

## STATE OF THE COUNTY 2015 2014 Development News

### COUNTY-WIDE, ALL DISTRICTS:

**Livingston County Employee United Way Campaign** – Livingston County employees continue to strongly support the annual United Way Campaign, pledging \$15,607 in the 2014 campaign. An outstanding accomplishment of the campaign was that 5 county departments had 100% of their employees contribute! Additionally, a whopping 49 employees gave a contribution of over \$100 qualifying them for the grand prize drawing of a donated Steelcase office chair.

### DISTRICT 1, BRIGHTON AREA – KATE LAWRENCE:

**Lake Trust Credit Union, Brighton Township** – The corporate headquarters of Lake Trust Credit Union is currently under construction near Spencer Road and Old U.S. 23 in Brighton Township. This nearly \$30 million project is utilizing 'green' /LEED-Certified construction that will incorporate the use of natural lighting, and living plant materials that will reduce the use of electricity and purify the air. Completion of the headquarters building is anticipated in 2015.

**Eberspaecher, City of Brighton** – This manufacturing company was named Ann Arbor SPARK'S Project of the Year due to the company's addition of more than 100 jobs and the doubling of this size of its facility in the City of Brighton. Eberspaecher is a global Tier 1 leader in the development and manufacturing of exhaust system technology.

### DISTRICT 2, OCEOLA/DEERFIELD AREA – WILLIAM GREEN:

**Oceola Township Community Center, Oceola Township** – Oceola Township has refinished and repurposed a former church building that is located on township owned land north of the Oceola Township Hall. This building is now available for use as Oceola Township Community Center. Rental of the center is being managed by the Howell Area Parks and Recreation Authority. The barn behind the community center is being leased to the Howell Area Fire Authority for use by the Disaster Assistance Response Team. The Township has also completed a new .25 mile walking/bike path around the soccer fields located behind the Township Hall.

**Koppert Biological Systems, southwest Hartland Township** - Koppert Biological Systems Inc. proposes an 18,000 square foot addition to the south side of their existing building located on 5.54 acres on the east side of Old US 23 between M-59 and Bergin Road. The site currently supports a general manufacturing facility that consists of 6,500 square feet of office and 36,040 square feet of manufacturing, for a building total of 42,540 square feet. The building expansion would increase the general manufacturing component from 36,040 square feet to 54,040 square feet.

### **DISTRICT 3, TYRONE/HARTLAND AREA – DAVID DOMAS:**

**Residential Market Analysis, Hartland Township** – In 2014 Hartland Township contracted with Zimmerman/Volk Associates Inc. to obtain a residential market potential analysis. The analysis determined that 1,260 households represent the potential renters and buyers of new and existing housing units within Hartland Township each year over the next five to six years. The analysis has helped the Township gain a solid understanding of the housing demand in Hartland Township for the next 5+ years.

**Mayberry Homes, Hartland Township** – Hartland Township has sold the sewerer properties owned by the municipality near M-59 and Fenton/Pleasant Valley to Mayberry Homes, a highly regarded Michigan-based residential developer. The purchase of 30 acres on the north side of M-59 and 78 acres on the south side of M-59 includes 498 REU residential equivalency units. A site plan for the property has not yet been submitted.

### **DISTRICT 4, WESTERN LIVINGSTON COUNTY – RONALD VANHOUTEN:**

**Greengrid LLC, Handy Township** – Greengrid LLC proposes an industrial park development on a 206 acre site in Handy Township. Handy Township recently rezoned this township-owned site that fronts the south side of Grand River Avenue, west of Nicholson Road, to I-2 General Manufacturing in order to sell the property and alleviate the Township's financial stress in this failed special sewer assessment district.

**Red Cedar Crossing, Handy Township** – This single-family home development south of the I-96 expressway on Van Buren Road, has been a success story for Handy Township. The small lot sizes have held an appeal for young home buyers, 18 homes were built in this residential community in 2014 and the development is ½ built-out.

**Vermeer Midwest, Village of Fowlerville** – Vermeer Midwest recently built a new 20,000 sq. ft. facility on a 9 acre site in the Fowlerville Industrial Park on Garden Lane. This heavy machine and equipment dealership offers sales and repair of new and used excavation and farm equipment.

**The Unadilla Parks and Recreation Committee, Unadilla Township** – Over the last two years, Unadilla Township has been making steady progress on the Unadilla Township Community Park located at Barnum and Hadley roads. The Parks and Recreation Committee has sought grant funding and community gifts to fund the installation of great recreational amenities such as a paved walking path around the park perimeter, and a wonderful new play scape that was dedicated and opened in June 2014!

