



Lapeer Development Corporation



2015 ANNUAL REPORT

From The Chairmen



January 2016

Dear Lapeer Development Corporation/Economic Club Member,

On behalf of **Lapeer Development Corporation** and the Board of Directors of the Economic Club of Lapeer County, we would like to thank you for supporting our mission to create jobs and foster economic growth in Lapeer County. Your contributions have helped make 2015 another successful year.

Lapeer County is a community committed to collaboration, both locally and regionally, to create prosperity. Successful collaborations include:

- Agri-business strategy development and marketing
- Available Industrial Square Footage Study
- Economic Summit
- Exporter of the Year Awards
- Fiber Study
- Multi Modal Analysis
- Site Location Consultant Meetings
- Talent Asset Mapping

In 2015, the **Lapeer Development Corporation** assisted 17 businesses invest \$18.7 million in the County, resulting in 144 new jobs created. Since its inception in 1981, the **Lapeer Development Corporation** has assisted 436 Lapeer County businesses with services including site selection, business support, financing, tax incentives, job training and infrastructure improvements. The efforts have brought \$685 million of private sector investment into the community resulting in the creation and/or retention of 8,263 jobs.

We are excited about the opportunities the New Year brings and will continue to assist our existing businesses grow while attracting new businesses to Lapeer County. With your continued commitment and financial support, economic growth will continue for years to come. Our sincere thanks to you, our membership, for your commitment and financial support to success in Lapeer County.

Sincerely,

Lapeer Development Corporation

Bruce Cady, Chairman

Economic Club of Lapeer County

Paul Bowman, Chairman

Board of Directors

CHAIRMAN

Bruce Cady
President & CEO
Lapeer County Bank & Trust Company

VICE CHAIRMAN

Andrew Harrington
President
H & H Tool, Inc.

SECRETARY

Dale Kerbyson
Manager
City of Lapeer

TREASURER

John Matonich
Chairman & CEO
Rowe Professional Services Company

John Biscoe
Administrator
Lapeer County

Paul Bowman
Supervisor
Almont Township

Michael J. Burke, Jr.
President & CEO
CSB Bank

Bart Buxton
President & CEO
McLaren - Lapeer Region

Curt Carter
Retired, Chairman of the Board
Lapeer County Bank & Trust Company

Ralph Deshetsky
President
Production Threaded Parts

Don Dube
President
Vidon Plastics, Inc.

Monique Holliday-Bettie
Principal Account Manager
DTE Energy

Kevin Keane
Area Manager
Consumers Energy

Jim Ligon, Jr.
President
Ligon Landlords

Sarah Moyer-Cale
Manager
Village of Almont

John Resnik
President
Jolt Consulting, LLC

Lenny Schneider
Commissioner
Lapeer County Commission

Tom Youatt
Manager
City of Imlay City

Steve Zott
Superintendent
Lapeer County Intermediate
School District

Staff

Patricia Lucas
Executive Director

Fran VanHaafden, *Office Manager*; Nancy Sommerville, *Office Assistant*



Lapeer Development Corporation Board of Directors

Back Row (L to R): Lenny Schneider, Jim Ligon, Don Dube, Steve Zott, Sarah Moyer-Cale, Monique Holliday-Bettie, Paul Bowman, Curt Carter.

Front Row (L to R): John Matonich, Andrew Harrington, Patricia Lucas, Dale Kerbyson, Bruce Cady.

Not pictured: John Biscoe, Michael J. Burke, Jr., Bart Buxton, Ralph Deshetsky, Kevin Keane, John Resnik, Tom Youatt.

