



Antrim County Economic Development Corporation



Mission Statement: Retain, expand, and promote County-wide economic growth and stability

MEMBERS

Sherry Comben
12/31/2026

Peter Garwood
12/31/2025

Leslie Elrod
12/31/2026

Cherie Hogan
12/31/2027

Rachel Krino
12/31/2027

Dawn LaVanway
Annual Appointment

Kathleen Peterson
12/31/2026

Bonnie Robbins
12/31/2022

Veronica Welter
12/31/2022

STAFF

Jeremy Scott
Deputy Administrator

Tina Schrader
Administrative Asst.

Margie Boyd
Secretary

OFFICE ADDRESS

P.O. Box 187
Bellaire, MI 49615

PHONE: 231-533-6265

FAX: 231-533-8111

SPECIAL ASSISTANCE

If you wish to attend a Planning Commission meeting and require special assistance, please contact the Administration and Planning Office.

The Antrim County Economic Development Corporation meeting is scheduled for

Tuesday, September 20, 2022

Antrim County Building,
Board of Commissioners Room
203 East Cayuga Street, Bellaire, Michigan

AGENDA ITEMS INCLUDE:

- 9:00 a.m. Call to Order
- 9:01 a.m. Public Comment
- 9:02 a.m. Approval of Minutes – August 16, 2022
- 9:05 a.m. Antrim County Master Plan – Economic Development
- 9:20 a.m. 2023 Strategic Planning Dates
- 9:30 a.m. Various Matters as Appropriate
 - Business Connector Series
 - [Housing North Summit](#) (*Information Only*)
- Adjourn

If you have any questions, concerns, please contact the Administration and Planning Office at 231-533-6265.
We appreciate your cooperation in this matter. Thank you



Memorandum Administration Office

September 16, 2022

TO: Antrim County Economic Development Corporation

FR: Administration Office

RE: Approval of Minutes (June 21, 2022)

You received the minutes from the August 16, 2022 Economic Development Corporation meeting via electronic communication on September 16, 2022. If there are no corrections to those minutes, please consider the following action:

Motion by _____, seconded by _____ to approve the minutes of the August 16, 2022 meeting as presented.



Antrim County

Administration Office

September 16, 2022

FR: Antrim County Administration Office

RE: Antrim County Master Plan: Economic Development

Attached you will find the revised economic development chapter of the Antrim County Master Plan. Revisions were made based on suggestions from EDC members. Please note the Administration Office is still waiting on a significant amount of information from regional planning partners in order to update census data. It is our understanding that some of that information may not be available at all for the villages and townships because they don't meet the population threshold set by the federal government to collect that information.

Chapter 5: Economic Development

Summary

Economic trends and resources affect land use in population centers, forests, farms, orchards, lakes, and riverfront areas. Demographic influence land use, not only for housing and recreation considerations, but for economic development planning as well.

The county is experiencing a major demographic shift; the 55+ population is increasing at a rate approaching 30%, as predicted in previous planning forecasts, while the 20 - 45 year old population is declining at a rate near 20%.

While these factors present challenges, leaders must be diligent in the pursuit of a strong, meaningful economic sector including service, technical, manufacturing, and agriculture and related strands while striving to support our educational systems, public services, and community infrastructure needs. During this transitional period, planning decisions need to recognize changing service needs of an aging population, while attracting younger families to balance growth and current need. This portion of the master plan analyzes economic trends as applied to Economic Development goals to determine the best way to assist in stimulating the economic growth of business, creating opportunities for employment and preserving the rural charm and character that makes Antrim County attractive.



Goals

1. Preserve & Utilize Natural and Existing Resources

- Balance growth with preservation of rural climate and natural resources.
- Preserve the scenic beauty of the region.
- Enhance cultural and entertainment assets as attractors for additional economic investment.
- Leverage existing infrastructure and resources to promote sustainable growth.
- Promote relationships between local organizations, agencies and businesses to work toward common goals.

2. Drive Economic Developments

- Establish business-friendly and entrepreneurial environment
- Promote usage of brownfield sites and vacant unused facilities.
- Promote growth/expansion of value-added agricultural opportunities and use of local products.
- Encourage development and construction of affordable housing.

