

**2011 INTERIM REPORT**  
**TO THE**  
**COMPREHENSIVE ECONOMIC**  
**DEVELOPMENT STRATEGY**

**For**

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

**Prepared by the**

**WEST MICHIGAN REGIONAL PLANNING COMMISSION**

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**Submitted as an Interim Report to Region 8's**

**Comprehensive Economic Development Strategy (CEDS)**

**In accordance with requirements of the  
U.S. Economic Development Administration**

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**September 2011**

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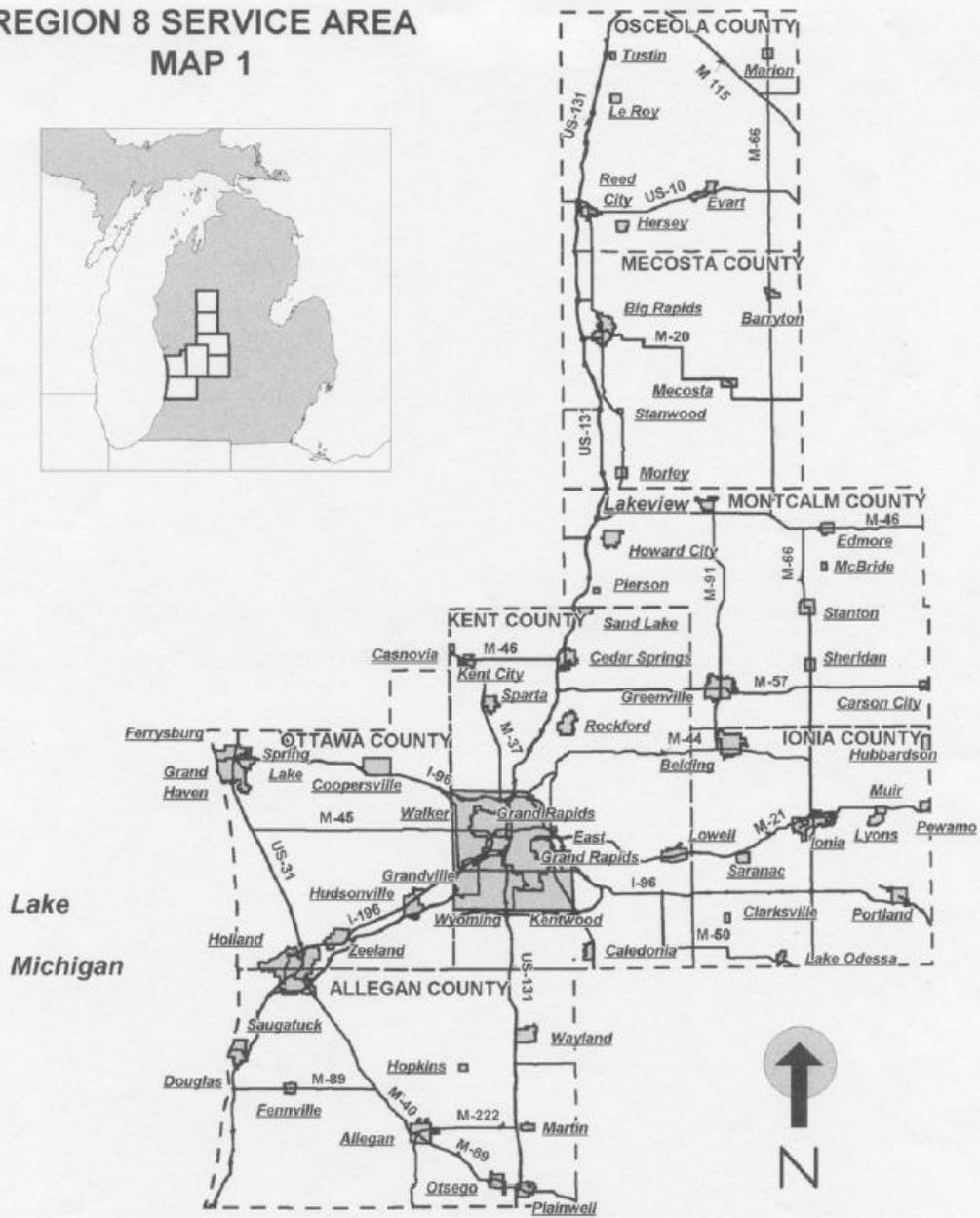
## **Introduction**

The West Michigan Regional Planning Commission (WMRPC) is pleased to submit this 2011 Interim Comprehensive Economic Development Strategy (CEDS). This report updates information developed during the last complete update of the CEDS, and will guide development of the next complete CEDS, scheduled for 2012. This Interim Report was developed in the second year of the three-year planning cycle. The CEDS is the principle economic development strategy for the seven county area, known as Region 8, which includes Allegan, Ionia, Kent, Mecosta, Montcalm, Osceola, and Ottawa counties (see Map 1).

In addition to some summary information from the previous CEDS (2007 CEDS), this report provides several additional projects that member communities are interested in implementing that were not included in the 2007 CEDS. A summary of progress for projects listed in the 2007 CEDS is also included in this report. This report also includes a summary that identifies activities that have occurred during the first half of the 36-month program. The 2011 Interim Report also includes up-to-date employment information for each of the counties and Region 8 as-a-whole. Finally, the Interim Report includes a description of initiatives and a list of goals to reflect the ever-changing needs of the WMRPC, EDA, and our member communities.

With the submission of this Interim Report, the West Michigan Regional Planning Commission completes its thirty-ninth year as an Economic Development District.

# REGION 8 SERVICE AREA MAP 1



Source: Michigan CGI Framework

West Michigan Regional Planning Commission

## **U.S. Economic Development Administration Investment Priorities**

Within the parameters of a competitive grant process, all projects are evaluated to determine if they advance global competitiveness, create jobs, leverage public and private resources, can demonstrate *readiness and ability to use funds quickly and effectively* and link to specific and measureable outcomes. EDA has established the following investment priorities:

### **Collaborative Regional Innovation**

Initiatives that support the development and growth of innovation clusters based on existing regional competitive strengths. Initiatives must engage stakeholders; facilitate collaboration among urban, suburban and rural (including Tribal) areas; provide stability for economic development through long-term intergovernmental and public/private collaboration; and, support the growth of existing and emerging industries.

### **Public/Private Partnerships**

Investments that use both public and private sector resources and leverage complementary investments by other government/public entities and/or non-profits.

### **National Strategic Priorities**

Initiatives that encourage job growth and business expansion in clean energy; green technologies; sustainable manufacturing; information technology (e.g., broadband, smart grid) infrastructure; communities severely impacted by automotive industry restructuring; natural disaster mitigation and resiliency; access to capital for small and medium sized and ethnically diverse enterprises; and, innovations in science, health care and alternative fuel technologies.

### **Global Competitiveness**

Investments that support high-growth businesses and innovation-based entrepreneurs to expand and compete in global markets.

### **Environmentally-Sustainable Development**

Investments that encompass best practices in “environmentally sustainable development,” broadly defined, to include projects that enhance environmental quality and develop and implement green products, processes, and buildings as part of the green economy.

### **Economically Distressed and Underserved Communities**

Investments that strengthen diverse communities that have suffered disproportionate economic and job losses and/or are rebuilding to become more competitive in the global economy.

## **Vision Statement**

The following Vision Statement is the preferred future in 2025 of the seven counties within Region 8. Due to the variety that exists across the seven counties, the Vision Statement is general enough that each of the seven 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 seven-county 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.

## 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 eight 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 respond to any request for information from EDA within two (2) business days.

Goal #2 – The WMRPC shall keep communities informed of programs offered by the U.S. Economic Development Administration (EDA)

#### Objectives:

1. The WMRPC will annually solicit community projects for inclusion in the CEDS.
2. The WMRPC will regularly provide information about EDA using Commission and CEDS Committee meetings, newsletters, the Internet, and other means of communication.
3. The WMRPC will coordinate meetings between EDA and communities interested in EDA funding for specific economic development projects.

Goal #3 – The WMRPC shall maintain a Commission and CEDS Committee that meets rules established by EDA.

Objectives:

1. The WMRPC will be comprised of public and private sector representatives appointed by member counties and communities. Private sector representatives will make up at least 35 percent of Commission members. The Commission will also have three at-large members.
2. The CEDS Committee will be comprised of public and private sector representatives appointed by member counties and communities. Private sector representatives will make up the majority of CEDS Committee members. The CEDS Committee will also have at least two at-large members.
3. Staff of the WMRPC will maintain an up-to-date list of Commission and CEDS Committee members and will regularly survey members to determine if membership is current.

Goal #4 – 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. Additionally, the WMRPC will consider creating an Intergovernmental Cooperation Committee.

Goal #5 – 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 maintain an active relationship with the Michigan Economic Development Corporation (MEDC), the Michigan Department of Transportation (MDOT) and other state agencies that promote community and economic development.
2. The WMRPC will actively participate in the Michigan Association of Planning (MAP) and the Michigan Economic Developers Association (MEDA).
3. The WMRPC will regularly invite local economic and community development organizations to Commission and CEDS Committee meetings.

Goal #6 – The WMRPC will revise the CEDS Project Evaluation Criteria to better reflect the current needs of Region 8’s Communities and the EDA Investment Policy Guidelines.

Objectives:

1. Staff will continuously strive to improve Evaluation Criteria.
2. The CEDS Committee will review and revise Evaluation Criteria and forward the Criteria to the WMRPC for approval whenever necessary to promote projects that reflect appropriate economic and community development goals.
3. The WMRPC and CEDS Committee will use up-to-date Evaluation Criteria when developing the 2010-2012 CEDS.

Goal #7 – The WMRPC and the CEDS Committee will develop a process to expand the CEDS Committee’s role in project selection.

Objectives:

1. Recognizing that there are a limited number of projects that EDA and other agencies can fund each year, the WMRPC and the CEDS Committee will maintain, along with the new CEDS Project Evaluation Criteria, a method for the CEDS Committee to select projects that provide the greatest positive impact to Region 8’s member communities.
2. In addition to evaluating CEDS projects on a region-wide basis, the WMRPC and the CEDS Committee will develop and maintain a method to evaluate projects that would benefit sub-regions within Region 8 (recognizing that there are sub-regions within the seven-county area).
3. The WMRPC and CEDS Committee will establish sub-regions, made up of two or more counties each that reflect the varied economic development issues across Region 8.

Goal #8 – The WMRPC and the CEDS Committee will expand the involvement of the private sector representatives on the WMRPC and the CEDS Committee.

Objectives:

1. Establish private sector e-mail list to create ongoing dialog between the private sector representatives.
2. Continue to seek interested private sector representatives from the member communities.
3. Continue to seek and follow recommendations from EDA related to expanding the involvement of the private sector in the CEDS.