2015 Investors

Public Sector Investors

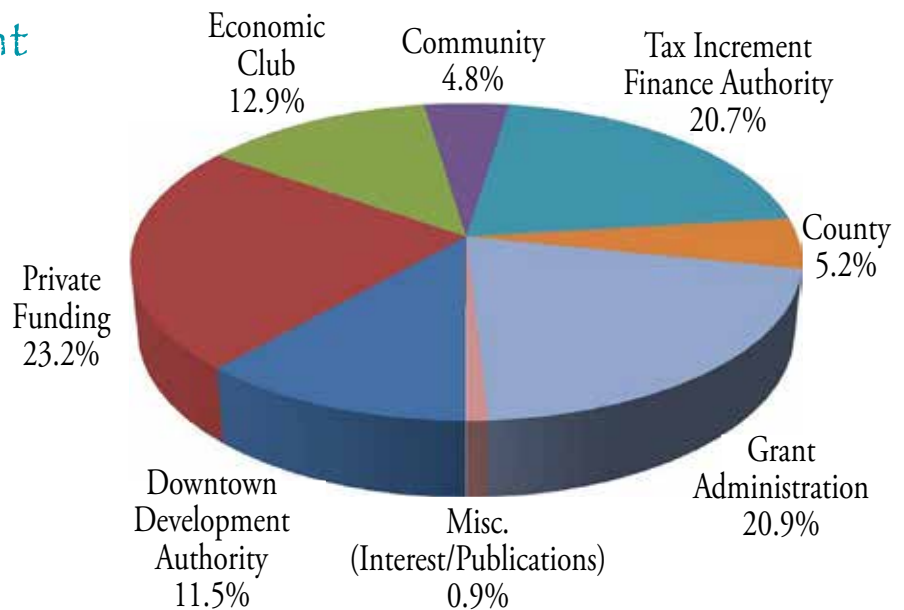
Attica Township
 City of Imlay City
 City of Imlay City DDA/TIFA
 City of Lapeer LDFA/TIFA/DDA
 Lapeer County
 Lapeer Township
 Village of Almont
 Village of Almont DDA
 Village of Clifford DDA
 Village of Columbiaville DDA
 Village of Dryden DDA
 Village of Metamora DDA
 Village of North Branch DDA

Private Sector Investors

Albar Industries, Inc.
 Aristo-Cast, Inc.
 Baker College
 Champion Bus, Inc.
 Consumers Energy
 Cooperative Elevator Company
 CSB Bank
 Die Tech Tool & Manufacturing, Inc.
 DTE Energy
 DT Fowler Manufacturing Co., Inc.
 Energy Steel & Supply Company
 ESE, LLC

Frontier Communications
 Grabill, Inc
 H & H Tool, Inc.
 Hartung Brothers, Inc.
 Independent Bank
 Interpower Induction
 ITC Transmission Company
 Kamax L.P.
 Lapeer County Bank & Trust Company
 Lesley Elizabeth, Inc.
 Lumco Manufacturing Company, Inc.
 Mattina, Kent & Gibbons, P.C.
 McLaren - Lapeer Region
 M.K. Chambers Company
 Mott Community College
 OSC, Inc.
 PNC
 Precision Machining Company
 Quest Industries
 Rochester Gear, Inc.
 Rowe Professional Services Company
 Spicer Group
 Spring Dynamics
 Tapco International
 Taylor, Butterfield, Howell, Churchill & Jarvis, P.C.
 Toyo Seat USA Corporation
 Vidon Plastics, Inc.
 View Newspaper Group
 ZF

Lapeer Development Corporation Funding Sources (\$193,660)



Economic Development Services

Lapeer Development Corporation Mission:

The **Lapeer Development Corporation (LDC)** is a community based, non-profit economic development organization. Its purpose is to lead and coordinate economic development throughout Lapeer County and to provide a link between Federal, State, and Local governments and businesses interested in locating or expanding in Lapeer County. The **LDC** will act as a liaison between public and private sectors to obtain the necessary assistance for a project. In addition, the **Lapeer Development Corporation** will work to retain, expand and attract key business sectors including advanced manufacturing, high tech, medical, and business services.

Lapeer Development Corporation Services

The staff has had the pleasure of assisting over 436 businesses with projects that have impacted the local economy. More than 8,263 jobs have been created or retained. New capital investment since 1981, that the **LDC** has had direct involvement exceeds \$685 million.

