

**Berrien**



**Cass**



**Van Buren**

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# **2004 ANNUAL REPORT**

## **COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY**

**SOUTHWESTERN MICHIGAN COMMISSION**

**K. John Egelhaaf, Executive Director**

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*Funded by the United States Department of Commerce, Economic Development Administration  
with local match funds provided by the Southwestern Michigan Commission*

## **INTRODUCTION**

The Annual Report of the Comprehensive Economic Development Strategy (CEDS) for Berrien, Cass, and Van Buren Counties functions as a brief analysis of the external circumstances and internal dynamics that influence the region's economy. Each year, the Southwestern Michigan Commission requests the submittal of proposed economic development infrastructure projects from local governments and/or economic developers for inclusion in the CEDS. Although this does not determine applicant eligibility or ensure funding, this process is required in order for a project to receive EDA consideration and to ensure eligibility for the ten percent district bonus. The *Call for Economic Development Projects* and the subsequent project information form are appended as *Attachment 1 and 2*, respectively. Other projects will also be listed for informational purposes to promote intergovernmental communication and a single resource to gauge regional economic development progress. *Attachment 5 and 6 (2004 project rankings)* *Attachment 7 (2003 CEDS projects)*

## **CEDS OVERSIGHT**

The Southwestern Michigan Commission (SWMC) Board, which serves as the official CEDS Committee, continues to represent county, city, and township officials, in addition to citizen members who represent a variety of interests, including business, seniors, and minorities. The board has had some changes in its representation since the last CEDS annual update. Van Buren County currently has two vacancies, a Michigan Townships' Association representative and an additional county commissioner representative. Per the SWMC Bylaws, Van Buren County became eligible for this additional county commissioner representative by virtue of its increased population as published by the U.S. Census Bureau in 2000. Berrien and Cass counties are currently represented in all eligible capacities. Of the 40 current appointments, thirteen of the members are female and eight of the members are from a minority group.

Cass County Commissioner James Sayer is serving his first one-year term as Chairman of the Southwestern Michigan Commission. Tom Tanczos is a County Commissioner in Van Buren County and serves as the Vice Chairman of the SWMC. There is a good mix of commissioners who are recent appointments and others who have held their posts for many years, thus leadership remains strong while perspectives are fresh. The Administration Committee, which

oversees all management and operations, is comprised of the five officers, the most recent former chairman, and six additional appointees to provide leadership opportunities. The Administration Committee includes four members who are female and two members who are from a minority group. *See Attachment 4.* This CEDS is distributed to area economic developers and supporting agencies/organizations for their comments and input prior to SWMC approval.

## **SUSTAINABLE DEVELOPMENT GOALS**

The goals of the Overall Economic Development Program (OEDP) were established by the CEDS Committee in 2000 to direct program activities and address the region's current economic circumstances. They are as follows:

- Attract, expand, and retain economic base jobs.
- Reduce long-term unemployment and poverty, especially among minority groups.
- Protect natural amenities such as groundwater, shoreline, and habitat in balance with economic prosperity.
- Rehabilitate unsafe, aging, and insufficient infrastructure.
- Alleviate local government fiscal strain.
- Monitor and improve global, national, and mid-western competitiveness in attracting new businesses.
- Preserve agriculture as a competitive industry.
- Guide controlled residential buildup into planned places and encourage urban redevelopment.

## **ACTIVITIES PERFORMED (2003-2004)**

The national economy shows signs of recovery from the decline that began in 2002. The southwestern Michigan economy continues to struggle as plant closings and consolidations outpace new starts. Since 2001 the number of requests for Small Cities Community Development Block Grants for the region have decreased. We are currently in the process of closing the final two CDBG projects, which end in 2005. Staff also encouraged development through meetings and follow-up with community officials concerning potential projects.

Specific activities related to above are as follows:

**Southwestern Michigan College:** Met with SMC officials and EDA representative (J. Peck); the College has responded to our call for projects and is seeking EDA funding assistance for their

proposed Information Technology Certification Center.

**Nehemiah Community Development Corporation:** Met with organization on two occasions, submitted Notice of Intent to apply for private lender loan guarantee through the U.S. Department of Agriculture-Rural Development Administration.

**Niles Township Infrastructure Project-Municipal Water to Eleventh Street Corridor:** Met with representatives of the Board of Commissioners and Niles Township Clerk to discuss EDA involvement.

**City of Bangor Business Incubator and Broadband Expansion Project:** Attended multiple meetings with Bangor officials (Village Manager, EDC), combined meeting with EDC representatives and EDA representative (J. Peck) regarding EDA funding of small business incubators and broadband technology.

**City of Bangor CDBG Railroad Depot Renovation/Infrastructure Project:** CDBG grant funds provided for road and parking improvements, utility relocation and landscaping which have been completed. Railroad Depot renovation (private investment by Beacon Services) is still underway and will be completed in early spring 2005. After renovation is completed, Beacon Services will create 20 new jobs.

**Benton Charter Township CDBG:** Continuing work with Cornerstone Alliance, the Airport Authority, and Benton Charter Township. Job creation reporting, property acquisitions, and the bidding for demolition process have all been completed. Project has been granted an extension until 2005 from the Michigan Economic Development Corporation.

