommittees, at the discretion of City officials and staff.
- Any other application that City officials reasonably expect to use professional services in order to render an informed decision.

The Escrow Funds for uses specified will be calculated based on the attached schedule on page 2 of this document. The initial deposit shall be not less than $250. No application shall be processed prior to the Basic Fee as set forth on page 2 and the initial deposit for the Escrow Fund being deposited with the City Treasurer. Any funds remaining in an Escrow, after the application has been processed to completion, will be refunded to the applicant of record as soon at practicably possible. No interest shall be paid on refunded Escrow Fund money.

Escrow Fee Schedule

Estimated Project Cost ($)	Escrow Amount ($)
0 – 10,000	**500**
10,001 – 100,000	**1,500**
100,001 – 500,000	**3,000**
500,001 – 1,000,000	**5,000**
1,000,001 +	**10,000**

At no time prior to the City's completion of review and processing of the application shall the Escrow Fund balance be allowed to drop below $250 for an estimated project cost of $0-$10,000 and $500.00 for an estimated project cost of $10,001 +. If the Escrow Fund balance does drop below the designated minimum, the City Treasurer will notify the applicant. The applicant must then deposit an additional amount of at least $500.00 or such greater amount as determined by the City Treasurer or their designee to be reasonably necessary to cover anticipated remaining or future expenses, or both, to be paid from the Escrow Fund as provided below. No further review and processing of the application will occur until the Escrow Fund has been re-established to the appropriate level, as determined by the City Treasurer or their designee. Non-compliance with payment of expenses or request to deposit additional sums into the Escrow Fund may result in the issuance of a STOP WORK ORDER on the development project.

The City may draw funds from the applicant's Escrow Fund to reimburse the City for out-of-pocket expenses directly related to review and processing of the application. Expenses eligible for payment via the applicant's Escrow Fund include, but are not limited to, the following:

1. Services of the City Attorney directly related to the application (including the preparation of development agreements, if applicable)
2. Services of consulting civil engineers directly related to the application
3. Services of consulting traffic engineers and planners directly related to the application
4. Services of consulting land use planners directly related to the application
5. Services of other consulting professionals upon request of the City directly related to the application
6. Additional public hearings and public notices necessitated by the application.
7. Mailings, legal notices and member compensation for special City Council, Board, or Commission meetings and City Council, Board, or Commission subcommittee meetings.

The City Treasurer shall maintain records regarding Escrow Funds and shall authorize the disbursement of Escrow Funds in writing. Such Escrow Fund shall be maintained in a separate line item within the City's General Ledger. If an applicant objects to the reasonableness or amount of the Escrow Amount funds that it must deposit with the City, or how the funds have been applied, the applicant can appeal the City Treasurer's determination regarding these matters to the City Manager. All such appeals shall be in writing and submitted no later than thirty (30) days after receipt of the disputed Escrow Fund billing or the decision of the City Treasurer or their designee.

If an additional deposit into an Escrow Fund is required, as provided in this Resolution, and has not been deposited, the matter may be removed from the current agenda of the Planning Commission, the Zoning Board of Appeals, or the City Council, as applicable, and the matter shall be adjourned until such time as the required fees are deposited into the Escrow Fund, or an appeal of the matter has been decided in favor of the applicant. This decision shall be made by the City Manager or by a vote of the majority of the applicable Board, Commission or Council.

No building permit or final City approval or permit shall be granted for an application until all outstanding out-of-pocket costs and expenses incurred by the City as specified above have been reimbursed to the City from the Escrow Fund.

This Escrow Fund Policy may be applied to any current and ongoing development projects as of the date of the adoption of this Policy and shall be applied to all future development projects.

From: Land Team
To: Darla Falcon
Cc: Brent Case; water@projectpeninsula.com
Subject: Re: Fw: Fishbeck inquiry
Date: Monday, September 22, 2025 8:42:49 AM

Thanks for the information Darla

I will craft a light weight agreement so I can process a wire transfer for the refundable escrow amount.

Thanks. I hope you had a great weekend.

- Jarrett

On Mon, Sep 22, 2025 at 08:35 Darla Falcon <manager@cityofcedarsprings.org> wrote:

> Jarrett
>
> I do not have a reimbursement agreement, per se. When a project begins in the city, we collect an escrow based on the project scope. These escrow dollars cover expenses for engineering, legal, and planning as needed. I have attached the escrow policy for your review. If you would like to make an initial deposit, Fishbeck can continue their internal work. If you have any questions, please let me know.
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> Thanks
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> *Darla Falcon*
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> Cedar Springs City Manager
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> PO Box 310
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> Cedar Springs, MI 49319
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> 616-696-1330 Ext 104
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> www.cityofcedarsprings.org
>
> ---
>
> **From:** Land Team <land@projectpeninsula.com>
>
> ---
>
> **Sent:** Thursday, September 18, 2025 4:14 PM
> **To:** Brent Case <CaseB@rightplace.org>; water@projectpeninsula.com

Cc: Darla Falcon <manager@cityofcedarsprings.org>
Subject: Re: Fw: Fishbeck inquiry

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> Thanks,
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Sent: Monday, September 8, 2025 9:37 AM
To: Brent Case <CaseB@rightplace.org>
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Brent Case, CGBP
Vice President, Business Development

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--

Very Respectfully,

Jarrett (Land - Project Team)

From: Brent Case
To: Darla Falcon
Subject: Oct 23 visit
Date: Wednesday, October 8, 2025 9:56:25 AM

Good morning, Darla,

The guys from Project Peninsula will be visiting, Thursday, Oct 23rd. We're still nailing down their itinerary, but please hold late morning through mid-afternoon on your calendar. We'll be up to meet with you and our friends at Solon Township - likely in a joint meeting.

Stay tuned!
Thanks,
Brent

Brent Case, CGBP
Vice President, Business Development

[redacted] caseb@rightplace.org
rightplace.org
25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503

We have a new address: 25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503.

App Banner Image

From: Darla Falcon
To: Brent Case
Subject: RE: Oct 23 visit
Date: Wednesday, October 8, 2025 10:04:00 AM

Brent

Will do.
Thanks
Darla

From: Brent Case <CaseB@rightplace.org>
Sent: Wednesday, October 8, 2025 9:56 AM
To: Darla Falcon <manager@cityofcedarsprings.org>
Subject: Oct 23 visit

Good morning, Darla,

The guys from Project Peninsula will be visiting, Thursday, Oct 23rd. We're still nailing down their itinerary, but please hold late morning through mid-afternoon on your calendar. We'll be up to meet with you and our friends at Solon Township - likely in a joint meeting.

Stay tuned!
Thanks,
Brent

photo

Brent Case, CGBP
Vice President, Business Development

[redacted] caseb@rightplace.org
rightplace.org
25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503

We have a new address: 25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503.

App Banner Image

From: Brent Case
To: Darla Falcon
Subject: Millage Rates
Date: Tuesday, October 14, 2025 9:31:37 AM

Hi Darla,

Real quick, the team from Project Peninsula asked for the millage rate for CS...could you share that when you get a chance.

And we're on for Oct 23d. 12-1 @ Solon Township. I'll send an email invitation.
Topics:

- Project Update
- Water/WW
- Site Plan/Permitting
- PA 425
- Community Play Book - timing

Thanks!
Brent

Brent Case, CGBP
Vice President, Business Development

[redacted] caseb@rightplace.org
rightplace.org
25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503

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App Banner Image

From: Darla Falcon
To: Brent Case
Subject: RE: Millage Rates
Date: Tuesday, October 14, 2025 5:34:00 PM
Attachments: 2025 millage rates.pdf

Brent

Here are the millage rates for 2025 for the city. If the property stays in Solon township, which I believe is what Bob wants, then they would not pay these millages.

See you next week.

Thanks

Darla Falcon
Cedar Springs City Manager

66 S Main Street
PO Box 310
Cedar Springs, MI 49319
616-696-1330 Ext 104
www.cityofcedarsprings.org

From: Brent Case <CaseB@rightplace.org>
Sent: Tuesday, October 14, 2025 9:31 AM
To: Darla Falcon <manager@cityofcedarsprings.org>
Subject: Millage Rates

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And we're on for Oct 23d. 12-1 @ Solon Township. I'll send an email invitation.
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- Project Update
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App Banner Image

2025 Millage Rates

Summer		IFT	
Levy Unit	Real & Pers	Post 1994 Rates	PILT
City of Cedar Springs - General Operating	15.0642	7.53210	15.0642
City of Cedar Springs - Refuse	0.5	0.25000	0.5
City of Cedar Springs - Library	1.1955	0.59775	1.1955
City of Cedar Springs - Fire Debt	1.4211	0.71055	1.4211
Cedar Springs Public Schools - Operating	17.3275	8.66375	0
Cedar Springs Public Schools - Debt	7	3.50000	7
Kent County ISD	5.3515	2.67575	5.3515
Grand Rapids Community College	1.6793	0.83965	1.6793
State Education Tax	6	6.00000	0
Kent County Operating	4.0605	2.03025	4.0605
Total	59.5996	32.7998	36.2721
			Winter
	-17.3275		Only
Homestead	42.2721		

Winter			
Levy Unit	Real & Pers	Post 1994 Rates	PILT
Kent County Jail	0.7417	0.37085	0.7417
Kent County Zoo/Museum	0.4134	0.20670	0.4134
Kent County Early Childhood	0.2476	0.12380	0.2476
Kent County Senior	0.4914	0.24570	0.4914
Kent County Veterans	0.0491	0.02455	0.0491
Total	1.9432	0.9716	1.9432
Total for the year	61.5428	33.7714	38.2153
			Winter
Total Homestead	44.2153		Only

From: Development Team
To: Brent Case
Cc: Darla Falcon; Supervisor@Solontwp.Org; Land Team; Economic Development; Energy Team
Subject: Re: Project Peninsula - update
Date: Wednesday, October 15, 2025 1:30:23 PM

Thank you Brent and all for accommodating. My wife is due in a few weeks so she would like me close to home just in case.

Very much looking forward to meeting with you.

Best,
JD
-
Development Manager
Project Peninsula | (650) 681-7024
development@projectpeninsula.com

On Wed, Oct 15, 2025 at 10:27 AM Brent Case <CaseB@rightplace.org> wrote:

> Adding Teams so JD can join virtually
> Project Update
>
> - Water/WW
> - Site Plan/Permitting
> - PA 425
> - Community Play Book - timing
>
> ---
>
> **Microsoft Teams** Need help?
>
> Join the meeting now
> Meeting ID: 224 788 244 775 3
> Passcode: cd2A3NB6
>
> ---
>
> For organizers: Meeting options
>
> ---

From: Darla Falcon
To: Brent Case
Subject: Accepted: Project Peninsula - update

From: Land Team
To: Darla Falcon
Cc: Brent Case; water@projectpeninsula.com
Subject: Re: Fw: Fishbeck inquiry
Date: Thursday, October 23, 2025 9:41:28 AM
Attachments: 4917-2630-6931 v1 Venerly LLC Reimbursement Agreement - City of Cedar Springs.docx

---

Hey Darla,

Just realized this is in my draft inbox. Can you review this reimbursement agreement and we can get an escrow account for the water study? Thank!

- Jarrett

On Mon, Sep 22, 2025 at 8:42 AM Land Team <land@projectpeninsula.com> wrote:

> Thanks for the information Darla
>
> I will craft a light weight agreement so I can process a wire transfer for the refundable escrow amount.
>
> Thanks. I hope you had a great weekend.
>
> - Jarrett
>
> On Mon, Sep 22, 2025 at 08:35 Darla Falcon <manager@cityofcedarsprings.org> wrote:
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> > Jarrett
> >
> > I do not have a reimbursement agreement, per se. When a project begins in the city, we collect an escrow based on the project scope. These escrow dollars cover expenses for engineering, legal, and planning as needed. I have attached the escrow policy for your review. If you would like to make an initial deposit, Fishbeck can continue their internal work. If you have any questions, please let me know.
> >
> > Thanks
> >
> > *Darla Falcon*
> >
> > Cedar Springs City Manager
> >
> > 66 S Main Street
> >
> > PO Box 310
> >
> > Cedar Springs, MI 49319
> >
> > 616-696-1330 Ext 104
> >
> > www.cityofcedarsprings.org

From: Land Team <land@projectpeninsula.com>

Sent: Thursday, September 18, 2025 4:14 PM
To: Brent Case <CaseB@rightplace.org>; water@projectpeninsula.com
Cc: Darla Falcon <manager@cityofcedarsprings.org>
Subject: Re: Fw: Fishbeck inquiry

Yes I can.

Adding in Lindsay.

For speed sake, if the City has an reimbursement agreement that we could use. We can review and I will wire the amount to the City to spend for these services while Lindsay confirms the scope of work.

- Jarrett

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> Brent

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> **To:** Brent Case <CaseB@rightplace.org>
> **Subject:** Fishbeck inquiry
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> Good morning Brent
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> Mike Berrevoets from Fishbeck reached out to the water expert from Project Peninsula, and has not received any acknowledgment. Is she still part of the team? Mike's team is doing work for this project and needs confirmation to proceed. Can you assist in any way?

Brent Case, CGBP
Vice President, Business Development

[redacted] caseb@rightplace.org
rightplace.org

photo

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--

Very Respectfully,

Jarrett (Land - Project Team)

--

Very Respectfully,
Jarrett (Land - Project Team)

CITY OF CEDAR SPRINGS REIMBURSEMENT AGREEMENT

This **CITY OF CEDAR SPRINGS REIMBURSEMENT AGREEMENT** (this "Agreement") is entered into effective as of the _____day of _____, 2025 ("Effective Date"), by and between City of Cedar Springs, a Michigan municipality located in Kent County, Michigan (the "City"), and Venerly LLC, a Delaware limited liability company (the "Developer") for certain property in Kent County (the "Property"). The City and the Developer may be referred to individually as a "Party" and collectively as the "Parties".

RECITALS

WHEREAS, the Developer is contemplating the development of the Property in accordance with the applicable state, county, and local laws; and

WHEREAS, the City agrees to timely review the utilities needs associated with the potential development of the Property, without expense to the City's taxpayers if the project fails to move forward.