The **Lapeer Development Corporation** offers a variety of assistance to small businesses in an effort to make them more successful and profitable and, ultimately, to strengthen the Lapeer County economy. The following assistance highlights some of our programs:

Industry Retention Program

LDC Staff conducts retention calls and communicates with the existing manufacturing base to stay abreast of issues and provide assistance for any expansions under consideration. This has historically been the best source of referrals, not only of existing companies requiring assistance, but also for new companies seeking information on a possible Lapeer County location. Many of these calls are made jointly with a representative of the Michigan Economic Development Corporation (MEDC), our local utilities, and the Michigan Manufacturing Technology Center.

Site Selection

- Developing brochures for available industrial sites and buildings for interested prospects.
- Maintaining and continuously updating an industrial building and site inventory database.
- Conducting industrial building and site tours throughout Lapeer County for interested prospects.

Publishing Lapeer County Information

- Industrial Directory
- Manufacturing Wage and Benefit Survey

I-69 Thumb Region



Economic Development Financing Options

The **Lapeer Development Corporation** has the ability to assist industrial/manufacturing prospects with financing a project with a number of financial tools available to the organization. The **LDC** manages or assists with the following programs:

- **Tax Exempt Private Activity Bonds**
For projects that are approximately \$1 million or larger, financing is available through Private Activity Bonds. Tax-exempt Private Activity Bond financing makes the cost of borrowing approximately 80%-90% of prime rate and the funds are limited to the purchase of land, buildings, new equipment, engineering costs and infrastructure. The Lapeer County Economic Development Corporation, City of Lapeer Economic Development Corporation and the Michigan Economic Development Corporation can assist firms in utilizing this method of financing for a project.
- **I-69 Regional Development Corporation Revolving Loan Fund**
The fund offers small businesses financing for fixed asset or working capital financing in cooperation with the lending community. The interest rate and term are flexible depending on the financing request.
- **Imlay City Façade Loan Fund**
Loans are available for façade improvements in the City of Imlay City Downtown and Commercial Areas. Loans are available for up to \$40,000 at 4% for up to ten years.

Economic Development Services

- **Lapeer Main Street Façade Loan Fund**
Loans are available for façade improvements in the Lapeer Downtown Development Authority District. Loans are available for up to \$20,000 at 3% for up to ten years.
- **City of Lapeer TIFA Revolving Loan Fund**
The fund offers small businesses financing of up to \$100,000 for fixed asset financing or working capital purposes in cooperation with the banking community. The interest rate offered for this type of loan is the lesser of New York Prime, or 4%.
- **Small Business Administration (SBA) Loans**
The SBA offers numerous loan opportunities to assist in business development, including guarantees for commercial loans and second position loans used to secure financing for up to 90% of the project cost. www.sba.gov
- **Michigan Economic Development Corporation (MEDC)**
The MEDC offers a variety of business loan programs from line of credit financing to fixed asset financing. Information about the programs can be found at www.michiganadvantage.org



Vidon Plastics Expansion

- **Small Business Counseling**
The **Lapeer Development Corporation** provides small business training, one-on-one counseling and research to assist new ventures and existing small firms. The staff will help answer business questions about licensing, taxation, human resource issues, selling, accounting, business planning and developing a marketing strategy.

Community Grant Writing Assistance

The Staff of the **Lapeer Development Corporation** has assisted many Lapeer County Communities in writing grants. To date, over \$16.4 million has been awarded to local communities for infrastructure development and planning. These grants are based on job creation from the private sector.

Other Business Incentives

- **Industrial Facilities Exemption Certificates (IFTs)**
IFTs or tax abatements are available to manufacturing firms under Public Act 198 of 1974, as amended. The Act provides significant tax incentives to eligible firms making capital investment in real property. Companies that are leasing a facility are eligible for the exemption provided they are responsible for the property taxes. For building construction, a 50% abatement on ad valorem taxes may be approved for up to twelve years.
- **I-69 International Trade Corridor Next Michigan Development Corporation**
The I-69 International Trade Corridor Next Michigan Development Corporation (NMDC) offers economic incentives to growing businesses, both existing and new, that utilize two or more forms of transportation to move their products and are located within the territory of the NMDC. Qualifying businesses in the corridor can benefit from state and local incentives, including real and personal property tax abatements. In certain cases, businesses can qualify for tax-free Renaissance Zones.