**City of Hartford CDBG:** The project to enhance the immediate Main Street area with lighting and landscaping, and to pave and landscape a downtown parking facility was completed and closed July 31, 2004.

**Special Lite:** Project approved by the EDA, grant funds received, SWMC director attended and was a speaker at the fund presentation ceremony.

#### **OTHER ACTIVITIES 2003-2004**

The 2003 Extract, a collection of regionally significant data, was completed and distributed to a list of approximately 200 recipients (economic development practitioners, schools, libraries, etc.). The document was promoted at speaking engagements throughout the region and advertised through press releases. The SWMC routinely processed requests for information by

individuals and corporations engaged in private development. The SWMC also compiles an Affiliates Annual Report to the Michigan Information Data Center of our activity in response to information requests.

Mapping is a regular component of the planning work that the SWMC completed in 2004. Maps to identify regions deserving of special consideration for environmental justice were prepared for the Niles and Benton Harbor Metropolitan Statistical Areas. Maps are being developed to identify resources throughout the region for non-motorized transportation. For tourism, recreation, and basic transportation purposes an SWMC map has been commissioned by the Michigan Department of Transportation to identify trails and economic resources accessible by those using the trails.

The SWMC has been selected to contribute to the implementation of a Watershed Management Plan in the Galien River Watershed. Local officials will be provided with materials (including maps, workshops, and zoning assistance) to make informed development decisions within the Galien River Watershed.

During 2004, the SWMC has assisted communities along the entire stretch of US-12 Heritage Route in a single coordinated effort to develop the corridor for tourism and to cultivate economic development. The communities have coalesced to form a single organization to raise funds for the promotion of the corridor as a destination. The SWMC will host the US-12 website which will continue to be developed to display current events and other topics of interest along the corridor. The historic story of US-12 will be told through promotional material and web based information to attract business and tourism.

The Commission has been involved in the attraction and facilitation of a ferry service that would operate between the cities of Chicago and St. Joseph. Several meetings have been held with investors, ferry operators, and regional officials. This effort appears to have the inertia to continue into 2005.

New partnerships have been developed between MichiganWorks! and other organizations that

provide job opportunities in the region. The SWMC seeks to cultivate partnerships in order to fulfill the transportation needs of their clients. Through surveys that the Commission has conducted during 2004, it is evident the transportation difficulties are a prominent reason for underemployment among those in the Benton Harbor area. We continue to develop strategies to fill the transportation needs of those who are willing to work but unable to find viable mobility options.

The SWMC also assisted several communities in the development of their parks and recreation planning. The Commission prepared a Michigan Department of Natural Resources grant for the City of Bangor to develop a pedestrian and heritage river trail that has been developed in its Parks and Recreation Plan. Assistance was provided to both Coloma and Watervliet to write “Cool Cities Catalyst” grants to support the development of a river and pedestrian trail along the Paw Paw River and into the downtowns of both communities. The trails are an effort to generate further pedestrian traffic into their downtown core areas.

Tri-County Planners, a regional association of which SWMC is a member, continued to sponsor regional workshops on planning, zoning, smart growth, and related topics to further education and advocacy for sustainable development. Association members include planning staff, economic developers, or directors from the three counties, as well as representatives of the City of Niles, Michigan State University Extension Offices, Cass Conservation District, and Michigan Townships Association. Workshops are held locally at a reduced cost to promote greater participation.

Overall, the SWMC continued its support of the CEDS goals through interdisciplinary planning efforts (land use, transportation, economic development), provision of information (Census, traffic counts, mapping, etc.), and grant writing and grant administration for infrastructure projects. SWMC staff members have spoken at a variety of events where our goals for community and economic development can be explained and the Commission promoted. In addition, SWMC functions as the clearinghouse for state and federal project review and comment.

## **CHANGES IN THE AREA'S DEMOGRAPHICS AND ECONOMY**

### Population

After recording a population decline between 1980 and 1990, the 2000 U.S. Census shows the total population of the region grew by 8,905 persons, or 3.2 percent between 1990 and 2000, which is considerably less than the state of Michigan's growth rate of 6.9 percent during the same period. The region's total population in 2000 was 289,820 (2.9 percent of the state's population). Berrien County remains the most populated of the three counties with 162,453 people or 56 percent of the region's population in 2000. Cass County is the least populated with 51,104 people or 17.6 percent of the region's population. Van Buren County recorded the greatest amount of growth in the region with 6,203 additional people or 8.9 percent growth from 1990 to 2000.

Population estimates provided by the U.S. Census Bureau for 2003 show an estimated growth in Michigan's population of 1.4 percent since the 2000 U.S. Census data was collected. Locally, Berrien County is estimated to have grown in population by 0.2 percent, Cass County by 0.5 percent, and Van Buren County by 2.6 percent.

### Unemployment

The average annual unemployment rates have declined in all three counties over the past year. The average unemployment rates and work force data is compared in the following table for the time period between October 2003 and September 2004.

