



Economic Development Strategy

2022 - 2025

OPPORTUNITYZONE

U.P. Opportunity Zone

Mackinac County's Future Is At A Crossroads.



STAY THE COURSE

Mackinac County's outdated infrastructure and extreme seasonal economy doesn't provide enough year-round, good-paying jobs that can sustain all families.

This has stagnated the housing and commercial development market, such that St. Ignace, the County seat, hasn't produced a new commercial build in over a decade.

This path is failing too many Mackinac County communities and residents with harmful results, high rates of seasonal unemployment, loss of population, lack of new commercial investment, limited business growth, child homelessness and reliance on the social safety net.



NAVIGATE A NEW ROUTE

MEA has been preparing to leverage unprecedented economic recovery funding available to communities. Yet, Mackinac County may "miss the boat" unless we unite together to plan, develop and foster a desired future.

Infrastructure and development funding will be invested in communities that have coordinated local, regional, state and federal resources to invest in local strategic economic and community development initiatives.

Creating year-round, family supporting employment is the launching point for a new route with waypoints of improved support and investment in community, social and sustainability outcomes as well.

OPPORTUNITYZONE

The potential economic development opportunities highlighted here have been identified through research funded by the Native American Business Development Institute, and conducted in partnership with the Sault Tribe, Mackinac Marine Services, Viability Lab and others. The results have been generated to prepare project development and funding applications for unprecedented economic development funding.



\$70K

Economic Development Strategy

\$70,000 Federal Grant - Native American Business Development Institute

- Economic Development Strategic Plan - Viability Lab
- Development Feasibility Study - Viability Lab / Knepper Development Strategies / Sault Tribe
- St. Ignace Opportunity Fund Launch - Sault Tribe / Viability Lab



\$100K

Sustainability / Renewable Energy

\$100,000 State Grant - Michigan Electric Vehicle Test Site Deployment

- Ferry Diesel to Electric Conversion R&D - MTU Advanced Power Systems / Mackinac Marine Services
- Straits Hydro Energy Generating R&D - MTU Great Lakes Research Center / Viability Energy
- Sustainable Development / PoweredByNature - MTU Enterprise Program / MTU Sustainable Futures Institute



\$5K

Workforce Development Training

\$5,000 Local Grant - Le Cheneaux Community Foundation

- Operations / Navigation / Engineering Training - Great Lakes Maritime Academy
- Shipbuilding / AutoHelm / AutoDock - Great Lakes Boat Building School
- Mass Timber Planning / Design / Construction - MSU Mass Timber Institute

