

I. INTRODUCTION

The Public Works and Economic Development Act of 1965 provides federal assistance to areas suffering persistent and substantial unemployment and underemployment. Livingston County has been designated as a redevelopment area under the Act, and as such, is eligible for federal aid available through the Economic Development Administration (EDA) of the U.S. Department of Commerce.

For several years the county's economic indicators such as unemployment rate and percent of low income households, has remained low. Despite the overall economic health of Livingston County, some of our local managers and supervisors have noted specific areas of their community that have been economically disadvantaged. To meet the needs of smaller geographic areas, the rules and regulations of the EDA provide for the designation of a special impact area. To apply for EDA funding as a special impact area, a community must meet one of the following criteria: 1.) It must contain a large concentration of low income persons (an area selected for assistance under the Community Economic Development Act of 1981 or an area in which a majority of the families are living in poverty as defined by the U.S. Department of Health and Human Services guidelines). 2.) It is a rural area which has experienced a minimum out migration rate of at least 25 percent during the most recent 10-year period as established by the Bureau of the Census. 3.) It is an area of substantial unemployment, meaning one which: experienced an average unemployment rate at least 50 percent higher than the U.S. average unemployment rate for the most recent 12-month period for which data are available; or is currently experiencing an unemployment rate at least 100 percent higher than the U.S. average

unemployment rate. 4.) It is an area which has or is threatened with an abrupt rise in unemployment due to the closing or curtailment of a major source of employment, and which has or can reasonably be expected to have an unemployment rate 100 percent or more above the national average. Written requests for special impact area assistance may be submitted by the county or local government. Requests must contain a description of the proposed boundary and facility characteristics of the proposed special impact area, including a map showing the relation to the larger area to which it is a part. The request must also contain a description of the socioeconomic characteristics of the proposed special impact area, written evidence of support from members of the community at large and an up-to-date Overall Economic Development Program (OEDP) prepared by the designated redevelopment area.

The EDA requires an OEDP to contain certain basic elements identifying an area's needs, resources, and economic development potential. The OEDP document is not an economic analysis of a community; rather, it serves as a description of an area's strengths and weaknesses and as a framework to establish a continuing economic development program. A revised OEDP must be submitted on an annual basis, and should re-evaluate an area's development strategies in light of changes in the local resources available and potential of the area.

This document - 1999 Overall Economic Development Program Livingston County, Michigan is prepared by the Livingston County Department of Planning. Its purpose is to serve as a guide and stimulus for future economic development efforts in Livingston County.

II. THE OEDP COMMITTEE

Creation and Function

The Board of Directors of the Livingston County Economic Development Council serves as the OEDP review committee. The Committee is charged with the general responsibility of developing a Livingston County OEDP, and with focusing on locally determined goals and objectives to improve the County economic development process. The Committee is further assigned the following specific tasks:

- Gather facts to understand the present economic situation
- Identify potential development opportunities

- Select the most feasible development opportunities
- Devise a plan to develop those opportunities
- Provide a detailed work program for that plan

Composition

The Economic Development Council Board brings a broad range of community interests and backgrounds to the County development planning process. Eight major interest areas are represented by the Board: Government, Business, Finance, Community Services, Professional Services, Education, Industry and Utility Provision. Names, occupations and areas of interest represented by the current Board members are listed below.

1999 LIVINGSTON COUNTY ECONOMIC DEVELOPMENT COUNCIL BOARD

BOARD MEMBER	OCCUPATION/ORGANIZATION	AREA OF INTEREST
William D. Wagoner	Livingston County Planning	Government
Lowell Blackburn	Ogihara America Corporation	Business/Industry
Marilynn Troutman	Detroit Edison	Utility Provision
C. James Hall	State Farm Insurance	Business
Robert Hajdu	Michigan National Bank	Finance/Community Services
Jerry Joseph	Dunnage Engineering	Business/Industry
Barb Martin	First National Bank	Finance
David V.J. Links	County Commissioner	Government
Rich Perlberg	Hometown Newspapers	Business
F. Bill Pike	Consumers Energy	Utility Provision
J. David Reck	Attorney - Miller, Canfield, Paddock & Stone	Professional Services
Lee Reeves	Howell Area Chamber of Commerce	Professional Services
Joyce Rogers	Brighton Area Chamber of Commerce	Professional Services
Facundo Bravo	Uni-Boring Corporation	Business/Industry
Tom Sullivan	Cleary College	Education
Dave Peden	Fowlerville Community Schools	Education
Cindy Denby	Handy Township Government	Government
Don Wyland	Puritan Industries	Business/Industry

These roadways connect the county to the

IV. ECONOMIC DEVELOPMENT EVALUATION

Assessment of Strengths/Opportunities and Weaknesses/Constraints

Perhaps the best place to begin assessing the local economy is to comment upon the economy of the State of Michigan. Livingston County, along with the rest of the industrialized southeast Michigan region is highly dependent upon the automobile industry for employment. While there is not at present a major automotive plant within the county, it is safe to state that the auto industry, directly or indirectly, supplies employment to a large portion of the local labor force. Many county residents commute to plants located in other communities. Still others work in local shops, which either produce parts utilized by automotive plants or are in some way involved in the automotive aftermarket.

A lack of diversity in employment base can be considered as the major weakness of Livingston County's, and Michigan's, economy. Dependence upon the automotive industry has placed the county, like the state, in the unwelcome position of being at the mercy of the economic fortunes of nearly a single industry.

What strengths can be identified in the Livingston County economy? Foremost among them is an advantageous geographic location. The physical location of the county presents a broad range of opportunities which can be exploited, and promoted, for economic development. First, Livingston County is located adjacent to a variety of existing, high quality transportation modes.

Highway - Interstate 96 and U.S. 23 roadways traverse the county in east-west and north-south directions, respectively. There are four state highways: M-59, M-36, M-106, and M-155.

surrounding region and the national Interstate Highway system.

Rail - Rail service is provided to the county by two major freight carriers: CSX Transportation Inc. and TSB Tuscola Saginaw Bay (Ann Arbor) Railroad.

Air - Detroit Metropolitan Airport is 50 miles from the center of the county via the direct connection provided by the Interstate Highways. Locally, the Livingston County Airport, Hyne Airport and Maple Grove Airport serve private and business aircraft.

Water - The Port of Detroit is less than an hour's drive from Livingston County.

Another locational opportunity enjoyed by Livingston County is its proximity to the metropolitan areas of Ann Arbor, Detroit, Flint, Jackson and Lansing. Livingston County lies within the circle described by these areas. It is projected that nearly 6,000,000 people live in this broad area which is the site of substantial industrial development and employment.

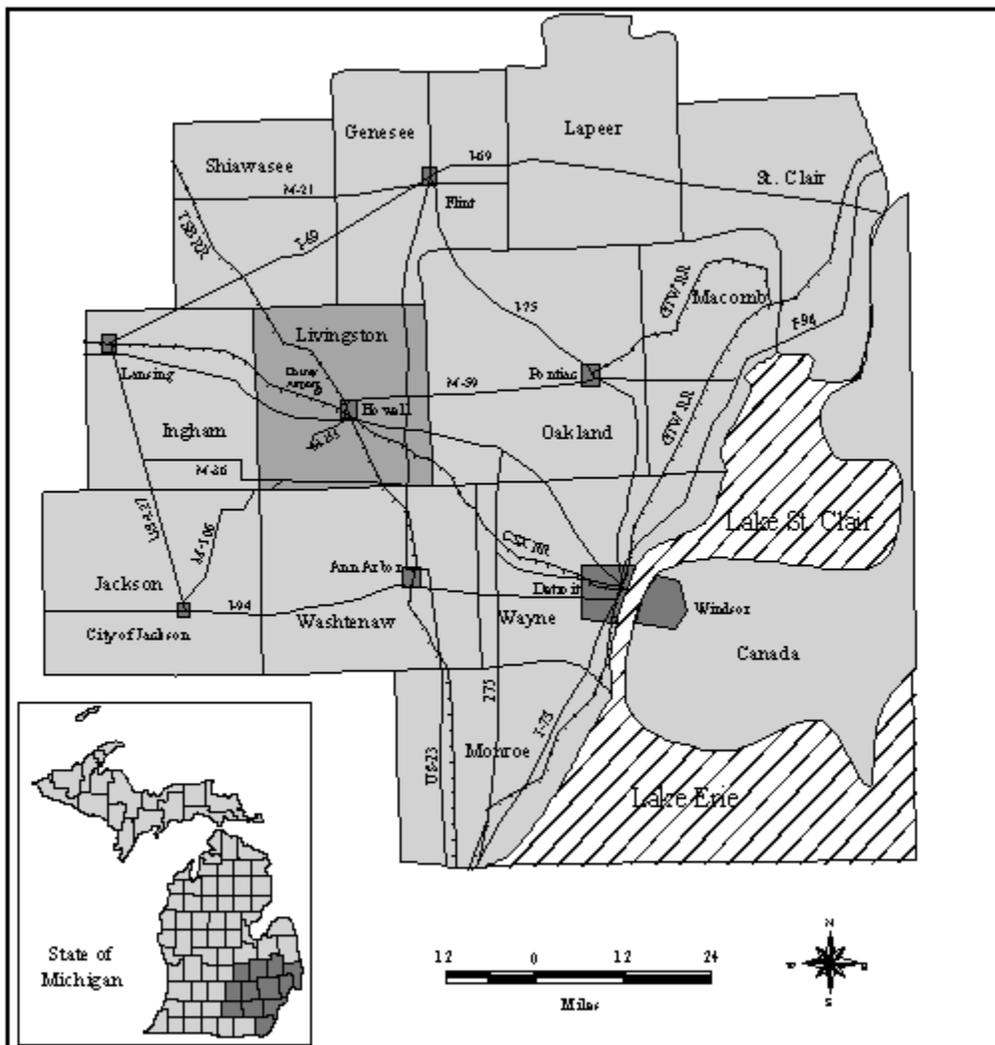
PROJECTED 2000 REGIONAL POPULATION ESTIMATE	
Metropolitan Area	2000 Population Estimate
Ann Arbor	554,700
Detroit	4,391,200
Flint	437,700
Jackson	156,700

Lansing	445,600
Total	5,985,900
Source: State of Michigan Department of Management & Budget, Michigan Information Center.	