## County and Regional Labor Force and Unemployment Rates

AREA	OCTOBER 2003		SEPTEMBER 2004		DIFFERENCE	
	LABOR FORCE	UNEMPLOYMENT RATE	LABOR FORCE	UNEMPLOYMENT RATE	LABOR FORCE	UNEMPLOYMENT RATE
Berrien	82,050	6.9	83,175	6.2	+1,125	-0.7%
Cass	26,500	4.5	26,975	3.6	+475	-0.9%
Van Buren	36,325	6.9	36,650	6.1	+325	-0.8%
Southwest Region	144,875	6.1	146,800	5.3	+1,925	-0.8%
Michigan	5,804,000	6.9	5,041,000	6.2	-763,000	-0.7%

*Source: Michigan Department of Labor & Economic Growth/Office of Labor Market Information <http://www.michlmi.org/LMI/lmadata/laus/lausdocs/159lf04.htm>*

The southwest Michigan regional labor force showed a net increase of 1,925 workers between September 2003 and October 2004, with Berrien County experiencing the greatest growth with an additional 1,125 workers. Cass County experienced the greatest decrease in unemployment rates, down from 4.5 percent to 3.6 percent, with Berrien County reflecting a 0.7 percent decrease and Van Buren County a 0.8 percent decrease. The State of Michigan's unemployment rate decreased 0.7 percent for the same period, from 6.9 percent to 6.2 percent.

Although the state and regional decrease in unemployment rates compare favorably with the national decrease in unemployment of 0.5 percent from October 2003 to September 2004, local municipalities in the southwest region continue to be concerned with high unemployment rates in some sectors. In 2001, the City of Benton Harbor, in Berrien County, reported an annual average unemployment rate of 23.9 percent. As of October 2003 this rate had increased to 27.8 percent, by September 2004, the unemployment rate decreased to 25.5 percent, still far above the state, regional, and county levels for the same time period. In Cass County, the City of Dowagiac continues to exhibit a high rate of unemployment although improvement has been noted from an annual average in 2001 of 10.1 percent, to 8.7 percent in October 2003, and is currently reporting

a rate of 7.1 percent as of September 2004. The City of Bangor and Covert Township report the highest unemployment rates in Van Buren County although several municipalities also have rates above the state and regional levels. The City of Bangor has decreased its unemployment rate from 13.4 percent in October 2003 to 12.1 percent in September 2004. Covert Township also experienced a decrease from 13.9 percent in October 2003, to 12.6 percent as of September 2004; however, with Van Buren County reporting a current average of 7.4 percent, it is evident that concerns about high unemployment in these jurisdictions remain.

## **DEVELOPMENT STRATEGIES**

The Southwestern Michigan Commission will continue to concentrate on activities that support economic development and strengthen local governments' and economic developers' efforts to attract, retain, and expand business in the region. Services provided are primarily in the areas of project development/grant writing/grant administration and data distribution. Other related efforts include recreation planning, training and instruction, public outreach, state and federal liaison activities (especially U.S. Department of Agriculture) and other partnership opportunities as they present themselves.

During 2004, the SWMC maintained its partnership with MSU Extension, educators, County Planning Departments, Economic Development practitioners, and others in bringing education and training opportunities to southwest Michigan relative to sustainable development. The complete SWMC Community and Economic Development Work Program for 2004 is attached as *Attachment 3*.

## **REVIEW PROCESS**

The 2004 Annual Report of the CEDS is reviewed by the following:

Berrien County Economic Development Department, County Finance Committee, Board of Commissioners

Cass County Board of Commissioners

Van Buren County Economic Development – Michigan State University Extension, and Board of Commissioners

Southwestern Michigan Commission (full board)

## **LIST OF ATTACHMENTS**

1. Call for Projects Announcement
2. Call for Projects Form
3. 2004 Community and Economic Development Work Program
4. SWMC Governing Board Members
5. 2004 Project Ranking and Distress Factor Worksheet
6. 2004 Project Priority Ranking
7. 2003 CEDS Projects

Date: Wednesday, June 30, 2004

To: Local Units of Government in Berrien, Cass, and Van Buren Counties

From: K. John Egelhaaf, AICP, Executive Director, Southwestern Michigan Commission  
(269) 925-1137 Ext. 12

In cooperation with:

Cindy LaGrow, Berrien County Economic Development Executive Director  
(269) 983-7111, Ext. 8785

Terry Proctor, Cass County Administrator  
(269) 445-4420

Mark Thomas, Van Buren County MSU Extension Economic Development Agent  
(269) 657-7745

Subject: **CALL FOR ECONOMIC DEVELOPMENT PROJECTS**

Each year the Southwestern Michigan Commission, in cooperation with its three member counties, requests submittal of proposed economic development infrastructure projects from local governments and/or economic developers. The projects comprise the Regional Project Priority Listing; a component of the Comprehensive Economic Development Strategy (CEDS).

This process is conducted to ensure that projects are eligible for U.S. Economic Development Administration (EDA) Public Works funding. Specific projects must be listed in the CEDS to receive EDA consideration. An appearance in the Regional Project Priority Listing alone does not determine eligibility for applicants or their projects but it can be a step toward it. While the CEDS identifies projects with potential for EDA funding, the intent of the document is to identify all economic development-related infrastructure projects. Local officials, economic developers, and the Southwestern Michigan Commission seek to work together to cultivate economic development projects and to build a mutually beneficial, regional approach to economic development.