2022 Implementation Plan

Development Committee

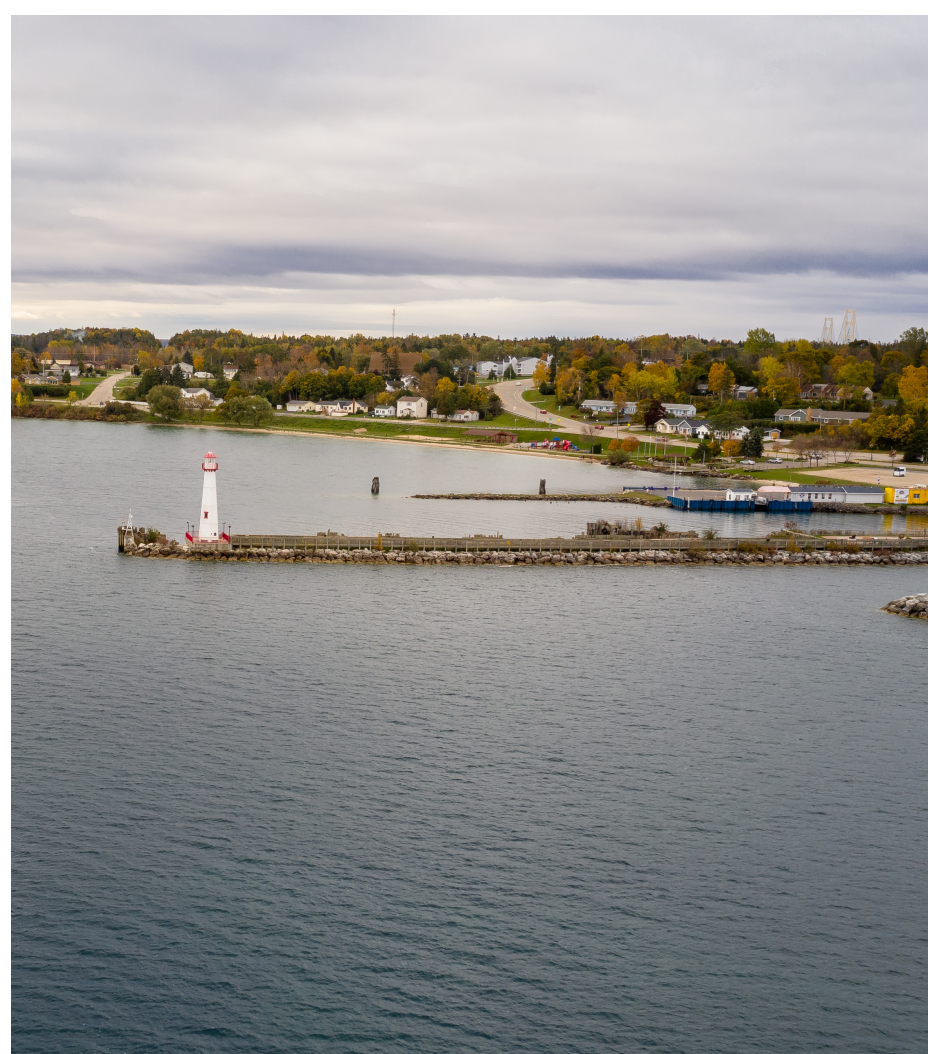
MEA Development Committee shall coordinate the necessary public and private partners to facilitate the development of the projects included in this Strategic Plan. The organizations listed shall be instituted and coordinated to negotiate, finance and develop the necessary organizations, sites and facilities.

- Dean Reid, Chairman
- Mackinac County Development Corp. - Public / Private Partnership to be incorporated
- Mackinac Brownfield Redevelopment Authority
- Michigan State Land Bank (Mackinac County Land Bank)
- Mackinac Island Transportation Authority

Governance Committee

MEA Governance Committee shall undertake to understand and address issues among local government services that support economic development, housing, education / training, health, transportation and communications.

- Mark Klymer, Chairman
- Emergency Management Development - Local, State and Federal safety and security services
- Broadband Development - EUP Connect Collaborative
- Resident Housing Development
- Health, Education and Transportation



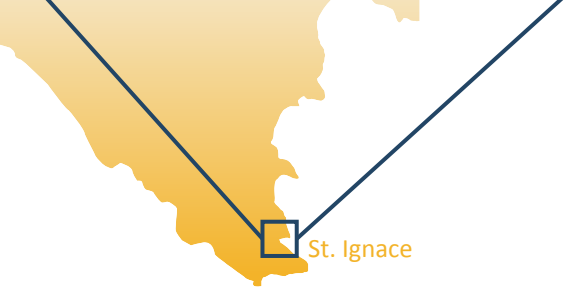
OPPORTUNITYZONE



Mackinac Port Projects Overview

The proposed projects:

- Span Mackinac County's coastline
- \$180 Million in new investment & tax base
- Potential to create up to 160 new, year-round jobs



- Commercial Ship Restoration - Expansion
- Commercial Shipbuilding - New
- 12 Full Time Jobs Initially / 30 Jobs Fully Operational
- Ships up to 200 Tons / Federally Funded \$750K Lift
- Transition Diesel to Electric Drive Systems
- Integrate Auto Helm & Auto Docking
- Launch St. Ignace Opportunity Fund
- Investment Potential \$ 12.6M ++

PROJECT Mackinac Marine Services



SUPPORTING PARTNERS

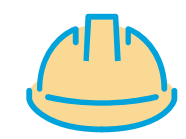
- Mackinac Marine Services
- Sault Tribe EDC / Opportunity Fund
- Michigan Office of Mobility & Electrification
- MTU Advanced Power Systems
- Federal, State, Mackinac County, City
- Mackinac Port Commission

PROJECT BUDGET



Site Infra-structure

\$750,000



Building Const.