It may at first seem odd to describe this as a locational factor yet much of the quality of life in Livingston County is the result of its physical location and character. The landscape in Livingston County is some of the most beautiful in southern Michigan. The diversity of terrain provides unequalled vistas and recreational

Another location advantage, or strength, possessed by the county is a high "quality of life."

opportunities not shared by the remainder of the region. Open Space and recreational

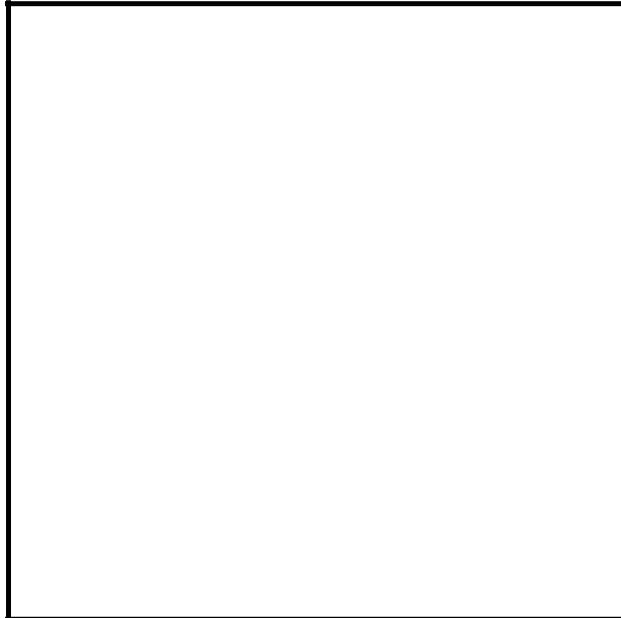


opportunities in Livingston County are provided by Huron Meadows and Kensington Metroparks, Island Lake, Brighton and Pinckney State Parks and Oak Grove and Gregory State Game Areas. Moreover, this area is within an hour's drive of a lengthy list of educational, cultural, and entertainment resources.

The list of educational, cultural, and entertainment resources includes: The University of Michigan, Michigan State University, Wayne State University, University of Detroit/Mercy, Eastern Michigan University, and Lawrence University, along with their associated facilities; the Detroit Cultural Center including the Detroit Institute of Arts, Detroit Science Center and Historical Museum, and the Capitol complex in Lansing; Tiger Stadium, The Pontiac Silverdome, The Palace of Auburn Hills, Fox Theater, The Detroit Opera House and the various entertainment facilities provided by the downtowns of each of the surrounding urban areas.

In addition, Livingston County is home to Cleary College, a nationally recognized business college, and to branch locations of Lansing Community College, Washtenaw Community College and Madonna University, all of which offer technical education courses that contribute to the high quality educational attainment of the Livingston County workforce.

The communities within Livingston County contribute significantly to the high quality of life.



Highly regarded school systems, good public services, ample community facilities and a determination to maintain the highly valued "small town atmosphere" are all important factors. The attraction of Livingston County as a wonderful place to live, has been a major contributing factor to the rapid growth which has occurred in recent years. That same high quality will continue to stimulate growth in Livingston County for years to come.

Just as location represents a significant strength of the county, so do the residents themselves. Livingston County has a well educated work force. Levels of educational attainment within the county have increased. Over one half of the population age 25 years and over, has had some college education and over 19 percent have completed four years of college.

1990 LIVINGSTON COUNTY
EDUCATIONAL ATTAINMENT

Educational Attainment	Persons 25 and Over
Less than 9th Grade Education	2,562
9th-12th Grade Education, No Diploma	7,878
High School Graduate or Equivalency	23,444
Some College, No Degree	18,502
Associate Degree	5,805
Bachelor's Degree	9,466
Graduate or Professional Degree	4,686
High School Graduate	85.6%
Some College	53.2%
College Graduate	19.6%
Source: Southeast Michigan Council of Governments, 1990 Census Community Profiles for Southeast Michigan, Volume 4, June 1993, Table 3.	

Livingston County's locational and educational attainment advantages may also be viewed as problematic. Local employers have expressed frustration with their inability to retain qualified employees. This is due to the popularity of Livingston County's geographic location and the high rate of residential growth that the county is experiencing. Over 50 percent of the housing stock in Livingston County is less than 30 years old and as relatively new structures, both their quality and value are high. High housing sale prices have priced many average wage earning families out of the county's housing market. This has resulted in a labor force that consists primarily of commuters who live outside of the county. Their level of commitment to the Livingston County labor force is often short-term. Very often workers have the educational qualifications to remain marketable, so if a job in their locale becomes available they often leave the Livingston County labor force.

While it may be difficult to view unemployment as a resource, the skill levels possessed by the unemployed represent a tremendous potential. The Livingston County labor force is a very valuable resource because it is comprised of citizens that possess a high degree of skills and training gained through a combination of both education and experience.

LIVINGSTON COUNTY 1990 EMPLOYMENT	
Employment Category	Persons 16 and Over
Health Services	4,316
Educational Services	4,786
Other Professional Services	3,076
Professionals	20.8%

Source: Southeast Michigan Council of Governments, 1990 Census Community Profiles for Southeast Michigan, Volume 4, June 1993, Table 3

Another major strength, perhaps one of the most significant, is the economic development team organized in Livingston County. The source of this team effort is a coordinated, county-wide economic development program. The program is centered in the Livingston County Economic Development Council, Inc. (EDC), a private nonprofit organization whose sole task is to encourage and assist economic development in Livingston County. The EDC represents a coalition of public officials and private business leaders aimed at achieving sound industrial and commercial development. This public-private partnership for economic development in Livingston County has resulted in a coordinated team approach to economic development. It provides a state-of-the-art program for assisting development in Livingston County.

Livingston County's strong locational advantages are hindered by a number of weaknesses. These weaknesses constrain the county's ability to accommodate necessary economic development. In many locations within Livingston County there is a lack of public infrastructure including municipal water, sanitary sewer, storm sewer, road improvements and utilities. An ideal industrial site would contain on-site sewer and water, Class A roads, utilities to the site and proper zoning. An industry must be assured that their location will not involve them in conflicts with the community. Properly zoned industrial land, located so as to minimize potential conflicts with the residential portion of the community, is a great aid to someone researching site feasibility.

Perhaps the optimal means of providing for industry is through preparation of industrial parks. There is a critical shortage of available industrial park space in Livingston County. McPherson Industrial Park in Howell City, Trans West Industrial Park in Howell Township, and

Van Riper Road Industrial Area in Fowlerville are the only certified industrial parks within the county based upon State of Michigan criteria. The State criteria includes availability of utilities, (such as sewer and water) and access to transportation modes and community facilities. Livingston County contains other "industrial park areas" designated by communities without the utilities necessary to qualify as certified industrial parks. These limitations reduce the desirability of

these sites to incoming industry. Also, certified industrial parks receive active promotion from the Michigan Department of Commerce. Sites without certification are not listed by the State and therefore are not publicized or promoted.

INDUSTRIAL AREAS AND PARKS IN LIVINGSTON COUNTY

AREA/PARK	CROSS ROADS	COMMUNITY	TOTAL ACRES	# OF FIRMS	FULLY DEVEL.	FULL UTILITIES
Advanced Street Industrial Area	Advanced/Second St.	Brighton City	22	4	Yes	Yes
Appian Way Industrial Park	Grand River Avenue	Brighton City	18	1	No	Yes
Brady Trade Park	Grand Avenue	Fowlerville	29	Vacant	No	Yes
Colonial Acres Industrial Park	10 Mile/Colonial Drive	Green Oak	10	38	Yes	No
Corrigan Business Area	Challis Road	Brighton City	60	0	No	No
Dem/Roth Industrial Park	Lee Road	Green Oak	67	Vacant	No	No
Dorr Road Industrial Area	Dorr Road/CSX Railroad	Genoa	150	3	No	No
Euler Road Industrial Area	Euler/Grand River	Genoa	40	5	No	No
Ford Court Industrial Area	Ford Court/Grand River	Brighton City	40	10	No	No
Grand Oaks Industrial Drive	Grand Oaks/GrandRiver	Genoa	200	12	No	Yes
Green Oak Industrial Park	Ten Mile/Rushton	Green Oak	30	14	No	No
Gregory Road Industrial Area	Grand River/Gregory Rd	Handy	400	0	No	No
Hamburg Industrial Drive	Industrial Drive/M-36	Hamburg	29	10	No	No
Hartland Industrial Park	Old U.S. 23/M-59	Hartland	30	3	Yes	No
Jonah Industrial Area	Gr.River/Pleasant Valley	Brighton	88	Vacant	No	No
Kensington Industrial Park	Emerson Drive	Green Oak	160	15	No	No
Kensington Pines	Kensington/Silver Lake	Green Oak	80	23	No	No
Lambert Industrial Property	Burkhart/Grand River	Howell	129	2	No	Yes
Lowry Technical Park	Whitmore Lake/Maltby	Green Oak	38	8	No	No
Magna Industrial Park	Challis Road	Brighton City	80	1	No	Yes
McPherson Industrial Park	McPherson/Grand River	Howell City	200	7	No	Yes
Murphy Flex Space Area	Challis Road	Brighton City	200	0	No	Yes
National Corporate Park	Grand River Avenue	Fowlerville	72	Vacant	No	Yes
Slatkin Business Area	Fowlerville/Van Orden	Handy	20	1	No	No
Summit Street Industrial Area	Rickett/Summit	Brighton City	65	18	No	Yes
Trans West Industrial Center	I-96/M-59/Grand River	Howell	221	6	No	Yes
Trout Lake Industrial Park	Kensington/Emerson Dr.	Green Oak	15	Vacant	No	No
Van Riper Road Industrial Area	Van Riper/Grand Ave.	Fowlerville	159	4	No	Yes
Zander Industrial Park	Zander/M-36	Green Oak	120	27	No	No
TOTAL			2772	212		

V. LIVINGSTON COUNTY ECONOMIC DEVELOPMENT PROGRAMS **The Economic Development Council Of Livingston County**

Business and Industry Retention Program

The Economic Development Council Of Livingston County (EDC) has established a Business and Industry Retention Program where company officers are called upon once a year to discuss their employment and training needs, operational and/or expansion plans, communication with state and local business programs and government regulations at the state and local level. In 1998, 69 companies received retention services from the EDC. Contact with these firms provided useful information on the general health of the economy, determinants and deterrents to business and industry growth, the future of business and industry in Livingston County, and the need for economic development services and programs.