## **Community and Economic Development Goals and Objectives**

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

Goal #1 – 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 provide copies of their master plans to the WMRPC to provide information to be shared with all communities and to assist in creating a regional approach to studying land use trends and community goals.

Goal #2 – Communities should recognize the relationship that exists between healthy urban centers and healthy rural areas.

### Objectives:

1. Promote the complete use of existing infrastructure.
2. Recognize the importance of agriculture and open space to the overall quality of the Region.
3. Promote the revitalization of underutilized urban areas, brownfields, and other previously developed 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, 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 continuously seek to improve all aspects of community life.

Objectives:

1. Maintain an up-to-date capital improvements program that identifies necessary improvements or additions to public facilities.
2. Maintain and improve public facilities through the use of local, state, federal, and private resources.
3. Tie this goal directly to the community’s preferred vision of the future described in Goal #1.

## Organization and Management

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

### West Michigan Regional Planning Commission

The WMRPC is comprised of public and private, and elected and appointed officials from throughout Region 8 who focus on issues which are common to members or cross jurisdictional boundaries. The WMRPC acts as a regional forum to share ideas and develop regional solutions. The WMRPC also acts as a liaison between West Michigan and state and federal agencies.

The WMRPC currently has 34 representatives (plus two alternates), which includes representatives designated by each member community and at-large Commission member spaces reserved to assure broad representation of the region. There are also three alternate representatives designated by members. The Commission typically meets five times annually. Commission representatives are shown in Table 1.

**Table 1: West Michigan Regional Planning Commission**

<b>Name</b>	<b>Address</b>	<b>Telephone</b>
<b>Voting Public Sector Representatives: Representing areas with populations over 10,000</b>		
<b>Terry Burns</b> (Allegan County)	220 Hoover Blvd. Holland, MI 49423	(616) 355-2525
<b>Lynn Anderson</b> (City of Big Rapids)	319 South Michigan Big Rapids, MI 49307	(231) 796-1112
<b>Mark Sweppenheiser</b> (City of Big Rapids)	226 N. Michigan Avenue Big Rapids, MI 49307	(231) 592-4036
<b>Suzanne Schulz</b> (City of Grand Rapids)	300 Monroe NW Grand Rapids, MI 49503	(616) 456-3033
<b>Ruth Kelly</b> (City of Grand Rapids)	300 Monroe NW Grand Rapids, MI 49503	
<b>Jason Eppler</b> (City of Ionia)	114 N. Kidd St., Ionia, MI 48846	(616) 527-4170
<b>Brenda Cowling-Cronk</b> (City of Ionia)	114 N. Kidd St., Ionia, MI 48846	(616) 902-1849
<b>Ray Steinke</b> (Mecosta County)	19207 W. Jefferson, Box 141 Morley, MI 49336	(231) 856-7090
<b>Paul Bullock</b> (Mecosta County)	400 Elm Street Big Rapids, MI 49307	(231) 796-2505
<b>John Johansen</b> (Montcalm County)	3503 Monroe Road Greenville, MI 48838	(616) 754-5375
<b>Tom Lindeman</b> (Montcalm County)	8060 Backus, Greenville, MI 48838	(616) 754-4918
<b>David Brooks</b> (Osceola County)	15450 Craft Road Hersey, MI 49639	(231) 832-3283

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<b>Dan Massy</b> (Osceola County)	Osceola Economic Alliance 301 W. Upton, Reed City, MI 49677	(231) 832-7397
<b>Donald Disselkoen</b> (Ottawa County)	300 Farington Blvd. #2 Holland, MI 49423	(616) 395-9820
<b>Mark Knudsen</b> (Ottawa County)	12220 Fillmore West Olive, MI 49460	(616) 738-4852
<b>Sam Bolt</b> (City of Wyoming)	P.O. Box 905 Wyoming, MI 49509- 0905	(616) 443-4249
<b>Tim Cochran</b> (City of Wyoming)	P.O. Box 905 Wyoming, MI 49509-0905	(616) 530-7258
<b>Non-Voting Public Sector Representatives: Representing areas with populations under 10,000</b>		
<b>Randall DeBruine</b> (City of Belding)	120 South Pleasant St., Belding, MI 48809	(616) 794-4800
<b>Roger Belknap</b> (City of Cedar Springs)	66 S. Main St. Cedar Springs, MI 49319	(616) 696-1330
<b>Joseph McCord</b> (Easton Township)	3886 Dildine Road, Ionia, MI 48846	(616) 527-3369
<b>Janet Dailey</b> (Village of Hubbardston)	PO Box 234, Hubbardston, MI 48845	(989) 981-6141
<b>Phillip Jones</b> (Keene Township)	7719 Potters Road, Saranac, MI 48881	(616) 642-9901
<b>Mark Bender</b> (Village of Lake Odessa)	839 Fourth Ave., Lake Odessa, MI 48849	(616) 374-7110
<b>Randy Zenk</b> (Village of Pewamo)	130 Main St. Pewamo, MI 48873	(989) 593-2553

Private Sector Begins on Next Page

<b>Private Sector Representatives</b>		
<b>L. Charles Mulholland</b> (At-Large Member)	4685 N. Bailey Road Coral, MI 49322	(231) 354-6325
<b>Regina Davis</b> (At-Large Member)	ICCF, 920 Cherry St. SE, Grand Rapids, MI 49506	(616) 336-9333
<b>Howard H. Hansen</b> (At-Large Member)	1973 Oakleigh Woods Dr. NW Grand Rapids, MI 49504	(616) 735-9099
<b>Gregg Yeomans</b> (At-Large Member)	1302 W. Lincoln Avenue Ionia, MI 48846	(616) 527-6583
<b>Linda Howell</b> (Allegan County)	6443 Kingsway Ct. Holland, MI 49423	(616) 632-7594
<b>Joseph Harper</b> (City of Big Rapids)	128 N. Warren Big Rapids, MI 49037	(231) 796-7639
<b>Vacancy</b> (City of Grand Rapids)		
<b>Vacancy</b> (City of Ionia)		
<b>Charles McCafferty</b> (Mecosta County)	9435 Briarstone Drive Stanwood, MI 49346	(231) 972-7292
<b>Leslie Wood</b> (Montcalm County)	14449 Wabasis Ave. NE Cedar Springs, MI 49319	(616) 328-1214
<b>Vacancy</b> (Osceola County)		
<b>Doug Zylstra</b> (Ottawa County)	152 E. 24th Street Holland, MI 49423	(773) 551-8166
<b>Lillian Vanderveen</b> (City of Wyoming)	2751 Colgate Court SW Wyoming, MI 49519	(616) 534-3013
<b>Alternates</b>		
<b>Tom Jessup</b> (Allegan County)	6717 – 108th Avenue South Haven, MI 49090	(269) 637-3374
<b>Joanne Voorhees</b> (City of Wyoming)	5380 Kenowa Ave. SW Wyoming, MI 49418	(616) 534-1876

### **Executive Committee (2011)**

L. Charles Mulholland, Chair  
Donald Disselkoen, Vice Chair  
Paul Bullock, Treasurer  
Regina Davis, Member  
Gregg Yeomans, Member

## Regional 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, 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 19-member committee comprised of members from each of the seven counties within Region 8 and three at-large members. At its June 16, 2006 meeting, the WMRPC adopted a set of guidelines for the CEDS Committee that satisfies EDA's requirements for the majority of the CEDS Committee being comprised of private sector representatives.

**Table 2: 2011 CEDS Committee**

<b>Name</b>	<b>Address</b>	<b>Telephone</b>
<b>Public Sector Representatives</b>		
<b>Larry "Casey" Jones</b> (Allegan County)	258 Golfview Plainwell, MI 49080	(269) 664-5362
<b>Cindy Plautz</b> (City of Big Rapids)	226 N. Michigan Big Rapids, MI 49307	(231) 592-4036
<b>Kara Wood</b> (City of Grand Rapids)	300 Monroe NW Grand Rapids, MI 49503	(616) 456-3196
<b>Julianne Burns</b> (City of Ionia/Ionia County)	114 N. Kidd St, PO Box 496, Ionia, MI 48846	(616) 527-4170
<b>William Mrdeza</b> (Mecosta County)	Mecosta Co. Dev. Corp. 246 N. State, Big Rapids, MI 49307	(231) 592-3403
<b>John Johansen</b> (Montcalm County)	3503 Monroe Rd. Greenville, MI 48838	(616) 754-5375
<b>Dan Massy</b> (Osceola County)	Osceola Econ. Alliance 301 W. Upton, Reed City, MI 49677	(231) 832-7397
<b>Donald Disselkoen</b> (Ottawa County)	300 Farington Blvd. #2 Holland, MI 49423	(616) 395-9820
<b>Tim Cochran</b> (City of Wyoming)	P.O. Box 905 Wyoming, MI 49509-0905	(616) 530-7258

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<b>Private Sector Representatives</b>		
<b>Rick Chapla</b> (At-Large/Right Place Inc.)	161 Ottawa Avenue, #400 Grand Rapids, MI 49503	(616) 771-0325
<b>John Miner</b> (At-Large)	350 Erin Isle Dr. Holland, MI 49424	(616) 298-8257
<b>Howard H. Hansen</b> (At-Large)	1973 Oakleigh Woods Dr. NW Grand Rapids, MI 49504	(616) 735-9099
<b>Nora Balgoyen-Williams</b> (Allegan County)	2188 36th St. Allegan, MI 49010	(269) 686-5079
<b>Vacancy</b> (City of Big Rapids)		
<b>Vacancy</b> (City of Grand Rapids)		
<b>Chris Thelen</b> (At Large)	Consumers Energy 530 W. Willow, Lansing, MI 48909	(517) 374-2235
<b>David Hamelund</b> (Mecosta County)	18256 Taft Road Big Rapids, MI 49307	
<b>Ronald Blanding</b> (Montcalm County)	403 W. High Street Greenville, MI 48838	
<b>Vacancy</b> (Osceola County)		
<b>Joan Epperson</b> (Ottawa County)	6132 Regal Dr. SW Grandville, MI 49418	(616) 570-3877
<b>Lillian Vanderveen</b> (City of Wyoming)	2751 Colgate Court SW Wyoming, MI 49519	(616) 534-3013

### **WMRPC Staff**

The WMRPC typically maintains a staff of three:

#### **Dave Bee, Director**

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Started at the Region in 1999.

**Elizabeth Van Doorne, Planning Technician**  
West Michigan Regional Planning Commission  
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Grand Rapids, Michigan 49503  
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Email: [evandoorne@wmrpc.org](mailto:evandoorne@wmrpc.org)  
Ms. Van Doorne started with the Region in 2011

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FAX: (616) 774-0808  
Email: [nkmurphy@wmrpc.org](mailto:nkmurphy@wmrpc.org)  
Ms. Murphy started with the Region in 2000

## **Progress Report**

The following ten topic areas summarize the progress of the West Michigan Regional Planning Commission (WMRPC) during this CEDS period (January 1 2007 through August 31, 2011) Comprehensive Economic Development Strategy (CEDS).