3. Foster Education and Planning

- Advocating business, self-employment, and entrepreneurship educational programs.
- Promote collaboration and training of competitive skills related to regionally identified workforce needs for students and adults.
- Utilize technology for training, education, and planning collaboration.

Existing Infrastructure

There is an abundance of both natural resources and assets throughout Antrim County, including Downtown Development Authorities in each village. Each area offers a unique blend of those resources that could readily be utilized for economic development. Many of our communities utilize the resources of surrounding cities, including Traverse City, Gaylord, Charlevoix and East Jordan. Below outlines the existing infrastructure in incorporated villages, all of which have downtown development authorities and are zoned communities.

Mancelona

As the most populated community in Antrim County, Mancelona is well positioned with immediate access to both M66/US131, M88 and railroad. The village has both established downtown buildings and a sewer and water system that can be further utilized.

Elk Rapids

Also highly populated, Elk Rapids is bisected by US31 and incorporates two large bodies of water, Lake Michigan and Elk Lake. In addition to their natural resources, this village has a well-developed downtown and residential areas in addition to an industrial park.

Bellaire

In addition to M88, Bellaire has the Intermediate River running directly through it. The village has two distinct business areas, an established downtown, and an area to the south with room for more development.

Central Lake

Situated at the intersection of two lakes, Intermediate and Hanley, Central Lake has room to grow in each direction from its downtown intersection along M88.

Ellsworth

Also situated at the connection of two Lakes, Saint Clair and Ellsworth, the village offers a central location for the farming community with a lot of room for future development.

Zoned Townships

Elk Rapids, Milton, Banks, Forest Home, Kearney, Torch Lake, and Helena Townships are all zoned communities.

Un-zoned Townships

Central Lake, Echo, Jordan, Warner, Chestonia, Star, Custer and Mancelona Townships are all without zoning.

Future Potential

While the County has a number of existing villages and communities with a lot of potential for future development, there are additional areas with potential for growth. Eastport, Alba, Lakes of the North and Elmira in particular are ripe for future development given their proximity to both natural resources and existing infrastructure. Alba, located along US131 additionally has proximity to railroad and has an existing school and post office. Lakes of the north has over 8,000 lots, an Airport, and multiple recreation opportunities. Elmira, located along M32 has potential to expand west to US131 and closer to a large manufacturing employer, EJ. And Eastport, with its proximity to US31, M88, Lake Michigan, and Torch Lake and with an abundance of room to grow could be an excellent location for growth as local zoning allows.

Future Economic Planning

The Antrim County Planning Commission has a well-established working relationship with the Antrim County Economic Development Corporation. This partnership advocates a cooperative approach

toward supporting and creating economic opportunities throughout the County. Using the data in this Master Plan, the Planning Commission will be able to assist the Economic Development Corporation to proactively plan for economic development.

Both groups agree that the long-term viability of Antrim County will be strengthened by utilizing collective strategies and collaborative partnerships specific to economic and community development efforts consistent with sound planning principles.

In pursuit of economic and community development opportunities, Antrim County will work towards these economic guiding principles:

- Diversify the County's economy beyond tourism.
- Preserve and protect our natural resources, our rural identity, and our scenic beauty.
- Follow appropriate land use and planning principles.
- Recognize the importance of continued input from all sectors of the community at large.

Based on the economic picture of Antrim County, the outlined economic guiding principles, and demographic data, the Economic Development Corporation outlined Goals and Objectives for the County. The Antrim County Planning Commission endorses these goals and will work to support the Economic Development Corporation to implement them.

Implementation Steps (What should be done next?)

In order to leverage community and economic development resources and opportunities, the County should:

1) Preserve & Utilize Natural and Existing Resources

- Continue working with Northern Lake Economics Alliance on maintaining a list of currently unused facilities, brownfield sites, and properties for sale as one strategy to leverage brownfield sites and vacant unused facilities to support reuse and redevelopment.
- Take advantage of and optimize regional, state and federal support resources when applicable including Economic Development Planning and Infrastructure Grants, Transportation Economic Development Fund Grants, Brownfield Tax Credits, Historic Preservation Credits, Industrial Facility Property Tax Abatements, Federal Small Business Administration Loan Program, Rail Loan Assistance, Freight Economic Development Assistance, Revolving Loan Funds, Michigan Economic Development Corporation resources, Community Development Block Grants, HUBZones, Downtown Development Authorities, Tax Increment Financing Authorities, Opportunity Zones, Brownfield

Authorities, Economic Development Job Training Programs, and other programs and resources.

