

Economic Development Corporation
Meeting Agenda
Thursday, May 20, 2021

Attending: Beth Reindel, Michael Southgate, Todd Jennings, Chris Rittmueller, Jamie Furbush, Fred Edmond, Mike Fassezke and Tamara Tsulaia (In Person) and Vickie Schmitzer and Joe Cramer (Zoom)

Absent: Brandon Muller, Abby Curtis, Tim Hildner and John Benson

Also attending were Mayor Mary Ann Ackerman, Bridget Smith, Ashley McKnight and Sheila Stamiris.

There was no public input.

The minutes of the March 18, 2021, meeting were approved. Jennings moved; Southgate seconded. Stamiris reports that board member, John Benson, will be resigning from the board.

Frankenmuth Business Park. Stamiris reports that the street lighting for Keystone Way has been installed. She continues to speak with the Brewery and Zimco Realty Holdings. The Brewery has asked for 3 Acres. In order to accommodate potential expansions by either company, and for planning purposes, Stamiris recommends allocating land at the south border of the City's property to the Brewery and the north three acres to Zimco, leaving a little more than 3 acres for development between them. Should no other companies come forth and should one of them want/need additional land to accommodate growth, the opportunity to purchase could be managed. The Brewery continues to work on their business plan prior to approving a purchase agreement.

Development Toolkit. After a conversation with developer Tamara Tsulaia, City Manager Smith asked CEDAM fellow Ashley McKnight to develop a "toolkit" to assist a potential developer/investor in a Frankenmuth location. McKnight presented an outline of four "kits" to be used at various stages from "Getting Started", to the Pre-Application Meeting to Site Plan Approval to Building Codes.

The toolkits drafted by McKnight were well received with these suggestions: consider adding a "kit" for the Annexation Process, review timelines and make them clearer/more accurate for the casual reviewer, and consider how to not only develop on "vacant land" but how to redevelop a previously constructed space.

Other Business. Stamiris shared that the DDA was hiring HRC to conduct an M83 and Weiss Street corridor study to implement complete streets type improvements, to facilitate emergency and/or festival traffic management, and to review options for long-term planning for the Main Street replacement project in the next 7-8 years.

Stamiris shared the most recently approved Strategic Plan and 2020 Annual Report; the Annual Report is due in August. Members who term will be complete in August include Schmitzer, Fassezke and Curtis along with Reindel and Furbush who are automatic appointments. With John Benson's resignation, the board totals 13 members. The bylaws allow 15.

Stamiris shared that City Manager Smith will coordinate the activities of the EDC in the near term. Stamiris suggests that the EDC revisit the Strategic Plan this fall.

Proposed Short Term Rental Legislation. Jamie Furbush shared that legislation was proposed to allow short term rentals (i.e., VRBO/air-bnb) to be classified the same as traditional residences without any local oversight and to be located anywhere that housing is allowed by zoning. There was discussion.

The EDC unanimously recommends that our legislators vote "NO" on both SB 0446 and HB 4722 because of the need for housing for local families and the preference for local control and self-determination of how short-term rentals are regulated in the City. Furbush moved; Fassezke seconded. Stamiris will communicate as needed.

Around the Table. Members shared:

- Building materials and pricing continue to impact all construction in the marketplace.
- Building is continuing with very low interest rates.
- Interest in skilled trades as an option for continuing education is increasing.
- Inflation is apparent in increasing costs of goods, transportation, and gas prices.
- In person/at home work is central in discussions at businesses where employees can work at home impacting office-based businesses.

The meeting adjourned.

Respectfully submitted,

Sheila Stamiris