### **WMRPC and CEDS Committee**

The WMRPC and the CEDS Committee met throughout the period.

- The WMRPC met five times annually during the reporting period (25 total meetings). All meetings had quorums and were well attended.
- The WMRPC maintained an appropriate level of public and private sector representatives. Member communities appoint two public sector members and one private sector member, and there are additional private sector/at large positions on the WMRPC. The WMRPC Bylaws were changed in 2006 to allow for private sector involvement.
- In addition to the required administrative tasks of the Commission (financial, budget, electing officers, etc.) each meeting had training opportunities. Speakers from outside agencies and organizations presented on a variety of topics during the three years.
- Each WMRPC Meeting has a “Regional Roundtable,” which allows everyone an opportunity to share information and ask questions of how member communities address economic and community development issues.
- The CEDS Committee met four times annually during the reporting period. All meetings had quorums and were well attended, except for the January 2008 meeting, which was cancelled due to inclement weather. Additionally, the CEDS Committee is always invited to attend and participate in the December WMRPC Meetings.
- The CEDS Committee maintained an appropriate level of public and private sector representatives. Member communities appoint one public sector members and one private sector member, and there are additional private sector/at large positions on the CEDS Committee.
- In addition to the required administrative tasks of the CEDS Committee (soliciting community projects, maintaining the CEDS, electing officers, etc.) each meeting had training opportunities. Speakers from a variety of outside agencies or organizations provided a variety of training topics.
- Each CEDS Committee Meeting has a “Regional Roundtable,” which allows everyone an opportunity to share information and ask questions of how member communities address economic and community development issues.
- While the WMRPC and the CEDS Committee both meet EDA’s private sector representation requirements, we still struggle with defining a meaningful role for the private sector representatives. We surveyed Commission Members and CEDS Committee Members in 2008 to determine how to address this. While there is little interest in forming an additional committee, there was some interest in creating an e-mail based committee of private sector representatives to discuss issues and bring ideas to the full Commission and/or CEDS Committee.

## **CEDS Document**

The WMRPC and the CEDS Committee overhauled the CEDS Document and forwarded the 2007 CEDS to EDA in January 2008. Originally, it was thought that when we went to a three year grant cycle (instead of a one year grant cycle) that the CEDS would be a three year program (which is why it was for 2007-2009). But, the CEDS cycle is still a five-year cycle, so the next complete CEDS will be developed in 2012 and continue through 2016. The WMRPC develops interim CEDS documents each year that are not complete CEDS documents, but include updated information and projects. The 2007 document includes a variety of information including:

- An Introduction that includes EDA's Investment Policy Guidelines, the WMRPC Vision Statement and Mission Statement, a summary of Goals, and a description of recent changes.
- An Organization and Management section that describes the WMRPC administrative structure, the CEDS process, a description of public and private involvement, a list of scheduled meetings, and the Focus Areas.
- An Economic Development Partners section that describes all of the federal, state, local, and other partners that the WMRPC regularly works with on projects and programs.
- A Community Profile that describes the Region and each of the seven counties within Region 8.
- A Goals and Objectives segment that identifies both *organizational* goals and objectives and *community* goals and objectives
- A list of Community Projects including EDA specific projects, community development projects, and vital projects and strategies.
- A Plan of Action that identifies actions to address organizational goals.
- A list of Performance Measures.

## **Supplemental & Interim CEDS**

The WMRPC and CEDS Committee developed the *2008 Supplemental Report to the 2007-2009 CEDS* to address projects that arose after the three-year CEDS was developed. The Supplemental CEDS has additional information including:

- Additional Goals developed after a visit from EDA staff.
- A copy of the Mid-Point Progress Report and an update of activities.
- Current Employment information.
- A supplemental project list that includes additional projects not listed in the 2007 CEDS.

The WMRPC and CEDS Committee developed the *2009 Supplemental Report to the 2007 CEDS* to address projects that arose after the 2007 CEDS and the *2008 Supplemental CEDS* was developed. The 2009 Supplemental CEDS has additional information including:

- Revised Goals.
- A Progress Report and an update of activities.
- Current Employment information.
- A supplemental project list that includes additional projects not listed in the 2007 CEDS.

The WMRPC and CEDS Committee developed the *2010 Interim Report to the 2007 CEDS* to address projects that arose after the 2007 CEDS, the *2008 Supplemental CEDS*, and the *2009*

*Supplemental CEDS* was developed. The 2010 Interim CEDS has additional information including:

- Revised Goals.
- A Progress Report and an update of activities.
- Current Employment information.
- A supplemental project list that includes additional projects not listed in the other CEDS.
- A revised set of evaluation criteria.

## **EDA Projects**

The WMRPC worked with several communities to move projects forward during the period. The WMRPC assisted in developing and defining the projects and submitted preliminary information to EDA for their consideration. The WMRPC also coordinated meetings between EDA and the communities.

- In 2008 EDA approved a grant to the City of Reed City, in Osceola County, for the amount of \$1,630,000.00 to expand the City's wastewater treatment capacity. Expanded capacity is necessary because of the planned expansion of local businesses, including Yoplait Yogurt, which is located in the City's downtown. The expansion is a team effort between the City, Reed City's Downtown Development Authority, EDA, the Michigan Economic Development Corporation (MEDC), General Mills (Yoplait), and others.
- In 2008 EDA approved a grant to the Village of Howard City, in Montcalm County, for the amount of \$1,315,000.00 to expand the Village's wastewater treatment capacity. Expanded capacity is necessary because the Village's treatment facilities are at capacity, and this limits the ability of businesses to expand, or for new businesses to locate in the area's Renaissance Zone/Industrial Park. The improvements are a team effort between the Village, EDA, the Michigan Department of Environmental Quality, and others.
- In 2009 EDA awarded a \$4.2 million grant to the City of Allegan to update the City's water treatment plant. Improvements to Allegan's water system are essential to the economic success of Allegan as the improvements will create a more uniform and efficient water delivery system required by the area's businesses and residents. The total estimated cost of the project is \$9.4 million. Construction is planned to begin in February, 2010 and will be completed by September, 2011.
- In 2009 EDA awarded a \$1.8 million grant to the City of Greenville to expand the City's wastewater treatment capacity. Improvements to Greenville's wastewater treatment facilities is essential to fuel new jobs in the area related to renewable energy, such as the United Solar Ovonic plant that is located in an EDA funded industrial park.
- In 2010 EDA awarded a \$1.5 million grant to the City of Grand Rapids for street improvements in an industrial area of the City. Improvements to the area is essential to continue the renaissance of Grand Rapids older industrial areas.
- In 2010 EDA awarded a \$1.2 million grant to Spring Lake Township to upgrade lift stations. Improvements to the Township's facilities is essential allow growth in the area's industrial areas.
- The WMRPC assisted in all applications by describing each area's needs to EDA, explaining the benefits of the projects to EDA, and by getting EDA to the table in each of the

communities in order to develop projects that address both communities' goals and EDA's Investment Criteria.

- Each of these projects began with the communities submitting the one-page submission form for inclusion in the CEDS to the WMRPC. This simple process alerted the WMRPC and EDA that a potential project exists. The projects moved forward because the communities were interested in pursuing funding opportunities, so each sat down with the WMRPC and created a description of each project to submit to EDA. Once EDA was satisfied that the projects met their investment criteria, the EDA invited each of the communities to begin the application process. Both projects involved communicating the goals of each organization (communities and EDA) and working towards the common goal of improving our economy.

### **Current Economic Development Initiatives**

The WMRPC is currently working with several communities to bring projects to EDA for funding consideration.

- The WMRPC spent much of June 2011 visiting communities to describe EDA and to solicit projects across the Region.
- The WMRPC has submitted and updated several memorandums to EDA describing potential projects across Region 8. The WMRPC is currently working with several communities to move the communities towards submitting applications to EDA for projects. Further descriptions follow:
- The WMRPC submitted a memorandum to EDA related to a potential project in the City of Holland (Ottawa County portion) related developing a linkage between the City's water system and the City of Wyoming (Kent County) water system. Holland completed a full application, but was denied funding at this time.
- The WMRPC worked with the City of Ionia to submit a memorandum describing a potential EDA grant to improve the City's (actually a five community authority) water/wastewater system.
- The WMRPC continued to work with the City of Grand Rapids to develop a suitable EDA project related to the City's proposed Urban Market.
- The WMRPC worked with the Village of Lake Odessa to submit a memorandum detailing proposed improvements to the area's water/wastewater to serve the needs of the area's food processing cluster.

### **Interaction with EDA**

In addition to regular telephone calls, e-mails, and other routine interaction with EDA, the WMRPC had an opportunity to interact with EDA. The WMRPC Director attended the conference in St. Louis in November 2010.

### **Community Initiatives**

The WMRPC performs many plans and studies that directly benefit individual members, or groups of member communities. Some of the recent and ongoing initiatives include:

- The WMRPC is going to be assisting Big Rapids Township in updating its Master Plan.

- The WMRPC is currently meeting with Osceola County and the City of Evart to discuss updating their separate master plans.
- The WMRPC is working on a Joint Master Plan for the Village of Howard City and Reynolds Township in Montcalm County. The planning process will continue into 2011.
- The WMRPC worked with Village of Pewamo in Ionia County on a Recreation Plan.
- The WMRPC worked with Village of Hubbardston in Ionia County on a Recreation Plan.
- The WMRPC worked with Morton Township in Mecosta County on a Recreation Plan.
- The WMRPC worked with the City of Big Rapids, in Mecosta County, to update the City's Master Plan. The planning process began in January 2008 and finished in 2009.
- The WMRPC assisted in amending Montcalm County's Recreation Plan in 2011.
- The WMRPC updated the City of Allegan's Recreation Plan in 2009.
- The WMRPC developed Allegan Township's Recreation Plan in 2009.
- The WMRPC assisted Montcalm County in a study of countywide transit.
- The Director of the WMRPC serves on a variety of economic development bodies including the Mecosta County Economic Development Corporation and Montcalm Alliance.
- The WMRPC supports the efforts of three corridor studies in three counties.
- Allegan County Economic Development – The WMRPC has been meeting with Allegan County to assist in their decision-making process related to how to administer and promote economic development in the County.

### **Community Outreach**

The WMRPC has a variety of methods for promoting the region and the many programs it administers.