Cooperative Elevator Company Expansion

Helping Business Grow & Succeed

Statistical Overview

Business Activity	2015	1981-2014
Business Assistance/Expansions	16	337
Businesses Attracted	1	82
Jobs Created	144	7,240
Jobs Retained	0	879
Business Loans	1	84
Business Clients	71	1,369
Grants Awarded	3	54
Grant Value	\$1,004,781	\$15,439,466
New Investment Value	\$18,720,311	\$666,652,223

Community Grant Writing Assistance

The Staff of the **Lapeer Development Corporation** has assisted many **Lapeer County Communities** in writing grants. To date, \$16.4 million has been awarded to our local communities and companies for infrastructure development, planning and job training. The programs utilized and the amounts awarded are as follows:

Grant Information

Program	Amount
Community Development Block Grants (25 grants)	\$9,735,915
U. S. Dept. of Commerce Economic Development Administration (EDA) (One grant)	\$215,000
Michigan Department of Transportation Economic Development Fund (Six grants)	\$5,691,732
Michigan Department of Transportation Enhancement Activity Program (One grant)	\$81,057
Job Training (19 grants)	\$698,543
Foundation Grants (Five grants)	\$22,000
	\$16,444,247

Economic Development Highlights

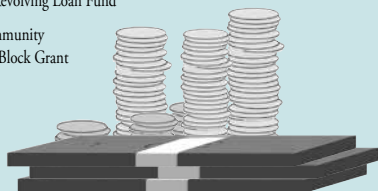
Lapeer Development Corporation Economic Development Project List 2015

Company	# of Jobs	Investment	Assistance Provided
Albar Industries	30	\$500,000	Transportation Economic Development Fund Grant/Community Ventures
Chef G's	1	\$19,900	I-69 RDC Revolving Loan Fund
Cooperative Elevator Company	1	\$2,390,330	IFT
ESE, LLC			Economic Gardening
Gear Master	1	\$170,160	IFT
Grabill	15	\$428,770	IFT (+7 transfers)
Imlay City Molded Products	6	\$415,000	IFT
Interpower Induction		\$3,856	State Trade Export Program
KM International	12	\$452,000	IFT
Lapeer Plating & Plastics	70	\$4,500,000	Transportation Economic Development Fund Grant/CDBG/Community Ventures
Lumco			Economic Gardening
Pinnacle Foods		\$7,000,000	PA 328
Quest Industries		\$4,295	Skilled Trades Training Fund Grant
SE Tools			Economic Gardening
Spring Dynamics			Economic Gardening
The Northview Group			New Enterprise Center Tenant
Vidon Plastics	8	\$2,836,000	IFT/Property Acquisition

IFT = Industrial Facilities
Exemption Certificate

LDC RLF = Lapeer Development
Corporation Revolving Loan Fund

CDBG = Community
Development Block Grant



**TOTAL JOB
CREATION**

144

**TOTAL
INVESTMENT**

\$18,720,311

Economic Club Speakers

The Economic Club luncheon programs have provided enthusiasm and motivation in the building of Lapeer County. The membership benefits from ideas and information gained from leaders in areas of business, government and entertainment. Speakers have included . . .

2015 Speakers



Steve Arwood
CEO
Michigan Economic
Development Corporation



Dr. Charles Ballard
Economist
Michigan State University



Ric DeVore
Regional President
PNC Bank



Mike Green
State Senator
31st District



Andrew Hupfau
Consul & Head of Political Affairs
Consulate General of Canada



Craig Williams
Director
Bishop International Airport

Past Speakers . . .