AGREEMENT

NOW, THEREFORE, in consideration of the following covenants, the Parties agree as follows:

1. Recitals. The terms and provisions of the above recitals are hereby incorporated by reference.

2. Development Application and Plans; Reimbursement of Costs.

    a. The Developer has or plans to develop the Property, and in connection with that development, to discuss and/or negotiate potential agreements related to extension of utilities and/or services for the Property with the City (collectively, the "Development Agreements").

    b. The Developer hereby understands and agrees to reimburse the City for certain, specific costs actually incurred by the City for professional services (including the City's legal counsel and utilities engineers) relating to review of the Development Agreements as may be required by the City and which exceeds the fees listed in City's fee schedule. Attached as Exhibit A is a list of anticipated reviews with costs and expenses to be incurred in connection with the Development Agreements (collectively, the "Costs"). The Costs for potential reimbursement by the Developer to the City under the terms of this Agreement shall not exceed $____,000 (the "Maximum Amount"). In other words, the maximum amount of Costs the Developer may have to pay under the terms of this Agreement shall not exceed the Maximum Amount of $___,000. To the extent the City incurs Costs in excess of the Maximum Amount or expenses outside of the scope of the Costs (and the Parties to this Agreement do not subsequently negotiate an agreement requiring the Developer to pay such costs), then the City must pay for such expenses without reimbursement from the Developer, unless City and Developer agree otherwise in writing The Costs shall not include charges for time spent by City employees working on the Development Agreements.

    c. In connection with the negotiation and performance of this Agreement, the City represents, warrants, and covenants that it has complied and will continue to comply with all applicable anti-corruption laws, rules, and regulations, including by using any funds provided by the

Developer. Said funds shall be used solely for the purposes stated in Exhibit A and not in any way, directly or indirectly, that would constitute a violation of any applicable anti-corruption laws.

3. Deposit. Upon execution of this Agreement, the Developer shall deposit ____Thousand Dollars ($___,000.00) ("Deposit") with the City to pay for the Costs. Should the Developer terminate the Agreement, the City shall remit any portion of the Deposit that remains unexpended after paying any and all outstanding invoices for the Costs.

4. Invoices. The City shall submit invoices related to the Costs on a monthly basis to the Developer for the reimbursement of eligible Costs from the Deposit. All of the City invoices must include sufficient detail and supporting documentation to substantiate all fees and expenses charged to the Developer. The Developer shall have fifteen (15) days from receipt of invoices for the Costs to identify any discrepancies or non-reimbursable Costs and provide notice to the City of such disputed amounts ("Notice of Disputed Costs"). The City shall have fifteen (15) days upon receiving such Notice of Disputed Costs to correct any discrepancy, submit additional information, or remove such disputed Costs from the invoice. Failure to timely respond to a Notice of Disputed Costs may result in the delay of reimbursement or non-payment of the Costs identified in the Notice of Disputed Costs. If there is no Notice of Disputed Costs given to the City by the Developer within fifteen (15) days from receipt of invoices for the Costs, the City may reimburse itself for the Costs from the Deposit.

5. Performance Subject to Required Government Approvals and Government Action. The Developer acknowledges that the various undertakings of the Developer in relation to the project may require City approval(s). The Developer understands the City cannot assure that all such approval(s) will be obtained, and the Parties agree this Agreement does not obligate the City to so approve.

6. Termination. The Parties agree this Agreement shall be terminated by the Developer, it its sole and absolute discretion, upon providing the City notice of such termination ("Termination"). The City shall provide, within thirty (30) days of Termination, a final invoice for those Costs incurred prior to the Termination of this Agreement, which may be disputed in accordance with Section 4. Within sixty (60) days of Termination under this Section 6, the Developer shall reimburse the City's Costs up to the Maximum Amount.

7. Notices. All notices and communications given pursuant to this Agreement shall be in writing and shall be (a) mailed first class, United States mail, postage prepaid, certified with return receipt requested, and addressed to the Parties as listed below, or (b) by electronic mail with a copy being sent first class, United States mail, postage prepaid, certified with return receipt requested. If the notice is given by mail or electronic mail, the notice shall be deemed to have been given on the second Business Day after the notice is deposited in the United States mail, properly addressed to the Party, with postage prepaid.

to the City: City of Cedar Springs
_____
_____

to the Developer: Venerly LLC

c/o Dickinson Wright PLLC
Attn: Leslee Lewis
200 Ottawa Ave, Suite 900
Grand Rapids, MI 49503
llewis@dickinsonwright.com

8. Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes all prior agreements and understandings, whether written or oral, relating to the subject matter contained in this Agreement.

9. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one instrument.

10. Governing Law. This Agreement is made and executed under and in all respects is to be governed and construed by the laws of the State of Michigan without regard or application of any choice of law doctrines or principles.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date set forth above.

CITY:

City of Cedar Springs, a Michigan municipality

By: _____

Name: _____

Title: _____

Attest:

By: _____

Name: _____

Title: _____

DEVELOPER:

Venerly LLC, a Delaware limited liability company

By: _____

Name: _____

Title: _____

EXHIBIT A

4917-2630-6931 v1 [112681-1]

From: Darla Falcon
To: Land Team
Cc: Brent Case; water@projectpeninsula.com
Subject: RE: Fw: Fishbeck inquiry
Date: Thursday, October 23, 2025 4:27:00 PM

Jarrett

I will review and get back with you.

Thanks

Darla Falcon
Cedar Springs City Manager

66 S Main Street
PO Box 310
Cedar Springs, MI 49319
616-696-1330 Ext 104
www.cityofcedarsprings.org

From: Land Team <land@projectpeninsula.com>
Sent: Thursday, October 23, 2025 9:41 AM
To: Darla Falcon <manager@cityofcedarsprings.org>
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> Vice President, Business Development

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--
Very Respectfully,
Jarrett (Land - Project Team)

--
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Jarrett (Land - Project Team)

From: Darla Falcon
To: Land Team
Cc: Brent Case; water@projectpeninsula.com
Subject: RE: Fw: Fishbeck inquiry
Date: Thursday, October 30, 2025 2:46:00 PM
Attachments: City of Cedar Springs - Venerly LLC Reimbursement Agreement (Clean).docx

---

Jarrett

Please see the attached revised agreement.

Thanks

Darla Falcon
Cedar Springs City Manager

66 S Main Street
PO Box 310
Cedar Springs, MI 49319
616-696-1330 Ext 104
www.cityofcedarsprings.org

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Jarrett (Land - Project Team)

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RECITALS

WHEREAS, the Developer has proposed to develop certain property located in Solon Township, Kent County, Michigan; and

WHEREAS, the City operates and maintains a public water supply system and a public sanitary sewer system and furnishes water and sanitary sewer services to users within the City; and

WHEREAS, in connection with its proposed development, the Developer has requested that the City extend its water and sanitary sewer services to the Property; and

WHEREAS, the City has incurred and will incur various professional costs related to the proposed extension of water and sanitary sewer services to the Property (the "Extension of Services"), including, without limitation, engineering costs associated with researching and reviewing the Property's expected need for water and sanitary services; costs related to the negotiation, drafting, and review of this Agreement and other potential future agreements related to the Extension of Services; and other engineering, legal, administrative, and consulting costs and expenses related to the Extension of Services (collectively, the "Project Costs"); and

WHEREAS, the Parties desire that the Developer will reimburse the City for the Project Costs in order to avoid the burden of such Project Costs being borne by the City's taxpayers.

AGREEMENT

NOW, THEREFORE, in consideration of the following covenants, the Parties agree as follows:

1. Recitals. The terms and provisions of the above recitals are affirmed as correct and are hereby incorporated by reference.

2. Project Costs. The Developer shall be responsible for and fully reimburse the City for the Project Costs.

3. Escrow. Upon execution of this Agreement, the Developer shall deposit not less than Twenty Thousand Dollars ($20,000.00) with the City to be held in escrow (the "Escrow") under the following conditions:

   a. The City will account for the Escrow in a separate general ledger account to be maintained in a manner consistent with governmental accounting standards. The City may deposit Escrow funds into any account with an authorized depository financial institution in accordance with City policy. The City need not segregate the Escrow funds or deposit the Escrow funds into an interest-bearing account. The Developer will not be entitled to any interest on the Escrow funds.

b. The City may draw upon the Escrow immediately to reimburse itself for those Project Costs that have been incurred prior to the Effective Date and may draw upon the Escrow to reimburse itself for Project Costs as such costs are incurred.

c. If the Escrow amount falls below $2,000, the City may notify the Developer that additional funds are required. Within 15 calendar days of such notification, the Developer shall deposit sufficient funds to bring the Escrow balance up to an amount not less than $10,000.

d. Not more than once every 45 days, the Developer may request an accounting summary of the Escrow showing dates for all deposits and withdrawals. If requested, the City will provide the Developer with the accounting summary of the Escrow within 10 calendar days of its request.

e. Following all eligible reimbursements being made to the City for the Project Costs, the Developer will be entitled to and will be remitted any remaining Escrow funds within 45 days of the termination of this Agreement, as provided in section 3.

f. The absence of funds in the Escrow does not relieve the Developer of its obligations under this Agreement to reimburse the City for the Project Costs.

4. Termination. This Agreement shall remain in effect until the earliest of the following: (1) the completion of the Extension of Services to the Property, (2) a determination by the City Council not to proceed further with the Extension of Services, or (3) following 30 days' written notice by the terminating Party to the non-terminating Party. Termination under (3) may be for cause or convenience. However, nothing in this Agreement shall relieve the Developer of its obligation to reimburse the City for all Project Costs incurred prior to the effective date of termination or notice of termination, whichever is earlier. Such obligation shall survive termination, and such costs shall remain payable in full in accordance with the terms of this Agreement. Within 45 days of the termination of this Agreement, the City shall remit any remaining Escrow funds to the Developer provided, however, that the City may first reimburse itself for all Project Costs eligible for reimbursement.

5. Performance Subject to Required Government Approvals and Government Action. The Developer acknowledges that the various undertakings of the Developer in relation to the project may require City approval(s). The Developer understands the City cannot assure that all such approval(s) will be obtained, and the Parties agree that this Agreement does not obligate the City to so approve. Nothing in this Agreement shall be construed to limit the legislative and policymaking discretion of the City in any way, nor shall any provision of this Agreement be construed to constitute or guarantee any approvals by the City regarding the Extension of Services and/or the development of the Property.

6. No Agency Relationship. Nothing in this Agreement shall be interpreted to create any form of employee, employer, agency, or contractor relationship between the City and the Developer.

7. Notices. All notices required under this Agreement shall be in writing and mailed to the following addresses (or such other address as a Party may designate) or sent via electronic mail with a copy promptly mailed to the following addresses:

to the City: City of Cedar Springs
66 S. Main Street, PO Box 310
Cedar Springs, MI 49319

manager@cityofcedarsprings.org

to the Developer: Venerly LLC
c/o Dickinson Wright PLLC
Attn: Leslee Lewis
200 Ottawa Ave, Suite 900
Grand Rapids, MI 49503
llewis@dickinsonwright.com

8. Compliance With Laws. In exercising their rights or performing their duties under this Agreement, the Parties shall at all times comply with all applicable federal, state, and local laws, rules, regulations, and ordinances.

9. Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes all prior agreements and understandings, whether written or oral, relating to the subject matter contained in this Agreement.

10. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one instrument.

11. Governing Law. This Agreement is made and executed under and in all respects is to be governed and construed by the laws of the State of Michigan without regard or application of any choice of law doctrines or principles. Venue is exclusively in Kent County, Michigan.

12. Amendment. This Agreement may only be amended in a writing signed by all Parties.

13. No Third-Party Beneficiaries. There are no third-party beneficiaries to this Agreement. This Agreement is for the sole benefit of the Parties and their respective successors and permitted assigns, and nothing in this Agreement, express or implied, is intended to or shall confer on any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this Agreement.

14. Non-Assignable. None of the Parties may assign its duties, responsibilities, obligations, or rights under this Agreement without the prior signed, written consent of the other Parties.

15. Governmental Immunity. Nothing in this Agreement shall be construed as a waiver or lessening of governmental immunity or any other defenses to liability of the City or any elected or appointed officers or employees of the City under the Governmental Liability for Negligence Act, being Public Act 170 of 1964, as amended, MCL 691.1401, et seq; or any other defenses or statutes, which may be available to each governmental unit, its elected and appointed officers and officials, and its agents and employees.

16. Authorization. The Parties affirm that their representatives executing this Agreement are authorized to do so and that all resolutions or similar actions necessary to approve this Agreement have been adopted and approved.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date set forth above.

CITY:

City of Cedar Springs, a Michigan municipality

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

DEVELOPER:

Venerly LLC, a Delaware limited liability company

By: _____

Name: _____

Title: _____

From: Darla Falcon
To: Land Team
Cc: Brent Case; water@projectpeninsula.com
Subject: RE: Fw: Fishbeck inquiry
Date: Monday, November 24, 2025 9:41:00 AM

Jarrett

Did you have any revisions to the agreement I emailed to you?

Thanks

Darla Falcon
Cedar Springs City Manager

66 S Main Street
PO Box 310
Cedar Springs, MI 49319
616-696-1330 Ext 104
www.cityofcedarsprings.org

From: Darla Falcon
Sent: Thursday, October 30, 2025 2:47 PM
To: 'Land Team' <land@projectpeninsula.com>
Cc: Brent Case <CaseB@rightplace.org>; water@projectpeninsula.com
Subject: RE: Fw: Fishbeck inquiry

Jarrett

Please see the attached revised agreement.

Thanks

Darla Falcon
Cedar Springs City Manager

66 S Main Street
PO Box 310
Cedar Springs, MI 49319
616-696-1330 Ext 104
www.cityofcedarsprings.org

From: Land Team <land@projectpeninsula.com>
Sent: Thursday, October 23, 2025 9:41 AM
To: Darla Falcon <manager@cityofcedarsprings.org>
Cc: Brent Case <CaseB@rightplace.org>; water@projectpeninsula.com
Subject: Re: Fw: Fishbeck inquiry

Hey Darla,

Just realized this is in my draft inbox. Can you review this reimbursement agreement and we can get an escrow account for the water study? Thank!