- The WMRPC sends its newsletter, *Region 8 Notes*, to nearly 700 community leaders and organizations. The newsletter is sent out every two months.
- The WMRPC provides a summary of activities for each member in July, along with a notice of how much dues will be for the coming year. Dues in the WMRPC are the lowest in the State of Michigan.
- The WMRPC maintains a web page. Visit [wmrpc.org](http://wmrpc.org) to see the latest information about Region 8.
- The WMRPC spent much of June 2011 visiting communities to describe EDA and the potential eligibility of communities across Region 8.
- The City of Grand Rapids continues to struggle financially and other members are facing financial difficulties. Recognizing this issue, the WMRPC lowered dues in 2008 by placing a dues ceiling on our rates (per-capita dues). The WMRPC also did not raise dues in 2007. While the combination of no increase and a dues ceiling eliminated about \$13,000 worth of dues, it allowed two of our members to maintain membership (the City of Grand Rapids and Ottawa County).
- The WMRPC is currently working with Ionia County, which is struggling with budget issues, to determine how it can maintain membership in the WMRPC.
- The WMRPC regularly meets with County Boards. Recent meetings have occurred between the Director and the County Commission of Allegan, Mecosta, Osceola, and Ottawa counties, and the elected officials of the City of Grand Rapids.

- One of the best methods for community outreach is our Commission Meetings and CEDS Committee Meetings, where elected and appointed officials regularly gather to share information.

### **Interaction with Other Planning and Economic Development Districts and Organizations**

In addition to working with our funding providers and our members, the WMRPC participates in several other community development organizations to remain current on topics of value to our member communities.

- The WMRPC Director is a member of the Michigan Economic Developers Association (MEDA) which provides education and networking opportunities throughout the year, and provides web updates almost daily.
- The WMRPC is an active participant with the Michigan Economic Development Corporation (MEDC), which is Michigan's primary economic development agency.
- The WMRPC is an active member of the Michigan Association of Regions (MAR). MAR meets 8-10 times annually. The WMRPC also participates in MAR conferences and workshops and the Chair of the WMRPC is the current MAR President.
- Two staff members are members of the Michigan Association of Planning (MAP) and the Director serves on MAP's Government Relations Committee. The Director attends the annual MAP Conference (scheduled for Grand Rapids this year).
- The WMRPC regularly interacts with the Grand Valley Metro Council (GVMC) on projects and other opportunities.
- The Director is a member of the Grand Rapids Economic Club, which provides many opportunities to interact with a variety of public and private sector people and organizations.
- The WMRPC is a regular participant with Rural Partners. The Director and Chair attend the organization's conference in April of each year and the Chair serves on the Board of Rural Partners.
- The WMRPC interacts with The Right Place Inc. (RPI) (the economic development organization for the Grand Rapids Area) in a variety of ways, including inviting speakers from the RPI to Commission and CEDS Committee meetings, working to define projects, and attending the annual economic outlook.
- The Director attends the Fair Housing Center of West Michigan's Conferences (and he is a member).

### **Administrative**

The WMRPC continues to administer all of the grants and programs, maintain an accurate accounting system, perform a variety of mailings, and perform many routine administrative tasks. The WMRPC continued its tradition of trouble-free audits in October 2010.

### Current Employment Information

In order to remain up-to-date, it is essential to gather current information related to Region 8's economy. Currently, the Region as-a-whole is eligible to receive EDA funding due to the 24-month unemployment rate of the region (11.0 percent), when compared to the national average of 9.5 percent. Individually, six of the seven counties qualify, with Kent County being close to qualifying based on the unemployment rate of 10.2 percent.

**Table 3: Employment Data for the 24-Month Period between May 2009 and April 2011**

Area	Labor Force	Employed	Unemployed	Unemployment Rate
USA	153,860,292	139,193,833	14,666,542	9.5%
Michigan	4,798,625	4,193,792	604,833	12.6%
Region 8	574,868	511,573	63,294	11.0%
Allegan County	53,141	46,854	6,287	11.5%
Ionia County	28,543	24,932	3,611	12.7%
Kent County	308,697	277,364	31,333	10.2%
Mecosta County	20,156	17,727	2,429	12.0%
Montcalm County	26,206	22,204	4,002	15.3%
Osceola County	9,327	7,998	1,328	14.2%
Ottawa County	128,798	114,494	14,304	11.1%
City of Grand Rapids	101,138	87,041	14,097	14.9
City of Wyoming	39,570	35,361	4,209	11.4

Source: State of Michigan Labor Market Information; WMRPC

Table 3 shows that for the 24-month period beginning May 2009 and ending April 2011 that Region 8's overall unemployment rate was 11.0 percent, which is 1.5 percentage points above the national average for the reporting period. While Region 8's unemployment rate was considerably higher than the national average, it was lower than Michigan's average of 12.6 percent. Unemployment rates varied across Region 8, with Montcalm County having the highest unemployment rate of the seven counties (15.3 percent) and Kent having the lowest (10.2 percent). Only Kent County had lower unemployment rate than the region as-a-whole. While Kent County is not currently eligible based on employment figures, the three member communities within Kent County are eligible – the unemployment rate for Grand Rapids during the same period was 14.9 percent and Wyoming's was 11.4 percent. Figures are not available for Cedar Springs due to its smaller size, but it is traditionally one of Kent County's more distressed areas. The remaining six counties' unemployment rates were higher than Region 8's average. Currently, six of the seven counties and the communities within each of the six counties are eligible for EDA funding based on the 24-month unemployment rate.

Table 3 also shows the size of Region 8's workforce – as well as the workforce of each county, Michigan, and the Nation. Over the 24-month period the region's workforce averaged 574,868, which is down from the previous 24 month period figure reported in last year's CEDS of 589,292. Kent County had the largest workforce with 308,697 – followed by Ottawa County with 128,798, Allegan County with 53,141, Ionia County with 28,543, Montcalm County with

26,206, Mecosta County with 20,156, and Osceola County with 9,327.

Table 4 identifies the five-year employment trends in West Michigan, the United States, and Michigan. During the period between 2006 and 2010 Region 8's unemployment rate increased from 6.1 percent in 2006 to 11.0 percent in 2010. Region 8's unemployment rate was consistently lower than Michigan's, but higher than the national average. The number of unemployed people increased by 70.1 percent in Region 8 between 2006 and 2010.

During the five-year period, employment trends varied by county:

In Allegan County the labor market decreased each of the five years, with the number of employed also decreasing each year – which created an increase in the number of unemployed each year except 2010. Unemployment rates ranged from a low of 6.0 percent in 2006 to a high of 12.8 percent in 2009 before decreasing to 11.9 percent in 2010. The number of unemployed increased by 85.4 percent in Allegan County between 2006 and 2010 – which was the second highest percentage increase of the seven counties.

In Ionia County, the labor market decreased each of the five years and a similar trend occurred with the number of employed – which created a higher unemployment rate that reached 13.8 percent in 2009 before decreasing to 12.6 percent in 2010. The number of unemployed increased by 40.5 percent in Ionia County between 2006 and 2010 – which was lower than the Region's average.

Kent County's labor market decreased each of the five years. The employed trends were similar but at greater rates – which created higher unemployment rates that hit 10.9 percent in 2009 before decreasing to 10.2 percent in 2010. The number of unemployed increased by 72.8 percent in Kent County between 2006 and 2010 – which was just above the Region's average.

Mecosta County's labor force was very steady over the five year period and the number of employed was also very steady until 2009 when the number of employed decreased – creating a pretty even unemployment rate until 2009 when it increased to 13.1 percent before decreasing to 12.1 percent in 2010. The number of unemployed increased by 62.8 percent in Mecosta County between 2006 and 2010 – which was lower than the Region's average.

Montcalm County's labor force decreased during the five year period and the number of employed decreased at a greater rate, creating an increasing unemployment rate that reached 16.6 percent in 2009 before decreasing to 15.2 percent in 2010. The number of unemployed increased by 10.9 percent in Montcalm County between 2006 and 2010 – which was the lowest percentage increase of the seven counties.

Osceola County's labor force decreased during the five year period and the number of employed decreased at a greater rate pushing the County's unemployment rate to 15.3 percent in 2009 before decreasing to 14.3 percent in 2010. The number of unemployed increased by 79.7 percent in Osceola County between 2006 and 2010 – which was higher than the Region's average.

Ottawa County's labor market and number of employed decreased across the five year period –

creating a sharp increase in unemployment that hit 12.3 percent in 2009 before improving to 11.0 percent in 2010. The number of unemployed increased by 96.7 percent in Ottawa County between 2006 and 2010 – which was the highest percentage increase of the seven counties.

**Table 4: Employment Trends for the Five Year Period of 2006-2010**

<b>Area</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>
USA (Unemployment Rate)	4.6%	4.6%	5.8%	9.3%	9.6%
Michigan (Unemployment Rate)	6.9%	7.1%	8.4%	13.6%	12.5%
<b>Region 8</b>					
Labor Market	609,650	605,412	597,110	584,879	575,471
Employed	572,427	567,688	552,650	514,997	512,152
Unemployed	37,223	37,724	44,460	69,882	63,319
Rate	6.1%	6.2%	7.4%	11.9%	11.0%
<b>Allegan County</b>					
Labor Market	56,509	56,270	55,367	54,420	53,247
Employed	53,104	52,747	51,117	47,470	46,934
Unemployed	3,405	3,523	4,250	6,950	6,313
Rate	6.0%	6.3%	7.7%	12.8%	11.9%
<b>Ionia County</b>					
Labor Market	31,552	30,618	30,286	29,886	28,524
Employed	28,999	28,349	27,674	25,766	24,938
Unemployed	2,553	2,269	2,612	4,120	3,586
Rate	8.1%	7.4%	8.6%	13.8%	12.6%
<b>Kent County</b>					
Labor Market	325,119	324,995	321,103	313,750	308,845
Employed	306,936	306,088	298,792	279,564	277,433
Unemployed	18,183	18,907	22,311	34,186	31,412
Rate	5.6%	5.8%	6.9%	10.9%	10.2%
<b>Mecosta County</b>					
Labor Market	20,402	20,146	19,820	19,688	20,208
Employed	18,903	18,646	18,065	17,117	17,767
Unemployed	1,499	1,500	1,755	2,571	2,441
Rate	7.3%	7.4%	8.9%	13.1%	12.1%
<b>Montcalm County</b>					
Labor Market	28,361	26,964	26,548	26,459	26,253
Employed	24,755	23,868	23,413	22,055	22,253
Unemployed	3,606	3,096	3,135	4,404	4,000
Rate	12.7%	11.5%	11.8%	16.6%	15.2%
<b>Osceola County</b>					
Labor Market	10,249	9,937	9,492	9,479	9,357
Employed	9,506	9,152	8,566	8,025	8,022
Unemployed	743	785	926	1,454	1,335
Rate	7.2%	7.9%	9.8%	15.3%	14.3%
<b>Ottawa County</b>					
Labor Market	137,458	136,482	134,494	131,197	129,037
Employed	130,224	128,838	125,023	115,000	114,805
Unemployed	7,234	7,644	9,471	16,197	14,232
Rate	5.3%	5.6%	7.0%	12.3%	11.0%

Source: State of Michigan Labor Market Information; WMRPC

## Project List

Communities across Region 8 continuously plan for their futures and issues arise every year that they cannot easily anticipate with any amount of planning. Given these facts, the WMRPC solicits projects from communities annually by mailing out solicitation letters, working with the CEDS Committee, visiting communities, writing newsletters and other informational pieces, and initiating meetings between EDA and communities. The following is the current list of potential EDA projects. The list is divided into projects submitted in 2011 and projects submitted over the previous four years – that are still viable projects. The projects are further 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. There is also a list of six projects that received EDA funding assistance since the 2007 CEDS was adopted.