Through the retention call program, the following assets and opportunities for local business and industry have been identified:

- cooperative, hardworking, and skilled labor force
- market expansion potential
- central location in proximity to markets
- attractive environment
- affluent consumer market
- low crime rate
- good municipal services
- stability in white-collar and service occupations
- availability of vacant commercial and industrial sites
- future employment opportunities in a broad range of skilled, unskilled, and professional occupations

- broad-minded business community

Firms visited in 1998 indicated that the most needed economic development services included financial assistance in the form of tax incentives, efforts to reduce government regulations, promotions to attract new business suppliers, efforts to strengthen existing businesses, and financial assistance in the form of low-interest loans. Also cited was the need for job training assistance, public infrastructure in order to facilitate expansion plans, and information relating to average wage rates, population forecast, number and type of industry and businesses in the county and consumer spending data.

Business and Industry Attraction Activities

Although the EDC's primary focus is on business retention, business attraction services are also a priority. The EDC serves as a one-stop resource for any business interested in locating in Livingston County. EDC attraction efforts are marketed to target industries which match Livingston County's and the State of Michigan's competitive strengths. Those industries include: Business Services, Office/Research & Development, Electronic Equipment, Medical Instruments, Plastics, Finance/Insurance/Real Estate, Metalworking and Machine Tools, Millworks, Fabrication, CAD/CAM and Automotive.

Livingston County continues to be the location of choice for many new business and manufacturing companies. In 1998, the EDC worked on 46 projects creating \$128,109,387 in new capital investment. Following is a table of the industrial projects that were started and/or completed in 1998:

INDUSTRIAL PROJECTS STARTED AND/OR COMPLETED IN 1998

COMPANY	CITY/TOWNSHIP	SQUARE FOOTAGE	NEW/ EXPANSION/ EQUIPMENT	CAPITAL INVESTMENT	JOB RETAINED	JOB CREATED
Anheuser Bush	Howell Twp.	112,500	New	4,556,191	90	-
BCC Brivar Prop.	Green Oak Twp.	82,000	New	4,800,000	-	-
Bradhart Products	Green Oak Twp.	42,000	Expansion	1,800,000	17	22
Century Truss	Green Oak Twp.	110,000	Expansion	6,600,000	50	-
Corrigan Development	City of Brighton	24,000	New	1,500,000	-	-
Export Corporation	Green Oak Twp.	34,740	New	1,287,117	6	20
Fonson Construction	City of Brighton	20,000	New	1,120,000	-	-
Freedom Group	City of Brighton	19,500	Expansion	1,100,000	4	6
G. Cogo & Sons	City of Brighton	20,157	New	1,200,000	-	-
GKI Foods, Inc.	Green Oak Twp.	28,000	New	1,400,000	21	4
Green Oak One	City of Brighton	72,000	New	1,420,000	22	-
Hayes Lemmerz	City of Howell	12,000	Expansion	12,170,500	20	12
Helner & Assoc.	Genoa Twp.	21,000	New	1,260,000	12	-
J & J Construction Co.	Green Oak Twp.	21,000	New	960,000	-	-
Jeff's Bronco & Truck Parts, Inc.	Green Oak Twp.	20,000	New	1,100,000	8	6
Joe J. Construction	Green Oak Twp.	22,000	New	900,000	6	-
Joseph C. DeKroub Jr.	City of Brighton	25,000	New	1,285,794	-	-
Kensington Investment	Green Oak Twp.	28,000	New	9,000,000	-	-
KMH equipment	Green Oak Twp.	18,000	New	1,106,000	9	6
Leppek Nursery	Genoa Twp.	12,000	Reinvestment	1,360,000	6	10
Libralter Plastics	City of Howell	UNK.	Reinvestment	1,800,000	4	6
March Coatings	City of Brighton	23,000	Expansion	1,100,000	4	20
McDowell, LLC & Mohr	City of Brighton	21,000	Expansion	1,454,000	12	20
McGuire Steel	Green Oak Twp.	21,600	Expansion	1,320,000	18	6
Michigan Group	Genoa Twp.	38,000	New	2,600,000	-	-
Michigan Tube Cuttings	Green Oak Twp.	22,000	New	1,300,000	32	6
Mika Develop. Inc.	Green Oak Twp.	34,000	New	2,600,000	-	-
MS Distributions	Green Oak Twp.	20,500	New	1,205,000	14	2
National Element	Green Oak Twp.	20,000	New	980,000	32	6
Northville Real Estate	Green Oak Twp.	24,575	New	1,350,000	-	-
Nuysen Land Develop.	Genoa Twp.	20,000	New	1,028,200	6	32
O'Laughlin Const. Co.	Green Oak Twp.	24,000	New	1,170,000	16	-
Patrick Carbide Die, Inc.	Genoa Township	14,000	New	1,020,000	6	24
Progressive Metal & Framing	Hamburg Twp.	42,581	Expansion	1,000,000	2	2
Promess, Inc.	Green Oak Twp.	12,000	Expansion	1,205,000	2	2
Ramada Inn Conf.	City of Howell	UNK.	Reinvestment	1,500,000	-	-
Rhe Tech	Green Oak Twp.	42,500	New	8,528,000	16	6
RheTech/Miltek	Fowlerville	60,000	New	8,528,000	16	6
Robert Abb Devl.	Green Oak Twp.	22,698	New	1,200,000	-	-

COMPANY	CITY/TOWNSHIP	SQUARE FOOTAGE	NEW/ EXPANSION/ EQUIPMENT	CAPITAL INVESTMENT	JOBS RETAINED	JOBS CREATED
SJ & KJ Assoc.	Green Oak Twp.	19,000	New	1,073,608	4	2
S.J.T. & J Assoc.	Green Oak Twp.	28,000	New	1,786,860	-	-
Sport T View	Green Oak Twp.	20,000	New	1,160,000	6	2
Texo Corp.	Green Oak Twp.	18,000	New	1,080,000	22	4
Thermofil	Fowlerville	100,000	New	25,500,000	0	125
Unified Ind. Inc.	City of Howell	17,000	Expansion	1,200,000	2	2
VCF Films Division of PMC	City of Howell	20,000	Expansion	1,000,000	20	2
TOTALS		1,428,351		129,614,270		

Business Development Center (BDC)

The BDC is a division of the EDC and its primary responsibility is to provide quality in-depth counseling and training assistance to small businesses, primarily retail and commercial, in Livingston County. In 1998, the BDC provided existing, new, and start-up businesses, with approximately 2000 hours of counseling, training and on-site services.

are certified by the State of Michigan and most have manufacturing experience. Students and parents are also partners in the ongoing growth of the academy. Their input will help ensure that students become self-motivated, competent, lifelong learners.

Livingston Technical Academy

The Livingston Technical Academy (LTA) is a State of Michigan Charter School that was opened in September 1995. As one of several charter schools of its type in Michigan, the academy offers a unique educational experience for 11th and 12th grade students that will prepare them to enter today's economy which increasingly requires technological as well as academic skills. The curriculum offered combines traditional classroom subjects with work-based training such as employment skills, manufacturing technologies, technical skills, and structured work experiences. The program and curriculum of the Livingston Technical Academy have been developed by representatives of area industries in conjunction with educational specialists. This partnership of business and education ensures that the LTA program stresses the skills that students will need to succeed in the contemporary work place. Teachers at Livingston Technical Academy

In LTA's Strategic Business and Marketing Plan, the following assets and opportunities for local business and industry have been identified:

- LTA will produce candidates that have "work based" experience
- LTA student candidates will know and understand work rules and workplace safety requirements
- Business enterprises have a real need for the skill sets learned and demonstrated by LTA candidates
- The credibility of the institution's curriculum and candidates will continue to improve over time
- The local economy will continue to improve and the demand for the type of candidate that LTA provides will continue to increase
- Local enterprises will be directly involved in the subject matter content of the curriculum and work experience

- Through support of LTA, local enterprises will have a “vested interest” in the success of the candidates
- The enterprises will be selecting from a “know candidate” pool for entry-level jobs that will facilitate a better match of employee, job skill requirements, and job skills
- Local enterprises have a civic obligation to improve and assist in work force development and preparation

There are currently 35 students enrolled in 1998 - 1999 LTA classes. Enrollment for next year’s juniors will be continuing throughout the summer.

Livingston Applied Technology Education Consortium

The Livingston Applied Technology Education Consortium was formed by and between the Brighton Area Schools, Fowlerville Community Schools, Hartland Consolidated Schools, Howell Public Schools, Pinckney Community Schools and the Livingston Educational Service Agency (LESA). In 1985 as a cost effective method of administering and operating Applied Technology Education (formerly vocational education) programs and related grants (Career Preparation, Tech Prep, and Perkins) that prepare students as life long learners, for a world class workforce and post-secondary education. In September of 1995, the State Board of Education designated the districts within the LESA as an area program, extending the contract for 15 years. The cooperative delivery method is cost effective because it maximized available enrollments in programs, reduces the duplication of programs, and provides for new program development opportunities that are available to students on a county-wide basis. This method also provides for sharing operational and administrative costs;

provides for cooperative planning, administration, and operation of Applied Technology programs and support services; and assists all districts in cooperative activities.

During the 1998-1999 school year, 2,886 high school students were enrolled in classes an Applied Technology Education program offered by the five high schools within the Livingston Educational Service Agency. Districts cooperated to transport over 150 students to an Applied Technology program offered at a high school other than the high school in which they are enrolled. Over 100 students are earning money while applying skills learned at a business or industry co-op training site. Health Occupations, Culinary Arts/Hospitality, and Child Care students complete internships with local employers; students enrolled in Howell High School’s Advanced Manufacturing Technology Cluster complete an internship under the auspices of the Howell Area Chamber of Commerce’s Manufacturers Network.

Applied Technology students have earned regional, state and national honors in competitions sponsored by Business Professionals of America, Vocational Industrial Clubs of America, National Robotics Institute, DECA-Association of Marketing Students, AAA Ford, Lansing Community College and Lawrence Technological University (architectural drafting competition) and scholarships. Students are able to articulate credit earned in some Applied Technology programs to Cleary College, Davenport College, Ferris State University, Lansing Community College and Washtenaw Community College. Work-based learning experiences, Internship, Cooperative Education and Apprenticeship, are an integral component of all Applied Technology programs, with students placed with area employers in a position that is directly related to their course work.