Spencer Abraham
United States Senator



Walter Adams
Economics Professor and
Past MSU President



Mitch Albom
Sports Writer



Dennis Archer
Mayor
City of Detroit



John U. Bacon
Co-Author
Bo's Lasting Lessons



John Austin
President
State Board of Education



Merrily Dean Baker
Director of Athletics
Michigan State University



Dr. Jay Baron
President & CEO
Center for Automotive Research



Owen Bieber
President
United Auto Workers



Dave Bing
NBA Hall of Famer
CEO, Bing Steel



Lori Blaker
President & CEO
TTi Global



James Blanchard
Governor
State of Michigan



Patricia J. Boyle
Michigan Supreme
Court Justice



David Brandon
Director of Athletics
University of Michigan



Robert J. Buckler
President and COO
DTE Energy Distribution



Brian Calley
Lt. Governor
State of Michigan



John Cherry
Lt. Governor
State of Michigan



Dr. David E. Cole
Chairman
Center for Automotive Research

Economic Club Speakers



Mary Sue Coleman
President
University of Michigan



Charles Conaway
CEO
Kmart Corporation



Mort Crim
Senior News Editor &
Senior Anchor
WDIV-TV4



Dr. James J. Duderstadt
President
University of Michigan



Tony Fernandez
EVP and Chief Supply
Chain Officer
Pinnacle Foods Group LLC



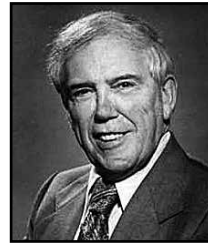
Steven Fishman
Workplace Law Group,
Bodman PLC



Craig Fitzgerald
Partner
Strategic Planning &
Global Services
Plante & Moran, PLLC



**Barbara
Hackman Franklin**
29th U.S. Secretary
of Commerce



Douglas A. Fraser
Former President
United Auto Workers



George Fulton, Ph.D.
Director, Center for Labor Market
Research, Dept. of Economics
University of Michigan



Dan Gaydou
President
MLive Media Group



Ron Gettelfinger
President
UAW International



Lou Glazer
President & Co-Founder
Michigan Future, Inc.



Tom Goss
Athletic Director
University of Michigan



Jennifer Granholm
Governor
State of Michigan



Ernie Harwell
Major League Sports
Broadcaster



Wen Hemingway
President
Baker College of Flint



Mark Hollis
Athletic Director
Michigan State University



David C. Hollister
Director, Michigan Dept. of
Labor & Economic Growth
Consumer & Industry Services



Carole Leigh Hutton
Publisher & Executive Editor
The Detroit Free Press



Christopher Ilitch
President & CEO
Ilitch Holdings, Inc.



Rick Inatome
Chairman of the Board,
President & CEO
Inacomp Computer Centers



Philip Incarnati
President & CEO
McLaren Health Care Corp.



George Jackson
President & CEO
Detroit Economic Growth Corporation



William A. Jacques
Vice President
Morgan Guaranty
Trust Co. of New York



David W. Joos
President & CEO
CMS Energy



Samuel Kahan
Senior Economist
Federal Reserve Bank of
Chicago's Detroit Branch



Bill Keenist
Vice President of Communications,
Sales & Marketing
The Detroit Lions



Marilyn Kelly
Michigan Supreme
Court Justice



Dale E. Kildee
Congressman Representing the
9th District of Michigan

Economic Club Speakers



Mary L. Kramer
 Publisher
 Crain's Detroit Business



Bill Laimbeer
 President & Chief Operating Officer
 Laimbeer Packaging



Terri Lynn Land
 Secretary of State
 Michigan



Trevor Lauer
 Vice President of Marketing
 & Renewables
 DTE Energy



Senator Carl Levin
 United States Senator



Dr. Stan Liberty
 President
 Kettering University



Nancy Lieberman-Cline
 General Manager/Head Coach for
 Detroit Shock



David Littman
 Senior Vice President &
 Chief Economist
 Comerica Bank



Malcolm R. Lovell, Jr.
 Undersecretary of Labor,
 U.S. Department of Labor



Cardinal Maida
 Archdiocese of Detroit



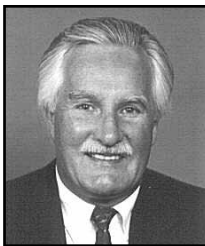
Timothy M. Manganello
 Chairman & CEO
 BorgWarner Inc.