- Jarrett

On Mon, Sep 22, 2025 at 8:42 AM Land Team <land@projectpeninsula.com> wrote:

> Thanks for the information Darla
>
> I will craft a light weight agreement so I can process a wire transfer for the refundable escrow amount.
>
> Thanks. I hope you had a great weekend.
>
> - Jarrett
>
> On Mon, Sep 22, 2025 at 08:35 Darla Falcon <manager@cityofcedarsprings.org> wrote:
>
> > Jarrett
> >
> > I do not have a reimbursement agreement, per se. When a project begins in the city, we collect an escrow based on the project scope. These escrow dollars cover expenses for engineering, legal, and planning as needed. I have attached the escrow policy for your review. If you would like to make an initial deposit, Fishbeck can continue their internal work. If you have any questions, please let me know.
> >
> > Thanks
> >
> > *Darla Falcon*
> > Cedar Springs City Manager
> >
> > 66 S Main Street
> > PO Box 310
> > Cedar Springs, MI 49319
> > 616-696-1330 Ext 104
> > www.cityofcedarsprings.org
> >
> > ---
> >
> > **From:** Land Team <land@projectpeninsula.com>
> >
> > ---
> >
> > **Sent:** Thursday, September 18, 2025 4:14 PM
> > **To:** Brent Case <CaseB@rightplace.org>; water@projectpeninsula.com
> > **Cc:** Darla Falcon <manager@cityofcedarsprings.org>
> > **Subject:** Re: Fw: Fishbeck inquiry
> >
> > Yes I can.
> >
> > Adding in Lindsay.
> >
> > For speed sake, if the City has an reimbursement agreement that we could use. We can review and I will wire the amount to the City to spend for these services while Lindsay confirms the scope of work.
> >
> > - Jarrett

On Mon, Sep 8, 2025 at 9:12 AM Brent Case <CaseB@rightplace.org> wrote:

FYI - Jarrett, can you connect Lindsey with Mike.
Thanks,
Brent

From: Darla Falcon <manager@cityofcedarsprings.org>
Sent: Monday, September 8, 2025 9:37 AM
To: Brent Case <CaseB@rightplace.org>
Subject: Fishbeck inquiry

Good morning Brent

Mike Berrevoets from Fishbeck reached out to the water expert from Project Peninsula, and has not received any acknowledgment. Is she still part of the team? Mike's team is doing work for this project and needs confirmation to proceed. Can you assist in any way?

photo

Brent Case, CGBP
Vice President, Business Development

[redacted] caseb@rightplace.org
rightplace.org
25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503

We have a new address: 25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503.

App Banner Image

Thanks

Darla Falcon
Cedar Springs City Manager

66 S Main Street
PO Box 310
Cedar Springs, MI 49319
616-696-1330 Ext 104

> > www.cityofcedarsprings.org
>
> > CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
> --
> Very Respectfully,
> Jarrett (Land - Project Team)

--
Very Respectfully,
Jarrett (Land - Project Team)

From: Brent Case
To: Darla Falcon
Subject: Re: Termination of Single Party Non-disclosure agreement
Date: Monday, December 29, 2025 3:03:30 PM

Call me please. [redacted]

Get Outlook for iOS

From: Darla Falcon <manager@cityofcedarsprings.org>
Sent: Monday, December 29, 2025 2:52:50 PM
To: Brent Case <CaseB@rightplace.org>
Subject: Termination of Single Party Non-disclosure agreement

Brent

Do you know why I received a termination of single party non-disclosure agreement from Venerly LLC?

Darla Falcon
Cedar Springs City Manager

66 S Main Street
PO Box 310
Cedar Springs, MI 49319
616-696-1330 Ext 104
www.cityofcedarsprings.org

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: Darla Falcon
To: Brent Case
Subject: Termination of Single Party Non-disclosure agreement
Date: Monday, December 29, 2025 2:52:00 PM

Brent

Do you know why I received a termination of single party non-disclosure agreement from Venerly LLC?

Darla Falcon
Cedar Springs City Manager

66 S Main Street
PO Box 310
Cedar Springs, MI 49319
616-696-1330 Ext 104
www.cityofcedarsprings.org

From:	Darla Falcon on behalf of Brent Case
To:	Berrevoets, Mike (mberrevoets@fishbeck.com); Rebecca Johnson; Supervisor@Solontwp.Org; Darla Falcon; Economic Development; Development Team; Development Team
Subject:	FW: Lunch and discussion with Solon Twp & Cedar Springs - Project Peninsula [In-person]
Start:	Tuesday, January 6, 2026 12:00:00 PM
End:	Tuesday, January 6, 2026 3:00:00 PM
Location:	25 Ottawa Ave SW, Suite 400; Exchange/Boardroom

Mike

If you are available, could you attend this meeting with me and others from the city?

Rebecca – if you are available, could you attend with me as well?

I don't want to waste anyone's time, but this project is moving forward, and I think the more people we (the city) have at the table, the better.

Thanks

Darla Falcon

Cedar Springs City Manager

66 S Main Street

PO Box 310

Cedar Springs, MI 49319

616-696-1330 Ext 104

www.cityofcedarsprings.org <http://www.cityofcedarsprings.org/>

-----Original Appointment-----
From: Brent Case <CaseB@rightplace.org <mailto:CaseB@rightplace.org> >
Sent: Tuesday, December 30, 2025 3:50 PM
To: Brent Case; Supervisor@Solontwp.Org <mailto:Supervisor@Solontwp.Org> ; Darla Falcon; Economic Development; Development Team; Development Team
Subject: Lunch and discussion with Solon Twp & Cedar Springs - Project Peninsula [In-person]
When: Tuesday, January 6, 2026 12:00 PM-3:00 PM (UTC-05:00) Eastern Time (US & Canada).
Where: 25 Ottawa Ave SW, Suite 400; Exchange/Boardroom

Bob and Darla - we will be catering in lunch for everyone at noon and begin discussion around 12:30.

Darla, please invite your water/wastewater engineer and if you'd like to bring in a commissioner/trustee, that's OK too.

I. Introductions

Introductions of participants

Overview of meeting objectives and anticipated outcomes

II. Municipal Service Frameworks: Water & Wastewater - PA 425 Overview

Intergovernmental cooperation and how it could apply to the Project Peninsula area

Overview of potential approaches, including amendments to existing agreements or creation of a new agreement

Alternative Service Models

Overview of interlocal agreements for water and wastewater services

High-level comparison of service delivery options

III. Rezoning Process & Community Planning

Overview of the rezoning process and anticipated timeline

Introduction of the project concept and planning considerations

Discussion of potential zoning standards and conditions to guide future development

Opportunities for public input during the rezoning process

IV. Water & Wastewater Infrastructure Planning

Overview of existing infrastructure and capacity

Long-term planning considerations and future demand

Coordination with regulatory agencies and permitting requirements

Phasing and implementation considerations

Community Engagement & Public Participation

Share overview of what was discuss earlier with Consumers

Microsoft Teams Need help? <https://aka.ms/JoinTeamsMeeting?omkt=en-US>

Join the meeting now <https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZWVmOTFjZGQtZTE0My00OGQwLTkyYWYtZWRmMDBlM2RhMmFk%40thread.v2/0?context=%7b%22Tid%22%3a%22d68c0d40-83d0-41cc-a3e8-1155240be273%22%2c%22Oid%22%3a%229c92c2ea-d774-44f5-b2cc-c40fc63f9886%22%7d>

Meeting ID: 228 245 962 455 50

Passcode: FA3cf6zR

For organizers: Meeting options <https://teams.microsoft.com/meetingOptions/?organizerId=9c92c2ea-d774-44f5-b2cc-c40fc63f9886&tenantId=d68c0d40-83d0-41cc-a3e8-1155240be273&threadId=19_meeting_ZWVmOTFjZGQtZTE0My00OGQwLTkyYWYtZWRmMDBlM2RhMmFk@thread.v2&messageId=0&language=en-US>

From: Darla Falcon
To: Brent Case
Subject: Accepted: Lunch and discussion with Solon Twp & Cedar Springs - Project Peninsula [In-person]
Start: Tuesday, January 6, 2026 12:00:00 PM
End: Tuesday, January 6, 2026 3:00:00 PM
Location: 25 Ottawa Ave SW, Suite 400; Exchange/Boardroom

APPROVED BY THE STATE BOARD OF ACCOUNTS FOR THE CITY OF CEDAR SPRINGS-2001 City/Town Form 201/39 (Rev. 1995)

ACCOUNTS PAYABLE VOUCHER

VOUCHER NO. WARRANT NO. DATE ALLOWED 12 06 2023 (Mo. Day Yr.) IN THE SUM OF $ 2000.00

CITY OF CEDAR SPRINGS

V #	W #

Payee THE RIGHT PLAC

VENDOR # 1903
THE RIGHT PLACE
125 OTTAWA AVE NE
SUITE 450
GRAND RAPIDS, MI 49503

Purchase Order No.

Terms

Due Date 12/06/2023

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
12/05/2023	12052023	101-172-801.000		Professional Service Expense	1,000.00
12/05/2023	12052023	101-191-801.000		Professional Service Expense	1,000.00

CITY OF CEDAR SPRINGS

Favor Of
THE RIGHT PLACE

Total Amount of Voucher		$	
Deductions			
Total Amount of Warrant		$	

Month of _____ , _____

VOUCHER RECORD	ACCT #	
Total		

I hereby certify that the attached invoice(s), or bill(s), is (are) true and correct and that the materials or services itemized theron for which charge is made were ordered and received except

Mo. Day Yr. _____ Signature _____ Officer/Title _____

I hereby certify that the attached invoice(s), or bill(s), is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Mo. Day Yr. _____ Signature _____ Officer/Title _____

_____ _____ _____

_____ _____ _____

_____ _____ _____

Board/Council Members

APPROVED BY THE STATE BOARD OF ACCOUNTS FOR THE CITY OF CEDAR SPRINGS-2001 City/Town Form 201/39 (Rev. 1995)

ACCOUNTS PAYABLE VOUCHER

VOUCHER NO. WARRANT NO. DATE ALLOWED 10 31 2024 (Mo. Day Yr.) IN THE SUM OF $ 2000.00

CITY OF CEDAR SPRINGS

V #	W #

Payee THE RIGHT PLAC

VENDOR # 1903
THE RIGHT PLACE
125 OTTAWA AVE NE
SUITE 450
GRAND RAPIDS, MI 49503

Purchase Order No.

Terms

Due Date 10/31/2024

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
10/01/2024	OCTOBER2024	101-172-801.000		Professional Service Expense	2,000.00

CITY OF CEDAR SPRINGS

Favor Of
THE RIGHT PLACE

Total Amount of Voucher Deductions	$	
Total Amount of Warrant	$	

Month of _____, _____

VOUCHER RECORD	ACCT #	
Total		

I hereby certify that the attached invoice(s), or bill(s), is (are) true and correct and that the materials or services itemized theron for which charge is made were ordered and received except

Mo. Day Yr. _____ Signature _____ Officer/Title _____

I hereby certify that the attached invoice(s), or bill(s), is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Mo. Day Yr. _____ Signature _____ Officer/Title _____

_____ _____ _____

_____ _____ _____

_____ _____ _____

Board/Council Members

APPROVED BY THE STATE BOARD OF ACCOUNTS FOR THE CITY OF CEDAR SPRINGS-2001

City/Town Form 201/39 (Rev. 1995)

ACCOUNTS PAYABLE VOUCHER

VOUCHER NO. WARRANT NO. DATE ALLOWED 01 18 2026 (Mo. Day Yr.) IN THE SUM OF $ 1000.00

CITY OF CEDAR SPRINGS

V #	W #

Payee THE RIGHT PLAC

VENDOR # 1903
THE RIGHT PLACE
25 OTTAWA AVE NE
SUITE 400
GRAND RAPIDS, MI 49503

Purchase Order No.

Terms

Due Date 01/18/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
12/18/2025	12-18-2025	101-172-801.000		Professional Service Expense	1,000.00

CITY OF CEDAR SPRINGS

Favor Of
THE RIGHT PLACE

Total Amount of Voucher Deductions		$	
Total Amount of Warrant		$	

Month of _____, _____

VOUCHER RECORD	ACCT #	
Total		

I hereby certify that the attached invoice(s), or bill(s), is (are) true and correct and that the materials or services itemized theron for which charge is made were ordered and received except

Mo. Day Yr. _____ Signature _____ Officer/Title _____

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Mo. Day Yr. _____ Signature _____ Officer/Title _____

_____ _____ _____

_____ _____ _____

_____ _____ _____

Board/Council Members

SINGLE PARTY NON-DISCLOSURE AGREEMENT

This Non-Disclosure Agreement ("Agreement") is made as of October 24, 2024 (the "Effective Date") by the recipient identified below ("Recipient") for the benefit of Venerly LLC and its Affiliates ("Discloser"). Legal

1. **Definitions.**

"**Confidential Information**" means information disclosed to Recipient at any time relating to Discloser's business, including, without limitation, product designs, product plans, software and technology, financial information, marketing plans, business opportunities, proposed terms, pricing information, discounts, inventions and know-how. Confidential Information also includes (a) the existence of this Agreement, (b) the fact or nature of the discussions between the parties, (c) the existence of the project and (d) the entity/company behind the project.

"**Affiliate**" means any entity which, directly or indirectly, owns or controls, is owned or is controlled by or is under common ownership or control with a party. As used herein, "control" means the power to direct the management or affairs of an entity, and "ownership" means the beneficial ownership of 50% (or, if the applicable jurisdiction does not allow majority ownership, the maximum amount permitted under such law) or more of the voting equity securities or other equivalent voting interests of the entity. Each Affiliate that, directly or indirectly, receives Confidential Information of the other party (or any of the other party's Affiliates) shall also be bound under the terms of this Agreement and shall ensure and be responsible for the compliance of its own Affiliates with respect to the terms of this Agreement.

2. **Use of Confidential Information.** Recipient may use Confidential Information only to evaluate (a) whether to enter into a business relationship with Discloser and (b) Discloser's proposed project.

3. **Disclosure of Confidential Information.** Recipient will: (a) hold Confidential Information in strict confidence and take reasonable precautions to protect Confidential Information (such precautions to include, at a minimum, all precautions Recipient employs with respect to its own confidential materials); (b) not divulge any Confidential Information to any third party (other than to its employees or contractors as set forth below); and (c) not copy or reverse engineer any materials disclosed under this Agreement or remove any proprietary markings from any Confidential Information. Any employee or contractor given access to any Confidential Information must have a legitimate "need to know" such Confidential Information for use specified in Section 2 and Recipient will remain responsible for each such person's compliance with the terms of this Agreement.