Livingston County Learning for Life, a Career Preparation program, is actively supported by the Workforce Development Council and over 500

Livingston County employers. This initiative provides career exposure and work-based learning opportunities for all Livingston County high school students. Employers and students have a broad spectrum of career awareness, career exploration and career education programs from which to choose, including: apprenticeships, paid and unpaid internships, mentorships, job shadowing, facility tours, co-op and work-based learning.

Internship is an unpaid work-based learning program that places students into a business, usually during class-time, and provides a short-term experience that is closely monitored by the Applied Technology Instructor in cooperation with a business partner.

Cooperative Education is a paid work experience program that directly aligns with the students Applied Technology course and provides training that correlates with concurrent classroom instruction. The position is monitored by certified school personnel in conjunction with the workaday supervisor from the partner business.

Apprenticeship combines work with education by providing specified on-the-job training and related high school and college classes. Students obtain some college credit while in high school, receive pay with designated increases, paid tuition, and finish a four year apprenticeship with the equivalent of 2/3 of an Associates Degree and a guaranteed full-time position. Employers receive a \$2,000 annual tax credit per high school apprentice, are registered with the Bureau of Apprenticeship and Training, and obtain committed employees trained to their specifications.

Overall, there are many benefits for employers involved in the Career Preparation program, including:

- Preparation of the future workforce
- Interaction with educators regarding industry

changes which influence curriculum

- Classroom instruction correlated with your workplace development
- Student employees who can be successful in today's fast-paced technological work place
- A supportive network to assist your company in obtaining employees

There are also many student benefits of the Career Preparation program, including:

- The opportunity to gain on-the-job experience
- The chance to "try out" areas of interest before making a career decision
- Gaining understanding of workplace expectations
- Comprehension of the linkage between school-based learning and workplace application
- The opportunity to work with professionals in your chosen field

Livingston Employee Advancement and Development (LEAD)

The Livingston Employee Advancement and Development (LEAD), is a business enhancement program provided by the Business and Industry Services Division of the Livingston County Community Education Consortium. This service provides quality, flexible and cost effective skill training for employees of Livingston County businesses. Skilled professional trainers provide valuable instruction that employees need to gain new job skills to become a more productive worker or manager. LEAD offers businesses a customized training program that meets the employees exact needs and can be scheduled around work schedules. Training can be offered on-site to provide the maximum benefit with the

least interruption to the business.

Livingston Higher Education Network - Business and Industry Committee

The Livingston Higher Education Network is a network of the County's resident baccalaureate college, two neighboring community colleges who serve the County, the five K-12 districts, the Livingston Educational Service Agency, and the charter school/technical academy. This network not only ensures educational opportunities are available in the County, but also provides local firms with job training and related workforce development activities through a standing Business and Industry Committee.

Network members are joined on the Business and Industry Committee by economic development professionals from the EDC and the Michigan Jobs Commission, and the Livingston County Workforce Development Council. As one of its major activities, the committee accesses the various expertise of its members and works with local businesses to prepare Economic Development Job Training grants available through the Michigan Jobs Commission. This grant program offers customized training to Michigan manufacturers and other base industries. Locally, these grants are administered by the Workforce Development Council or by the educational institutions. Since 1995, grants totaling more than four million dollars and training over 3,000 employees have been awarded to supplement the training required by area companies.

Livingston County Workforce Development Council

The Livingston County Workforce Development Council, along with workforce development boards throughout the state, have been given the authority to reform the local workforce development system to be more responsive to customer's needs. This new body replaced the Livingston County Private Industry Council in

1996 and has responsibility for virtually all federal and state job training and employment programs. As one of its principle projects, the Council will oversee the Michigan Works! No Wrong Door system which is based on the fundamental premise that workforce development is economic development. That is, in order for the state's employers to compete successfully in the international market place we will need better workers -- better educated by our schools and better trained by training providers and employers. It is the responsibility of the local system operators and the local Workforce Development Boards (WDBs) to make sure that this happens.

The Livingston County Workforce Development Council is "driven" by business members, who constitute a majority of the membership. These business representatives must ensure that the Council establishes policies that integrate all workforce development programs and targets them to support economic development at the state and local level. Livingston County Job Training Services, and the local Michigan Works! agency, will provide staff support to the Livingston County Workforce Development Council.

The Council's committee structure underscores the scope of its responsibilities. Committees are centered around the core "businesses" of the Council-- Career Preparation Services, Unemployment-to-Work Services, Economic Development Services, and Welfare-to-Work Services. The committees are responsible for all aspects of these business areas.

As one of its first projects, the Workforce Development Council developed a one-stop workforce development service center called the Michigan Works! Livingston Service Center. The following services are available for all job seekers at the Michigan Works! Livingston Job Center:

- Registration for America's Talent Bank/Job Bank

- Access to other Internet databases for current job openings
- Veteran’s employment services
- Career assessment services
- Resource room containing career planning information
- Screening/registration for government funded job training programs
- Assistance with resumes, interviewing skills, and other job search skills
- Centralized location for program staff to meet with customers

The following services are available for all county employers at the Workforce Development Center:

- Registration for America’s Talent Bank/Job Bank
- Internet job posting services
- Centralized contact point for government funded training programs, such as:

Job Training Partnership Act Programs

Family Independence Agency Programs (i.e. Work First, MOST)

Michigan Jobs Commission - Rehabilitation Services Programs

Economic Development Job Training Grants

Adult Education Programs

- Location for employers to recruit and interview candidates for jobs
- Centralized information on employer services

such as:

Reimbursement for training costs (on-the-job training programs)

Assessment and testing Company specific training programs

Career Preparation programs

Livingston Manufacturers Network of the Howell Area Chamber of Commerce

The Howell Area Chamber of Commerce initiated a Manufacturers Network as a member benefit for Livingston County manufacturers that are members of the chamber. The purpose of the Manufacturers Network is to create an environment in which local manufacturers can meet to share information and discuss issues that affect how businesses are run, how they can meet the changing demands of customers and provide input to government. At their monthly meetings, area manufacturers meet in each others’ workplaces to talk about recent developments with government regulations, to discuss legislative activities, to review cost-cutting measures, to study safety issues, to plan ways to upgrade employee skills and to discuss the area labor shortage and ways to attract and retain area employees.

The Manufacturers Network, in cooperation with area schools and colleges, has spearheaded the Howell Area Chamber of Commerce Foundation’s Machine Maintenance Certification Program. In another cooperative venture, the Network works with the American Society of Employers to conduct a bi-annual wage and benefit survey of county employers. The survey produces relevant and useful wage information to help local manufacturers make successful hiring decisions.

The Network also organized a SafetyNet committee to assist manufacturers in their efforts

to create safe working environments for all employees, and to reduce related workers compensation and health care costs. The Network has also addressed such issues as OSHA requirements, DNR regulations, workers compensation issues, worker attendance policies and employee attitudes. Manufacturers also participate in the Drug-Free Workplace program of the Howell Area Chamber of Commerce Foundation.

VI. DEVELOPMENT STRATEGY

Goals and Objectives

Establishment of goals and objectives is an important element in the comprehensive planning process necessary to formulate this strategy for an overall economic development program. They provide the framework for planning and development needed to implement future courses of action. Establishing goals and objectives is especially important in economic development planning activities where several organizations within a community (Livingston County) play major roles in the total economic development picture.

The following goals and objectives also reflect those contained in the Southeast Michigan Council of Governments Economic Development Objectives, and the State of Michigan Economic Development objectives.

Goals:

- To promote, encourage, and assist the expansion of existing commercial and industrial businesses within Livingston County.
- To attract new commercial and industrial businesses to sites within Livingston County.

- To promote a coordinated and cooperative county-wide approach to economic development.
- To facilitate economic development as a tool toward increasing employment opportunities for the unemployed or underemployed and toward revitalizing declining industrial or commercial areas.
- To receive, hold and administer assets as are necessary to establish and maintain a revolving loan fund which will be utilized to assist the financing of future economic development projects within Livingston County.
- To diversify employment opportunities and reduce the current reliance on the automobile industry.
- To promote and encourage the development and expansion of housing opportunities for the resident work force of Livingston County.
- To promote and encourage the development and expansion of the infrastructure supporting industrial development in Livingston County.
- To promote and encourage the development

and expansion of the infrastructure supporting commercial development in Livingston County.

- To combat community deterioration within economically depressed areas of Livingston County.

Objectives:

- Develop, expand and maintain public/private sector programs which aim at increasing tax base in Livingston County.
- Improve and expand services to businesses.
- Focus on industrial innovation.
- Utilize agricultural strengths.
- Assess the needs of the low and moderate income residents of Livingston County.
- Involve citizens in the planning and needs assessment process.
- Coordinate education and training programs to meet the needs of businesses.
- Protect and enhance physical and natural resources vital to the economic well-being of the State of Michigan.
- Develop a list of target industries which would have specific advantages in a Livingston County location.
- Develop a retention program to work with existing companies to help them stay in Livingston County.
- Develop a marketing plan to efficiently and effectively contact identified target industries to attract them to Livingston County.
- Develop and maintain a data file consisting of: all industrial sites within Livingston County; community profiles; manufacturing com-

panies; and other data pertinent to industrial development.

Attainment of Goals

As partners in the Livingston County Overall Economic Development Program (OEDP), our twenty local communities have completed many of the projects listed in previous OEDP reports. Many of these projects were assisted by the Economic Development Council of Livingston County or by some of the organizations represented on the OEDP Committee. The completion of these economic development projects relate directly to the goals of the OEDP; for instance:

- Goals: "...promote, encourage, and assist the expansion of existing commercial and industrial businesses..." and "...attract new commercial and industrial businesses to sites within Livingston County." - Several recently completed infrastructure and public facility projects will achieve these goals, such as: the new Hamburg Township Treatment Plant which will provide sewer services to a community that was previously dependent on septic systems that were failing in some locations due to the high water table, and the newly constructed Hartland Township Fire and Ambulance station that will provide improved protective services to current and future commercial and industrial businesses in northern Hartland Township, Tyrone Township and along the U.S. 23 expressway corridor.
- Goal: To promote a coordinated and cooperative county-wide approach to economic development - This goal has been achieved by the completion of multi-jurisdictional projects such as: the new Brighton Township Fire Station that provides fire protection services to Brighton and Genoa Townships and the City of Brighton, and the reconstruction of the Thompson Lake Dam operated by the City of Howell

which protects all city and township citizens that reside in the Thompson Lake drainage district.