Dennis Mannion
 President & CEO
 Palace Sports & Entertainment



Justice Stephen Markman
 Michigan Supreme
 Court Justice



Ron Mason
 Athletic Director
 Michigan State University



Curt McAllister
 Midwest Public Relations Manager
 Toyota Motor Sales



Walter J. McCarthy
 C.E.O.
 Detroit Edison



Pat McInnis
 Chief Executive Officer
 Fathead, LLC



Dr. Robert McMahan
 President
 Kettering University



Peter McPherson
 President
 Michigan State University



Frederik G.H. Meijer
 Chairman of the Board
 Executive Committee
 Meijer, Inc.



Heath Meriwether
 Publisher of the
 Detroit Free Press



Candice Miller
 U.S. Congresswoman



Patricia E. Mooradian
 President
 The Henry Ford



**The Honorable
 Stephen J. Murphy, III**
 United States District Judge



Patrick M. Nowak
 Director
 Michigan Department of
 Transportation



L. Brooks Patterson
 Oakland County Executive



George Plimpton
 Author & Adventurer



Dick Purtan
 Detroit Radio Personality



James Rice
 Director
 Bishop International Airport



**Senator
 Donald Riegle**
 United States Senate

Economic Club Speakers



M. Joseph Roberson
Director of Athletics
University of Michigan



Doug Rothwell
President & CEO
Business Leaders for Michigan



Joseph P. Schmidt
NFL Hall of Famer
President, Joe Schmidt Sales, Inc.



Bill Schuette
United States
Congressman



Dr. Richard Shaink
President
Mott Community College



JoAnne Shaw
President
The Coffee Beanery, Ltd.



Frank H. Shephard
President & CEO of 21st Century
Newspapers, Inc.



Neal Shine
Publisher
Detroit Free Press



Richard Shoemaker
Vice President
UAW International



Lou Anna K. Simon
President
Michigan State University



Paul W. Smith
WJR



David G. Sowerby
Senior Portfolio Manager
Investment Economist
Beacon Investment Co.



Debbie Stabenow
United States Senator



Christopher J. Steffen
Executive Vice
President - Finance
Chrysler Motors



Robert C. Stempel
Executive Director
Energy Conversion
Devices, Inc.



Kirk Steudle, P.E.
Director
Michigan Department of
Transportation



Clifford W. Taylor
Michigan Supreme
Court Justice



Mark Taylor
President and CEO
Genesys Health System



Paul Traub
Sr. Business Economist
Federal Reserve Bank of Chicago-
Detroit Branch



Jim Tyson
COO
Belle Tire



His Excellency
Allen H. Vigneron
Archbishop of Detroit



Al Warren, Jr.
Vice President,
Industrial Relations Staff
General Motors



Tom Wilson
President & CEO Palace
Sports & Entertainment

Economic Club Of Lapeer County

The Economic Club of Lapeer County promises its members an opportunity to make new acquaintances, obtain information and ideas from leaders in business and related fields and an opportunity to contribute to the economic development of Lapeer County.

The **Lapeer Development Corporation** wishes to extend a special thank you to the Economic Club Committee members for 2015: Paul Bowman, Chairman, Don Mosher, Vice Chairman, John Biscoe, Michael J. Burke, Jr., Bart Buxton, Bruce Cady, Curt Carter, Andrew Harrington, Monique Holliday-Bettie, Kevin Keane, Dale Kerbyson, and John Matonich.

Speaker recommendations from the membership are strongly encouraged.

Titles represent speaker's position at time of speaking engagement.



Lapeer Industrial & Research Park
50 acres available \$40,000 per acre
City owned property



Imlay City Industrial Park
18 acres available \$25,000 per acre
City owned property



North Branch Industrial Park
28 acres available \$10,000 per acre
Village owned property



Almont Industrial Park
35 acres available Price Negotiable
Privately owned property



Lapeer Development Corporation

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Website: www.lapeerdevelopment.com