Projects must be submitted by **Monday, July 26, 2004** and meet the following criteria:

- *Economic development infrastructure construction (water, sewer, and roads) that are anticipated to be required within the next two years, and directly relate to the creation or retention of private sector jobs.*
- *Economic development projects or studies that are anticipated to be required within the next two years.*

**If you have any questions or think your project(s) falls outside this scope, we strongly encourage you to call your county's economic development contact listed above, or the Southwestern Michigan Commission, to discuss its potential for implementation.**

Thank you for your participation in this regional planning and review process designed to assist economic opportunity in southwestern Michigan!

2004 COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS)  
CALL FOR PROJECTS

Project Title: \_\_\_\_\_

Local Government: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Title: \_\_\_\_\_

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

<p><b>Project Description:</b></p> <p>Summary: _____ _____</p> <p><input type="checkbox"/> Industrial                      <input type="checkbox"/> Commercial</p> <p><b>Identified in a Planning Process or Document:</b></p> <p><input type="checkbox"/> Yes                                  <input type="checkbox"/> No</p> <p>Specify: _____ _____</p> <p>Total Project Cost: \$ _____</p> <p><b>Funding Sources (list amounts):</b></p> <p>EDA: \$ _____ Other (specify): \$ _____ Local: \$ _____</p>	<p><b>Type:</b></p> <p><input type="checkbox"/> New Construction              <input type="checkbox"/> Facility Expansion</p> <p><b>Estimated Start of Construction:</b></p> <p><input type="checkbox"/> 2004                                  <input type="checkbox"/> 2005</p> <p><b>Local Matching Funds:</b></p> <p><input type="checkbox"/> Secured                              <input type="checkbox"/> Lacking</p> <p><b>Land, Option, or Right-of Way Obtained:</b></p> <p><input type="checkbox"/> Yes                                      <input type="checkbox"/> No</p> <p><b>Preliminary Engineering:</b></p> <p><input type="checkbox"/> Completed              <input type="checkbox"/> In Progress              <input type="checkbox"/> Lacking</p> <p><b>Private Investment:</b></p> <p><input type="checkbox"/> Committed              <input type="checkbox"/> Potential              <input type="checkbox"/> None</p> <p><b>Permanent Jobs Created:</b></p> <p><input type="checkbox"/> &gt; 99                      <input type="checkbox"/> 10 – 99                      <input type="checkbox"/> &lt; 10</p> <p><b>Permanent Jobs Retained:</b></p> <p><input type="checkbox"/> &gt; 99                      <input type="checkbox"/> 10 – 99                      <input type="checkbox"/> &lt; 10</p>
<p><b>Please return by Friday, July 16, 2004:</b></p> <p>Southwestern Michigan Commission 185 East Main Street, Suite 701 Benton Harbor, Michigan 49022-4440</p> <p>Phone: (269) 925-1137 Fax: (269) 925-0288</p>	<p style="text-align: center;">For SWMC Staff Use Only</p> <p>Date Received:</p> <p>Distress Factor:</p> <p>Total Project Score:</p>

## **Community and Economic Development**

The Community and Economic Development Program has the fundamental purpose to support local units of government and economic development organizations in their work to improve the business climate and quality of life of southwestern Michigan. The principal goals of the Comprehensive Economic Development Strategy are to: 1) conduct a regional planning process that analyzes area needs and identifies strategies to achieve economic development goals; 2) provide technical assistance in grant writing and administration; and, 3) offer services in information and research.

Funding Sources: U.S. Economic Development Administration, county dues, local contracts, and fees

### I. Economic Development District (EDD) Administration

- A. Revise the Comprehensive Economic Development Strategy if necessary.
- B. Complete financial and progress reports under the terms of the EDA planning grant
- C. Prepare the 2005 EDA planning grant application (Nov./Dec.)

### II. Information Center

- A. Provide quality, comprehensive economic and demographic related data services
  - 1. Carry out operations, policies, and procedures
  - 2. Maintain and develop the print, digital, and on-line data collection
  - 3. Execute the State Data Center Affiliate Agreement
  - 4. Issue annual service delivery report
- B. Prepare, publish, and promote data products in response to client needs
  - 1. Continue tabulation of 2000 Census data as received
  - 2. Prepare the 2004 Manufacturers and Processors Guide
  - 3. Develop other products as time permits and demand warrants
  - 4. Provide GIS mapping products
- C. Promote services to target audiences
  - 1. Update and expand website, especially community information
  - 2. Communicate availability of new data

III. Planning and Projects

A. Fulfill EDD responsibilities to EDA grant projects

1. Monitor current projects and assist in developing potential projects in cooperation with Economic Development Representative of EDA
2. Promote all state and federal revenue sources available for community and economic development

IV. Other Related Efforts

A. Partner with other area organizations (MichiganWorks!, Cornerstone Alliance, etc.) as development opportunities arise

1. Explore EDA Grant opportunities coincide with development plans in distressed areas
2. Assist with parks and recreation planning to improve community quality of life
3. Continue to participate and coordinate activities with the Council for World Class Communities