- Goals: "...facilitate economic development as a tool toward increasing employment opportunities...", "and toward revitalizing declining industrial or commercial areas." and "...diversify employment opportunities..." and "combat community deterioration within economically depressed areas..." - the Villages of Livingston County have been recognized areas of decline, higher unemployment and lower household income, however, the economic climate of the villages is changing due to the completion of economic development projects such as: repair and enlargement of sewer lines in the Village of Pinckney to service the eastern edge of the village where a node of commercial businesses exist, and expansion of the Van Riper Industrial Park in the Village of Fowlerville to include an additional 76 acres that will accommodate many new, future industrial employers.
- Goal: "...promote and encourage the development and expansion of housing opportunities..." - Several recently completed infrastructure and road paving economic development projects will benefit housing opportunities in Livingston County; projects such as: the paving of Cedar Lake Road, a highly traveled north/south county roadway that was previously gravel in Marion Township which is a rapidly growing community.
- Goal: "...promote and encourage the development and expansion of the infrastructure supporting industrial development..." - The Livingston County communities of Genoa Township and the Village of Fowlerville have recently completed economic development projects which involve industrial park infrastructure. Genoa Township completed the extension of

a water main that now services the Grand Oaks Industrial Park. The Village of Fowlerville created a new industrial park in 1998 that consists of 20 plus sites.

- Goal: "...promote and encourage the development and expansion of the infrastructure supporting commercial development..." - Recent improvements to the central business districts of Livingston County cities, has greatly impacted infrastructure supporting commercial development. The City of Howell has completed the installment of a new traffic light and has reconstructed one of the streets that leads into the four corners of the downtown. The City of Brighton has replaced the underlying water main and reconstructed the street surface of Main Street in downtown Brighton.

Management Policies

The following management policies are adhered to by the Livingston County EDC and those agencies which assist in the compilation and annual update of the OEDP.

1. Continually monitor employment trends through the Michigan Employment Security Commission, Census Bureau statistics, and other employment and labor force reports.
2. Review local zoning ordinances to determine if the proper development of industrial parks is included. Individual communities should be encouraged to incorporate industrial development sections in both zoning ordinances and land use plans.

VII. PROJECT EVALUATION

The OEDP Committee has included every project in this 1999 OEDP that has been submitted by local Livingston County communities. Not all of these projects are equal in terms of their impact

on the local economy. Some have greater impact than others. As a result, there is a need to establish some measurable criteria to compare potential OEDP projects to each other and to assess their relative importance to the local economy. The following ranking system is used for this purpose.

OEDP Evaluation Criteria

1) Relationship to OEDP Goals

___Maximum 20 Points

2 ½ points will be awarded for relationship to each goal

2) Jobs

___Maximum 15 Points

- a. New long-term jobs created as a result of the project (5 points)
- b. Jobs retained as a result of this project (5 points)
- c. Construction related jobs as a result of this project (5 points)

3) Effect on Public Health and Safety

-5 to +5 Points

- a. Eliminates a public health and safety threat (5 points)
- b. Does not involve public health and safety (0 points)
- c. Contributes to a public health and safety threat (-5 points)

4) Project Readiness

Maximum 7 Points

- a. Preliminary engineering completed (1 point)
- b. In compliance with zoning ordinance (1 point)
- c. Resolution of support from local government (1 point)
- d. Required infrastructure in place (1 point)
- e. Project is an upgrade of existing infrastructure (1 point)
- f. Private funding committed to project (1 point)
- g. Environmental Impact Statement or assessment completed (1 point)

5) Geographic Situation

Maximum 15 Points

- a. Project is in a concentrated development area and is served by existing public infrastructure (15 points)
- b. Project is adjacent to a concentrated development area and has potential to be served by public infrastructure (15 points)
- c. Project is not in a concentrated development area and no public infrastructure exists (10 points)

As projects progress through feasibility and planning, more information will be available.

- 6) Municipal Unemployment Rate
Maximum 15 Points
(Based On 1998 Annual Average Unemployment Rates)
- a. 10% or more unemployment (15 points)
 - b. 5 - 9.9% unemployment (10 points)
 - c. 0 - 4.9% unemployment (5 points)
- 7) Complies with Local Land Use Plan
-5 or +5 Points
- a. Yes (5 points)
 - b. No (-5 points)
- 8) OEDP Committee Project Priority
Maximum 20 Points
- a. Public facilities improvement in support of economic development (20 points)
 - b. Public Infrastructure Project (15 points)
 - c. Industrial Development Project (10 points)
 - d. Commercial Development Project (5 points)
- (102 Maximum Points)

While the system is designed to be as objective as possible, it is nearly impossible to eliminate subjectivity completely when ranking individual projects.

A common problem was a lack of detailed information concerning each project. For example, project readiness, public participation, financing, and the number of jobs that will be created are often difficult to determine precisely.

1999 OEDP PROJECT EVALUATION

#	PROJECTS	APPLICANTS	OEDP GOALS	JOB	PUBLIC HEALTH IMPACTS	PROJECT READINESS	GEOGRAPHY/ INFRASTRUCTURE	UNEMPLOY RATE	LAND USE PLAN	OEDP PRIORITY	SUMMARY SCORE
1	Wastewater Plant Expansion	City of Howell	20	15	5	6	15	5	5	20	91
2	Sewer Facility	Brighton Twp.	20	15	5	5	15	5	5	20	90
3	Wastewater Plant Expansion	Genoa Twp.	20	15	5	7	15	5	5	15	87
4	Water System Expansion	Genoa Twp.	20	15	5	7	15	5	5	15	87
5	Police Station	Hamburg Twp.	17.5	15	5	4	15	5	5	20	86.5
6	W. Grand River Sewer	Brighton Twp.	20	15	5	6	15	5	5	15	86
7	E. Grand River Sewer	Brighton Twp.	20	15	5	6	15	5	5	15	86
8	E. Grand River Water	Brighton Twp.	20	15	5	6	15	5	5	15	86
9	Sewer Lines	Hamburg Twp.	17.5	15	5	7	15	5	5	15	84.5
10	Grand River Widening	Genoa Township	17.5	15	5	7	15	5	5	15	84.5
11	Sewer Treatment Plant	Howell Twp.	17.5	10	5	7	15	5	5	20	84.5
12	Wastewater Treatment Exp.	Hartland Township	15	15	5	4	15	5	5	20	84
13	Fire Station	Green Oak Township	17.5	10	5	6	15	5	5	20	83.5
14	Fire Sub-Station	Handy Twp.	20	10	5	3	15	5	5	20	83
15	Fire Station Conversion	Hamburg Township	17.5	10	5	4	15	5	5	20	81.5
16	Water & Sewer Master Plan	Hamburg Township	17.5	15	5	3	15	5	5	15	80.5
17	Community Water Supply	Hamburg Township	17.5	15	5	3	15	5	5	15	80.5
18	W. Van Riper Road Extension	Fowlerville	17.5	15	5	3	15	5	5	15	80.5
19	Ambulance Station	Oceola Twp.	10	15	5	5	15	5	5	20	80
20	Old U.S. 23 Implementation	Brighton Township	15	15	5	4	15	5	5	15	79
21	Township Hall Renovation/Exp.	Hamburg Township	20	10	0	4	15	5	5	20	79
22	Sewer/Water Extension	Handy Township	20	10	5	3	15	5	5	15	78

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#	PROJECTS	APPLICANTS	OEDP GOALS	JOB	PUBLIC HEALTH IMPACTS	PROJECT READINESS	GEOGRAPHY/ INFRASTRUCTURE	UNEMPLOY RATE	LAND USE PLAN	OEDP PRIORITY	SUMMARY SCORE
23	Village Center Connector Rd.	Hamburg Township	15	15	5	3	15	5	5	15	78
24	Township Hall	Green Oak Township	12.5	10	5	5	15	5	5	20	77.5
25	Sanitary Sewer Collection Syst.	Marion Township	20	5	5	7	15	5	5	15	77
26	Gregory Sewer	Unadilla Twp.	17.5	15	5	4	10	5	5	15	76.5
27	Cedar River Bridge Replace.	Fowlerville	20	5	5	6	15	5	5	15	76
28	Rail Spur & Transfer Facility Construction	City of Howell	12.5	15	5	7	15	5	5	10	74.5
29	E. Van Riper Improvements	Fowlerville	17.5	5	5	6	15	5	5	15	73.5
30	Detroit Street Upgrade	Fowlerville	17.5	5	5	6	15	5	5	15	73.5
31	U.S. 23 Water System	Green Oak Township	15	15	5	2	15	5	5	10	72
32	Library	Hamburg Twp.	12.5	10	0	4	15	5	5	20	71.5
33	N. Second St. Improvements	Fowlerville	12.5	5	5	6	15	5	5	15	68.5
34	Byron Rd. Reconstruction	City of Howell	12.5	5	5	5	15	5	5	15	67.5
35	Sidewalk Replacement	Village of Pinckney	10	5	5	7	15	5	5	15	67
36	Street Improvements	Village of Pinckney	10	5	5	6	15	5	5	15	66
37	Livingston St. Reconstruction	City of Howell	10	5	5	6	15	5	5	15	66
38	Madison/North/Roosevelt Street Reconstruction	City of Howell	10	5	5	5	15	5	5	15	65
39	West Street	City of Howell	5	5	5	6	15	5	5	15	61
40	Livermore Road Improvements	Unadilla Township	5	5	5	6	10	5	5	15	56
41	Fowler Street Reconstruction	City of Howell	2.5	5	0	6	15	5	5	15	53.5
42	Argyle Street	City of Howell	2.5	5	0	6	15	5	5	15	53.5

PROJECT EVALUATION SUMMARY	
Minimum Points Assigned	53.5
Maximum Points Assigned	91
Average Number of Points	76.6
Number of Communities Represented	13
Number of Projects Submitted	42

1999 OEDP Project Description

Following is a brief description of the 42 projects (in rank order) that were submitted for inclusion in the 1999 OEDP:

- City of Howell, Wastewater Treatment Plant Expansion, 1191 Pinckney Road - The City has entered into an agreement with Marion Township to expand the City's wastewater treatment plant to service the northern portion of Marion Township.
- Brighton Township, Sewer Treatment Facility, Grand River between Pleasant Valley and Kensington Roads - A new wastewater treatment facility will be constructed. Estimated construction to begin spring 2000.
- Genoa Township, Lake Edgewood Wastewater Plant Expansion, West Grand River - Addition and expansion to existing Lake Edgewood Wastewater Plant to improve effluent and serve additional Grand River properties.
- Genoa Township, Lake Edgewood Water System Expansion, West Grand River - Expansion of Lake Edgewood Water System through an agreement with the City of Brighton to provide municipal water.
- Hamburg Township, Police Station Relocation, Merrill Road - Construction of a new police station at the Hamburg Township complex.
- Brighton Township, West Grand River Sewers - A new sewer collection system serving the area's commercial district and Woodland lake area will be installed. Estimated construction to begin spring 2000, subject to SAD.
- Brighton Township, East Grand River Sewers, Near East Grand River and Old US 23/Whitmore Lake Road - A sewer collection system serving the area's commercial district and lake areas will be installed. Estimated construction to begin summer 1999.
- Brighton Township, East Grand River Water Supply, East Grand River and Old US 23/Whitmore Lake Road - A water supply and distribution system will be created to provide new public water supply.
- Hamburg Township, Wastewater Treatment Plant Sewer Lines, 6,400 M-36 - Sewer lines will be expanded and extended.
- Genoa Township, Grand River Widening, Lake Chemung interchange to west of Latson Road - The existing four (4) lanes will be widened to five (5) lanes.
- Howell Township, Sewer Treatment Plant, M-59 and I-96 - Construction of a new sewer treatment plant to serve approximately 3,000 residential equivalent units.
- Hartland Township, Wastewater Treatment Expansion, M-59 and Clark Road - Expansion of the wastewater treatment

plant to add at least 200,000 gallons per day capacity.