\$9,600,000



Engineering

\$210,000



Equipment

\$2,000,000



Tech Training

\$150,000

TOTAL: \$12,710,000

PROJECT Marine Energy Port



SUPPORTING PARTNERS

- Viability Energy LLC
- Mackinac Marine Services
- Michigan Office of Mobility & Electrification
- MTU Great Lakes Research Center
- Federal, Mackinac County
- Multiple Investors

Hydro Energy Development

Michigan Technological University is conducting a hydro-energy feasibility study, funded by \$50,000 Michigan EV Grant. Viability Energy designs, finances and implements innovative renewable energy solutions, integrating cutting edge technologies with creative funding and partnerships.

Proposed to Initially Include:

- 6 Full Time Jobs
- Launch at Straits Innovation Center
- Renewable Energy Research / Development
- Commercial Ship Integration Design / Development
- \$25.8M Investment

PROJECT BUDGET



Energy Solution
R&D

\$350,000



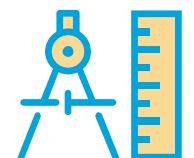
Renewable Energy
Development

\$25,000,000



Marine Propulsion
Design

\$500,000



Engineering

\$0

TOTAL: \$25,850,000

PROJECT Graham Point Housing Development

- Key Residential Development Site
- Relocate City and MDOT Garages
- Municipal Garage Site Options near I-75
- Construct Multi-story Housing
- High-end Condos on upper floors
- Market-rate Apartments on lower floors
- Potential Investment of \$28.5M (First Phase)

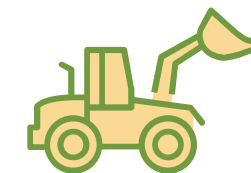


PROJECT BUDGET



Facility
Relocation

\$2,000,000



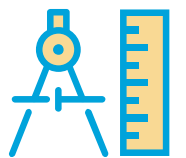
Site Development

\$500,000



Condo / Apartment
Construction

\$22,500,000



Engineering

\$500,000

TOTAL: \$25,500,000

PROJECT

Marine Services Center

- Straits Emergency Services Port
- Local, County, Tribal & State Police Marine Patrol
- EMS Marine & Helicopter Rescue
- Island Freight Services • Potential Investment of \$35M

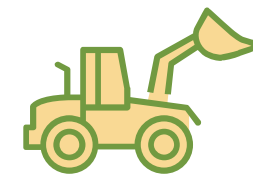


PROJECT BUDGET



Facility
Relocation

\$200,000



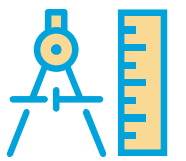
Site Development

\$300,000



Building
Construction

\$34,000,000



Engineering

\$500,000

TOTAL: \$35,000,000



PROJECT

Mackinac Island Transportation Authority

- Purchase of Coal Dock in City of Mackinac Harbor
- Federal planning grant of \$490,000
- State of Michigan proposed FY22 Budget allocation up to \$3 M
- Straits transportation public planning report recently published



Remove several parking areas and restore/add waterfront amenities

Move parking around planned new 1-75 interchange

Total Projected Cost: \$5 to \$7M

PROJECT

St. Ignace Waterfront / Parking Redevelopment

PROJECT

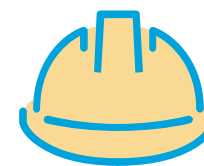
Maple Hardwoods, Inc. Hessel Site

The Mackinac Economic Alliance is assisting in the expansion of **Maple Hardwoods** in Marquette Township by investing into strategic assets that will retain **30 existing jobs**, as well as accommodate **20 new jobs**.