### 2011 EDA Targeted Community Projects

**City of Plainwell – Allegan County – Paper Mill Redevelopment/Water Renewal Plan –** This project seeks to renovate the site of a former paper mill into a multiple purpose facility that will include both public and private-sector users. The 36-acre site is located on the Kalamazoo River and is adjacent to US-131. The site includes a 1 million square foot building. Improvements to the City’s water renewal plant are included as part of the project to accommodate the anticipated needs of the renovated mill as well as growth in industries in the service area.

Estimated Cost: \$3,000,000

**City of Ionia – Ionia County – Wastewater Treatment Plant Upgrades –** Improvements to the City’s wastewater treatment plant (which is owned by a five community authority and operated by the City of Ionia) are necessary to accommodate growth in the areas businesses and a planned hospital. Studies supporting the need for upgrades to the system include a facilities assessment and a capital improvements plan. Costs of short-term priority upgrades are estimated at \$4,686,600; intermediate-term priority upgrades are estimated at an additional \$1,774,500; and long-term priority upgrades are estimated at an additional \$825,500. The Authority has set aside approximately \$85,000 per year and the reserves currently contain \$600,000 for project match. The Authority is planning on funding the short-term priorities but is seeking assistance from the EDA for the intermediate-term priority improvements.

Estimated Cost: \$1,774,500

**Village of Lake Odessa – Ionia County – Lakewood Wastewater –** The project consists of constructing a new, secondary clarifier and associated appurtenances to effectively handle high organic loading that the Lakewood Wastewater Treatment Plant currently experiences, and installing a new 20” HDPE force-main to dramatically reduce energy consumption of the system. The Authority is addressing the potential expansion of two of the largest users of the system, both food processors. The proposed improvements will add capacity and reduce energy costs making the system more affordable to existing and potential businesses.

Estimated Cost: \$4,456,250

**City of Grand Rapids – Kent County – Grand Rapids Urban Market** – A public/private partnership, the Grand Rapids Urban Market will support a regional innovation cluster by linking the rapidly growing interest in direct marketing by West Michigan farmers and food producers with robust demand for local foods by residents and tourists. The 178,000 square foot mixed-use facility within an historic warehouse complex includes permanent indoor fresh food vendors and restaurants, an outdoor farmers’ market, a kitchen incubator/certified commercial kitchen, wholesale produce distribution, and educational and event facilities. The downtown location provides excellent access to fresh foods and entrepreneurial opportunities to low-income, underserved inner city communities as well as regional residents. Partnerships in the health, education, tourism, and agricultural sectors will expand the community impacts of the market. Regional economic impact analysis shows the project will create 1,270 jobs, offer start-up business opportunities in retail and food production, and provide \$775 million of economic impact over ten years. The LEED certified facilities will be on the leading edge of environmental sustainability, with innovative use of energy and lighting, a rooftop greenhouse and apiary, access to public transit and bicycling, and advanced composting and recycling programs. The Urban Market will support significant public and private investments that have occurred in the Heartside neighborhood and will stimulate redevelopment of vacant adjacent historic properties. In addition to developing the facilities that will house the market, there are also many public infrastructure improvements necessary to make the project a success. Necessary infrastructure improvements totaling \$4,725,000 will include water and sanitary sewer improvements along with street and streetscape improvements to Ionia, Logan, and McConnell streets – all major access points to the Market.

Estimated Cost: \$34,725,000

**City of Wyoming – Kent County – Redevelopment of 36th Street GM Plant** – This is the site of a former GM Plant located on a 75 acre site on 36th Street, just east of US-131. There is currently a large, recently vacated manufacturing plant on the site (2 million square feet above ground and another 1 million below ground). Implementation of redevelopment plan is underway that will allow the site to be reused by manufacturers and other businesses. The site includes all utilities, access to US-131, an active rail-spur at the site, and a community supportive of bringing jobs to the area. The former GM plant employed 3,500 people and was originally built in the 1930’s – with several upgrades and additions over the past 80 years. A stakeholder group of local economic and community development interests is working with State and Federal agencies to determine the best way to redevelop the area.

Estimated Cost: \$1.8 million

**Spring Lake Township – Ottawa County – Industrial Park & Incubator** – Spring Lake Township recently acquired seven acres of land to develop small incubatory-type industrial sites that would include the development of site amenities and a roadway. The site would accommodate 8 to 12 lots each served with municipal water and sewer, natural gas, and electricity. Each lot would have frontage on a new road that would provide access to M-104 and 148th Avenue. The new road would provide all property on 150th Avenue an alternative

entrance to M-104 via a signalized intersection. It is proposed that all of the new buildings within development will be durable and constructed in a manner that is efficient to operate and maintain. All buildings will be sited to minimize environmental impacts. Spring Lake Township will strive to attract entrepreneurs that utilize efficient processes that provide long-term sustainability for not only place of manufacture but the products as well.

Estimated Cost: \$800,000

**Ottawa County – Agricultural Business Incubator** – Ottawa County plans to build on its agricultural strengths by establishing an Agricultural Business Incubator. This project will utilize the knowledge and expertise of local farmers, food producers, and other agricultural leaders to create start-up businesses that are focused on value-added agricultural products and markets. Three primary agricultural business sectors will be targeted: Sustainability; Technology and Productivity; and Innovation. The project will assist and support small and developing agricultural business entrepreneurs by providing workspace available for rent, equipment to develop and implement their ideas, lessons and counseling on important entrepreneurial subjects, and connections to a network of key support services including legal, accounting, marketing, lending and insurance. The project will consist of the construction of a new facility, equipment purchases, staffing, marketing, and entrepreneur programming.

Estimated Cost: \$5 million

**Ottawa County – Revolving Loan Fund** – Ottawa County 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 Ottawa County Planning and Performance Improvement Department. This project is not listed in the rankings due to the differences between such a program and infrastructure-related projects.

Estimated Cost: To be determined.

**Ottawa County (Allegan, and Kent) – Holland Board of Public Works – Water System Interconnect** – The City of Holland acting by and through its Board of Public Works is proposing to construct a 30-inch water transmission main that will interconnect the City of Holland and the City of Wyoming water systems.

Estimated Cost: \$6 million

## **2011 Community Projects**

**City of Big Rapids – Mecosta County – Railroad Depot Restoration** – The City’s historic railroad depot is located along the State Rails to Trails system and is used as a staging area. Repairs need to be made due to vandalism. The City currently holds a long term lease on the property from the Michigan Department of Natural Resources. The City would like to rehabilitate the building for possible county use and develop a park setting for the trail staging area.

Estimated cost: \$500,000

**City of Big Rapids – Mecosta County – Library Renovation** – The Big Rapids Community Library is housed in a nearly 100 year-old building. It is in need of structural repair and updating. The Library serves the surrounding community.

Estimated cost: \$700,000

**City of Big Rapids – Mecosta County – Recreation Complex** – Sports are very popular in Big Rapids. The City would like to create a sports complex on airport property which would include baseball and soccer fields, and basketball courts. The plan would include restrooms, parking lots, and other support facilities.

Estimated cost: \$300,000

**City of Big Rapids – Mecosta County – Riverwalk Extension** – The City would like to connect the existing riverwalk trail with Ferris State University. There is also a portion on private property that needs to be developed to connect two phases of the trail.

Estimated cost: \$450,000

## **Projects Receiving EDA Funding Assistance Since 2007**

**City of Allegan – Allegan County – Water Treatment Facility Improvements** – The City of Allegan plans to update its water treatment plant to provide a more consistent and reliable water source and thereby meet the needs of business and industry. Proposed upgrades will improve the quality of the treated water and include: replacement of up-flow clarifiers, more effective removal of both iron and sludge from the water, and location of the City’s high pressure water pumps at the facility to improve redundancy and pumping efficiency. System improvements will enable a more efficient and uniform water source to serve the City’s manufacturing businesses.

Estimated cost: \$8.0 million – Received \$4.2 million EDA Grant

**City of Grand Rapids – Kent County – Seward Avenue Improvements** – The extension and improvement of Seward Avenue between Fulton and Butterworth Streets is designed to expand the improved north-south connector street on the City’s west side. Physical improvements will include street re-alignments, widening of streets, the addition of boulevards, and the addition of amenities such as sidewalks, signage, and street lights. The project will improve access to industrial properties in the area and divert industrial truck traffic away from adjacent residential neighborhoods. The project is expected to leverage substantial private investment and result in additional industrial capacity as well as considerable job creation and retention.

Estimated cost: \$4.4 million – Received \$1.5 million EDA Grant

**City of Greenville – Montcalm County – Wastewater Treatment Plant** – The City plans to increase its wastewater treatment capacity from the current 1.5 MGD (million gallons per day) to 1.75 MGD in the first of two 10-year phased improvements. Upgrades will include improvements to the trickling filter system and increased sludge digestion capacity. The City also plans to expand capacity by reducing inflow to the system related to combined sewer overflow. Capacity will also be expanded by the use of solar panels to generate electricity. The proposed improvements will serve the needs of Greenville’s existing and potential employers, including high-tech manufacturers like United Solar Ovonic, as well as more traditional manufacturers and also agricultural businesses.

Estimated cost: \$3.8 million – Received \$1,890,000 EDA Grant

**Village of Howard City – Wastewater Treatment Improvement Project** – Install a mixed bed biofilm reactor; improve lift stations; replace 1,900 feet outdated sanitary main; implement substantial improvements to existing wastewater treatment plant.

Estimated cost: \$2.7 million – Received \$1,315,000 EDA Grant

**Spring Lake Township – Ottawa County – Wastewater Treatment Improvements** – Spring Lake Township participates with the surrounding communities in a joint sewer authority. The Township needs to upgrade its wastewater transmission system to meet the existing and future needs of manufacturers and other businesses. The Township’s five-year capital improvements schedule calls for the replacement of seven lift stations. The Township’s current industrial area,

which covers nearly 500 acres, has room for the expansion of current businesses. The Township owns an additional 120 acres, which it plans to develop into an industrial park in the future; those plans depend on an expanded wastewater system.

Estimated cost: \$2.1 million – Received \$1.2 million EDA Grant

**City of Reed City – Wastewater Treatment Plant Expansion** – Expand capacity of City’s wastewater treatment plant from 0.92 mgpd to 1.8 mgpd.

Estimated cost: \$3,135,000 – Received \$1,630,000 EDA Grant

## **2007-2010 EDA Targeted Community Projects**

The following projects were listed in either the 2007 CEDS or one of the reports developed in 2008, 2009, or 2010. The following are still viable projects and were ranked in previous documents. Projects that are known to be completed or are not currently being considered by communities have been removed from the list (and compiled at the end of this section).