- Green Oak Township, Fire Station, 10 Mile and Rushton - Construction of a 5,200 sq. ft. single story, 3 bay fire station.
- Handy Township, Fowlerville Fire Department Sub Station, Mason Road - Construction of a sub station for the Fowlerville Fire Department to service the area south the CSX Railroad.
- Hamburg Township, Fire Station Conversion, M-36 - Conversion of shared police/fire facility to fire station only.
- Hamburg Township, Water and Sewer Master Plan - A master development plan for township sewer and water services will be drafted and implemented.
- Hamburg Township, Community Water Supply - Development of a community well or water distribution system from a municipal source for the Village Center Area.
- Village of Fowlerville, West Van Riper Road Extension, West Van Riper Road from South Grand To Gregory - Create a new West Van Riper Road as a secondary route and truck by-pass.
- Oceola Township, Ambulance Station, N. Latson Road - A satellite ambulance station will be built next to the existing township hall and satellite fire station.
- Brighton Township, Old U.S. 23 Corridor Implementation, Old U.S. 23 from southern township to north of Hilton Road - Livingston County Road Commission widening of Old U.S. 23 to 5 lanes will be coordinated with MDOT I-96 bridge deck replacement where the interstate crosses

Old U.S. 23.

- Hamburg Township, Township Hall Renovation/Expansion, Merrill Road - Township Hall will be renovated and expanded to improve service areas and to include more office space.
- Handy Township, Sewer and Water Extension - Upgrade current village system and extend service district into designated areas of township.
- Hamburg Township, Village Center Road Improvements - A connector road will be built to link Old Hamburg Village with township government complex.
- Green Oak Township, Township Hall, Silver Lake Road - Construction of a new and larger township hall.
- Marion Township, Sanitary Sewer Collection System - Installation of sanitary sewer collection system to serve the northern one third of the township. The collection system will be served by the City of Howell's Wastewater Treatment Plant.
- Unadilla Township, Gregory Sewer, within the unincorporated burg of Gregory - Construction of a sanitary sewer to rectify local contamination problem.
- Village of Fowlerville, Cedar River Bridge Replacement, Grand River Avenue at western limits of village - Bridge will be replaced.
- City of Howell, Ogihara Railroad Spur and Transfer Facility Construction, McPherson Industrial Park - Installation of railroad siding and spur, and construction of a new transfer facility including sanitary sewer facilities.
- Village of Fowlerville, E. Van Riper Road

Improvements, E. Van Riper Road from South Grand to Cemetery - Upgrade Van Riper Road to Class-A and extend utilities.

- Village of Fowlerville, Detroit Street Upgrade, Detroit Street between Grand River Avenue and Frank Street - Upgrade Detroit Street surface, curb, gutter, sidewalk, storm, water and sewer utilities.
- Green Oak Township, U.S. 23 Corridor Water System, Whitmore Lake Road between Winans and Lee - A private water system is proposed to service the commercial and industrial locations on this section of Whitmore Lake Road.
- Hamburg Township, Community Library, Merrill Road - Construction of a new library at the township complex.
- Village of Fowlerville, North Second Street Improvements - Change North Second Street to one way to improve traffic flow, and create additional Second Street public parking spaces on-street and in public lot.
- City of Howell, Byron Road Reconstruction Phase II, Byron Road from Riddle to Grand River - Street reconstruction including storm sewers ,curb and gutter.
- Village of Pinckney, Sidewalk Replacement - Replace 4,000 sq. ft. of broken, damaged sidewalk in the Central Business District with new sidewalk.
- Village of Pinckney, Street Improvements, Mower, Stuart and Putnam Streets - Streets will be pulverized and then repaved.
- City of Howell, Livingston Street Reconstruction, Livingston Street from Fowler Street to Dearborn Street - Truck route reconstruction including sanitary sewer replacements, storm sewers, curb and gutter.

- City of Howell, Madison/Roosevelt/North Streets Reconstruction - Street reconstruction including water main upgrades, storm sewers, sidewalks, curb and gutter.
- City of Howell, West Street Reconstruction, West Street from Riddle Street to TSB Railroad - Street reconstruction including storm sewers, curb and gutter.
- Unadilla Township, Livermore Road and Drainage Improvements, Livermore between M-36 and Tresbesh - Road and drainage improvements will include brush removal, and addition of gravel and dust control.
- City of Howell, Fowler Street Reconstruction, Grand River to Livingston Street - The roadway will be reconstructed with the up-sizing of storm sewer and the installation of curb and gutter.
- City of Howell, Argyle Street Reconstruction, Henry Street to Hadden Street - The roadway will be reconstructed to include the installation of storm sewer.

VIII. PLAN FOR IMPLEMENTATION

This plan for implementation is designed to channel resources that the OEDP Committee can mobilize toward realizing the goals and objectives that the Committee has established. Staff from the Livingston County Department of Planning and the Livingston County Economic Development Council, Inc. will work jointly on OEDP projects. Technical assistance provided by those groups and appropriate financial resources will be allocated to the programs and projects outlined, based on the priorities that the OEDP Committee established.

Projects which require an application for federal funding will be primarily the responsibility of the applicant community. The Livingston County Department of Planning will provide technical assistance in preparing applications. Instances where the County Department of Planning is requested to do entire sections or the complete application, will require a contract for services between the applicant community and the County Department of Planning. Responsibility for the actual work, such as supplying sufficient specific data (engineering studies, feasibility analysis, cost estimates, etc.) for various aspects of a project application, will rest with the applicant.

Programs which the OEDP Committee plans to undertake will be the delegated responsibility of subcommittees. Examples of such subcommittees include Revolving Loan Fund and Project Evaluation Committees. Committee members will be delegated to the various subcommittees based on their interests and abilities. The priority order that was established will serve as a guide for allocating both volunteer efforts (subcommittees) and professional staff support. Resources will be allocated to the higher priority programs first, while the remainder will be implemented as the resources become available. Obviously, some projects ranked lower than others due to insufficient data available. As more information becomes available, projects could receive a higher ranking in the annual OEDP update.

Projects which may become ready for a full application to the Economic Development Administration could be submitted regardless of their position on the project ranking. However, in order to accommodate unanticipated needs that may be caused by project readiness, natural or manmade disasters, major economic adjustments, or rapid changes in national priorities, the OEDP must be subject to a formal process for change or modification during the year between filing dates. To provide this flexibility, any part of

the OEDP document, including the program projects and, if necessary, development strategies or the plan for implementation, may be changed upon:

1. Resolution of the area OEDP Committee, and
2. Notice to the EDA Regional Office Director.

IX. CONCLUSION

While Economic Development Administration funding may currently be unavailable to Livingston County communities because of the present strength of the economy, the preparation of this information should still benefit our local governments in their efforts to apply for grant funding from other sources. This document may be attached to any economic development-related grants submitted by our local governments, as evidence that our county leaders have:

1. analyzed the economic development potential of Livingston County, and
2. collected local economic development project information and have evaluated it to determine which local projects will provide the greatest benefit to the total county community.

The preparation and dissemination of this document also demonstrates that our local economic development leaders have in their possession, a strong base of information from which to move forward on the implementation of economic development related activities that will enhance the Livingston County community.

APPENDIX A ENVIRONMENTAL PLANNING

The relationship between environmental planning and economic development is often complicated and poorly understood. A pollution-free environment contributes to a community's overall quality of life, which is an important factor in attracting new businesses to a community and encouraging existing businesses to expand.

The same environmental attributes that attract new businesses to a community may act as disincentives to other businesses. The costs of pollution abatement are expensive and a community normally pays a high price to maintain a reasonably clean environment. Costs associated with cleaning up the environment are generally passed along to the consumer, who ultimately shares this burden. The related issues of water quality protection and reduction of pollution through expansion of public wastewater treatment facilities provide good examples of the economic tradeoffs that may need to be made in an attempt to keep the environment clean in Livingston County.

County, township, and city agencies conduct workshops, distribute materials, and provide instructions on programs and methods for the prevention, reduction, and elimination of groundwater and surface water pollution. The County Health Department and the Cooperative Extension Service have worked with local lake associations for years in conducting programs for protecting lake water quality. The Genoa Township Groundwater

Task Force developed an interactive mechanism that identified and inventoried wastewater discharges to the groundwater. A policy plan was adopted that provides measures designed to prevent the pollution of the township's groundwater resources from land development practices, the use and disposal of toxic materials by businesses, septic systems, and dispersed sources of polluting materials.

As of May 1999, there were approximately 32 wastewater systems in place or under construction in 15 political jurisdictions in Livingston County. Furthermore, several other service areas are proposed throughout Livingston County. These systems are well advanced in their design and finance arrangements and are expected to be operational in the next few years. The Hamburg Township Environmental Review Board and the Huron River Watershed Council have cooperated in programs designed to protect the Huron River from unregulated discharges from businesses and industries. In September of 1995, the Southeast Michigan Council of Governments approved their most recent update of the regional Sewer Service Area map and they will complete a comprehensive regional update in 1999. The regional Sewer Service Area Map is used by SEMCOG to identify the projects the regional organization should recommend for state and federal funding. Local units of government often consult the map for guidance on the location of new development.