Proposed to Include:

- 30 Full Time Jobs Retained
- 20 Expansion Positions Created
- Site Development & Training
- Rail Shipping Site in Chippewa County
- Containerized International Shipping Potential
- BioMass Energy Development
- Investment Potential \$18.7M

PROJECT BUDGET



Facilities & Site
Development

\$2,600,000



Equipment
& Training

\$4,100,000



BioMass Energy
Development

\$10,000,000



Containerization
Facilities

\$2,000,000

TOTAL: \$18,700,000

PROJECT

Heart of the Great Turtle Island



This project will transform the Father Marquette National Memorial site into a place that welcomes, engages and excites visitors with indoor and outdoor experiences that encourage deeper understanding of the St. Ignace region.

Innovation Center

Heritage Center

Powwow Circle

Amphitheatre

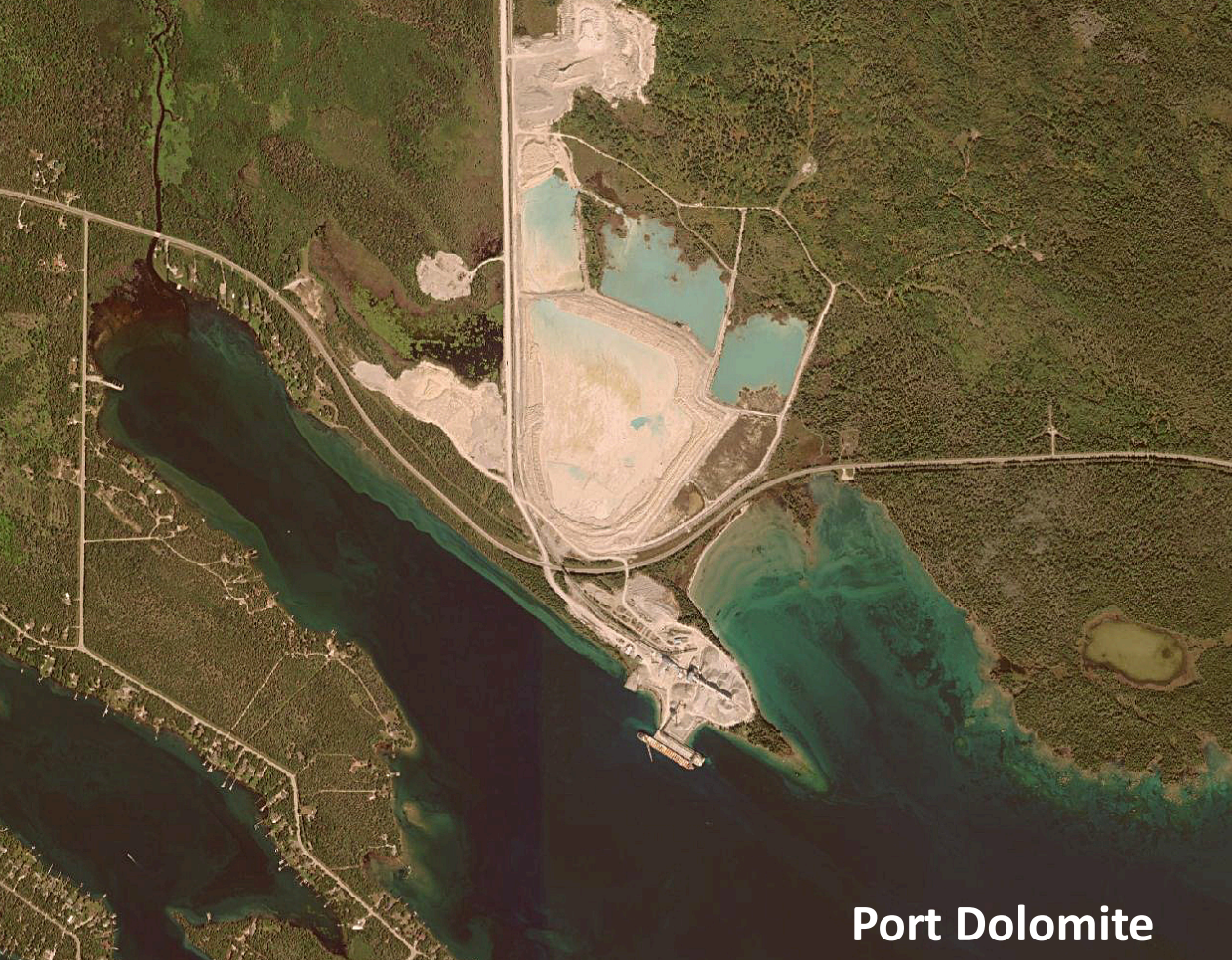


(View from Innovation Center)

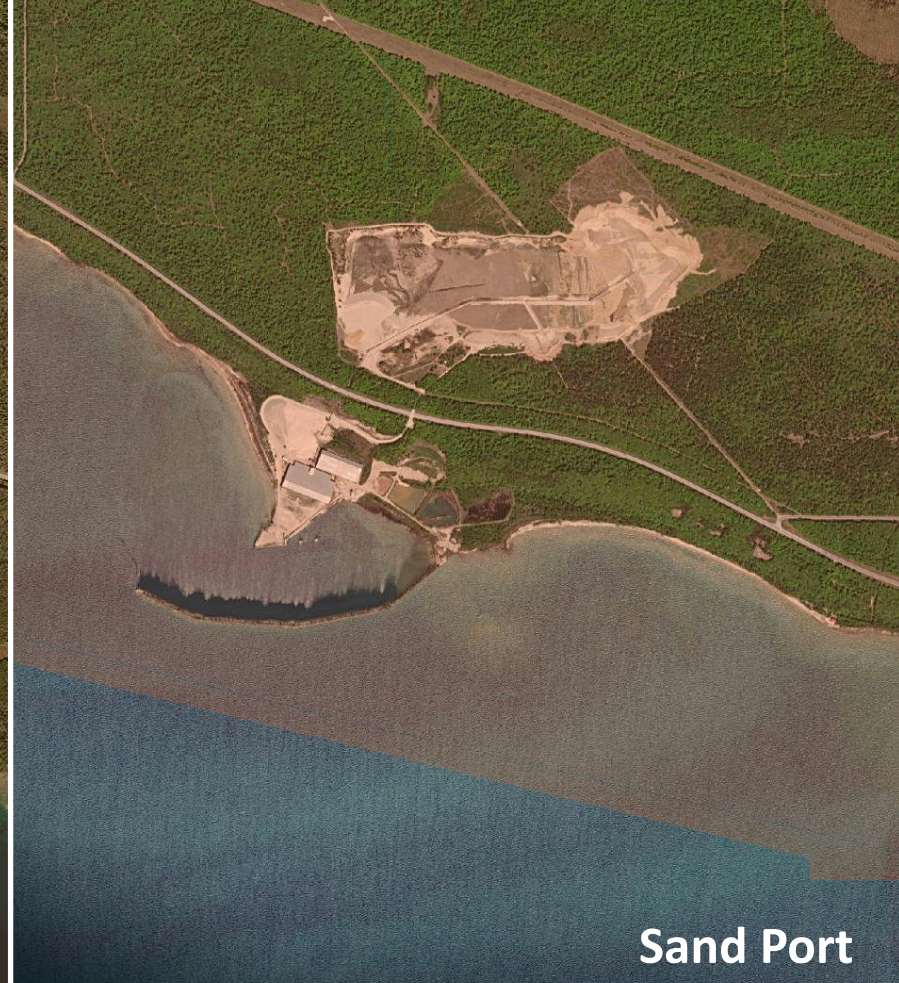
Many Anishinaabe people refer to North America as Turtle Island. At the center—at its heart—are the Great Lakes and The Straits of Mackinac.