**City of Holland – Allegan County – 48th Street Corporate Development** – This project is located on 48th Street between Waverly Road and the east City limits. This street is a two-lane rural roadway that is adjacent to large tracts of vacant property that are prime potential locations for corporate development. Water and sewer are already available to most of the properties along this corridor. The City of Holland continues to have interest expressed by corporations about the development of these properties. This 48th Street area will need to be upgraded and improved to industrial standards in order to accommodate the proposed corporate development at this location.

Estimated cost: \$3.0 million

**City of Plainwell – Allegan County – Public Private Employment Center** – This project will redevelop a 36-acre site that was the former location of the Plainwell Paper Mill. The location includes a one million square foot building that housed the paper mill, a millrace, and the former site's wastewater treatment facilities. The proposed facility will be a multi-use public and private mixture where people will work, shop, learn, and interact with local government departments; public uses will include relocated City offices. Proposed work will involve upgrades to the existing building, including demolition of some areas, renovation of both interior and exterior building features, accessibility improvements, parking, landscaping, refurbishment of the millrace, and water and sewer upgrades.

Estimated cost: \$41.5 million

**City of Holland – Allegan/Ottawa Counties – Fiber Optic Build-Out** – The Holland Board of Public Works has already installed a fiber loop through the City. However, the availability of additional fiber will constitute a vital enhancement to the community's ability to retain and attract jobs for residents. The provision of a comprehensive fiber optic network has become as essential to business success as the availability of roads, water, electricity, and other infrastructure expectations. In order for a community to be competitive in today's challenging economic environment, it is necessary for it to offer a full range of infrastructure services to existing and prospective manufacturers and other businesses.

Estimated cost: \$1.5 million

**City of Fennville DDA – Allegan County – Business Incubator** – The City of Fennville has initiated planning for a downtown business incubator, on a parcel owned by the Downtown Development Authority (DDA); the site is located on M-89 in the heart of downtown Fennville. The site plan includes an open-air pavilion that would be used for a Farmers Market in the warmer months and as a Community Ice Skating Rink in the winter months. The site plan also

provides for two outside businesses to locate to the property. And the facility would feature a business incubator to be operated by the DDA.

Estimated cost: \$1.65 million

**City of Otsego – Allegan County – Water System Program** – This project would improve and update the City’s water system, providing better water pressure, fire protection, and circulation. The project would include construction of additional water wells, enlargement of existing water mains, and the possible construction of an additional water tower.

Estimated cost: \$865,875

**City of Belding – Ionia County – Water Main Upgrades and River Crossing** – The City of Belding needs to make several improvements to water mains to better serve existing and potential businesses.

Estimated cost: \$727,000.00

**Village of Lake Odessa – Ionia County – Lakewood Wastewater** – The project consists of installing a new 20” HDPE force-main to dramatically reduce energy consumption of the system. This will be realized by more than doubling the capacity of the main force-main from the main lift station located in the Village of Lake Odessa to the Lakewood Wastewater Treatment Plant. The existing system consists of two undersized, antiquated 8” and 12” force-mains. The existing force-mains are the limiting factor as it related to further expansion within the service district. The Authority is concerned with talk of expansion of Cargill and Twin City Foods – the two largest water users of the system, which are both food processing plants, that capacity needs will not be available. With the upsizing of the force-main, the main lift station will realize a dramatic reduction in friction that will reduce electric consumption from its current annual cost of \$65,000 to approximately \$35,000. This will help keep sewer rates affordable to all customers.

Estimated Cost: \$2,656,250

**Village of Lake Odessa – Ionia County – Wastewater Treatment Plant Expansion** – The project consists of constructing a new, secondary clarifier and associated appurtenances to effectively handle high organic loading that the Lakewood Wastewater Treatment Plant currently experiences. With the system accommodating two major food processors, the plant experiences wide fluctuation of both hydraulic and organic loading. The current system is unable to meet peak demand and the operators are forced to find alternate means of treatment. This expansion will be a significant improvement of the Lakewood Wastewater Treatment Plant and will create high quality final effluent water leaving the plant. Included in these improvements is the removal and replacement of existing antiquated return and waste activated sludge pumps. The proposed pumps are much more operator friendly and energy efficient.

Estimated Cost: \$1.8 million

**Village of Lake Odessa – Ionia County – Tupper Lake Road Reconstruction** – Tupper Lake Street is a former State Highway (M-50) before the Michigan Department of Transportation turned the street over to the Village. Since that time, the Village has had difficulties funding maintenance of the street. Plans call for reconstructing the road and widening the road from two to three lanes. The deteriorated sanitary sewer lines and undersized water main will also be replaced during the project. The new water main will accommodate the water-dependent food industry and the industrial and commercial businesses in the area. The Village will also install curb and gutter which will improve storm water drainage. Additional improvements will include safety improvements to the railroad crossing and changing the geometry of one intersection.

Estimated Cost: \$1.5 million

**City of Cedar Springs – West Street Extension and Industrial Park** – West Street will be extended south to 16 Mile Road. This extension is necessary to relieve the traffic congestion on West Street and also to provide adequate access to the proposed industrial park (which will provide 63 acres of industrial lots).

Estimated cost: \$2,555,000

**City of Grand Rapids – East Side Combined Sewer Overflow Improvements** – The City is presently constructing Phase I of this project and has invested \$215 million in sewer separation on the City’s east and west sides. Work for Phase II will consist of the continued construction of storm sewers in a large area of the City’s east side to separate the combined sewer system.

Estimated cost: \$30.3 million

**City of Grand Rapids – Seward Avenue Extension** – The extension of Seward Avenue (from Front/Wealthy Streets north to Leonard Street to Richmond Street, and long range, to Ann Street) is designed to create a north-south industrial connector street west of the US-131 Expressway. The purpose of the north-south connector is to improve access to industrial properties in the area and keep industrial traffic away from adjacent residential neighborhoods. The project is expected to leverage substantial private investment and result in additional industrial capacity and considerable job creation and/or retention.

Estimated cost: \$17.0 million

**City of Grand Rapids – Steelcase Redevelopment Project** – Steelcase, one of the City’s major employers, closed all their manufacturing facilities located in the City, which will result in considerable loss in jobs and tax revenue. This project will assist in the demolition of existing buildings and improve infrastructure to attract new development to this 100-acre site.

Estimated cost: \$14.0 million

**City of Grand Rapids – Urban Land Assembly** – This project will create a fund for the City to use to acquire blighted, contaminated, or underutilized land and buildings in order to secure sites for industrial expansion. Allocation of project funds will enable new and existing companies to

expand and locate in the City, which will lead to the creation of new employment opportunities. The project will reduce the flight of businesses to greenfields and urban sprawl.

Estimated cost: \$4.0 million

**City of Grand Rapids – Madison Square, South Town Redevelopment Project** – The Madison Square neighborhood is the center of the South Town area and has been undergoing significant residential and commercial revitalization. One major catalyst project is the Hubb, which will convert a multistory industrial building into a commercial center with space for internet dependent businesses. Other area improvements will focus on the streetscape, street curbs, sidewalks, and landscaping. The industrial area at Cottage Grove Corridor will be integrated with the community to provide a more walkable environment.

Estimated cost: \$7.6 million

**City of Grand Rapids – Wealthy Jefferson Initiative** – The Wealthy Jefferson Master Plan provides a framework for the redevelopment of 22 blocks of underutilized urban land. Upon completion, the project will contain over 500 new dwelling units, 75,000 square feet of retail space, 246,000 square feet of office space, and 40,000 square feet of light industrial use. The goal of this project is to promote mixed-use development as a strategy for urban revitalization within a walkable neighborhood environment.

Estimated cost: \$12.0 million

**City of Grand Rapids – Relocation of Amtrak Station to the Rapid’s Central Station** – The current rail station does not have access to other transportation modes and its location has a negative impact on passenger safety and local automobile traffic. This project will relocate the passenger rail line and the rail station to The Rapid’s Central Station, which is a state-of-the-art multi-modal transit center. Project funds will provide for a track switch installation, several hundred feet of new track, platform and station construction, and related parking facilities.

Estimated cost: \$9.2 million

**City of Grand Rapids – Kent County – Life Science Research Incubator** – This project will expand high tech incubator capabilities and capacity within the City’s SmartZone District. New development and expansion of medical facilities in the metropolitan area has created thousands of jobs and millions of investment dollars. To accommodate existing development and the need for additional space for life science research projects, Grand Rapids proposes to develop a medical research incubator in the North Monroe area of the City, adjacent to the “Medical Mile”. The project will provide the equipment, space, and support necessary for a life science research incubator, including land acquisition, construction of a new facility, and equipment purchase, in addition to staffing, marketing, and entrepreneur programming.

Estimated cost: \$10.0 million

**City of Grand Rapids – Grand Walk Sustainable Business Park** – This project includes environmental site investigations, property acquisitions, infrastructure improvements, and design

assistance consistent with “Green Building Council” standards to increase a 1,100 acre location’s competitiveness and combat pressures of land use sprawl.

Estimated cost: \$11.0 million

**Grand Rapids and The Right Place, Inc. – Kent County – West Michigan Center for Green Technology** – The new facility will be located in a renovated 10,000 square foot building in Richmond Hills Park, which is in the ”GrandWalk” area within the Cities of Grand Rapids and Walker. The GrandWalk area has mostly older industrial sites as well as parks and residential neighborhoods. The entire area is in need of redevelopment and revitalization. The project building will be redeveloped to meet LEED certification standards and also supplement the park’s natural and built features. The facility will be a demonstration project and also serve as a training center for sustainable and renewable energy – related to the manufacturing and maintenance of products. There will also be incubator space within the facility to encourage entrepreneurs to develop sustainable products and services.

Estimated Cost: \$4.0 million

**WMRPC / The Right Place, Inc. – Kent County – Center for Green Technology Feasibility Study** – This project will complete a feasibility study for the West Michigan Center for Green Technology.

Estimated Cost: \$50,000

**City of Wyoming – Delphi Industrial Redevelopment** – The Delphi Industrial Building has 1.8 million square feet of space and was formerly used by General Motors for manufacturing automobile components. Only the north portion of the building is currently being used. This project would involve demolition of the south one million square feet of the building and construction of a commercial grade street with utilities to accommodate industrial use lots.

Estimated cost: \$1,775,000

**City of Wyoming – Kelvinator Site Redevelopment** – This project will include complete or partial demolition, along with redevelopment, of property on a 35-acre site formerly used by a Kelvinator plant. There will also probably be Brownfield activity and new utilities needed.

Estimated cost: \$2.2 million

**Mecosta County Development Corporation/Morton Township – Mid-State Industrial Park Promotions** – This planning project will develop and implement a targeted business recruitment program to attract new business to the Mid-State Industrial Park.