B. Write Community Development Block Grants (CDBG)

1. Coordinate and develop potential projects
2. Write applications as requested

C. Administer Community Development Block Grants (CDBGs)

**SOUTHWESTERN MICHIGAN COMMISSION**

*ATTACHMENT 4*

**Governing Board Members  
November 1, 2004**

NAME	RESIDENCY	OCCUPATION	AFFILIATIONS	MINORITY	FEMALE	ELECTED
<i>*SWMC Administration Committee Member</i>			<i>*SWMC Full Board Representation</i>			
Akinwale, Yemi*	Hartford	Hartford City Manager	Berrien County Citizen Representative* Greater Hartford Area Chamber of Commerce Van Buren County American Red Cross Tri-County Planning	X		
Bly, David*	Bloomingtondale	Bloomingtondale Township Supervisor	Van Buren County Townships Association Representative* Bloomingtondale Township Supervisor Chairman, Van Buren County Supervisors' Association Secretary, Bloomingtondale Area Development Corp. Secretary, Bloomingtondale Water Authority Member, Bloomingtondale Area Improvement Club Trustee, Bloomingtondale Christian Church Member, Van Buren County Republic Party Executive Board			X
Boggs, Georgia	Berrien County		Berrien County Citizen Representative*	X	X	
Branch, Thelma	Benton Harbor	Executive Director, Benton Harbor/Benton Township Senior Services Inc.	Berrien County Citizen Representative* Benton Harbor Senior Center Quartermaster, VFW Charter member, Women in Military Service for America Member, Michigan Non-Profit Association Member, Michigan Association of Senior Centers Former board member, American Red Cross	X	X	
Carnegie, David W.	Dowagiac	Retired Structural Engineer	Cass County Citizen Representative* Cass County Planning Commission Silver Creek Township Zoning Board of Appeals			
Chandler, Victoria	Sodus Township	Product Exchange Specialist, Whirlpool	Berrien County Commissioner* Member Daughters of the American Revolution Member Fraternal Order of Police Vice-Chair, MAC Judiciary and Safety Committee Member Society of Creative Anachronism St. Joseph River Harbor Authority		X	X
Clymer, Larry*	Niles	Sales	Berrien County Board of Commissioners* Fort St. Joseph Board Member Berrien County Parks Board Liaison Solid Waste Committee Niles Area Transportation Study Liaison Berrien County Health Board Lakeshore Coordinating Council			X
Conway, Agnes	New Buffalo	Supervisor, New Buffalo Township	Berrien County Townships Association Representative* MTA Seminars Cemetery Board Secretary Park Committee Secretary Emergency Management Galien River Watershed			
Cooke, Wilce	Benton Harbor	Mayor City of Benton Harbor	Mayor, City of Benton Harbor*	X		X

**SOUTHWESTERN MICHIGAN COMMISSION**

*ATTACHMENT 4*

**Governing Board Members  
November 1, 2004**

Durm-Hiatt, Marge*	Niles	Niles Township Clerk	Supervisor's alternate, Niles Township* Niles Township Clerk Senior Citizen Board Niles Service League		X	X
Engle, Louise	Hartford	Social Worker	City of Hartford Planning Commission Chair Council for Child Abuse and Neglect Child and Family Services VanCas Cap Van Buren County Public Transit Van Buren County Mental Health		X	
Fintze, Richard	Niles	Retired Marketing Manager	Berrien County Citizen Representative* Past Chair, Berrien County Planning Commission Niles/Buchanan/Cass Area Transportation Study Four Flags Area Chamber of Commerce (Past President) Four Flags Area Council on Tourism Chair Friends of Niles/Riverfest Niles Elks Niles Eagles			
Ganum, Juan	Niles	City of Niles Community Development Director	Mayor's alternate, City of Niles Niles City Planning Director and Zoning Admin.	X		
Gast, Donald*	Baroda	Medical Administration	Berrien County Citizen Representative* Berrien County Commissioner Berrien County Health Board Five Pines Retreat Center Member, Board for Area Agency on Aging			X
Gillette, Kevin	Stevensville	Lincoln Charter Township Supervisor	Supervisor, Lincoln Charter Township* Director, Michigan Townships Association Member, Michigan Manufactured Housing Commission Chair, Medic 1 Ambulance 9-1-1 Advisory Committee Cornerstone Chamber Services			X
Griffin, Ron	St. Joseph Twp	St. Joseph Charter Township Supervisor	Supervisor, St. Joseph Charter Township*			
Harvey, Paul	Benton Harbor	Benton Charter Township Supervisor	Supervisor, Benton Charter Township*	X		
LaHaie, Alice T.	Niles	Retired	Cass County Citizen Representative* League of Women Voters Berrien/Cass Counties Chairman, Social Service/Voter Service Natural Resources Land Use		X	

