

City of South Haven Local Development Finance Authority Mission Statement

The LDFA encourages local industrial and community development, aids in the creation and retention of jobs and promotes economic growth in defined areas of the City of South Haven that is consistent with the Municipal Plan.

Local Development Finance Authority Strategic Plan 2007

2008 notes are in italics.

High Priority (2-3 votes)

Review the methods and effectiveness of economic development activities.

- *This is an ongoing activity.*

Provide services to assist startup, expanding and relocating businesses.

The following companies have been assisted:

- *Nobel (Pullman Ind.) - tax abatements, training funds*
- *Albemarle – tax abatement transfers and new abatements, wind generation meteorological tower*
- *Riveer – property value amendments*
- *System Components – interaction with state regarding requested amounts*
- *Edgeworks – lot split, water line and abatements*
- *New Age/Landmark (freezer storage group) – land sale, infrastructure development*

Develop another industrial park through win-win partnerships with area townships

- *This is an ongoing activity which has shown some progress.*

Increase efforts to retain industrial jobs.

- *Firms that have been contacted and/or assisted include Albemarle, Riveer, Elbe, Trelleborg, BBC, BEI, Spencer Mfg. and Lovejoy.*

Forge regional alliances to strengthen the area economy and eliminate economic barriers by coordinating marketing activities with other area economic development organizations such as Van Buren County, the State of Michigan, Lake Michigan College, etc.

- *Staff has worked closely with legislators and the Michigan Economic Development Corporation to enable the agricultural renaissance zone status for a proposed freezer storage facility.*
- *Staff has been working with the Chamber of Commerce to create BRACE, the Black River Area Center for Entrepreneurship which would include interested persons from the region roughly from Saugatuck to Paw Paw to Covert. The intent is to create a group of progressive leaders to promote new and existing business in the region.*
- *South Haven Charter Township has approved a resolution of support to create a brownfield redevelopment authority, and is considering cooperation with the City of South Haven to jointly administer and hold brownfield authority meetings at the same*

- day and location.*
- *Contacts have been made with the Van Buren County Brownfield Authority regarding cooperation and staffing support.*
 - *The City of Bangor and City of South Haven have mutually supported improvements to the northbound I-196 off-ramp at Phoenix Street. Contacts have been made with Representative Schuitmaker and Senator Jelinek, both of whom have supported the project. City staff met with legislators and MDOT in Lansing to try to encourage MDOT to add the ramp to an upcoming roadway improvement project.*
 - *Representative Schuitmaker, Senator Jelinek, representatives from Albemarle and city staff met with a number of state officials regarding legislation on wind power generation.*

Purchase, rehab and market existing industrial properties

- *The LDFA accepted the Du-Wel and Four Star parcels as a donation from DSM, to help enable the sale of the DSM facility to Albemarle. An environmental cleanup project is under way and the intent is to use or sell the properties for industrial use. A wind generation meteorological tower has been installed to measure feasibility of wind power generation in the area.*

Prepare LDFA #2 for development through utility and road construction

- *This is being included in the 2007-2008 budget for consideration by the LDFA and City Council.*

Medium Priority (1 vote)

Continue funding personnel for industrial recruitment and retention activities.

- *This is an ongoing activity.*

Conduct a study on Identifying marketing opportunities based on regional strategic advantages

- A number of regional strategic advantages have been considered and pursued:*
- *Freezer storage for locally grown produce - A potential development is being worked out.*
 - *Bottled water - Contacts have been made, but no interest has been generated.*
 - *Wind generation meteorological tower - A tower has been placed in the former Du-Wel site to measure feasibility of area for wind generation.*

Prepare marketing proformas for strategic industries, such as electric generation

- *This item has not been done.*

Consider utility rate structures which encourage industrial users

- *This item has not been done.*

Make decisions in an open, transparent manner

- *This is an ongoing activity.*

Make an extra effort to communicate

- *This is an ongoing activity.*

Conduct feasibility studies on relocating the wastewater treatment plant

- *Attraction of industry may require an increase in the capacity of the plant. At this point, relocation of the plant is a financial question, and the source of funding must be identified prior to engineering work. Wastewater plant relocation and expansion may be considered as part of the Dunkley Avenue Development Area Request for Proposals, if the successful developer includes moving the wastewater plant in his plans, and if the expense of moving the plant can be covered.*

Low Priority (0 votes)

Research comparable cities to identify economic opportunities

- *This has been done on an informal basis.*

Seek out and engage in public/private partnerships property owners and business developers to reduce cost of property and facilities.

Staff has worked to attract a number of firms with low-cost real estate, tax abatements and subsidized utility connections. Examples include:

Lakewood

Freezer storage group

Edgeworks

Albemarle

Goforth

Work closely with legislators and other government representatives

- *Staff has maintained good communication and cooperation with legislators and state officials on a number of issues.*

Conduct feasibility studies on adding water treatment capacity to the system

- *This is an ongoing project under the authority of the City Council and Board of Public Utilities.*

Conduct feasibility studies on wireless internet services

- *This has not been done.*