



## MEETING SUMMARY

Newberry  
August 29, 2016  
10:00 AM

### Attendance

John Iacoangeli	BRI	<a href="mailto:jri@bria2.com">jri@bria2.com</a>
Joe Borgstrom	Place and Main	<a href="mailto:joe@placeandmain.com">joe@placeandmain.com</a>
Ryan Soucy	MEDC RRC	<a href="mailto:soucy1@michigan.org">soucy1@michigan.org</a>
Julie Gardner	MEDC CATeam	<a href="mailto:gardnerj12@michigan.org">gardnerj12@michigan.org</a>
Joel Schultz	Upward Talent Council	<a href="mailto:jschultz@isupward.org">jschultz@isupward.org</a>
Brad Neumann	MSU Extension	<a href="mailto:neuman36@anr.msu.edu">neuman36@anr.msu.edu</a>
Eric Wedesky	EUP Planning and Dev Region	<a href="mailto:ewedesky@eup-planning.org">ewedesky@eup-planning.org</a>
Jeff Hagan	EUP Planning and Dev Region	<a href="mailto:jshagan@eup-planning.org">jshagan@eup-planning.org</a>
Charles Cleaver	Newberry Village	<a href="mailto:vilnby@sbcglobal.net">vilnby@sbcglobal.net</a>
Jan Goldthorpe	Comfort Inn	<a href="mailto:jgold3544@yahoo.com">jgold3544@yahoo.com</a>
Carol Anderson	Newberry Council	<a href="mailto:carmax49868@sbcglobal.net">carmax49868@sbcglobal.net</a>
Tammy Henry	Luce County EDC	<a href="mailto:tammyhenry12342@gmail.com">tammyhenry12342@gmail.com</a>
John Dewitt	Newberry Council	<a href="mailto:jdewittrn@yahoo.com">jdewittrn@yahoo.com</a>
Sharon Brown	Newberry Council	<a href="mailto:oldbank@sbcglobal.net">oldbank@sbcglobal.net</a>
John Waltman	Luce County Commission	<a href="mailto:jwaltman44@gmail.com">jwaltman44@gmail.com</a>
Jack Thomas	Timber Industry	<a href="mailto:northlandharvesting.jackthomas@hotmail.com">northlandharvesting.jackthomas@hotmail.com</a>

Meeting commenced at 10:00 AM with a welcome by Charles Cleaver, Village Manager.

#### 1. Introductions

Participants asked to introduce themselves and provide a brief background. This included PRT Technical Team, State and Regional Partners and PRT Community Stakeholders.

#### 2. General Areas of Discussion

Charles indicated that the Village of Newberry comprises 25-30% of the Luce County population. He noted that roughly 1,000 prisoners from the Newberry State Correction Facility are included in the data which skews much of the socio-economic data.

The Village was in the process of revamping its Planning Commission from 9 to 5 members which would be Village citizens. The draft PC ordinance was in the final stages of review with approval anticipated shortly. Brad Neumann mentioned that MSU would be conducting a Citizen Planner course in St. Ignace beginning in the Fall 2016 if the Village would be in a position to send newly appointed PC members.

Charles mentioned that the Village has Police Power ordinances that govern property management and blight but lack enforcement power. It was also noted that the Village has no Zoning Ordinance. Technical team noted that a Zoning Ordinance would give the Zoning Administrator the authority to enforce codes and zoning provisions.

A question was asked about infrastructure capacity. Carol and Charles mentioned that both water and wastewater had additional capacity. Water probably more than wastewater but they would verify the amounts and percentages with the DPS superintendent. Wastewater is a joint service with the Township. Water is solely owned and operated by the Village.

Iacoangeli asked if there was a capital improvements program and Charles noted there was not. Borgstrom noted that a CIP will likely be a requirement in the future for MEDC funding. This led to a conversation on the Comprehensive Economic Development Strategy (CEDS) coordinated by EUP Planning and Development Region. Jeff and Eric mentioned that the CEDS and the RPI were incorporated together as one document. Further, this approach was recognized and awards issued by the Michigan Association of Planning and the National Association of Regional Councils.

Discussion ensued on mapping and digital data. Charles mentioned that the Village did not have digital mapping but did have paper copies of maps. Jeff and Eric noted that Luce County did not have GIS parcel level data but they had some parcel information provided through the 911 system. They would look through the data and see what could be provided. Iacoangeli mentioned that this would be helpful for planning and redevelopment ready-related tasks; such as site inventories. Tammy mentioned that Luce County EDC has site information on MEDC Zoom.

## 2. Review of PRT Action Strategy

The Newberry Action Strategy was reviewed.

January – March 2016: All items completed with the exception of the Zoning Ordinance which cannot be accomplished until a Planning Commission and master plan are in place.

April – June 2016: All items completed with the exception of the “Review Development Process,” which is in the process for being considered.

July – September 2016: The inventory of redevelopment sites is in progress. The economic development strategy entitled, “Village of Newberry Project Rising Tide Economic Development Strategy,” was provided to the Technical Team for review. This was considered a draft until it was presented to the community for final review and approval.

## 3. Determination of Work Scope

The group focused in on six objectives, including;

- a. Master Plan – Brad mentioned that a preliminary scope was prepared and submitted to MEDC. Iacoangeli and Borgstrom mentioned that they would like to meet with Brad, Jeff and Eric to review the scope in more detail. Brad suggested that McMillian and Pentland Townships may want to be included because of the shared corridor (M-123).
- b. Tahquamenon Outdoor Recreation Complex – the property is a brownfield site and MDEQ has spent approximately \$2.0 million on remediation. The complex is being developed to be a regional passive and active recreation facility with access to regional trail systems. The Technical Team was asked to look at the project and possible funding sources.

- c. Branding and Wayfinding – Newberry was once the gateway to Tahquamenon Falls but tourist traffic is now shared with Paradise, MI. The PRT Leadership would like to reclaim the gateway status. As a result, branding and wayfinding are needed. It was also noted that Luce County does not have a Conference Visitor Bureau so there is minimal coordinated tourism advertising and promotion. The Chamber handles some of this currently. Another associated project was the hard surface paving of 11 miles of 407 between Grand Marias and Deer Park which would connect a regional tourism loop.
- d. Redevelopment Inventory – conclude an inventory of redevelopment properties within the Village.
- e. Senior Housing – there is an opportunity to partner with the Community Action Agency to develop a small elderly housing project in the downtown.
- f. Vocational and Workforce Training – need to closely look at providing off-campus and distance learning opportunities through the local public school. Student enrollment is about ½ of previous levels and there are no such services available to provide continuing education and training.

#### 4. Communications

The web site was reviewed and it was noted that all background documents and information produced through the course of the program will be available on the site. Also discussed was a periodical conference call with all PRT communities to review project status and updates. These will be noticed in advance.

#### 5. Meeting Schedule

It was decided that the next meeting will be held **October 10, 2016 at 10:00AM at Village Hall** in conjunction with the quarterly PRT Leadership Team meeting. Iacoangeli mentioned that at the conclusion of this session the group would decide on an advance schedule for future meetings.

TASK LIST (this list includes items discussed amongst Technical Team after the General Session)

#### Master Plan –

- Charles and Carol to have a conversation with McMillan and Pentland Townships on the master plan.
- Iacoangeli to review MSU-E scope and arrange a conference call with Brad, Jeff and Eric.
- Eric to review draft PC ordinance to ensure that DDA language is included.

#### Branding and Wayfinding –

- Iacoangeli and Borgstrom to discuss branding schedule with MEDC

Meeting Adjournment: 11:50PM.