**SOUTHWESTERN MICHIGAN COMMISSION**

*ATTACHMENT 4*

**Governing Board Members  
November 1, 2004**

Leahey, Jeanette	St. Joseph Twp	Berrien County Commissioner	Berrien County Commissioner* Berrien County Administration Committee Board Member, MichiganWorks! Council for World Class Community Parks and Recreation Board Local Emergency Planning Committee Disaster Planning Committee 911 Advisory Committee Central Dispatch Committee Jail Overcrowding Task Force		X	X
Lehmann, Walt			Cass County Townships' Representative*			
Lewis, Dale	South Haven	Mayor of South Haven Owner Lewis Mini Storage, Inc.	Mayor of South Haven* South Haven Chamber of Commerce Board Member, Habitat for Humanity Rotary Board Member, Hope Reformed Church			X
Miller, John	Dowagiac	Tribal Chairman	Pokagon Band of Potawatomi Indians*	X		X
Newcomer, John	St. Joseph	Retired Bank Vice-President	Baroda Township Planning Commission Director Cornerstone Chamber of Commerce Advisor 4-H Foundation Lakeshore Public Schools, strategic planning		X	
Oppenheimer, Aaron			Van Buren County Citizen Representative			
Pantaleo, Paul	Berrien Springs	Self-Employed Business Owner	Oronoko Township Representative* Sewer and Water Committee (Weesaw Twp) Chair, Berrien County Solid Waste Committee Four Flags Chamber of Commerce Berrien Springs Optimist Club Various National Environmental Organizations Various Soccer Organizations			X
Payne, Gloria	Bridgman	Lake Charter Township Clerk	Berrien County Townships Association Representative* Berrien County Clerks Association		X	X
Powers, Robert	Marcellus	Retired	Cass County Citizen Representative*			
Preston, Linda*	Pokagon Township	Pokagon Township Clerk	Cass County Townships Association Representative 4-H Key Leader*		X	X
Radtke, Jeff	Decatur	Manager, Decatur Lumber	Van Buren County Planning Commission Vice Chair, V.B.C.P. Commission			
Rodebush, Johnie*	Niles	Retired Iron Worker	Cass County Citizen Representative* Cass County Commissioner Area Agency on Aging Board Member Niles Chamber of Commerce Elder, First Church of Christ			X
Ruzick, Daniel		Supervisor, Antwerp Township	Supervisor, Antwerp Township*			

**SOUTHWESTERN MICHIGAN COMMISSION**

*ATTACHMENT 4*

**Governing Board Members  
November 1, 2004**

Ryman, Donald F.	Buchanan	Lawyer	Berrien County Commissioner* Berrien County Loan Administration Board Director Berrien Co. Econ. Development Corp. Director Niles/Buchanan/Cass Area Transportation Study Chairman, Berrien County Brownfield Redevelopment Authority Director, Michigan Economic Development Corporation Transportation Committees Michigan Association of Counties Historic Preservation Berrien Co. Planning Commission Liaison			X
Sage, Frances*	Gobles	Homemaker	Van Buren County Citizen Representative*		X	
Sayer, James*	Dowagiac	Retired	Cass County Commissioner* Woodlands Mental Health Board, Cassopolis, MI			X
Skinner, Mary*	Niles	Retired	Berrien County Citizen Representative* Member, Niles Chamber of Commerce Member, Lakeland Hospital Foundation Bowler/Bridge Club Toastmaster's Club	X	X	
Snow, James	Dowagiac	Dowagiac City Clerk	Mayor's alternate, City of Dowagiac*			X
Tanczos, Tom*	South Haven	Retired	Van Buren County Commissioner* LDFA City of South Haven S.W. Michigan Substance Abuse Council Solid Waste Consortium			X
Tapper, Sr., John H.*	Paw Paw	Businessman	Van Buren County Commissioner* Greater Paw Paw Chamber of Commerce Van Buren County Economic Development Corp. Van Buren Courthouse restoration and historic preservation Van Buren/Cass Public Health Department Van Buren Community Mental Health Authority Board Representative, Van Buren County Medical Examiners Workforce Development/Michigan Works (Private sector)			X
Taylor, David	Cassopolis	Attorney	Cass County Commissioner*			X
Withrow, Virginia	Berrien County		Mayor's alternate for City of St. Joseph		X	

**2004 Annual Report of the Comprehensive Economic Development Strategy****PROJECT RANKING STANDARDS**

<b>Project Ranking and Distress Factor Standards</b>				
<b>Part One – Project Ranking Standards</b>				
<b>Project Criteria</b>	<b>0 POINTS</b>	<b>1 POINT</b>	<b>2 POINTS</b>	<b>3 POINTS</b>
Project Type		COMMERCIAL		INDUSTRIAL
Identified in Planning Document	NO	YES		
New Construction or Expansion				
Estimated Start of Construction (1st tiebreak)				
Local Matching Funds (2nd tiebreak)	NONE COMMITTED		SECURED	
Land Option or ROW Obtained (3rd tiebreak)	NO	YES		
Preliminary Engineering Status (4th tiebreak)	NONE	IN PROGRESS	COMPLETE	
Private Investment	NONE	POTENTIAL		COMMITTED
Permanent Jobs Created	0	LESS THAN 10	10-99	100 OR MORE
Permanent Jobs Retained	0	LESS THAN 10	10-99	100 OR MORE

<b>Project Ranking and Distress Factor Standards</b>				
<b>Part Two – Project Distress Factor Standards</b>				
	<b>POINTS AWARDED</b>			
<b>Demographic Criteria</b>	<b>0 POINTS</b>	<b>1 POINT</b>	<b>2 POINTS</b>	<b>3 POINTS</b>
Unemployment Rate: Annual Average 2003	<5.1	5.1 TO 6.4	6.5 TO 7.8	≥7.9
Median Household Income: 1999	≥41,264	39,915 TO 41,263	38,568 TO 39,916	≤38,567
Population Change: 1990-2000	>0	0 TO -4.99%	-5% TO -9.99%	≤ -10%
Minority Population: 2000	≤10%	10.1% TO 14.99%	15% TO 24.99%	≥25%