Estimated cost: \$50,000

**City of Big Rapids – Street and Bridge Improvements** – Improvements to the City’s transportation network are essential for access to businesses. Improvements include: Replace Baldwin Street Bridge. Reconstruct Mill, Rust, and Sanborn Streets. Reconstruct Bjornson

Street (completed). Reconstruct Darwin Avenue. Resurface Ferris Drive. Reconstruct South Michigan Avenue. Many of these projects also include improvements to other infrastructure.

Estimated total cost: \$5.23 million

**Mecosta County Development Corporation – Value-Added Agricultural Research** – The three phases of the Value-Added Agricultural Program are: 1) Identify local strengths and determine the types of projects that will work best with the existing agricultural base. 2) Develop a feasibility study for the top two or three projects. 3) Develop a business and marketing plan for a specific project.

Estimated cost: \$125,000

**Mecosta County Development Corporation – High Speed Rural Telecommunications Infrastructure** – Several local manufacturers have mentioned a disadvantage they experience due to lack of high-speed telecommunications capability. Access to high-speed telecommunications ability has become a critical factor in the daily operations of manufacturers as more customers expect and require that services be available over the internet. This project will explore the feasibility of providing fiber optic capability to rural manufacturers.

Estimated cost: \$300,000

**Village of Edmore – Montcalm County – Sunrise Commerce Center** – Hitachi Magnetics Corporation owned a 63 acre facility adjacent to the Village of Edmore. The site was donated to the Village and annexed by the Village. This proposed project will redevelop the 63 acre environmentally impaired site and redevelop it for industrial and commercial use.

Estimated Cost: \$3.55 million

**City of Greenville – Consumers Energy Substation Relocation Downtown Riverfront** – The Consumers Energy Substation will be relocated away from its present location on the north side of the historic commercial downtown on the north side of Greenville. The substation is no longer needed in that area and the land could be better used for other development.

Estimated cost: \$1.0 million

**City of Greenville – Consumers Energy Substation Relocation – Industrial Park** – This project would locate a Consumers Energy substation in the Greenville Industrial Park in order to adequately supply the energy needs of new and existing manufacturers. The current local energy capacity is inadequate and the area has had multiple power failures recently that have had a debilitating effect on a vulnerable local economy.

Estimated cost: \$2.0 million

**City of Evart – Osceola County – Evart Air Industrial Park Expansion** – The City of Evart plans to expand its Air Industrial park, with land acquisition and project design already in

process. Plans involve an additional 51–74 acres of industrial park space adjacent to US-10. The expansion is needed to attract advanced manufacturing and intelligence firms that require access to a general aviation facility airport. The project will include the construction of an Airport Terminal Building with start-up industrial tenant office space, a university business education training facility, and offices of the LDFA (Local Development Finance Authority). When fully operational, the location could support 1,000 additional jobs.

Estimated cost: \$5.7 million

**City of Reed City – Osceola County – Business Incubator** – This project involves the acquisition, development, and operation of a business incubator in Reed City. The City would establish a partnership with Ferris State University, the Michigan Small Business & Technology Center, and USDA Rural Development in order to provide start-up businesses with affordable space and support services.

Estimated Cost: \$800,000

**City of Reed City – Osceola County – Industrial Park** – The City of Reed City does not currently have an Industrial Park and neither does the surrounding Township. Work involves the acquisition of land and development of a Certified Industrial Park for Reed City. The Industrial Park would provide property suitable for development for manufacturing businesses and other industries.

Estimated Cost: \$1.2 million

**City of Reed City – Osceola County – Industrial Park Feasibility Study** – This study will determine the optimal size and location for Reed City’s first Industrial Park, as well as estimate the cost of development.

Estimated Cost: \$80,000

**Spring Lake Township – Ottawa County – Wilson Road Project** – Spring Lake Township owns 88 acres in the northwest portion of Spring Lake Township. This property was purchased by the Township in the 1990’s primarily for industrial expansion. Although the industrial park concept is still the primary goal for this property, other opportunities would be considered including educational institutions or recreation-oriented services. The Township would promote use of the site in an environmental sustainable fashion. Extension of municipal water and sewer to this site would be necessary as well as upgrades to county roads.

Estimated Cost: \$800,000

**Jamestown Township – Ottawa County – Wastewater Expansion and Improvements** – Jamestown Township is served by the City of Grandville’s wastewater system and needs to increase the Township’s capacity by supporting improvements to the system, including increasing the size of lines, improvements to lift stations, and meter work. The system currently serves the Township’s industrial area that employs well over 500 people. Businesses in the

industrial area include Royal Technologies (400 employees), Sound Off, Hy-Lux (expansion planned that would bring 100 engineering jobs to the area), and Lamar Corporation that employs over 100 people. The industrial area is located in the northeast portion of the Township (Section 8) and includes 350 acres zoned for manufacturing. The area is half full, so there is room for expansion of existing or new businesses if wastewater capacity is provided. The site is located near I-196 and has full access to a wide range of amenities and utilities.

Estimated Cost: \$21 million

**City of Coopersville – Ottawa County – Wastewater Treatment System Improvements/Continental Dairy Project** – The City of Coopersville is proposing an upgrade to its wastewater treatment system in order to accommodate the effluent from a new milk processing plant. The new plant will be built on a 128-acre site formerly owned by the Delphi Corporation. Other businesses could also locate at this site. Continental Milk Producers proposes to build a dairy plant which will process raw milk into dry milk powder, cream, and condensed milk for both domestic and international markets. The needed public infrastructure improvements to the system include an aeration system, blowers, pumps, clarifiers, sludge pumping system, berms/lagoons, a generator and a disinfection system.

Estimated cost: \$108.9 million – EDA was given a tour of the facility, but felt the capacity improvements would not be long-term and would serve primarily one business.

**Chamber of Commerce for Grand Haven, Spring Lake, and Ferrysburg – Ottawa County – Innovation Center** – Northwest Ottawa County is underserved by post secondary institutions, and exports a significant number of students to colleges and universities in the Region. In order to keep these high skilled workers in our community, we are proposing an Innovation Center where area colleges and universities will provide learning opportunities within our community. We have formed a partnership with the local Intermediate School District, two local school districts, the local Workforce Development Agency as well as area colleges and universities. We have identified a building that would serve our needs, but the colleges and universities do not want to invest in brick and mortar, but would be willing to provide funds for operations. Our challenge is to identify funds to acquire the facility, and renovate it to make it useful for teaching. We would also like to include incubator space in this facility to provide space for new business start-ups.

Estimated cost: \$12,000,000.00

**City of Holland – South End Street and Infrastructure Program** – The City annexed 1,400 acres of neighboring Township property. The new Master Plan for this area identified six miles of new public streets that will be necessary to accommodate and guide new commercial, industrial, and residential development.

Estimated cost: \$1.5 million

**City of Hudsonville – Ottawa County – Hudson Creek Crossings** – This project consists of retail development of a 7.5 acre site. Current commercial and residential uses at that location

convey a negative impression of the City. Proposed development includes a new retail anchor store in addition to a service station / convenience store, plus one to three out lots for more new commercial development.

Total Estimated Cost: \$12.0 million

**Lakeshore Advantage & Michigan State University – Ottawa County – Michigan State University Bio-Economy Center** – This project centers on a research facility donated by Pfizer to Michigan State University to promote research in bio-technology and promote the commercialization of research performed by researchers and students. The facility will also provide many training opportunities as well as space for a high tech business incubator. The donated facility is in excellent condition but will need some equipment replaced and upgraded. Additionally, the Center will need assistance with staffing a new Design Center for two years.

Estimated Cost: \$4.0 million – EDA was given a tour of this facility and expressed interest in funding opportunities.

## **2007-2010 Community Projects**

**City of Holland – Allegan County – Replace Instrument Landing System** – The current Instrument Landing System (ILS) at the Tulip City Airport was installed in the mid-1990's. This old ILS is in a deteriorating condition. A highly functioning ILS is critical to safe use of the airport by local businesses. Many area employers rely on the airport to conduct their global business operations. The availability of a safe and reliable airport has become extremely important to the retention and expansion of jobs within the local area. The replacement ILS system will be state-of-the-art and will enable the Holland/Zeeland community to be competitive in today's economic environment.

Estimated cost: \$1.8 million

**City of Holland – Allegan County – Tulip City Airport** – Tulip City Airport West Michigan's corporate gateway, which is home to a number of major corporations and manufacturing facilities that generate tens of thousands of high-wage jobs for employees living in the region. It is essential for these companies to be able to quickly access their facilities and to be able to showcase the community. The current terminal is located in a 50 year old converted ranch house, which does not provide adequate capacity, nor does it project a positive image. Proposed improvements involve constructing a new facility, the adding more corporate hangers, and upgrading the instrument landing system.

Estimated cost: \$3.0 million

**City of Fennville DDA – Allegan County – Train Station** – The City of Fennville would like to construct a new train station near the old silos. The new station would facilitate an Amtrak stop in the City and thereby enhance tourism opportunities not only for Fennville, but also for the surrounding communities. Nearby Saugatuck and Douglas have expressed their interest, and expect that it would benefit their tourism business as well. The anticipated increase in tourism would be beneficial to many related local businesses in the area, including shops, restaurants, taxi services, and lodging establishments. The City is in discussions with MDOT and CSX and is preparing a site plan for the project.

Estimated cost: \$250,000

**City of Saugatuck – Allegan County – Non-Motorized Access to Oval Beach** – The proposed project includes a pedestrian path along Perryman Street to connect Park Street to the beach. There is currently a non-motorized environmentally friend chain ferry that brings pedestrians from downtown Saugatuck to Park Street just north of Perryman Street. Downtown visitors will be able to take the ferry across the Kalamazoo River and then take the pedestrian trail to the beach. Not only is the chain ferry a popular tourist attraction, but with the addition of the proposed non-motorized access trail it would help to get people to the lakeshore in an efficient environmentally friendly manner without the use of motor vehicles.

Estimated Cost: \$895,000

**City of Grand Rapids – Urban Marketplaces Development** – This project involves the rehabilitation and expansion of the existing City-owned Farmer’s Market on Fulton Street to provide improved utility services to all rental stalls and weather protection roofing. Adjacent property would be acquired for parking and new restroom construction. Phase Two would create a year-round downtown marketplace combining a farmer’s market and sales of locally crafted merchandise.

Estimated cost: \$2.0 million

**City of Grand Rapids – Greening Infrastructure Project** – This project will create the infrastructure improvement necessary to develop greening and beautification projects throughout the downtown and neighborhood business districts of Grand Rapids. Greening is being used as an economic engine for the revitalization of commercial areas. Elements will include irrigation, planter boxes, streetscape and design, and medians. A successful program is most likely through a comprehensive and coordinated plan that includes private and public entities and properties.