Project Budgets

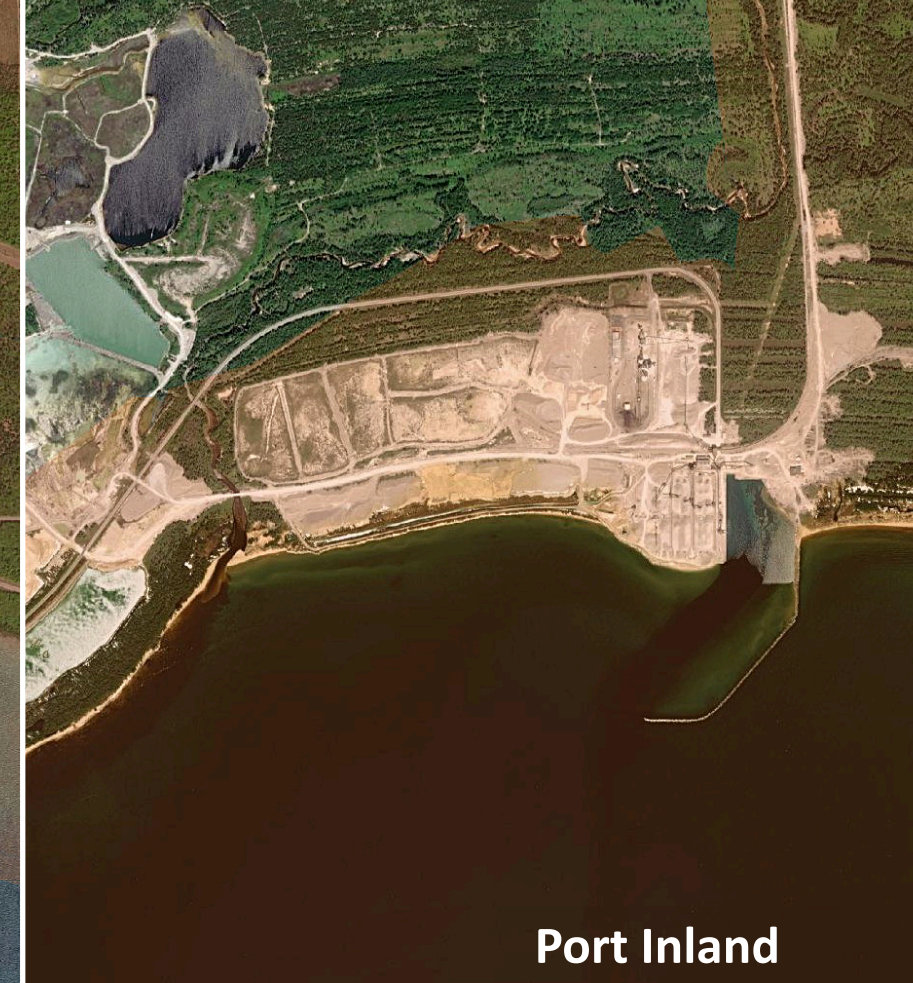
Heritage Center		Innovation Center	
Learning Commons	\$6M	Viability Lab	\$7M
Powwow Circle	\$400K	Amphitheater	\$3.7M
Roads & Utilities	\$2.1M	Interpretative Trails	\$1.7M
Total	\$8.5M	Total	\$12.4M
			(Pre-engineering \$310K)
14 Year-Round Jobs		10 Year-Round Jobs	