**2004 Annual Report of the Comprehensive Economic Development Strategy  
Project Ranking Worksheets**

<b>PROJECT RANKING AND DISTRESS FACTOR STANDARDS WORKSHEET</b>				
<b>Part One – Project Ranking Point Assignments</b>				
	<b>Projects as listed in 2004 “Call for Projects”</b>			
<b>PROJECT CRITERIA</b>	<b>BARODA INDUSTRIAL PARK</b>	<b>NILES TOWNSHIP ELEVENTH STREET WATER LINES</b>	<b>THREE OAK S TWP &amp; VILLAGE INDUSTRIAL PARK</b>	<b>SMC CITY OF DOWAGIAC IT CERTIFICATION CENTER</b>
Project Type ( <i>Commercial or Industrial</i> )	<b>3</b>	<b>1</b>	<b>3</b>	<b>3</b>
Identified in Planning Document	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>
New Construction or Expansion	<b>NEW</b>	<b>NEW</b>	<b>NEW</b>	<b>EXPANSION</b>
Start of Construction	<b>2005</b>	<b>2005</b>	<b>2004</b>	<b>2005</b>
Local Funding	<b>2</b>	<b>0</b>	<b>2</b>	<b>2</b>
Land Option or ROW Obtained	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>
Preliminary Engineering	<b>1</b>	<b>2</b>	<b>2</b>	<b>1</b>
Private Investment	<b>1</b>	<b>0</b>	<b>3</b>	<b>0</b>
Job Creation	<b>2</b>	<b>0</b>	<b>2</b>	<b>3</b>
Job Retention	<b>2</b>	<b>3</b>	<b>0</b>	<b>3</b>
<b>TOTAL POINTS</b>	<b>13</b>	<b>8</b>	<b>14</b>	<b>14</b>

<b>Project Ranking and Distress Factor Standards Worksheet</b>								
<b>Part Two – Project Distress Factor Assignments</b>								
	<b>BARODA INDUSTRIAL PARK</b>		<b>NILES TOWNSHIP ELEVENTH STREET WATER LINES</b>		<b>THREE OAKS TWP &amp; VILLAGE INDUSTRIAL PARK</b>		<b>SMC CITY OF DOWAGIAC IT CERTIFICATION CENTER</b>	
<b>Demographic Criteria</b>	<b>RATE</b>	<b>POINTS</b>	<b>RATE</b>	<b>POINTS</b>	<b>RATE</b>	<b>POINTS</b>	<b>RATE</b>	<b>POINTS</b>
Unemployment Rate: 2003	<b>3.2</b>	<b>0</b>	<b>7.6</b>	<b>2</b>	<b>8.3</b>	<b>3</b>	<b>10</b>	<b>3</b>
Median Household Income: 1999	<b>36,250</b>	<b>3</b>	<b>37,794</b>	<b>3</b>	<b>35,554</b>	<b>3</b>	<b>29,926</b>	<b>3</b>
Population % Change: 1990-2000	<b>30.6</b>	<b>0</b>	<b>3.9</b>	<b>0</b>	<b>1.15</b>	<b>0</b>	<b>-4.1</b>	<b>1</b>
% Minority Population: 2000	<b>4.0</b>	<b>0</b>	<b>7.7</b>	<b>0</b>	<b>4.4</b>	<b>0</b>	<b>24.0</b>	<b>2</b>
<b>TOTAL POINTS</b>		<b>3</b>		<b>5</b>		<b>6</b>		<b>9</b>

2004 Project Ranking								
PROJECT RANK	TOTAL SCORE	PROJECT NAME	CONTACT PERSON	TOTAL COST	PLANNING DOCUMENT	Project Readiness	PRIVATE INVESTMENT	PROJECT IMPACT
1	23	SMC IT Certification Center	John Fannin, Senior Vice President	\$4,500,000	Yes	Matching funds secured, land obtained	College funds secured	Over 99 jobs created Over 99 jobs retained
2	20	Three Oaks Twp & Village Industrial Park	Sharon Witt, Executive Director SMEGA	\$3,000,000	Yes	Engineering completed, matching funds secured	Committed	10-99 jobs created
3	15	Industrial Park Project	Bob Getz, Village President	\$550,000	Yes	Engineering in progress, matching funds secured	Potential	10-99 jobs created 10-99 jobs retained
4	13	Niles Township Eleventh Street Water Lines	Gary Schrader, Manager	\$2,100,000	Yes	Engineering completed, land obtained	None	Over 99 jobs retained Unknown jobs created

2004 PROJECTS – NOT RANKED						
PROJECT NAME	CONTACT PERSON	TOTAL COST	PLANNING DOCUMENT	PROJECT READINESS	PRIVATE INVESTMENT	PROJECT IMPACT
Harbortown	Cornerstone Alliance	\$15,800,000	Unknown	Engineering in progress	Potential	Unknown
Watervliet spray field and former paper mill property/brownfield redevelopment	Cindy LaGrow, Executive Director Berrien County Economic Development	\$2,000,000	Unknown	Unknown	Unknown	Unknown
High-Tech Incubator for Berrien County	Barry Visel, AEP Senior Economic Developer	\$500,000	Unknown	Unknown	Unknown	Unknown
Stevensville Industrial Area	Bret Witkowski, Village Manager Stevensville	\$800,000	Unknown	Unknown	Unknown	Unknown