Estimated cost: \$1.5 million

**City of Grand Rapids – Public Works Center for Leaf Composting and Storage of Inert Excavation Materials** – This project will assemble land, rezone and develop an 80-acre public site for processing and operating of inert materials collection and storage; leaf and grass clipping composting facility; tree disposal site; all serving an urban region.

Estimated cost: \$225,000–300,000

**City of Big Rapids – Habitat for Humanity Infrastructure Improvement** – A portion of land has been donated to Habitat for Humanity by a private individual for the development of seven lots. Improvements needed for this project to proceed are street improvements and paving (\$120,000), water main (\$60,000), and sanitary sewer (\$120,000).

Total Estimated cost: \$300,000

**City of Big Rapids – Storm Water Improvements** – Growth and development put additional demands on the City to address drainage issues. The following projects are needed: Northeast City storms sewer. Ives stream bank stabilization. Division storm sewer replacement. Hemlock Street culvert repair. River Street stormwater pipe. Replace old storm sewers. Cedar Street storm water system upgrade. Many of these projects also include infrastructure improvements.

Estimated total cost: \$3,084,198

**City of Big Rapids – Water Main Upgrades / Replacements** – Maintaining and upgrading water mains in the City is essential for business growth. The following improvements are needed: Install 12” water main on Hunt Street. Replace undersized water mains citywide. Replace water mains on Winter and Chestnut. Replace 8” water mains with 12” water mains on Ferris State University campus. Replace water mains on Ives and South Streets. Replace water mains at Big Rapids Middle School. Replace water main on Mill Street. Replace water main on

Darwin Street. Replace water mains on Ridgeview, Bailey, and Dexter. Replace water main on Ferris Drive. Many of these projects also include improvements to other infrastructure.

Estimated total cost: \$3,979,000

**City of Big Rapids – Airport Runway Extension** – Larger aircraft require a longer runway than is provided at Robin Hood Airport. The City needs to extend the existing runway from 4,300 to 5,001 feet. The increase in length will allow higher performance aircraft to land and take off. These aircraft support local companies.

Estimated cost: \$3 million

**City of Big Rapids – Utility Master Plan** – Two service areas require master planning for either storm water system, sanitary, or water: 1) Northeast quadrant: All three utilities are lacking and planning is needed to determine the type of facilities, rationale, priority, and cost. 2) Determine need and system function for extension of drinking water system to serve customers west of US-131, north to 19 Mile Road.

Estimated cost: \$100,000

**City of Reed City – Osceola County – Trails Marketing Study** – The White Pine Trail State Park and the Pere Marquette Trail intersect in downtown Reed City. The trails are used year round by bikers, hikers, skaters, skiers, and snowmobilers. The City is also currently working on the Depot Project, which is a \$900,000 staging area / visitor information center located at the intersection of the trails. The marketing study would develop marketing and promotion strategies for the City and its local businesses that serve tourists who use the recreation facilities.

Estimated Cost: \$50,000

**Osceola County – Rose Lake Park Road Paving Project** – Rose Lake Park, which is part of the County's park system, is very popular and operates at maximum capacity throughout the camping season. The result is excessive wear on the roads that makes it difficult to maintain acceptable road surface. This project will eliminate the need for grading and graveling and the problem of excessive dust.

Estimated cost: \$50,000

**Osceola County – Crittenden Park Electric Project** – Crittenden Park, part of the County's park system, needs to have electricity brought to 20 primitive sites in order to meet both existing and future demands.

Estimated cost: \$150,000

**Osceola County – Rose Lake Park Electric Project** – Rose Lake Park's electrical systems were adequate when they were installed, but modern trailers and recreational vehicles (with all

their conveniences), often overload the system and have caused problems for park users. This project is designed to meet both current and future demands.

Estimated cost: \$155,000

**Osceola County – Two Mile Road Upgrade** – The Osceola County landfill reopened under new management. The purpose of this projects is to upgrade a two mile portion of 2 Mile Road that leads from old US-131 to the landfill.

Estimated cost: \$400,000

**Osceola County – Kettunen Center Road Paving** – The 4,600’ road leading into the conference facility is in very poor condition. As a consequence, safety issues have resulted and the economic potential available to the community cannot be fully realized.

Estimated cost: \$180,000

**Osceola County – Countywide Tourism Study** – Osceola County’s employment base is heavily dependent upon manufacturing and they have lost many manufacturing jobs. In response to those job losses, a group of concerned residents has determined that a countywide tourism and marketing study is a top priority.

Estimated cost: \$30,000

**City of Grand Haven – Ottawa County – Grand Landing LLC** – This is a publically owned, but privately run hotel and conference center. In addition there will be a co-owned boardwalk as well as a retail and residential development. The hotel and conference center will cost \$39 million and represent about 15 percent of the physical space. The remaining \$61 million will be primarily residential and secondarily retail. The first phase of the project has been completed and includes a 3.5 story condo building with retail on the first floor.

Estimated Cost: \$100 million

**City of Holland – Holland Civic Center Renovation / Expansion** – The City will hire professional services for the preparation of conceptual plans for the renovation and expansion of the City’s Civic Center, a multi-purpose facility to be used for community events, community recreation, and multi-purpose trade and community shows.

Estimated cost: \$8.0 million

**Northwest Ottawa Chamber Foundation – Ottawa County – Bottoms Up Topsoil** – Bottoms Up Topsoil is a product being marketed right now by a private company, taking dredge material from the commercial port and mixing it with leaves from the five units of government in Northwest Ottawa County. The topsoil has been sold primarily in bulk. There is a potential to create more sales by packaging the soil and retailing it to consumers. This would require the purchase of a shredder and packaging materials. It is anticipated that a new L 3 © organization will be formed involving the units of government, the private business and the Chamber of

Commerce. This project helps keep the commercial port open, because it uses the dredge material, reduces the amount of leaves that go into a landfill and provides an opportunity to reuse the soil in a positive manner, while not taking up valuable riverfront real estate for prolonged periods of time, truly a win-win-win for all involved as well as the planet.

Estimated cost: \$1,150,000.00

## **Projects Removed from the 2007-2010 Lists**

The following list of projects were listed at one time since the 2007 CEDS was developed but have been removed due to projects being completed without EDA assistance, projects being cancelled, or other reasons.

- City of Holland – Allegan County – Waverly Industrial Park
- Dorr Township – Allegan County – Wastewater Improvements
- City of Belding – Ionia County – Storm and Sanitary Sewer Improvements
- City of Ionia – Ionia County – Southside River Development
- City of Ionia – Ionia County – Ionia Regional Water Master Plan
- City of Portland – Ionia County – Rear Business Facades
- City of Belding – Ionia County – Central Riverside Park Improvements
- City of Portland – Ionia County – Maple Street Reconstruction
- City of Portland – Ionia County – Pedestrian Trail Loop Completion
- City of Portland – Ionia County – Grand River Boardwalk
- City of Portland – Ionia County – Rowe Avenue Reconstruction
- City of Portland / Danby Township – Development Site
- City of Belding – Ionia County – Wastewater System Capacity Improvements
- City of Grand Rapids – Kent County – Monroe North
- City of Grand Rapids – Kent County – 2nd Trans. Water Main to Franklin Reservoir
- City of Grand Rapids – Kent County – Joint Regional Biosolids Management
- City of Wyoming – Kent County – Chicago Drive Industrial Rehabilitation
- City of Wyoming – Kent County – Eastern Avenue Industrial Redevelopment
- City of Wyoming – Kent County – Clay Avenue Improvements
- City of Big Rapids – Mecosta County – River Street Park Improvement
- City of Big Rapids – Mecosta County – Riverwalk Phase III Bridge Extension
- City of Big Rapids – Mecosta County – New Street Construction
- City of Big Rapids – Mecosta County – Wastewater Treatment Improvements
- City of Big Rapids – Mecosta County – Watermain Extensions
- Estimated total cost: \$8,163,000
- Village of Howard City – Montcalm County – Ensley Street / Federal Road Improvement
- Pierson Township – Montcalm County – Amy School Road Industrial Park
- Pierson Township – Montcalm County – Renaissance Zone
- Pierson Township – Montcalm County – Henkle Road Improvement
- Village of Marion – Osceola County – Wastewater Treatment Plant Capacity Improvements
- Osceola County – Brownfield Redevelopment Authority
- Osceola County – Homeowner Assistance Program
- Allendale Charter Township – Ottawa County – Mohr Industrial Park
- City of Grand Haven – Ottawa County – Grand Haven City Hall Attic Renovation

## **Conclusion**

The West Michigan Regional Planning Commission (WMRPC) was one of the first Economic Development Districts to participate in EDA's three-year grant cycle and developed a complete CEDS in 2007. Recognizing that a five year period is a long time to go without addressing the changing needs of the 199 governmental units in the seven county area served by Region 8, the WMRPC created a 2008 Supplemental Report to the 2007 CEDS, a 2009 Supplemental Report to the 2007 CEDS, and a 2010 Interim Report to the 2007 CEDS.

In 2010 EDA approved the second three year grant for the WMRPC. This document represents the second year of the grant. The complete CEDS will be presented to EDA in 2012 and will consist of updated information and projects.

Currently, the overall strategy established in the 2007 CEDS remains as the foundation of strategy. Over the next years the CEDS Committee and the WMRPC will work with member communities to adjust the strategy where necessary and to identify key projects necessary to implement the strategy.

**Table 5**

**2011 CEDS PROJECT RANKING  
WEST MICHIGAN REGIONAL PLANNING COMMISSION**

Applicant/Name (County) Project Description	EDA Eligibility	Employ- ment	Ratio of EDA Cost Share to Jobs Created	EDA Investment Guidelines	Regional Project Impact	Matching Funds	Cost Estimates	Utilities Availability	Owner- ship	WMRPC Member	Matches Community Goals	Private Sector Support	Regional Cooper- ation	Project Points Totals
Holland BPW (Ottawa) Water System Interconnect	2	8	5	6	5	5	5	7	5	5	5	5	5	68
City of Ionia (Ionia) Wastewater Treatment Plant Upgrades	2	8	5	6	5	3	5	7	5	2	5	5	3	61
City of Wyoming (Kent) Redevelopment of 36th Street GM Plant	2	1	5	6	5	5	2	7	5	5	5	5	5	59
City of Plainwell (Allegan) Mill Redevelopment	2	1	4	6	5	5	2	7	5	5	5	5	5	57
Lakewood Waste Auth. Wastewater Treatment Plant Expansion	2	4	4	6	5	5	5	7	5	1	5	3	3	55
Grand Action Foundation Grand Rapids Urban Market	2	2	5	6	5	0	2	7	5	5	5	5	5	54
Ottawa County Agriculture Business Incubator	2	0	1	6	5	0	0	7	5	5	5	5	5	46
Spring Lake Township (Ottawa) 150th Avenue Industrial Park	2	0	4	5	3	0	2	7	5	5	5	0	5	43