In May 1993, the County Planning and Health Departments prepared a groundwater mapping and informational report which was distributed

to each Livingston County community. The report and groundwater maps provide local officials with decision making tools for groundwater management.

In addition to protecting water quality, the county has been directly involved in other planning projects that indirectly have some impact on economic development activities. These activities are summarized below:

- Partnership In Planning: A Philosophy Of Management - The Livingston County Department of Planning's Partnership In Planning initiative is a coordinated, integrated county-wide planning approach and philosophy of management. The planning approach calls upon the officials of the twenty local governmental units to work cooperatively toward a shared destiny for Livingston County. The management philosophy stresses the "empowering" of professional County Planning staff. Staff seek to improve the Department's relationship with local units of government through a liaison program that opens the lines of communication and promotes an exchange of information. The Partnership In Planning philosophy seeks a fundamental shift in inter-governmental relations - a willingness to experiment, to challenge basic assumptions, and to synthesize diverse ideas into a new design for success.
- Solid Waste Management Plan - On October 14, 1992, the Michigan Department of Natural Resources issued the final updated Livingston County Solid Waste Management Plan as required by

P.A. 641 of 1978, as amended. With issuance of the plan, Livingston County assumes responsibility for its implementation and enforcement.

- Emergency Planning and Management - The Livingston County Department of Planning's Division of Emergency Program Management is responsible for mitigation, preparedness, response, and recovery plans to cover a variety of local emergency situations. Plans have been prepared which specify procedures to be undertaken in the event of a natural disaster, or an accidental spill of toxic materials in an industrial mishap or vehicle collision on an expressway.
- Affordable Housing Studies - The Livingston County Department Of Planning has investigated the need for, characteristics of, and potential to develop and maintain a range of housing opportunities in Livingston County that correspond to the range of income levels.
- Public Wastewater Disposal System Study - The Livingston County Study of Public Wastewater Disposal Systems describes existing, planned and proposed public wastewater disposal systems in the county. This Livingston County Department of Planning study also explains potential impacts upon public health, land use trends, public finance and administration.
- Septage Disposal Study - Although septage disposal is usually addressed as an issue separate from other septic system management systems it should be viewed as

one component of a comprehensive program for septic systems. County Planning's Septage Disposal Study investigates proper methods for disposal, control of odor, reduction of the potential for disease, prevention of surface water pollution, and provision of adequate disposal capacity for the future.

- Partnership In Planning Manual - This manual has been developed by the Livingston County Department of Planning as a tool to assist Livingston County local units of government in the decision making process relative to community planning and related public management issues. The intent of the guide is to foster cooperation amongst Livingston County communities so that the individual plans of each community can be integrated with one another in a fashion that promotes the best land use and development of the entire Livingston community. The identification of county problems/opportunities, the shaping of solutions for these situations and the implementation of those solutions can be accomplished through cooperative and integrative intergovernmental action. In this manner, county planning becomes more comprehensive - both in geographic extent and scope of study. The manual contains environmental information on open space planning, greenways, and solid waste management, and it contains several environmental planning model ordinances regarding environmental impact assessment, wetlands, groundwater protection, and recycling.

The Livingston County Department of Planning has developed a series of planning guidebooks that provide technical assistance inclusive of sound environmental practices. The series of guidebooks includes the following:

- Greenways Initiative - This book guides the reader through public and private initiatives relative to the development of greenways and the preservation of open space. It provides transferable "concept to practice" greenway development principles and accentuates the liveable community as one in which human activities enhance rather than harm the natural environment and where economic development activities serve the needs of the population and respect the limitations of the natural resources base.
- Strategic Thinking - This guide book addresses examples of strategic thinking such as strategic planning and management, strategic directions, and the integration of local comprehensive plans into county and regional planning processes. The strategic planning process is a dynamic way of providing public services and this guide will assist local leaders to think strategically in guiding their communities into the future.
- Open Space Planning - This guidebook provides local governments with alternative approaches to rural land development and rural landscapes. This award winning, nationally recognized study, formerly known as PEARL (Protect Environment, Agriculture, and Rural Landscape), studied basic questions about septic, water, roadway, taxes, and planning and zoning

requirements of open space planning. Further studies identify open space, appropriate open space improvements, cluster design and orientation, other alternatives to conventionally designed subdivisions, model open space planning ordinances and successful local case studies.

commitment is often important to prospective commercial or industrial developers who are looking for suitable locations for new or expanding businesses.

- Applied Strategic Thinking - This guide book was prepared as a companion volume to Strategic Thinking. The guide book illustrates how the concepts that are outlined in Strategic Thinking were practically applied to a long-range planning effort in Livingston County.
- Comprehensive Plan/Hazard Mitigation Interface - This guidebook provides technical advice on developing disaster resistant community through sustainable development and hazard mitigation. The book is designed to enable the reader to develop strategies to integrate hazard mitigation into the community comprehensive plan. The book reviews principles of emergency management and the practice of community planning, defining the “common threads” that bind the two disciplines, suggesting integrative strategies leading to a community hazard mitigation action plan.

These planning activities have an indirect, but nevertheless important, relationship to economic development activities in the county. They provide solid evidence of the county's commitment to dealing with many complex environmental, housing and planning issues that often face local communities. Such

**APPENDIX B
POPULATION AND LABOR FORCE
CHARACTERISTICS**

POPULATION GROWTH 1970 - 1990			
Community	1970	1980	1990
Brighton Township	5,882	11,222	14,815
Cohoctah Township	1,454	2,436	2,693
Conway Township	1,160	1,722	1,818
Deerfield Township	1,734	2,611	3,000
Genoa Township	4,800	9,261	10,820
Green Oak Township	7,598	10,802	11,604
Hamburg Township	5,481	11,318	13,083
Handy Township	1,578	2,392	2,840
Hartland Township	2,630	6,034	6,860
Howell Township	2,426	3,999	4,294
Iosco Township	817	1,436	1,567
Marion Township	2,668	4,754	4,918
Oceola Township	2,496	4,175	4,866
Putnam Township	2,433	4,253	4,580
Tyrone Township	3,437	6,077	6,854
Unadilla Township	1,793	2,874	2,949
City of Brighton	2,457	4,268	5,686
Village of Fowlerville	1,978	2,289	2,648
City of Howell	5,224	6,976	8,147
Village of Pinckney	921	1,390	1,603
Livingston County	58,967	100,289	115,645
Source: Livingston County Department of Planning, 1998 Livingston County Data Book and Community Profiles, 1998, page 7.			

Population Growth

In 1980, Livingston County had a total population of 100,289. This figure had increased by 70.1 percent from the 1970 Census figure of 58,967. 1990 Census information reveals a 15.3 percent population increase over the 1980 count, for a total county population of 115,645. Within the County, three of the southeast townships incurred the most growth from 1980 to 1990, with Brighton Township gaining 3,593 persons, Hamburg Township gaining 1,765 persons and Genoa Township gaining 1,559 persons. Among the cities and villages, the City of Brighton had the greatest gain in population with 1,418 new residents.

Compared with the surrounding counties of Oakland, Washtenaw, Ingham, Jackson, Shiawassee and Genesee, Livingston County far exceeded their 1980-1990 percent population changes. Oakland, Washtenaw and Ingham Counties had positive growth trends but the remaining counties that surround Livingston County have percent population changes that have declined. Since 1990 the estimated population of all seven counties has increased, with Livingston County again taking the lead with a population growth of 26.4 percent. In fact, Livingston County currently (1998) ranks 1st among Michigan counties in terms of percent population change, from 1990 to 1998, and is the fastest growing urban county in southeast Michigan with a

State-estimated population of 146,165 in 1998.

COUNTY POPULATION COMPARISON 1980 - 1998			
County	1980	1990	1998
Genesee County	450,449	430,459	436,084
Ingham County	275,520	281,912	285,214
Jackson County	151,495	149,756	156,157
Livingston County	100,289	115,645	146,165
Oakland County	1,011,793	1,083,592	1,176,488
Shiawassee County	71,140	69,770	72,569
Washtenaw County	264,748	282,937	303,069

Sources: Bureau of the Census, 1980 Census of Population, General Population Characteristics, Michigan, August 1982, Table 14. State of Michigan Department of Management & Budget, Estimated Population of Michigan Regions and Counties, 1990-1998, March 1999.

The Southeast Michigan Council of Governments (SEMCOG) forecasts that the Livingston County population will continue to grow over the next twenty three years. In the year 2000 the county's population is projected to be 154,061. In 2010 a population of 187,725 is forecasted, with a 2020 population of 219,674 forecasted. In other words, SEMCOG forecasts that the

Livingston County population will grow by a total of 104,029 persons between 1990 and 2020 for a percent change of 90.0%. Over that same thirty-year span, it is expected that Hamburg Township will experience the largest population gain among Livingston County communities, with 17,600 new residents or a percent population change of 134.6%.

Education

Livingston County's work force is well-educated. Over three-quarters of the population age 25 and over, has completed high school, a quarter of this segment of the population has had some college education and over 19 percent of this population group has completed four years of college or more.

Educational attainment levels of County residents aged 25 and over were compiled from 1990 U.S. Census reports. The 1990 data shows that over 85 percent of this age group in Livingston County has completed high school. Comparing Livingston County's 1990 rate with surrounding counties within southeast Michigan (Genesee 76.8 percent, Ingham 83.9 percent, Jackson 77.7 percent, Washtenaw 87.2 percent, Oakland 84.6 percent and Shiawassee 78.7 percent) shows that Livingston County is second only to Washtenaw County in percent high school graduates or higher.

EDUCATIONAL ATTAINMENT COMPARISON 1990		
County	High School Graduates	
	Number	Percent
Genesee County	265,430	76.8
Ingham County	158,966	83.9
Jackson County	97,049	77.7
Livingston County	72,343	85.6
Oakland County	717,210	84.6
Shiawassee County	43,097	78.7
Washtenaw County	167,214	87.2

Sources: Bureau of the Census, 1990 Census of Population and Housing, Summary Social, Economic, and Housing Characteristics, Michigan, May 1992, Table 3.