4. **Term; Confidentiality Period.** This Agreement shall continue in effect until terminated by Discloser upon written notice to Recipient. Irrespective of any termination of this Agreement, Recipient's obligations with respect to Confidential Information under this Agreement expire 5 years from the date of receipt of such Confidential Information (except with respect to any trade secrets where such obligations will be perpetual).

5. **Exclusions.** This Agreement imposes no obligations with respect to information which: (a) was in Recipient's possession before receipt from Discloser, (b) is or becomes a matter of public knowledge through no fault of Recipient, (c) was rightfully disclosed to Recipient by a third party without restriction on disclosure or (d) is developed by Recipient without use of Confidential Information as can be shown by documentary evidence. Recipient may make disclosures required by court order provided Recipient (i) provides Discloser with notice of such disclosure as promptly as possible, (ii) uses diligent efforts to limit such disclosure and obtain confidential treatment or a protective order and (iii) has allowed Discloser to participate in the proceeding. Notwithstanding any other term of this Agreement, Recipient is prohibited from confirming or commenting on any information, public or otherwise, concerning Discloser or its business, regardless of its accuracy, without prior express written permission from Discloser.

6. **Return or Destruction of Confidential Information.** Upon termination of this Agreement or written request by Discloser, Recipient will: (a) cease using Confidential Information, (b) return or destroy Confidential Information and all copies, notes or extracts thereof to Discloser within 7 business days of receipt of request, and (c) upon request of Discloser, confirm in writing that Recipient has complied with these obligations.

7. **Proprietary Rights.** Recipient does not acquire any intellectual property rights or any other rights under this Agreement except the limited right to use Confidential Information set forth in Section 2.

8. **Disclaimer.** CONFIDENTIAL INFORMATION IS PROVIDED "AS IS" AND WITH ALL FAULTS.

9. **Publicity.** Recipient will not make, or authorize any third party to make, any public announcement or other disclosure related to this Agreement or any potential agreement or relationship with Discloser or any of its affiliates or subsidiaries without the prior written approval of Discloser. For the purposes of this Agreement public announcements include disclosures to any person or entity other than Recipient's employees or contractors who have a legitimate "need to know" by any means, including but not limited to, press releases and written or oral statements made to the media, blogs, trade organizations, publications, websites or any other public audience or unauthorized third parties.

10. **Export.** Recipient agrees not to remove or export any Confidential Information or any direct product thereof except in compliance with all applicable export laws and regulations.

11. **Injunctive Relief.** Recipient acknowledges that its breach of this Agreement may cause irreparable harm for which monetary damages are an insufficient remedy and therefore that upon any breach of this Agreement Discloser will be entitled to appropriate equitable relief without the posting of a bond in addition to whatever remedies it might have at law.

12. **Recipient Disclosures.** Recipient acknowledges that Discloser's employees and contractors are not authorized to receive any confidential or proprietary information from Recipient unless otherwise mutually agreed in a separate writing executed by an authorized representative of Discloser. Subject to such a separate writing, Recipient agrees that, with respect to any information Recipient discloses or provides to Discloser: (i) such information is non-proprietary and free from any restrictions on use or disclosure and (ii) no obligation of any kind is assumed by Discloser.

13. **General.** Neither Recipient nor Discloser has an obligation under this Agreement to purchase or offer for sale any item or proceed with any proposed transaction. If any of the provisions of this Agreement are held illegal or unenforceable by a court of competent jurisdiction, such provisions will be limited or eliminated to the minimum extent necessary so that this Agreement otherwise remains in full force and effect. Neither party may assign this Agreement without the prior written consent of the other party. This Agreement will be governed by the laws of the State of New York and the United States without regard to the conflicts of laws provisions thereof. This Agreement supersedes all prior discussions and writings and constitutes the entire agreement between the parties with respect to the subject matter hereof. The prevailing party in any action to enforce this Agreement will be entitled to its costs and attorneys' fees. No waiver or modification of this Agreement will be binding upon either party unless made in writing and signed by a duly authorized representative of each party and no failure or delay in enforcing any right will be deemed a waiver.

ACKNOWLEDGED AND AGREED:

Recipient: Rebecca Johnson

Signature: Rebecca Johnson

Name: Rebecca Johnson

Title: City Clerk

Address: 66 S. Main St. PO Box 310
Cedar Springs, MI 49319

SINGLE PARTY NON-DISCLOSURE AGREEMENT

This Non-Disclosure Agreement ("**Agreement**") is made as of June 12, 2025 (the "**Effective Date**") by the recipient identified below ("**Recipient**") for the benefit of Venerly LLC and its Affiliates ("**Discloser**"). Legal

1. **Definitions.**

"**Confidential Information**" means information disclosed to Recipient at any time relating to Discloser's business, including, without limitation, product designs, product plans, software and technology, financial information, marketing plans, business opportunities, proposed terms, pricing information, discounts, inventions and know-how. Confidential Information also includes (a) the existence of this Agreement, (b) the fact or nature of the discussions between the parties, (c) the existence of the project and (d) the entity/company behind the project.

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2. **Use of Confidential Information.** Recipient may use Confidential Information only to evaluate (a) whether to enter into a business relationship with Discloser and (b) Discloser's proposed project.

3. **Disclosure of Confidential Information.** Recipient will: (a) hold Confidential Information in strict confidence and take reasonable precautions to protect Confidential Information (such precautions to include, at a minimum, all precautions Recipient employs with respect to its own confidential materials); (b) not divulge any Confidential Information to any third party (other than to its employees or contractors as set forth below); and (c) not copy or reverse engineer any materials disclosed under this Agreement or remove any proprietary markings from any Confidential Information. Any employee or contractor given access to any Confidential Information must have a legitimate "need to know" such Confidential Information for use specified in Section 2 and Recipient will remain responsible for each such person's compliance with the terms of this Agreement.

4. **Term; Confidentiality Period.** This Agreement shall continue in effect until terminated by Discloser upon written notice to Recipient. Irrespective of any termination of this Agreement, Recipient's obligations with respect to Confidential Information under this Agreement expire 5 years from the date of receipt of such Confidential Information (except with respect to any trade secrets where such obligations will be perpetual).

5. **Exclusions.** This Agreement imposes no obligations with respect to information which: (a) was in Recipient's possession before receipt from Discloser, (b) is or becomes a matter of public knowledge through no fault of Recipient, (c) was rightfully disclosed to Recipient by a third party without restriction on disclosure or (d) is developed by Recipient without use of Confidential Information as can be shown by documentary evidence. Recipient may make disclosures required by court order provided Recipient (i) provides Discloser with notice of such disclosure as promptly as possible, (ii) uses diligent efforts to limit such disclosure and obtain confidential treatment or a protective order and (iii) has allowed Discloser to participate in the proceeding. Notwithstanding any other term of this Agreement, Recipient is prohibited from confirming or commenting on any information, public or otherwise, concerning Discloser or its business, regardless of its accuracy, without prior express written permission from Discloser.

6. **Return or Destruction of Confidential Information.** Upon termination of this Agreement or written request by Discloser, Recipient will: (a) cease using Confidential Information, (b) return or destroy Confidential Information and all copies, notes or extracts thereof to Discloser within 7 business days of receipt of request, and (c) upon request of Discloser, confirm in writing that Recipient has complied with these obligations.

7. **Proprietary Rights.** Recipient does not acquire any intellectual property rights or any other rights under this Agreement except the limited right to use Confidential Information set forth in Section 2.

8. **Disclaimer.** CONFIDENTIAL INFORMATION IS PROVIDED "AS IS" AND WITH ALL FAULTS.

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12. **Recipient Disclosures.** Recipient acknowledges that Discloser's employees and contractors are not authorized to receive any confidential or proprietary information from Recipient unless otherwise mutually agreed in a separate writing executed by an authorized representative of Discloser. Subject to such a separate writing, Recipient agrees that, with respect to any information Recipient discloses or provides to Discloser: (i) such information is non-proprietary and free from any restrictions on use or disclosure and (ii) no obligation of any kind is assumed by Discloser.

13. **General.** Neither Recipient nor Discloser has an obligation under this Agreement to purchase or offer for sale any item or proceed with any proposed transaction. If any of the provisions of this Agreement are held illegal or unenforceable by a court of competent jurisdiction, such provisions will be limited or eliminated to the minimum extent necessary so that this Agreement otherwise remains in full force and effect. Neither party may assign this Agreement without the prior written consent of the other party. This Agreement will be governed by the laws of the State of New York and the United States without regard to the conflicts of laws provisions thereof. This Agreement supersedes all prior discussions and writings and constitutes the entire agreement between the parties with respect to the subject matter hereof. The prevailing party in any action to enforce this Agreement will be entitled to its costs and attorneys' fees. No waiver or modification of this Agreement will be binding upon either party unless made in writing and signed by a duly authorized representative of each party and no failure or delay in enforcing any right will be deemed a waiver.

ACKNOWLEDGED AND AGREED:

Recipient: City of Cedar Springs

Signature: Daria Falcon

Name: Daria Falcon

Title: City Manager

Address: 66 S. Main St
Cedar Springs, MI 49319

TERMINATION OF SINGLE PARTY NON-DISCLOSURE AGREEMENT

This Termination of Single Party Non-Disclosure Agreement (this "**Termination**") dated as of the 29 day of December, 2025 (the "**Effective Date**"), is by and among Darla Falcon, City Manager of the City of Cedar Springs, Kent County, Michigan (the "**Recipient**") and Venerly LLC, a Delaware limited liability company and its Affiliates (the "**Discloser**"). Any terms used and not defined herein shall have the meaning provided in the Non-Disclosure Agreement (defined below).

RECITALS:

A. Recipient and Discloser entered into that certain Single Party Non-Disclosure Agreement on June 12, 2025 (the "**Non-Disclosure Agreement**").

B. Pursuant to Section 4 of the Non-Disclosure Agreement, Recipient and Discloser are entering into this Termination.

NOW, THEREFORE, in consideration of the covenants and agreements contained herein and in the Non-Disclosure Agreement, Recipient and Discloser agree as follows:

1. On the Effective Date, the Non-Disclosure Agreement is hereby terminated and of no further force or effect.

2. This Termination may be executed in several counterparts, each of which shall be deemed an original. Delivery of an executed copy of this Termination by facsimile transmission or email shall constitute effective and binding execution and delivery thereof and the signatures thereon shall be deemed to be original signatures for all purposes.

[remainder of this page left intentionally blank]

IN WITNESS WHEREOF, the parties have executed this Termination as of the day and year first above written.

Recipient:

Darla Falcon, Cedar Springs City Manager

Discloser:

Venerly LLC,
a Delaware limited liability company

By: _____
Printed Name: Pamela A. Gregorski
Title: President

TERMINATION OF SINGLE PARTY NON-DISCLOSURE AGREEMENT

This Termination of Single Party Non-Disclosure Agreement (this "**Termination**") dated as of the 5th day of January, 2026 (the "**Effective Date**"), is by and among Rebecca Johnson, City Clerk of the City of Cedar Springs, Kent County, Michigan (the "**Recipient**") and Venerly LLC, a Delaware limited liability company and its Affiliates (the "**Discloser**"). Any terms used and not defined herein shall have the meaning provided in the Non-Disclosure Agreement (defined below).

RECITALS:

A. Recipient and Discloser entered into that certain Single Party Non-Disclosure Agreement on October 24, 2024 (the "**Non-Disclosure Agreement**").

B. Pursuant to Section 4 of the Non-Disclosure Agreement, Recipient and Discloser are entering into this Termination.

NOW, THEREFORE, in consideration of the covenants and agreements contained herein and in the Non-Disclosure Agreement, Recipient and Discloser agree as follows:

1. On the Effective Date, the Non-Disclosure Agreement is hereby terminated and of no further force or effect.

2. This Termination may be executed in several counterparts, each of which shall be deemed an original. Delivery of an executed copy of this Termination by facsimile transmission or email shall constitute effective and binding execution and delivery thereof and the signatures thereon shall be deemed to be original signatures for all purposes.

[remainder of this page left intentionally blank]

IN WITNESS WHEREOF, the parties have executed this Termination as of the day and year first above written.

Recipient:

Rebecca Johnson, City Clerk of Cedar Springs

Discloser:

Venerly LLC,
a Delaware limited liability company

By: _____
Printed Name: Pamela A. Gregorski
Title: President

From: City Manager
To: DPW Supervisor
Subject: FW: REGIS Board Meeting
Date: Wednesday, July 17, 2024 9:54:39 AM
Attachments: REGIS Board Meeting Packet July 24 24.pdf

Tanya

Will you be attending this meeting?