- Maintain and strengthen ties with neighboring counties through associations such as the Northern Lakes Economic Alliance, the Michigan Small Business & Technology Development Center, Networks Northwest (formerly the Northwest Michigan Council of Governments), all local townships and municipalities, and other agencies and entities to assist in facilitating community and economic development.
- Maintaining and strengthening ties with existing chambers of commerce, K-12 schools and intermediate school districts, charter schools and regional community college partners to assist in expanding educational efforts.
- Target investments in rural communities that support expansion of their natural asset-based economies and provide quality living opportunities to those talented workers who prefer a rural environment and its amenities.
- Target community investments on place-based improvements to attract knowledge workers and their families with a special focus on green infrastructure investments, parks, trails, recreation areas, and bicycle and pedestrian connections throughout the community and with adjoining rural areas.
- The County should encourage principles of planning among all municipal jurisdictions protection of the long-term viability of agricultural land as they link future wind and solar energy production.
- Targeted community investments on infrastructure maintenance and improvements to attract business establishments including adequate commercial centers, communication infrastructure, broadband data and internet services, public roads, airport, transit, port, sewer, storm sewer, and water facility.

2) **Drive Economic Developments**

- Endeavor to establish a business-friendly and entrepreneurial environment.
- Promote housing that is affordable as an economic development tool and assist local units of government in their efforts to increase the number of affordable housing units in their communities.

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- Enhancement of culture and entertainment assets as attractors for additional economic investment.

3) **Foster Education and Planning**

- Promote utilization of technology to create greater access to new markets, training, education, and access to planning information and other resources.
- Promote the network of Business Resource Centers designed to provide support and assistance for business counseling, start-up, expansion, growth, demographic analysis, and planning.

Future Employment Trends

Employment by Industry

The Bureau of Labor Statistics (BLS) maintains employment figures categorized into 19 different industry types. The most recent estimates available for these industries were for the years 2014 and 2015 and are shown in the table below.

INSERT TABLES



Antrim County

Administration Office

September 16, 2022

FR: Administration Office

RE: Housing North Annual Housing Summit

You all received information on the 2022 Housing Summit hosted by Housing North and sponsored by Networks Northwest. This year, the summit takes place over a two day period and features a number of speakers and breakout sessions (tentative itinerary attached). You have the option to attend only one day at \$90.00 or both at \$170.00. If you are interested in attending, please let Margie know so she can get you registered.

8th Annual Draft Housing Summit Schedule (2022)

October 27-28, 2022

Brief Schedule:

Thursday, October 27th- Day 1-

GOAL-State of the region, Keynote, awards, housing updates, educational sessions

- **8:00 - 10:00** Continental breakfast & registration, give out name tags
- **10:10** Welcome & State of the Region
- **10:30** Legislative Update
- **11:00-12:00** Keynote speaker
- **12:00 - 12:30** Lunch
- **12:30 -1:00** Awards
- **1:00 - 2:00** Panel Discussion with state agencies
- **2:15 - 5:00** Sessions (*3 options per session- Capacity, Communications, Advocacy*)
- **5:15 - ???** Housing Summit reception/happy hour

Friday, October 28th- Day 2-

GOAL- interactive sessions with panel discussions, roundtables and workshop

- **8:00 - 9:00** Breakfast
- **9:00 - 12:00** Facilitated Roundtable Discussions (*Attendees select one of 3 options, Communications/Awareness, Policy/Advocacy, Capacity -two 1.5 hour sessions*)
- **12:15 - 1:00** Lunch *State Land Bank to make announcement*
- **1:00 - 5:00** Training Sessions/Workshops (*Attendees select one of 2 options Communications/Advocacy or Capacity, two 1.5 hour sessions*)
- **5:00** - end