Port Dolomite



Sand Port



Port Inland

PROJECT

Mine Port Expansions

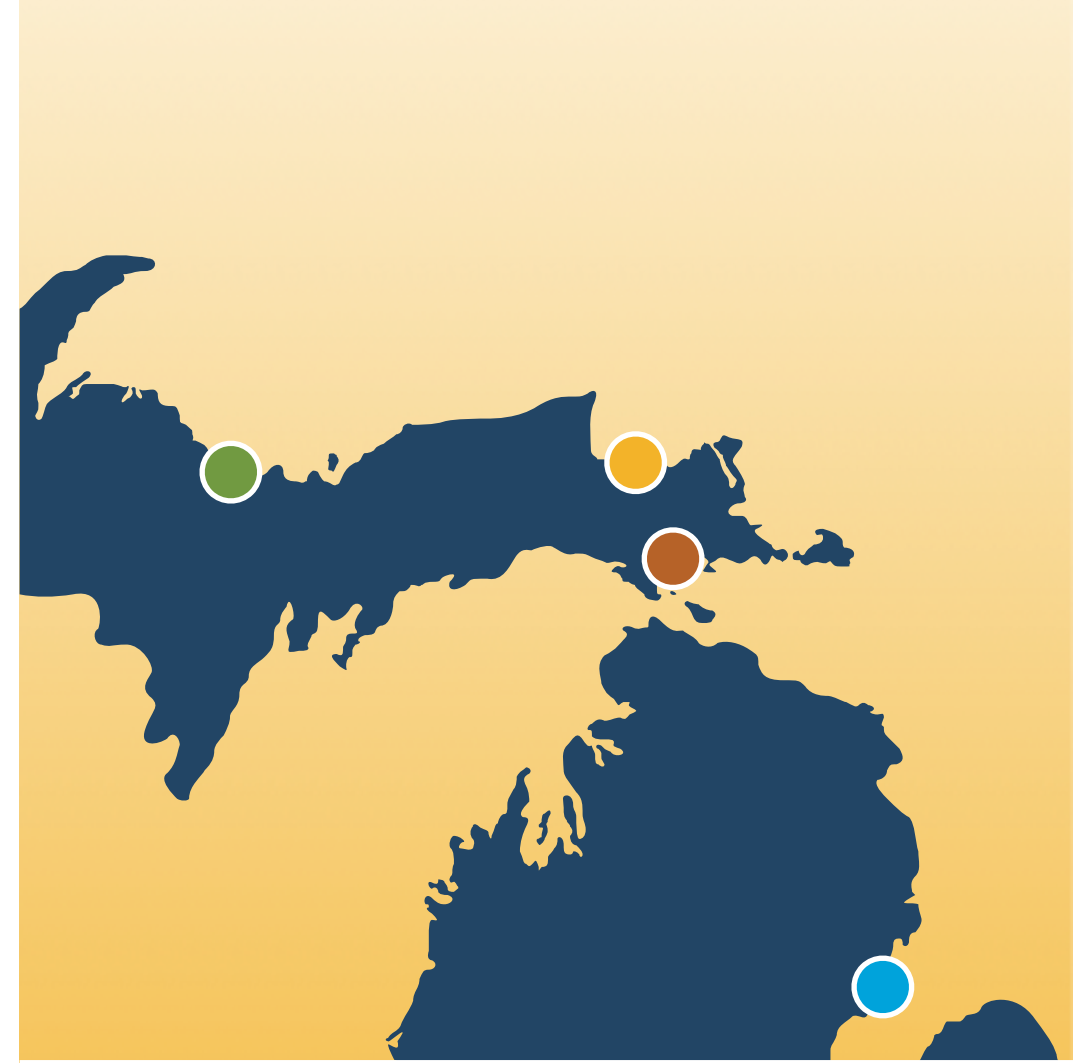
Ports would be improved, including possible expansion at at least one port to accommodate 1,000 ft freighters and cargo container capabilities.

Total Projected Cost: \$10M



PROJECT

Spaceport Security



-  Michigan Launch Initiative (MLI) **Vertical** Launch Site - Marquette
-  MLI **Horizontal** Launch Site – Oscoda
-  Command & Control – Sault Saint Marie
-  Proposed Spaceport Security Site at Albert J. Lindberg Airport in Hessel. **Strategically located between the two MLI Launch Sites.**

Total Projected Cost: \$10M