Darla

From: Jason Moore <moorej@gvmc.org>
Sent: Wednesday, July 17, 2024 9:34 AM
To: Cameron Van Wyngarden <vanwyngardenc@plainfieldchartertwp.org>; Chris Brown <chris.brown@gvmc.org>; Dan Strikwerda <dstrikwe@hudsonville.org>; Dan Wells <dan.wells@gainestownship.org>; City Manager <manager@cityofcedarsprings.org>; Doug LaFave <dlafave@eastgr.org>; Frank Wash <fwash@walker.city>; Jade Smith <Jsmith@cascadetwp.com>; Jim Lower <villagemanager@spartami.org>; John Shay <John.Shay@wyomingmi.gov>; John Weiss <john.weiss@gvmc.org>; Julius Suchy <jsuchy@adatownshipmi.com>; Matthew Butts <buttsm@cityofgrandville.com>; Michael Burns <mburns@ci.lowell.mi.us>; Mike Devries <mdevries@grandrapidstwp.org>; Nick Monoyios <NMonoyios@ridetherapid.org>; Paul Gerndt <gerndtp@wyomingmi.gov>; Peggy Sattler <peggy@byrontownship.org>; Rick Sprague <rsprague@kentcountyroads.net>; Shay Gallagher <gallaghers@kentwood.us>; Sue Becker <s.becker@alpinetwp.org>; Thad Beard <tbeard@rockford.mi.us>
Cc: Gayle Mccrath <mccrathg@gvmc.org>; Steven Musch <muschs@gvmc.org>; Margaret Chappetta <chappettam@gvmc.org>; Jing Han <hanj@gvmc.org>; Cameron Van Wyngarden <vanwyngardenc@plainfieldmi.org>; Travis Mabry <tmabry@walker.city>; Paula Priebe <ppriebe@walker.city>
Subject: RE: REGIS Board Meeting

Hello REGIS Board,

This email is a reminder that the REGIS Board meeting is next Wednesday July 24th here at GVMC starting at 9:30am. Also, attached you will find the meeting packet. See everyone next week. - Jason

Jason Moore
Director of GIS Services
REGIS an Agency of the Grand Valley Metro Council
678 Front Ave NW-Suite 200
Grand Rapids MI 49504
p.616-776-7732
e. moorej@gvmc.org
REGIS Help Desk 616-776-7744

REGIONAL GEOGRAPHIC INFORMATION SYSTEM AGENCY

AN AGENCY OF THE GRAND VALLEY METROPOLITAN COUNCIL

ADA TOWNSHIP • ALPINE TOWNSHIP • BYRON TOWNSHIP • CANNON TOWNSHIP • CASCADE CHARTER TOWNSHIP • CITY OF CEDAR SPRINGS • CITY OF EAST GRAND RAPIDS • GAINES CHARTER TOWNSHIP • GRAND RAPIDS CHARTER TOWNSHIP • CITY OF GRANDVILLE • CITY OF HUDSONVILLE • INTERURBAN TRANSIT PARTNERSHIP • CITY OF LOWELL • KENT COUNTY ROAD COMMISSION • CITY OF KENTWOOD • PLAINFIELD CHARTER TOWNSHIP • CITY OF ROCKFORD • VILLAGE OF SPARTA • CITY OF WALKER • CITY OF WYOMING

REGIS Board of Directors Meeting

9:30 AM Wednesday July 24th 2024
GVMC Offices
678 Front Ave NW Suite 200
Grand Rapids, MI

AGENDA

1. Call to order and introductions
2. Approval of the August 2nd 2023, Meeting Minutes **(Item 2)**
3. Financial Report Current Report (FY 23-24) 10/1/23 to 6/30/24 **(Item 3)**
4. FY 24-25 Budget Resolution -Recommendation to the GVMC Board -Dues based on 2023 Kent and Ottawa Equalization Reports and 2020 Census Total Population **(Item 4)**
5. ESRI Software Transition Plan Update
6. Committee Updates
    a. REGIS Advisory Committee
7. Project Spotlights:
    a. GVMC Asset Management Vehicle Map Application
    b. Updated Non-Motorized Facilities Map Application
    c. Deer Population Tracking Map Application
    d. City of Wyoming – Yard Drain Tracking
8. Round Table
9. Adjournment

REGIS Board of Directors Meeting

Minutes

GVMC Offices

August 2, 2023
9:30 a.m.

Present

Sue Becker	Alpine Township
Shay Gallagher	City of Kentwood
Mike DeVries	Grand Rapids Township
Steve Warren	KCRC
Frank Wash	City of Walker
Jay Kwiatkowski (Proxy)	Byron Township
Dan Wells	Gaines Township
Brian Hilbrands	Cascade Township
Dan Strikwerda	City of Hudsonville
John Shay	City of Wyoming
Julius Suchy	Ada Township
Cameron Van Wyngarden	Plainfield Township
Thad Beard	City of Rockford

Others Present:

Chris Brown	GVMC
John Weiss	GVMC
Jason Moore	GVMC / REGIS
Paul Gerndt	City of Wyoming
Margaret Chappetta	GVMC / REGIS

1. **Meeting Opened**
    a. Chair Cameron Van Wyngarden opened the meeting at 9:35 a.m.

2. **Approval of the July 27, 2022, Meeting Minutes**

MOTION – To Approve the Meeting Minutes of July 27, 2022. MOVE – DeVries. SUPPORT – Suchy. MOTION CARRIED

3. **Financial Report for Current Fiscal Year (FY 22-23) 10/2/22 to 6/30/23**
   Chris Brown reported that the fiscal year is ¾ through. Finances are doing well. Interest income is up, and expenses have been kept in line.

   Jason Moore reported there will be extra expense incurred for the replacement generator at Wyoming for the data center. The estimated cost is in the mid $30,000's.

   MOTION – To Accept the Financial Report. MOVE – Suchy. SUPPORT – Beard. MOTION CARRIED.

4. **REGIS FY 23-24 Budget (10/1/23 to 9/30/24) Resolution – Recommendation to GVMC Board – Revised Parcel Counts from 2023 Kent/Ottawa Equalization Reports**

   Chris Brown reviewed the historical prespective of the REGIS budget and dues (costs per person and per parcel). Projected revenue is $797,534 with member dues of $731,797. Revenues over expenditures are expected to be $7,166.

   Jason explained that ESRI is increasing costs and licensing as the interface change takes place. REGIS is working with a consultant to help train staff. Jason has been out in the field reviewing new functionalities with member communities. This will need to be implemented in stages so as not to overwhelm users. ArcMap is set to retire in 2026.

   John Weiss explained that in the past there has been money left over at the end of the fiscal year which was rebated back to members. Rather than lowering dues, the rebate was seen as a way to repay members when costs were low, but retain the ability to cover added costs when needed.

   At this time, we do not know the full extent of costs of the software change, so we are waiting to see how things work out financially before committing to a rebate.

   Camron VanWyngarden stated he felt it was the right approach to leave dues where they are and give members rebates as finances allow rather than rase and drop dues every year.

   The REGIS Executive Committee has already approved the resolution.

   MOTION – To Approve the Resolution on the REGIS FY23/24 Budget. MOVE – Beard. SUPPORT – Suchy. MOTION CARRIED.

5. **REGIS Board and Executive Board Positions**

Jason Moore reviewed the changes to the REGIS Board and Committees.

a. Chair and Vice Chair – Cameron VanWyngarden, Plainfield Twp. - Chair, Sue Becker, Alpine Twp. – Vice Chair
b. REGIS of Executive Board Position – (3 Vacancies) Shay Gallagher, Kentwood; Mat Butts, Grandville; John Shay, Wyoming
c. REGIS Advisory Chairperson – Sue Becker, Alpine Twp.

MOTION –To Approve REGIS Board and Committee Changes and Move them to the GVMC Agenda. MOVE – DeVries. SUPPORT – Shay. MOTION CARRIED.

6. **Committee Updates**
   a. **REGIS Advisory Committee**
      Jason Moore stated the REGIS Advisory Committee met two times this fiscal year and was presented with project demos, updates and the ESRI transition.

   b. **REGIS Technical Committee**
      Paul Gerndt reported the Tech Committee includes IT professionals and provides guidance on the data center, life cycles, cyber security, etc.

      Jason Moore reported on internal updates, reviewed the firewall, redundancies, the generator replacement and migration to new ESRI software.

7. **Project Spotlights**
   a. **City of Kentwood – Adopt a Road**

      Jason Moore and Margaret Chappetta reviewed the City of Kentwood Adopt-A-Road project which includes public and private member versions. This will is available for other members, as is the Adopt-A-Drain program.

   b. **City of Walker – Field Mapping Emergency Management Tool**

      Jason Moore reviewed the City of Walker's Emergency Management tool which would allow for real time data collection and updates, as well as mapping by technicians in the field. This is a great tool for mapping the location and severity of an event as it is being evaluated.

   c. **PASER**

      Jason Moore also reported REGIS is working with Transportation to get on demand PASER ratings.

8. **Round Table**
    a. Michigan Infrastructure Council's Asset Management Champions Webinar – April 13th REGIS Presentation

       Jason Moore did an Asset Management Champions webinar on April 13th on REGIS.

9. **Adjournment – 10:30**

REGIS
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
For the one month and nine months ended June 30, 2024

	Current Month	Year To Date	Budget Annual	Variance
Revenues				
Regis Member Dues	$ -	$ 731,797.22	$ 731,797.00	$ 0.22
Regis Member Recovery Costs	240.00	25,140.00	24,900.00	240.00
Regis Data Sales	-	-	100.00	(100.00)
Regis Data Sharing (Kent County)	-	16,237.00	16,237.00	-
Regis Pay as You Go Services	-	-	500.00	(500.00)
Regis Services for Transportation	-	3,014.54	500.00	2,514.54
Regis Services for Environmental	-	19,065.69	500.00	18,565.69
Misc Income	-	-	-	-
Interest Income	6,458.73	60,393.76	23,000.00	37,393.76
Total Revenues	6,698.73	855,648.21	797,534.00	58,114.21
Expenditures				
Wages	27,379.67	260,135.31	350,000.00	(89,864.69)
Administrative Wages	2,533.60	23,841.88	32,000.00	(8,158.12)
Payroll taxes	2,082.64	19,995.31	29,039.80	(9,044.49)
Administration payroll taxes	190.60	1,799.40	2,448.00	(648.60)
Health Insurance	6,590.45	59,314.05	84,000.00	(24,685.95)
Administration health insurance	391.87	3,526.83	5,000.00	(1,473.17)
Life, Dental, Disability	303.96	6,342.01	9,900.00	(3,557.99)
Administration Life, Dental, Disability	20.57	332.05	650.00	(317.95)
Employer Retirement	2,462.83	23,396.84	31,500.00	(8,103.16)
Administration Employer Retirement	226.24	2,136.00	2,880.00	(744.00)
Office supplies	139.46	5,436.14	3,900.00	1,536.14
Postage	-	40.88	300.00	(259.12)
Audit and Accounting	922.02	9,789.97	11,000.00	(1,210.03)
Legal Fees	-	-	1,500.00	(1,500.00)
Bank Fees	71.07	600.71	500.00	100.71
Professional services	-	2,658.47	7,500.00	(4,841.53)
Software Licenses/Maint Agreements	428.00	63,857.00	50,000.00	13,857.00
Info Tech Network Services	-	-	100,000.00	(100,000.00)
Block Time	-	25,548.83	-	25,548.83
Cyber Responsive Enpoint Detecdtion	-	1,830.00	-	1,830.00
Foundation Monitoring Services	-	9,400.00	-	9,400.00
Safevault Services	-	21,907.31	-	21,907.31
Trivalent All others	-	27,460.39	-	27,460.39
Regis Internet-Data Center	1,596.00	8,346.52	-	8,346.52
Advertisements/Legal Notices	-	-	500.00	(500.00)
Meeting expenses	-	497.17	1,000.00	(502.83)
Insurance	-	4,024.48	4,200.00	(175.52)
Dues and subscriptions	-	2,844.45	2,500.00	344.45
Professional development	664.78	8,019.78	4,000.00	4,019.78
Mileage reimbursement	221.77	729.61	500.00	229.61
Printing	-	-	200.00	(200.00)
Utilities (includes Wyoming Data Center)	-	583.60	2,100.00	(1,516.40)
Telecommunications	696.32	3,982.39	6,000.00	(2,017.61)
Rent	2,738.56	20,436.08	33,000.00	(12,563.92)
Equipment Rental	34.69	277.52	1,250.00	(972.48)
Repair and Maintenance	1,294.52	2,617.02	1,500.00	1,117.02
Miscellaneous	-	-	1,500.00	(1,500.00)
Regis Member Rebate	-	-	-	-
Capital Expenses	-	36,202.50	10,000.00	26,202.50
TOTAL Expenditures	$ 50,989.62	$ 657,910.50	$ 790,367.80	$ (132,457.30)
Net changes in fund balances	(44,290.89)	197,737.71	7,166.20	190,571.51
Fund balances, beginning of year		1,302,231.55		
Transfer to Regis Capital		-		
Fund balances, end of year		$ 1,499,969.26		

Item 3

REGIS CAPITAL
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
For the one month and nine months ended June 30, 2024

	Current Month	Year To Date	Budget	Variance
Revenues				
Interest income	$ 701.33	$ 6,270.46	$ 1,400.00	$ 4,870.46
Regis Operations Transfer	-	-	-	-
Total Revenues	701.33	6,270.46	1,400.00	4,870.46
Expenditures				
Regis Capital Professional Fees	-	-	-	-
Regis Capital Purchases	-	-	-	-
Regis Capital Miscellaneous	-	-	-	-
TOTAL Expenditures	$ -	$ -	$ -	$ -
Net changes in fund balances	701.33	6,270.46	1,400.00	4,870.46
Fund balances, beginning of year		153,018.24		
Transfer from Regis				
Fund balances, end of year		$ 159,288.70		

REGIS CAPITAL
STATEMENT OF NET ASSETS
June 30, 2024

ASSETS

Assets	
Checking	$ 174.86
Kent County Fund	-
MI Class	159,113.84
TOTAL Assets	$ 159,288.70

LIABILITIES AND NET ASSETS

Liabilities	
Accounts payable	$ -
TOTAL Liabilities	-
Fund balances	
Restricted	159,288.70
TOTAL Fund Balances	159,288.70
TOTAL LIABILITIES AND FUND BALANCES	$ 159,288.70

GRAND VALLEY METRO COUNCIL
2024-2025 Budget
REGIS

	REGIS 2024-2025 Budget	2023-2024 Budget	Difference
Income			
Regis Member Dues	731,797.00	731,797.00	-
Regis GVMC GIS Transportation Services	24,900.00	24,900.00	-
Regis Data Sales	100.00	100.00	-
Regis Data Sharing (Kent County)	16,237.00	16,237.00	-
Regis Pay As You Go Services	500.00	500.00	-
Regis Services to GVMC Transportation	500.00	500.00	-
Regis Services To GVMC Environmental	500.00	500.00	-
Regis Interest Income	60,000.00	23,000.00	37,000.00
Total Income	834,534.00	797,534.00	37,000.00
Expense			
Regis Wages	375,000.00	350,000.00	25,000.00
Regis Administration Wages	34,500.00	32,000.00	2,500.00
Regis Payroll Taxes	30,952.30	29,039.80	1,912.50
Regis Admin Payroll Taxes	2,639.25	2,448.00	191.25
Regis Health Insurance	70,000.00	84,000.00	(14,000.00)
Regis Administration Health Ins	5,000.00	5,000.00	-
Regis Life, Dental, Disability	9,500.00	9,900.00	(400.00)
Regis Admin Life, Dental, Disab	650.00	650.00	-
Regis Employer Retirement	33,750.00	31,500.00	2,250.00
Admin Employer Retirement	3,105.00	2,880.00	225.00
Regis Office Supplies	5,000.00	3,900.00	1,100.00
Regis Postage	300.00	300.00	-
Regis Audit and Accounting	11,000.00	11,000.00	-
Regis Legal Fees	1,500.00	1,500.00	-
Regis Bank Fees	600.00	500.00	100.00
Regis Professional/Contractural Services	5,000.00	7,500.00	(2,500.00)
Regis Software Licenses/Maintenance	50,000.00	50,000.00	-
Regis Info Tech Network Service	110,000.00	100,000.00	10,000.00
Regis Adverstisements and Notices	500.00	500.00	-
Regis Meeting Expenses	1,000.00	1,000.00	-
Regis Insurance	3,750.00	4,200.00	(450.00)
Regis Dues and Subscriptions	3,000.00	2,500.00	500.00
Regis Professional Development	4,000.00	4,000.00	-
Regis Mileage Reimbursement	600.00	500.00	100.00
Regis Printing	200.00	200.00	-
Regis Utilities (includes Wyoming Data Center)	1,600.00	2,100.00	(500.00)
Regis Telecommunications	5,000.00	6,000.00	(1,000.00)
Regis Rent	33,000.00	33,000.00	-
Regis Eqpt Rental	1,250.00	1,250.00	-
Regis Repair & Maintenance	1,500.00	1,500.00	-
Regis Miscellaneous	1,500.00	1,500.00	-
Regis Member Rebate (decided after audit)	-	-	-
Regis Capital expenses/eqpt replacement transfer to	25,000.00	10,000.00	15,000.00
TOTAL Regis Expense	830,396.55	790,367.80	40,028.75
Revenues over (under) expenditures	4,137.45	7,166.20	(3,028.75)
			-