2003 COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY EDA FUNDING – PROJECT RANKING								
Rank	Total Score	Project Title and Description	Local Government & Contact Person	Total Cost	Identified in a Planning Process or Document	Project Readiness	Private Investment	Project Impact
1	26	<i>Harbortown</i> Residential & commercial development & expansion of area manufacturing & technology firms	City of Benton Harbor, Jeff Noel, Cornerstone Alliance President	\$15,800,000	Yes	2004 Local Match Funds Secured Domain Obtained Engineering in Progress	Potential	Creation of >99 Retention of >99
2	17	<i>Three Oaks Industrial Park</i> Development of a 70 acres parcel for industrial use	Three Oaks Village & Township	\$3,000,000	No	2004 Local Match Funds Lacking Domain Obtained Engineering Lacking	Committed	Creation of >99 Retention of >99
3	16	<i>Watervliet Sprayfield &amp; Former Papermill Property</i> Redevelopment of brownfield properties	Watervliet City & Township, Cindy LaGrow, Executive Director, BCED	\$2,000,000	Yes	2004 Local Match Funds Lacking Domain Obtained Engineering in Progress	Committed	Creation of >99 Retention of >99
4	15	<i>Special-Lite Expansion Project</i> Proposed expansion includes annexation to the Village. Includes utility extensions, road improvements & new cell for the Village sewer lagoon	Village of Decatur, Aaron Oppenheimer, Village Manager	\$ 2,200,000	No	2004 Local Match Funds Secured Domain Obtained Engineering in Progress	Potential	Creation of 10-99 Retention of >99

## NON-EDA QUALIFYING PROJECTS (not ranked)

<u>Project Title and Description</u>	<b>Local Government &amp; Contact Person</b>	<u>Total Cost</u>	<b>Identified in a Planning Process or Document</b>	<u>Project Readiness</u>	<b>Private Investment</b>	<b>Project Impact</b>
<b>Water Treatment Facility</b> - Build a water treatment plant and extend city water to parts of the township	City of Watervliet, Brian Dissette, City Manager	Unknown	No	2004 Local Match Funds Lacking Domain Obtained Engineering in Progress	Potential	Creation of <10 Retention of <10 jobs
<b>High-Speed Internet for Industrial Park</b> - Bring high-speed internet service to industrial park.	City of Bangor, Larry Nielsen, City Manager	\$78,000	Yes	2004 Local Match Finds Secured Domain Obtained Engineering Lacking	None	Creation of 10-99 Retention of 10-99
<b>Reconstruct Exchange &amp; Pine Streets</b> - Rebuild roads serving Freestone and MSB, two food processors in Bangor	City of Bangor, Larry Nielsen, City Manager	\$145,000	No	2004 Local Match Funds Secured Domain Obtained Engineering Completed	None	Creation of 10-99 jobs Retention of 10-99
<b>Extend Sewer and Water Service to Freestone Site #2</b> - Extension of water and sanitary sewer lines to Freestone Site #2 under CSX railroad	City of Bangor, Larry Nielsen, City Manager	\$264,000	No	2004 Local Match Funds Secured Domain Not Obtained Engineering Completed	Potential	Creation of 10-99 jobs Retention of <10
<b>Stevensville Industrial Park</b> -, Purchase and development of property to include infrastructure	Village of Stevensville, Bret Witkowski, Village Manager	\$800,000	Unknown	Unknown	Unknown	Unknown
<b>Commercial Development Drainage Project</b> - Construct drainage system to accommodate the newly annexed commercial area	City of Hartford, Yemi Akinwale, City Manager	\$500,000	Yes	2004 Local Match Funds Lacking Domain Not Obtained Engineering in Progress	Potential	Creation of 10-99 Retention of 10-99

**PLANNING/ENGINEERING PROJECTS (not ranked)**

<u>Project Title and Description</u>	<u>Local Government &amp; Contact Person</u>	<u>Total Cost</u>	<b>Identified in a Planning Process or Document</b>	<u>Project Readiness</u>	<b>Private Investment</b>	<b>Project Impact</b>
<i>Connected Communities</i> Study implementation of high-speed telecommunications infrastructure in SW Michigan	Berrien & Van Buren Counties, Ken Hoffman, I/S Director Berrien County	Unknown	Yes	Planning Completed	Unknown	Unknown
<i>High-Tech Incubator</i> Study the feasibility of a possible high- tech incubator in Berrien County	Joint Project-Location Undetermined, Barry Visel, AEP, Senior Economic Development Specialist	\$500,000	Unknown	Local Match Funds Lacking Engineering Lacking	None	Unknown
<i>Link Michigan</i> Study implementation of high-speed telecommunications infrastructure in Cass County.	Terry Proctor, Cass County Administrator	Unknown	To be published May 2003	Unknown	Unknown	Unknown