#### **DISTRICT 5, HOWELL AREA – DONALD PARKER:**

**Rex Materials, Howell Township** – This company has been located in western Howell Township between the City of Howell and the Village of Fowlerville since the mid-70's. They are currently constructing a new office headquarters/research and development facility at the corner of M-59 and Brewer Road in Howell Township; the company anticipates that construction of the new headquarters building will be finished in spring 2015.

**Airport Area Rezoning, Howell Township** – Howell Township streamlined the zoning and parcel identification of the Livingston County Spencer J. Hardy Airport and the Jack E. LaBelle Public Safety Complex. They did this by creating a new zoning district called RT-Research and Technology, combining all of the many county airport parcels into one, and rezoning the large airport and public safety complex parcels to RT-Research and Technology.

**The Willows at Howell, Howell Township** – A senior assisted living center is currently being constructed by Trilogy Health Services LLC at the Northeast corner of Byron and M-59 in the City of Howell. This center will provide 99 beds with one half of the facility dedicated to rehabilitation and the other half dedicated to assisted living. A late spring opening is planned.

**Livingston County Jail Expansion, City of Howell** - The Livingston County Jail currently houses approximately 254 inmates. The jail had experienced many changes not only in the capacity, but in the clientele that are being lodged. The Livingston County Board of Commissioners has authorized a \$16.7 million renovation of the jail consisting of 3 phases including: Phase I jail expansion in which a new inmate cell pod is constructed with over 200 new beds; renovation of the existing facility to include additional features; and a storage facility. Construction is slated to be complete by early 2016.

#### **DISTRICT 6, PINCKNEY AREA – STEVEN WILLIAMS, VICE CHAIR:**

**Pinckney Chrysler, Village of Pinckney** - Pinckney Chrysler is proposing an expansion of 4,200 square feet to their existing facility. This expansion will enable them to relocate the oil change portion of the business as well as bring the auto detailing work in house.

**WellBridge, Village of Pinckney** – WellBridge has begun construction on a new 65,000 sq. ft. nursing home on South Howell Street in the Village. The facility will have the capacity for 100 beds. WellBridge specializes in post-acute rehabilitation and nursing care to be the bridge between the hospital and back home.

**DISTRICT 7, GENOA CHARTER TOWNSHIP – CAROL GRIFFITH, CHAIR:**

**Cleary University Student Housing, Genoa Charter Township** – Cleary University has broken ground on the construction of their first on-campus student apartment housing consisting of a three-story building with a variety of apartment sizes to accommodate a total of 86 beds. According to Cleary University, this student housing will create a stronger, more centralized University campus.

**The new I-96 Interchange has been a catalyst for the following changes:**

**USA2GO/Tim Hortons, Genoa Charter Township** – A USA2GO gasoline service station/ convenience store, and Tim Horton’s restaurant is planned for the I-96 interchange area at the intersection of Grand Oaks and Latson roads. This development will be the first highway service type of use to be established in the new interchange area.

**Providence/St. John Medical Office Building, Genoa Charter Township** – A Phase I 60,000 s.f. medical office building is proposed for the former 14.5 acre Latson Elementary School site at the northeast corner of the interchange. Providence/St. John plans to break ground this spring on a \$17 million outpatient medical center which will include space for 25 physicians, urgent care, physical therapy, lab services, a variety of imaging services and community rooms for public events.

**DISTRICT 8, HAMBURG AREA – DENNIS DOLAN:**

**Progressive Metal Forming, Hamburg Township** – Progressive Metal Forming has had their corporate office headquarters and manufacturing facility on Hall Road in Hamburg Township since 1962. They will soon be constructing a 12,200 square foot addition to their existing metal stamping facility.

**Extreme Machine, Hamburg Township** – Extreme Machine located on Industrial Drive north of M-36 in Hamburg Township, will be constructing a 5,587 square foot addition to their existing machine shop.

**DISTRICT 9, GREEN OAK AREA – GARY CHILDS:**

**Legacy Park Residential, Green Oak Charter Township** – The first residential component of the Legacy Park development is currently in site plan review. A 120 acre portion of the Legacy Park site is planned for 216 single-family residential lots, and 156 multi-family single story condos in 11 buildings. The development will also contain 24 acres of land preserved in its natural state with walking paths provided throughout.

**Holiday Inn Express & Suites, Green Oak Charter Township** – Green Oak Lodging Inc. has proposed a four (4) story Holiday Inn Express & Suites for a site within the Shoppes at Green Oak near the northwest corner of Whitmore Lake and Maltby roads. This 60,780 sq. ft. hotel will contain 105 guest rooms.