GRAND VALLEY METRO COUNCIL
2024-2025 Budget
REGIS CAPITAL

	REGIS CAPITAL 2024-2025 Budget	2023-2024 Budget	Difference
Income			
Regis Capital Income			
Interest Income	8,500.00	1,400.00	7,100.00
Regis Operations Transfer	-	-	-
TOTAL Regis Capital Income	8,500.00	1,400.00	7,100.00
Expense			-
Regis Capital Expenses			-
Regis Professional Fees	-	-	
Regis Capital Miscellaneous	-	-	-
Regis Capital Purchases	-	-	-
TOTAL Regis Capital Expenses	-	-	-
Revenues over (under) expenditures	8,500.00	1,400.00	7,100.00

REGIS BUDGET RESOLUTION FOR FISCAL 2024-2025

Whereas, the Grand Valley Metropolitan Council (GVMC) was organized as a Council of Governments in 1990; and

Whereas, REGIS is an agency of GVMC organized in 1997; and

Whereas, in 2015 REGIS reorganized and completed a total upgrade of the REGIS system resulting in significant improvements to the system reliability, performance, and reduction in expenses. A second scheduled hardware update took place in 2021 and a software upgrade was completed in 2022 per the REGIS Capital Improvement and Software Master Plans and

Whereas, in early 2017, REGIS members were given a $100,000 rebate based on their 2016 dues, in spring of 2018, were given a $150,000 rebate based on their 2017 dues, in the spring of 2019 given a $150,000 rebate based on their 2018 dues, in the fall of 2020 given a $150,000 based on their 2019 dues, in the fall of 2021 given a $100,000 rebate based on their 2020 dues, and in the fall of 2022 given a $100,000 based on their 2021 dues. This amounts to **$750,000** rebated back to REGIS members over the past 6 years.

Whereas, in the past REGIS dues were based on parcel count and population; and

Whereas, in July of 2016 the REGIS Board of Directors recommended to the GVMC Board who approved an equity based dues structure with a foundation of fixed multipliers for population and parcel count; and

Whereas, at the July 27th 2016 REGIS Board Meeting it was agreed that population would be based on the United States Census, (every 10 years) and parcel counts will be reviewed every 2 years beginning in 2017.

Whereas, it was approved at the July 27th 2016 REGIS Board Meeting that the new equity based structure with fixed multipliers for population and parcel count would begin October 1, 2017; and with a new parcel count based on the Spring 2023 Kent & Ottawa County Equalization reports of total real parcels. Total population counts per the 2020 census.

Whereas, the REGIS Executive Committee reviewed the Budget on July, 23rd 2024 and recommends its approval.

Now therefore be it resolved that the REGIS Board of Directors hereby recommends to the GVMC Board of Directors the Fiscal 2023-2024 Budget with revenues of $834,534.00 and expenses of **$**830,369.55**.**

At the REGIS Board of Directors meeting held on July 24th 2024, a motion was made by ----- supported by ------to adopt this Budget Resolution. The Vote was ---yes and -0 no.

REGIS DUES 10/01/2024-09/30/2025

ADOPTED FORMULA: 35% Dues and 65% Parcel

Cost per person 0.67 **Fill in yellow boxes**

Cost per Parcel 3.54

MEMBER	Population Count	Parcel Count		**10/1/2024 - 9/30/2025 Dues**
Ada Township	14,388.00	5,575.00		29,375.46
Alpine Township	14,079.00	3,816.00		22,941.57
Byron Township	26,927.00	9,321.00		51,037.43
Cannon Township	-	-		-
Cascade Township	19,667.00	7,863.00		41,011.91
City of Cedar Springs	3,627.00	1,088.00		6,281.61
City of East Grand Rapids	11,371.00	3,982.00		21,714.85
City of Grand Rapids	-	-		-
City of Grandville	16,083.00	5,634.00		30,719.97
City of Hudsonville	7,629.00	2,535.00		14,085.33
City of Kentwood	54,304.00	16,230.00		93,837.88
City of Lowell	4,142.00	1,491.00		8,053.28
City of Rockford	6,142.00	2,382.00		12,547.42
City of Walker	25,132.00	8,051.00		45,338.98
City of Wyoming	76,501.00	23,817.00		135,567.85
Gaines Township	28,812.00	8,176.00		48,247.08
Grand Rapids Township	18,905.00	6,906.00		37,113.59
ITP			Keep Same	11,355.00
KCRC			Keep Same	45,742.00
Kent County		-		-
Plainfield Township	33,535.00	12,976.00		68,403.49
Sparta Village	4,244.00	1,576.00		8,422.52
TOTAL	365,488	121,419		$ 731,797.22

From: City Manager
To: clerk
Subject: Fw: Company visit and more
Date: Thursday, October 24, 2024 4:15:49 PM
Attachments: Project Peninsula - Venerly-NDA-Single-Party-Form-STAMPED.pdf

---

Rebecca
Can you please sign this on my behalf and return it to Brent Case at the right place. He has someone interested in our west street property,.
Thanks
Darla
Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

From: Brent Case <CaseB@rightplace.org>
Sent: Thursday, October 24, 2024 2:43:36 PM
To: City Manager <manager@cityofcedarsprings.org>
Subject: Company visit and more

Good afternoon, Darla,

Per my voice mail, we have a company visiting next week that's interested in some property in the Cedar Springs area. They've asked if we would invite you and your utility person to join us Tuesday morning (Oct 29th).
They do require an NDA to be signed prior to the meeting, so I'm sharing that now. Please note the signed copy you return to me will need to have that stamp in the upper right corner.
Once I have the signed copy back, I'll get it over to the company and share the details on timing and location for Tuesday's meeting.

Please call my mobile number with any questions.
Thanks,
Brent

photo

Brent Case, CGBP
Vice President, Business Development

616.301.6246 [redacted] caseb@rightplace.org
rightplace.org
125 Ottawa Ave NW, Suite 450, Grand Rapids, MI 49503

SINGLE PARTY NON-DISCLOSURE AGREEMENT

This Non-Disclosure Agreement ("**Agreement**") is made as of _____, 202___ (the "**Effective Date**") by the recipient identified below ("**Recipient**") for the benefit of Venerly LLC and its Affiliates ("**Discloser**").

1. **Definitions.**

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ACKNOWLEDGED AND AGREED:

Recipient: _____

Signature: _____

Name: _____

Title: _____

Address: _____

From: City Manager
To: clerk
Subject: Fw: Company visit and more
Date: Thursday, October 24, 2024 4:15:52 PM
Attachments: Project Peninsula - Venerly-NDA-Single-Party-Form-STAMPED.pdf

---

Rebecca
Can you please sign this on my behalf and return it to Brent Case at the right place. He has someone interested in our west street property,.
Thanks
Darla
Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

From: Brent Case <CaseB@rightplace.org>
Sent: Thursday, October 24, 2024 2:43:36 PM
To: City Manager <manager@cityofcedarsprings.org>
Subject: Company visit and more

Good afternoon, Darla,

Per my voice mail, we have a company visiting next week that's interested in some property in the Cedar Springs area. They've asked if we would invite you and your utility person to join us Tuesday morning (Oct 29th).
They do require an NDA to be signed prior to the meeting, so I'm sharing that now. Please note the signed copy you return to me will need to have that stamp in the upper right corner.
Once I have the signed copy back, I'll get it over to the company and share the details on timing and location for Tuesday's meeting.

Please call my mobile number with any questions.
Thanks,
Brent

photo

Brent Case, CGBP
Vice President, Business Development

616.301.6246 [redacted] caseb@rightplace.org
rightplace.org
125 Ottawa Ave NW, Suite 450, Grand Rapids, MI 49503

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ACKNOWLEDGED AND AGREED:

Recipient: _____

Signature: _____

Name: _____

Title: _____

Address: _____

From: clerk
To: CaseB@rightplace.org
Cc: City Manager
Subject: RE: Company visit and more
Date: Thursday, October 24, 2024 4:57:38 PM
Attachments: Signed Project Peninsula - Venerly-NDA-Single-Party-Form-STAMPED.pdf
image006.png

Mr. Case,

Please see the attached signed NDA on behalf of Darla Falcon.

Thank you,

Rebecca Johnson, CMC, MiPMC
City Clerk

Cherishing our Heritage
Embracing our Future

CEDAR SPRINGS
EST. 1871

66 S. Main
P.O. Box 310
Cedar Springs, MI 49319

(616)696-1330 Ext. 101
www.cityofcedarsprings.org
clerk@cityofcedarsprings.org

From: City Manager <manager@cityofcedarsprings.org>
Sent: Thursday, October 24, 2024 4:16 PM
To: clerk <clerk@cityofcedarsprings.org>
Subject: Fw: Company visit and more

Rebecca
Can you please sign this on my behalf and return it to Brent Case at the right place. He has someone interested in our west street property,.
Thanks
Darla
Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

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photo

Brent Case, CGBP
Vice President, Business Development

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125 Ottawa Ave NW, Suite 450, Grand Rapids, MI 49503

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ACKNOWLEDGED AND AGREED:

Recipient: Rebecca Johnson

Signature: Rebecca Johnson

Name: Rebecca Johnson

Title: City Clerk

Address: 66 S. Main St. PO Box 310
Cedar Springs, MI 49319

From: clerk
To: City Manager
Subject: Project Peninsula Notes
Date: Wednesday, October 30, 2024 12:04:33 PM
Attachments: Project Peninsula.docx
image006.png

Darla,

Here are the notes that I had from the meeting with The Right Place yesterday. They really didn't talk much, but had a ton of questions for the city. I did my best to questions so we didn't just sit in silence. Bill and I did our best to answer with the very limited information that we had at that time.

The next step would be to see if we make the short list of possible locations. Brent said he would likely do a follow up meeting shortly.

Happy to talk more when you get back in the office!

Thank you,

Rebecca Johnson, CMC, MiPMC
City Clerk

Cherishing our Heritage
Embracing our Future

CEDAR SPRINGS
EST. 1871

66 S. Main
P.O. Box 310
Cedar Springs, MI 49319

(616)696-1330 Ext. 101
www.cityofcedarsprings.org
clerk@cityofcedarsprings.org

Jarod- Site Development and Site Acquisitions

Justin-Development Management

Dan- Economic Development Team (Total Cost of Operations -TCO)

Brent Cast- The Right Place

Bill LaRose- City of Cedar Springs – Department of Public Works

Rebecca Johnson – City of Cedar Springs City Clerk

Overview

- The project shall be identified as Venerly LLC or Project Peninsula until such time the project can be disclosed.
- A Proposed 650-acre data center. Generally light industrial.
- Guaranteed 50 jobs at an average salary of $90,000.
- Phase I expected to cost 80 Million-1 Billion and estimated 600,000-800,0000 square feet.
    - Daily foot traffic is estimated to 200-400 employees, vendors, and contractors
- Additional phases may be added.
- Construction
    - Estimated 32 months for phase I build
        - 900-1200 construction workers while under construction
    - Estimated 3-7 year completion if additional phases added

425 Agreement/Annexation

- Questioned general process and timeline

Johnson explained if the property identified is wholly contained in Phase II of the existing 425 agreement with Solon township that the process is very simple and can generally be completed in 4-6 months locally. The property owner requests water and sewer and then the city schedules the necessary hearings and mails notices. The city council makes the ruling on approving. Then State then must approve and update the maps/boundaries which may take additional time. Many projects begin construction without final approval with the state.

Johnson expressed that some of the 650 acres appears as if it may be outside of the 425 Agreement with Solon Township and may reside in Algoma Township. If this is the case a 425 agreement would need to be established with Algoma Township and the City of Cedar Springs. So long as both communities are agreeable.

- Questions on Zoning/Rezoning would the council approve?

Johnson assumed that the property would likely need to be rezoned from AG (Solon) to an industrial/business type use depending on what type of use the proposed business most closely aligns with. The easiest option would likely to rezone the property once the 425 is executed. She explained the city is currently working on the City's master plan and future development may be a small part of that

plan. She explained that generally the Planning Commission would review the rezoning request and the City Council has final approval on the rezoning of the property. Rezonings generally do not take more than 2-3 months due to the public hearing requirements/public notice. She noted that the Council is Pro-business and generally have been favorable in granting rezoning requests in the past.

Site Planning

- Who reviews, process, timeline, any flexibility in a generic site plan due to the development being in a constant state of flux. Questioned maximum height requirements and wanted a max of 65 feet.

Johnson reported that generally the site plans are pretty detailed with new builds including items such as the site plan, lighting plan, landscaping, and more. Historically if the plan is well executed and meets the ordinances upon the first review it is usually approved at the first meeting or second meeting if needed. Again, expressed that the Planning Commission is Pro-Business and easy to work with! In respect to the generic site plan Johnson reported that the Planning Commission hasn't seen a plan like that; however, it may be something that could work. This type of a generic plan may be something to further discuss with the City Planner and Zoning Administrator. She also noted that the planning commission will often offer some flexibility to make changes/amendments to site plans that do not require full site plan reviews as a condition of approval and to authorize the Zoning Administrator/City Manager to make general decisions. Johnson was unsure of the specific maximum height requirement identified in the industrial district but its information that we look up very easily.

Permitting

- Questions regarding the permitting process and if some permits can be pulled in a specific order.

Johnson indicated that the City recently made the switch to Professional Code Inspections for building permits. They are great to work with and quick to respond. They would be best to address the order in which permits would be issued.

Water/Sewer

- 100,000 GPD Minimum with 1 Million GPD max.
- 25% Wastewater because they will recycle water use in house.
- Need water and sewer to go under 131.

LaRose reported that city engineers are working on identifying capacity for the current Water and Sewer system. When that information is available, we can share it.

Site Drainage

- Questions regarding site drainage requirements

LaRose-Needs to likely be addressed by Kent County Drain Commission

Roads

- May need to be addressed to increase the existing roads and increase service routes.

Larose- Generally would need to be addressed with Kent County Road Commission due to the location outside of City Limits.

Development Agreement

- Due to the size and scope a development agreement may be necessary – don't be intimidated by this.

Next Steps

- Look at multiple sites and narrow down the possible locations.

Immediate need

- Water/Sewer Capacity
- Cost to improve plant/capacity and extend Water/Sewer

Justin- costs could be possibly taken care of by the developer.

Brent would like to do a follow up meeting with city staff.

From: Darla Falcon
To: Brent Case; Supervisor@Solontwp.Org
Subject: Re: Project Peninsula - hold for meeting dates
Date: Friday, July 18, 2025 11:55:07 AM

Brent
Both of those dates and times work for me. I will block them off on my calendar so I don't schedule anything.
Thank you
Darla

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

From: Brent Case <CaseB@rightplace.org>
Sent: Friday, July 18, 2025 11:50:17 AM
To: Supervisor@Solontwp.Org <Supervisor@Solontwp.Org>; Darla Falcon <manager@cityofcedarsprings.org>
Subject: Project Peninsula - hold for meeting dates

Good morning,

The company involved in Project Peninsula have asked if we could save the afternoon of July 29th and the day of August 5th for a potential Teams call or possibly a visit. Please let me know if either of those might work for you and I'll coordinate based on your availability.

Thanks,
Brent

Brent Case, CGBP
Vice President, Business Development
[redacted] caseb@rightplace.org
rightplace.org
25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503

Please note: We have a new address: 25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503. Our team will officially move in later this summer—we look forward to welcoming you soon!

App Banner Image

From: DPW Supervisor
To: Darla Falcon; utilities
Subject: Fw: Potential Light Industrial Development Project Peninsula- Near Cedar Springs
Date: Monday, November 3, 2025 7:17:19 AM
Attachments: image001.png
image002.png
image003.png
image004.png

Russ,

I think that since you are now the utility department this is for you. If you need anything from me, let me know.

Thanks,
Tanya Baker
DPW Supervisor
City of Cedar Springs
dpw@cityofcedarsprings.org
616-696-1330

From: Henning, Leigh <Leigh.Henning@stantec.com>
Sent: Friday, October 31, 2025 2:53 PM
To: DPW Supervisor <dpw@cityofcedarsprings.org>
Cc: Pu, Raymond <Raymond.Pu@stantec.com>
Subject: Potential Light Industrial Development Project Peninsula- Near Cedar Springs

Hello,

I'm Leigh Henning, a water/wastewater engineer with Stantec Consulting. We are working with a potential light industrial site developer for a property outside of Cedar Springs, and are seeking to gather information on potential water and wastewater service. We had a meeting already with Solon Township and Darla Falcon was present from the City.

We'd like to hold a call with you next week to give you an introduction to the team and project. Please let us know your availability for a phone call at the following days and times:

- Monday 11/3:
  - 3-5 pm EST
- Wednesday 11/5
  - 9 am – 11 am EST
  - 12 pm – 1 pm EST
  - 2:30 – 3 pm EST
- Thursday 11/6

11:30 – 12 pm EST

- Friday 11/7
    - 9:00 am – 11:30 am EST

Let us know if you need us to look for additional times.

Thanks,

Leigh Henning, PE (MN)
Senior Water/Wastewater Engineer
she/her/hers

Office: Minneapolis, MN
Direct: (612) 712-2167
Mobile: [redacted]
leigh.henning@stantec.com

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From: DPW Supervisor
To: Darla Falcon; utilities
Subject: Fw: Potential Light Industrial Development Project Peninsula- Near Cedar Springs
Date: Monday, November 3, 2025 7:17:25 AM
Attachments: image001.png
image002.png
image003.png
image004.png

Russ,

I think that since you are now the utility department this is for you. If you need anything from me, let me know.

Thanks,
Tanya Baker
DPW Supervisor
City of Cedar Springs
dpw@cityofcedarsprings.org
616-696-1330

From: Henning, Leigh <Leigh.Henning@stantec.com>
Sent: Friday, October 31, 2025 2:53 PM
To: DPW Supervisor <dpw@cityofcedarsprings.org>
Cc: Pu, Raymond <Raymond.Pu@stantec.com>
Subject: Potential Light Industrial Development Project Peninsula- Near Cedar Springs

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From: DPW Supervisor
To: Darla Falcon; utilities
Subject: Fw: Potential Light Industrial Development Project Peninsula- Near Cedar Springs
Date: Monday, November 3, 2025 7:17:40 AM
Attachments: image001.png
image002.png
image003.png
image004.png

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From: Darla Falcon
To: DPW Supervisor; utilities
Subject: RE: Potential Light Industrial Development Project Peninsula- Near Cedar Springs
Date: Monday, November 3, 2025 8:42:49 AM
Attachments: image005.png
image006.png
image007.png
image008.png

Russ

There was a person at my last meeting for this project named Leigh. I am working on a development agreement for this company so Fishbeck can work on this project and be reimbursed. Please include me in any meetings you have with these people. Based on the proposed schedule below, I am not available Wed 12-1 and I am not available Thursday at all.

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Sent: Monday, November 3, 2025 7:17 AM
To: Darla Falcon <manager@cityofcedarsprings.org>; utilities <utilities@cityofcedarsprings.org>
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From: utilities
To: Darla Falcon; DPW Supervisor
Subject: RE: Potential Light Industrial Development Project Peninsula- Near Cedar Springs
Date: Monday, November 3, 2025 9:57:55 AM
Attachments: image001.png
image002.png
image003.png
image004.png

Thank you, Dara,

I just got an email form her/him for a phone consult. I will set something up and let you know what they are looking for. Is there anything that I cannot give them? I wouldn't think so when it comes to water/wastewater capacities……

Russ Johnson
City of Cedar Springs Utilities

City of Cedar Springs
66 S. Main St.
P.O. Box 310
Cedar Springs, MI 49319
[redacted]
utilities@cityofcedarsprings.org

From: Darla Falcon <manager@cityofcedarsprings.org>
Sent: Monday, November 3, 2025 8:43 AM
To: DPW Supervisor <dpw@cityofcedarsprings.org>; utilities <utilities@cityofcedarsprings.org>
Subject: RE: Potential Light Industrial Development Project Peninsula- Near Cedar Springs

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City of Cedar Springs

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utilities@cityofcedarsprings.org

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From: utilities
To: DPW Supervisor; Darla Falcon
Subject: RE: Potential Light Industrial Development Project Peninsula- Near Cedar Springs
Date: Monday, November 3, 2025 9:58:01 AM
Attachments: image001.png
image002.png
image003.png
image004.png

Got it!

From: DPW Supervisor <dpw@cityofcedarsprings.org>
Sent: Monday, November 3, 2025 7:17 AM
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From: utilities
To: DPW Supervisor; Darla Falcon
Subject: RE: Potential Light Industrial Development Project Peninsula- Near Cedar Springs
Date: Monday, November 3, 2025 9:58:02 AM
Attachments: image001.png
image002.png
image003.png
image004.png

Got it!

From: DPW Supervisor <dpw@cityofcedarsprings.org>
Sent: Monday, November 3, 2025 7:17 AM
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From: Darla Falcon
To: utilities
Subject: RE: Potential Light Industrial Development Project Peninsula- Near Cedar Springs
Date: Monday, November 3, 2025 12:03:40 PM
Attachments: image001.png
image002.png
image003.png
image004.png

Russ

There are so many unknowns regarding this project. It is not in our jurisdiction, and it will take a large infrastructure project to get water and sewer to their location. I think Fishbeck needs to complete a lot of preliminary work before we can determine if we can accommodate their request for city water and sewer. I trust your judgment on what to share with them.

Thanks
Darla

From: utilities <utilities@cityofcedarsprings.org>
Sent: Monday, November 3, 2025 9:58 AM
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From: utilities
To: Darla Falcon
Subject: RE: Potential Light Industrial Development Project Peninsula- Near Cedar Springs
Date: Monday, November 3, 2025 2:51:18 PM
Attachments: image001.png
image002.png
image003.png
image004.png

Thank you, Darla.

I will west up a meeting with that person and let you know what was said/asked when we are done.

Russ Johnson
City of Cedar Springs Utilities

City of Cedar Springs
66 S. Main St.
P.O. Box 310
Cedar Springs, MI 49319
[redacted]
utilities@cityofcedarsprings.org

From: Darla Falcon <manager@cityofcedarsprings.org>
Sent: Monday, November 3, 2025 12:04 PM
To: utilities <utilities@cityofcedarsprings.org>
Subject: RE: Potential Light Industrial Development Project Peninsula- Near Cedar Springs

Russ

There are so many unknowns regarding this project. It is not in our jurisdiction, and it will take a large infrastructure project to get water and sewer to their location. I think Fishbeck needs to complete a lot of preliminary work before we can determine if we can accommodate their request for city water and sewer. I trust your judgment on what to share with them.

Thanks
Darla

From: utilities <utilities@cityofcedarsprings.org>
Sent: Monday, November 3, 2025 9:58 AM
To: Darla Falcon <manager@cityofcedarsprings.org>; DPW Supervisor <dpw@cityofcedarsprings.org>
Subject: RE: Potential Light Industrial Development Project Peninsula- Near Cedar Springs

Thank you, Dara,

I just got an email form her/him for a phone consult. I will set something up and let you know what they are looking for. Is there anything that I cannot give them? I wouldn't think so when it comes to water/wastewater capacities……

Russ Johnson
City of Cedar Springs Utilities

City of Cedar Springs
66 S. Main St.
P.O. Box 310
Cedar Springs, MI 49319
[redacted]
utilities@cityofcedarsprings.org

From: Darla Falcon <manager@cityofcedarsprings.org>
Sent: Monday, November 3, 2025 8:43 AM
To: DPW Supervisor <dpw@cityofcedarsprings.org>; utilities <utilities@cityofcedarsprings.org>
Subject: RE: Potential Light Industrial Development Project Peninsula- Near Cedar Springs

Russ

There was a person at my last meeting for this project named Leigh. I am working on a development agreement for this company so Fishbeck can work on this project and be reimbursed. Please include me in any meetings you have with these people. Based on the proposed schedule below, I am not available Wed 12-1 and I am not available Thursday at all.

Thanks
Darla

From: DPW Supervisor <dpw@cityofcedarsprings.org>
Sent: Monday, November 3, 2025 7:17 AM
To: Darla Falcon <manager@cityofcedarsprings.org>; utilities <utilities@cityofcedarsprings.org>
Subject: Fw: Potential Light Industrial Development Project Peninsula- Near Cedar Springs

Russ,

I think that since you are now the utility department this is for you. If you need anything from me, let me know.

Thanks,

Tanya Baker

DPW Supervisor

City of Cedar Springs

dpw@cityofcedarsprings.org

616-696-1330

From: Henning, Leigh <Leigh.Henning@stantec.com>
Sent: Friday, October 31, 2025 2:53 PM
To: DPW Supervisor <dpw@cityofcedarsprings.org>
Cc: Pu, Raymond <Raymond.Pu@stantec.com>
Subject: Potential Light Industrial Development Project Peninsula- Near Cedar Springs

Hello,

I'm Leigh Henning, a water/wastewater engineer with Stantec Consulting. We are working with a potential light industrial site developer for a property outside of Cedar Springs, and are seeking to gather information on potential water and wastewater service. We had a meeting already with Solon Township and Darla Falcon was present from the City.

We'd like to hold a call with you next week to give you an introduction to the team and project. Please let us know your availability for a phone call at the following days and times:

- Monday 11/3:
  - 3-5 pm EST
- Wednesday 11/5
  - 9 am – 11 am EST
  - 12 pm – 1 pm EST
  - 2:30 – 3 pm EST
- Thursday 11/6
  - 11:30 – 12 pm EST
- Friday 11/7
  - 9:00 am – 11:30 am EST

Let us know if you need us to look for additional times.

Thanks,

Leigh Henning, PE (MN)
Senior Water/Wastewater Engineer
she/her/hers

Office: Minneapolis, MN
Direct: (612) 712-2167
Mobile: [redacted]
leigh.henning@stantec.com

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From: DPW Supervisor
To: Henning, Leigh
Subject: Re: Potential Light Industrial Development Project Peninsula- Near Cedar Springs
Date: Thursday, November 6, 2025 7:11:45 AM
Attachments: image001.png
image002.png
image003.png
image004.png

Russ Johnson in our utility dep. Should be getting ahold of you. Please let me know if you have not heard from him and I will have him contact you right away.

Tanya Baker
DPW Supervisor
City of Cedar Springs
dpw@cityofcedarsprings.org
616-696-1330

From: Henning, Leigh <Leigh.Henning@stantec.com>
Sent: Wednesday, November 5, 2025 3:14 PM
To: DPW Supervisor <dpw@cityofcedarsprings.org>
Cc: Pu, Raymond <Raymond.Pu@stantec.com>; Jackson, Morgan <Morgan.Jackson@stantec.com>
Subject: RE: Potential Light Industrial Development Project Peninsula- Near Cedar Springs

Hello,

I'm following up to my message on Friday to see if any days this week work for you to meet.

Thanks,

Leigh Henning, PE (MN)
Senior Water/Wastewater Engineer
she/her/hers

Office: Minneapolis, MN
Direct: (612) 712-2167
Mobile: [redacted]
leigh.henning@stantec.com

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From: Henning, Leigh
Sent: Friday, October 31, 2025 1:54 PM
To: 'dpw@cityofcedarsprings.org' <dpw@cityofcedarsprings.org>
Cc: Pu, Raymond <Raymond.Pu@stantec.com>
Subject: Potential Light Industrial Development Project Peninsula- Near Cedar Springs

Hello,

I'm Leigh Henning, a water/wastewater engineer with Stantec Consulting. We are working with a potential light industrial site developer for a property outside of Cedar Springs, and are seeking to gather information on potential water and wastewater service. We had a meeting already with Solon Township and Darla Falcon was present from the City.

We'd like to hold a call with you next week to give you an introduction to the team and project. Please let us know your availability for a phone call at the following days and times:

- Monday 11/3:
  - 3-5 pm EST
- Wednesday 11/5
  - 9 am – 11 am EST
  - 12 pm – 1 pm EST
  - 2:30 – 3 pm EST
- Thursday 11/6
  - 11:30 – 12 pm EST
- Friday 11/7
  - 9:00 am – 11:30 am EST

Let us know if you need us to look for additional times.

Thanks,

Leigh Henning, PE (MN)
Senior Water/Wastewater Engineer
she/her/hers

Office: Minneapolis, MN
Direct: (612) 712-2167
Mobile: [redacted]
leigh.henning@stantec.com

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From: utilities
To: Jackson, Morgan
Cc: Pu, Raymond; Henning, Leigh
Subject: Re: Potential Light Industrial Development Project Peninsula- Near Cedar Springs
Date: Thursday, November 6, 2025 10:32:11 AM
Attachments: image001.png
image002.png
image003.png
image004.png

Is tomorrow at nine ok?

Russ Johnson

City of Cedar Springs Utilities

66 S. Main St.

Cedar Springs, MI 49319

utilities@cityofcedarsprings.org

From: Jackson, Morgan <Morgan.Jackson@stantec.com>
Sent: Wednesday, November 5, 2025 4:26 PM
To: utilities <utilities@cityofcedarsprings.org>
Cc: Pu, Raymond <Raymond.Pu@stantec.com>; Henning, Leigh <Leigh.Henning@stantec.com>
Subject: RE: Potential Light Industrial Development Project Peninsula- Near Cedar Springs

Good afternoon, Russ,

Darla Falcon provided your contact information. We are following up to try to schedule a call with you this week regarding a potential light industrial site development for a property outside of Cedar Springs. We had a meeting already with Solon Township and Darla Falcon was present from the City.

We'd like to give you an introduction to the team and project and are seeking to gather some info on potential water/wastewater service. Would you be available during the following windows?

- Thursday 11/6
  - 11:30 – 12 pm EST
- Friday 11/7
  - 9:00 am – 11:30 am EST

If not, please let us know a time that may work for you.

Thanks in advance!

Morgan

Morgan Jackson PE, CFM
Water Resources Engineer, 512-469-5314

Mobile: [redacted]
morgan.jackson@stantec.com

Stantec
1905 Aldrich Street Suite 300
Austin TX 78723-3544

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From: Henning, Leigh
Sent: Friday, October 31, 2025 1:54 PM
To: 'dpw@cityofcedarsprings.org' <dpw@cityofcedarsprings.org>
Cc: Pu, Raymond <Raymond.Pu@stantec.com>
Subject: Potential Light Industrial Development Project Peninsula- Near Cedar Springs

Hello,

I'm Leigh Henning, a water/wastewater engineer with Stantec Consulting. We are working with a potential light industrial site developer for a property outside of Cedar Springs, and are seeking to gather information on potential water and wastewater service. We had a meeting already with Solon Township and Darla Falcon was present from the City.

We'd like to hold a call with you next week to give you an introduction to the team and project. Please let us know your availability for a phone call at the following days and times:

- Monday 11/3:
  - 3-5 pm EST
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  - 12 pm – 1 pm EST

2:30 – 3 pm EST

- Thursday 11/6
  - 11:30 – 12 pm EST
- Friday 11/7
  - 9:00 am – 11:30 am EST

Let us know if you need us to look for additional times.

Thanks,

Leigh Henning, PE (MN)
Senior Water/Wastewater Engineer
she/her/hers

Office: Minneapolis, MN
Direct: (612) 712-2167
Mobile: [redacted]
leigh.henning@stantec.com

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From: utilities
To: Darla Falcon
Subject: Project Peninsula
Date: Thursday, January 8, 2026 7:36:05 AM

Hey Darla,

I went back through my emails to see if I had any correspondence with any individual regarding any project particulars. I do not. All of the Zoom calls have been with the entire group, and as far as conversations go with being able to accommodate their needs, they presented the redacted flow particulars during one of those calls. I told them at that time that this was more in the ballpark, but they still need to talk to FTCH for any approval. I do not believe that they have done any of this yet.

Off the record, with all of the news regarding server farms, the disconnected way they seem to be doing things (my opinion) and the gleaning of "answers" to their questions based on a basic conversation makes me a bit uneasy with these people. I hope that this smooths out soon to our benefit.

Russ Johnson

City of Cedar Springs Utilities

City of Cedar Springs
66 S. Main St.
P.O. Box 310
Cedar Springs, MI 49319
[redacted]
utilities@cityofcedarsprings.org

From: utilities
To: Darla Falcon
Subject: Project Peninsula
Date: Thursday, January 8, 2026 7:40:03 AM
Attachments: Water Wastewater RFI - Moore Farm - Dry Cooler.docx

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Hey Darla,

Please find attached, the last document that I received from these people regarding their needs.

Russ Johnson

City of Cedar Springs Utilities

City of Cedar Springs
66 S. Main St.
P.O. Box 310
Cedar Springs, MI 49319
[redacted]
utilities@cityofcedarsprings.org

Project Peninsula - Moore's Farm Water / Wastewater RFI

City of Cedar Springs, MI

Introduction

We are evaluating the required water and wastewater infrastructure needed to support the cooling system at this site. Included in this RFI is an estimate of water and wastewater demands needed for this location. Please review the demands below and evaluate if there would be sufficient water available to serve each of these. Any information that you all can provide would be greatly appreciated to assist in our site evaluation process.

Infrastructure Request

1. Proposed water supply plan, including estimated cost and timing for infrastructure requirements and potential new water sources or plant upgrades if necessary.
    a. At least two diverse connections to the site are required.
    b. Site plan (existing and proposed infrastructure) of the portion of the utility system that serves the development including treatment plant(s), storage tank(s), booster station(s), and conveyance infrastructure
    c. The cooling system has varying levels of water usage across multiple phases from construction through facility operations. The final tiers of the water request may take several years to reach. Please identify infrastructure upgrade needs to achieve final tier capacities as well as potential timing to implement each improvement.
2. Proposed wastewater discharge proposal, including estimated cost and timing for infrastructure requirements and potential new wastewater treatment plant upgrades if necessary.
    a. One connection minimum. Gravity is preferred.
    b. Site plan (existing and proposed infrastructure) of the portion of the utility system that will serve the development including wastewater treatment plant, lift station(if applicable), and conveyance infrastructure
    c. The cooling system has varying levels of wastewater discharge across multiple phases from construction through facility operations. The final tiers of the wastewater request may take several years to reach. Please identify infrastructure upgrade needs to achieve final tier capacities as well as potential timing to implement each improvement.

Preliminary Water / Wastewater Demands

High level - subject to change

Water Demands

Date	Tier	Target Residual Pressure (psi)	Peak Instantaneous (GPM)	Peak Day (GPD)	Average Day (GPD)	Annual Volume (MGY)
Break ground (Q4 2027)	I	50	400	500,000	N/A	N/A
Break Ground + 18 Months (Q2 2029)	II	50 min 80 max	375 (operational) 625 (fire flow)	300,000 (operational) 300,000 (fire flow)	95,000 (operational)	35 (operational)

Wastewater Demands

Date	Tier	Peak Instantaneous (GPM)	Peak Day (GPD)	Average Day (GPD)	Annual Volume (MGY)
Break ground (Q4 2027)	I	50	45,000	N/A	N/A
Break Ground + 18 Months (Q2 2029)	II	150	175,000	50,000	19

Water Quality Criteria

Our cooling system operation and efficiency depends highly on the influent water quality, aside from the typical drinking water requirements. Please provide typical operating ranges of the following constituents:

- pH @ 25 deg C
- Conductivity @ 25 deg C
- Temperature
- Total Hardness
- Total Suspended Solids
- Total Dissolved Solids
- Total Bacteria
- Langelier Saturation Index
- Puckorious Index (if available)
- Alkalinity, as CaCO3: Total, Bicarbonate, and Carbonate
- Aluminum
- Bromide
- Calcium, as CaCO3
- Chloride
- Residual Chlorine
- Iron
- Silica (as SiO2)
- Sodium
- Sulfates
- Nitrate (as N)
- Nitrite (as N)

Utility Questionnaire

Please confirm and/or edit the information in blue text. The information in blue is a summary from the desktop due diligence phase.

Water

- What is the overall water supply capacity (both in treatment and in distribution/storage capacity)?
    - Distribution System:
        - Currently there are no water mains available west of US-131 to connect into.
        - There is a 12-inch water main that creates a pressure zone within the City.
        - A 16-inch water main connecting to the 12-inch pressure zone is available but is located east of US-131.
        - Redundancy improvements to the distribution system need to be made.

        - Provide any available water distribution models to identify and prioritize system improvements.
        - There is ability to store 0.3MG of water in the distribution system.

    - Supply/Treatment System:
        - The City's water system consists of three wells with a firm capacity of 1.7MGD with the largest well out of service. Max capacity is 2.5MGD. Average capacity is 1.1-1.2MGD.
        - All wells are located in proximity to each other.
        - Well treatment consists of chlorination at the wellhead.
        - City does not have a Water Treatment Plant.

- What is the *available* water supply in the system/at the site
    - The proposed site does not have a municipal potable water connection available nearby. The City of Cedar Springs does not have a connection available west of US-131.
    - Additional wells will need to be developed to meet demand.
    - On-site storage will need to be constructed to bring down peak demands.
    - Groundwater Study needs to be carried out to identify available sources and capacity near the site.
    - Water quality grab samples can be collected by the City and shipped to a lab. City to suggest a testing lab.
- What are near term projects/expectations for expanding water supply?
- Are there any immediate or pressing concerns about long-term viability of the water sources?
- Do your local regulations allow evaporative cooling for industrial uses?
- If a well is drilled on the development site, would the City of Cedar Springs be willing to take ownership?
- Provide Capital Improvement Plans including details regarding drain field expansion, a second water tower, and WWTP upgrades.

Wastewater

- What is the total capacity (GPD) of the system? Include all storage capacity at the WWTP. What is the capacity of the plant that would be serving the site?
    - City's WWTP is rated for 2.4MGD average and 4.1MGD peak design flow.
- What is the total *available* capacity of the wastewater system at the site?
    - No available wastewater service connection at the site. City's existing service stops west of US-131.
    - A pump station and force main will be required for service connection.
- What is the ability of the WWTP to accept clean water discharge? *Note that Product Types 2 and 3 will have the majority of the wastewater stream be non-contact cooling water.*

    - City does have a pretreatment requirement or pretreatment program as outlined in Municipal Code Article III Div. 3 Section 30-252 and 30-253.
- Is recycled water available for use for construction water, irrigation or toilet flushing?
- Provide a copy of the most recent NPDES permit (if applicable). Have there been any violations in the past five years?

Groundwater

- Provide well data including water level (depths to water or water column height) and raw water quality for each active water supply well for the last 20 years or maximum available.
- Provide any available hydrogeologic reports or aquifer testing results (pump tests) for each of the currently active wells. Should include pumping rates, test duration, depths to water during testing, specific capacities, permeability, etc.
- Provide 72-hour pump test results from the recently drilled well.

From: Darla Falcon
To: Amy Vansen; Moore, Andrew
Cc: Andrea Brown; Rebecca Johnson
Subject: RE: PC training
Date: Tuesday, February 3, 2026 10:22:08 AM

Amy

We have a 7-member board. We have four very new members, one vacancy, and two members that have been part of the board for several years, with one of them not participating in discussions and hardly ever making/supporting motions. Hopefully, we can fill the vacancy in the next month, then hold the training. A few topics to cover: what is the role of a Planning Commission member, and making and supporting motions. We just updated our Master Plan, so we will be tackling updating our zoning ordinance. If there are any topics to help us move through the next steps would be great.

Thanks

Darla Falcon
Cedar Springs City Manager

66 S Main Street
PO Box 310
Cedar Springs, MI 49319
616-696-1330 Ext 104
www.cityofcedarsprings.org

From: Amy Vansen <avansen@planningmi.org>
Sent: Tuesday, February 3, 2026 9:43 AM
To: Moore, Andrew <Moore@williams-works.com>
Cc: Andrea Brown <abrown@planningmi.org>; Darla Falcon <manager@cityofcedarsprings.org>; Rebecca Johnson <assistantcm@cityofcedarsprings.org>
Subject: Re: PC training

Hi everyone,

This sounds great. What training would you like to do? And about how many folks do you think will attend?

On Mon, Feb 2, 2026 at 5:14 PM Moore, Andrew <Moore@williams-works.com> wrote:

> Hi Amy and Andrea,
> The City of Cedar Springs has experienced some turnover of membership recently and has a need for some training for their new planning commissioners. Naturally, you all are a perfect fit (and I

would be happy to teach the session). There is a PC meeting tomorrow night so I will bring some of the training information you sent us last year related to PC and ZA training, but figured I'd make the introduction here as well to get the ball rolling.

The City Manager, Darla Falcon, and Assistant City Manager, Rebecca Johnson, are cc'd here if they have any more detailed questions for you.

Hope all is well!

Thank you,

Andy Moore, AICP
Executive

williams&works
(616) 224-1500 | (800) 224-1590
williams-works.com

--
Amy M. Vansen, AICP
Director of Information and Programs

Michigan Association of Planning
A Chapter of the American Planning Association
Creating Great Communities For All
1919 West Stadium Boulevard, Suite 4 | Ann Arbor, MI 48103
Phone: 734.913.2000

Transportation Bonanza | East Lansing | February 10
Data Center Know How | Virtual | February 12
Inclusive Design Toolkit | Virtual | February 18
Planning and Zoning Workshops for Officials | Virtual and In Person | March
APA National Planning Conference | Detroit | April 25-28

From: Rose Powell
To: Darla Falcon; Rebecca Johnson
Subject: Water question
Date: Thursday, February 5, 2026 9:56:43 AM

Has Solon asked our city to supply water for a "possible" data center?

From: Rose Powell
To: Darla Falcon; Rebecca Johnson
Subject: Water question
Date: Thursday, February 5, 2026 9:56:48 AM

Has Solon asked our city to supply water for a "possible" data center?