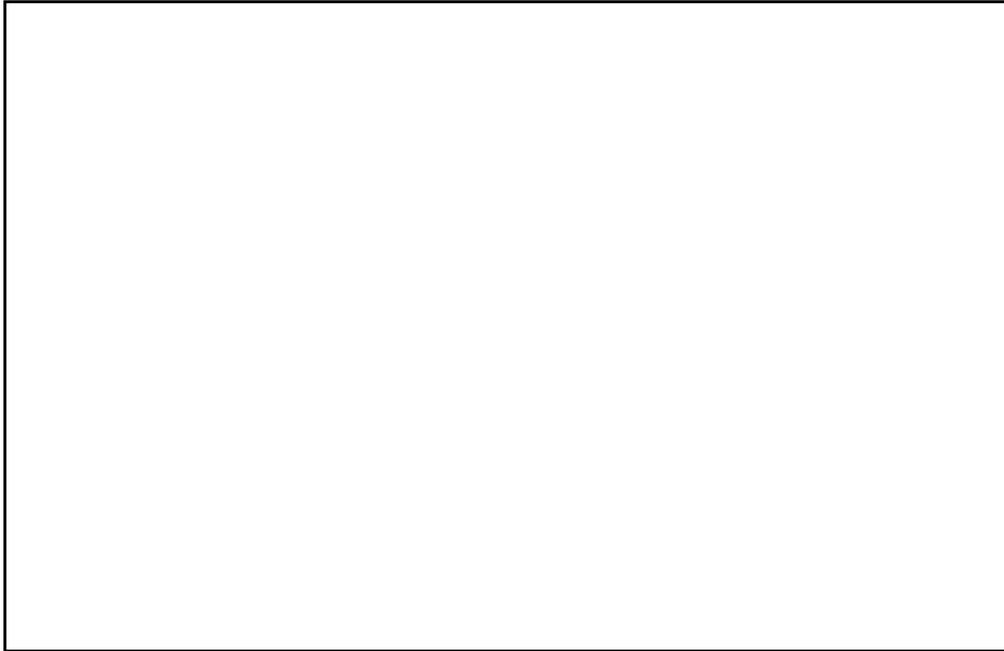
LIVINGSTON COUNTY COMMUTING PATTERNS				
County	Workers Commuting To Livingston County		Workers Commuting From Livingston County	
	Number	Percent	Number	Percent
Washtenaw	1,468	4.2%	8,751	15.2%
Wayne	1,081	3.1%	7,929	13.8%
Oakland	2,600	7.6%	10,306	17.9%
Genesee	1,326	3.9%	2,799	4.9%
Shiawassee	824	2.4%	66	0.1%
Jackson	85	0.2%	139	0.2%
Ingham	1,608	4.7%	1,111	1.9%
Macomb	139	0.4%	632	1.1%
Other Detroit CMSA	5,267	15.3%	21,803	38.0%

Source: 1990 Census and APB Associates Data

Commuting Patterns Of Livingston County

The favorable geographic position of Livingston County; surrounded on four sides by the metropolitan areas of Detroit (Oakland County), Flint, Lansing and Ann Arbor, is an attractive location for families who choose to reside outside of their place of work. The proportion of residents who commute to work outside Livingston County increased steadily over the last two decades from 45 percent in 1970 to 53 percent in 1980 and 57 percent in 1990.

In 1990 Livingston County recorded 57,448 residents who are employed, of which 24,648 (42.9 percent) worked in the county and 32,800 (57.1 percent) who worked outside of the county. The county exports 17.9 percent of its resident workers to Oakland County, 15.2 percent to Washtenaw County and 13.8 percent to Wayne County. The county imports approximately 15,000 workers, of which 7.6 percent come from Oakland, 4.7 percent from Ingham,



4.2 percent from Washtenaw, 3.9 percent from Genesee and 3.1 percent from Wayne.

The worker-to-resident ratio in Livingston County is 0.59. This means the county only has six jobs for every ten residents.

Gender and Age

The gender and age characteristics of the county population reveal some interesting facts. A county population division shows that more males than females reside in the county. Statewide, regionwide and in nearly all of the neighboring counties, the opposite is true. It is an accepted fact that women tend

to live longer than men, which may also be true for Livingston County, but there are still more males in proportion to females in Livingston County as compared to most counties. Livingston County also has the lowest percentage in the region of households headed by a female, the highest percentage of married-couple families, and the second highest percentage of males who are married.

The 1990 Livingston County median age of 32.9 increased from the 1980 County median age of 28.3 and it is projected by the State Demographer that the county median age will rise to 39.0 by the year 2020. This increase in median age is consistent for all the townships, cities and villages within

Livingston County and reflects our nation's aging population. Within the cities and villages the 1990 median age ranges from a low of 28.6 in Fowlerville to a high of 31.8 in Brighton. Within the townships the median age ranges from a low of 30.5 in Handy Township to a high of 35.2 in Genoa Township.

MEDIAN AGE 1990			
Community	1990	Community	1990
Brighton Township	32.9	Iosco Township	33.5
Cohoctah Township	32.2	Marion Township	34.0
Conway Township	33.0	Oceola Township	31.3
Deerfield Township	32.3	Putnam Township	33.2
Genoa Township	35.2	Tyrone Township	33.9
Green Oak Township	32.8	Unadilla Township	32.6
Hamburg Township	33.7	Brighton (City)	32.3
Handy Township	30.5	Fowlerville (Village)	29.3
Hartland Township	33.7	Howell (City)	31.3
Howell Township	34.0	Pinckney (Village)	30.2

Source: Southeast Michigan Council of Governments, 1990 Census Community Profiles for Southeast Michigan, Volume 4, June 1993, Table 3.

1990 GENDER DISTRIBUTION				
Community	Male		Female	
	Number	%	Number	%
State of Michigan	4,512,781	48.5	4,782,516	51.5
Southeast Michigan	2,211,508	48.2	2,378,960	51.8
Genesee County	206,003	47.9	224,456	52.1
Ingham County	135,397	48.0	146,515	52.0
Jackson County	76,067	50.8	73,689	49.2
Livingston County	58,386	50.5	57,259	49.5
Oakland County	526,927	48.6	556,665	51.4
Shiawassee County	34,025	48.8	35,745	51.2
Washtenaw County	139,917	49.5	143,020	50.5

Sources: Bureau of the Census, 1990 Census of Population and Housing, Summary Population and Housing Characteristics, Michigan, August 1991, Table 3.

The 1980 and 1990 Census reveal a consistent Livingston County trend towards younger median ages in the villages than in the cities.

Dependency Ratios

Age group data is useful for determining a community's dependency ratio. The ratio expresses the relative proportion of the non-productive population to the productive population. The numerical value is an indicator of how persons of labor force age support the population not in the work force. For example, the dependency ratio for Livingston County in 1990 was calculated to be



DEPENDENCY POPULATION	
Livingston County	1990
Dependent Population	42,606
Under 18 Years of Age	33,132
At Least 65 Years of Age	9,474
Non-Dependent Population	73,039
Dependency Ratio (%)	58.3
Sources: 1990 Census of Population, General Population Characteristics, Michigan, July 1992, Table 54.	

0.58. This number indicates that every 58 dependent persons are supported by 100 persons of labor force age.

The 0.58 ratio figure for Livingston County implies a relatively high dependent population. Also of note is that almost 77.8 percent of the dependent population consists of children age 17 years and under, while this age group comprises only 28.6 percent of the total county population. The large percentage of young people infers that the communities in the county must provide adequate school facilities, which they do through five excellent school districts. The large number of children is also indicative of why Livingston County leads the region with a 2.94 persons per household figure.

Occupation Of Employed Workers In Livingston County

The occupations of county residents are classified into six major occupation categories identified in the census. The six major headings are divided further into a total of thirteen subheadings. The occupation levels indicate that employed county residents are almost evenly split between white-collar workers and blue-collar workers. White-collar workers are identified by the first two occupation categories - professional and technical. These occupations total 34,025, which is 58.1 percent of the county work force. The other four categories form the blue-collar identity and total 41.9 percent of the work force.

Sources: Bureau of the Census, 1980 Census. Southeast Michigan Council of Governments, 1990 Census Community Profiles for Southeast

Michigan: Detailed Social, Economic and Housing Characteristics, Volume 4, June 1993. Table 3.

The dramatic population increase in the last decade produced some startling changes in occupation levels. All categories except Farming and Operators experienced significant increases. Professionals experienced a 60.0 percent increase and the Technical sector received a 58.7 percent increase. A partial explanation for the relatively large increases is due to Livingston County's close proximity to major metropolitan markets. Many professional and technical workers have elected to live here and commute to their jobs.

COUNTY OCCUPATIONS 1980 - 1990			
Occupation	1980	1990	Increase
Professional	9,834	15,736	60.0%
Technical	11,527	18,289	58.7%
Service	4,723	6,497	37.6%
Farming	775	860	11.0%
Craftsmen	6,871	8,733	27.1%
Operators	7,529	8,452	12.3%
Total Employed	41,259	58,567	41.9%

Employment and Unemployment

Relative to employment by industry, Services employed the largest number of persons in Livingston County in 1990, with 12,935 persons employed or 32.9 percent of total employment. Retail trade was the second largest industrial employment sector with 8,772 workers or 22.3 percent of total employment. Manufacturing was also significant with 8,186 employees, or 20.8 percent of total employment.

The population of Livingston County is projected to increase by 90.0 percent

between 1990 and 2020. This large influx of 104,029 new residents will require more goods and services. This increases the importance of employment sectors such as the retail and wholesale trades and professional services. The Southeast Michigan Council of

Sources: Southeast Michigan Council of Governments, 2020 Regional Development Forecast: Population, Households and Employment for Cities, Villages, Townships and Detroit Subcommunities, April 1996, Appendix C.

Governments (SEMCOG) forecasts that over the period from 1990 to 2020, manufacturing employment in Livingston County will experience a modest increase of 12.8% while employment growth in Retail Trade and Services will experience significant increases of 103.9% and 122.8% respectively.

Through the mid to late 1980's county unemployment figures were on a steady decrease. In 1989 unemployment figures began to climb and peaked at 8.1% unemployment in 1991. Since that time unemployment figures have dropped each year to 2.3% in 1998 which represents the lowest unemployment percentage in over ten years. Livingston County's 1998 annual average unemployment rate is substantially below the state of Michigan's 1998 annual average rate of 3.8%.

COUNTY EMPLOYMENT BY INDUSTRY 1990 - 2020			
Industry	1990	2020	Increase
Agriculture, Mining, Natural Resources	1,756	2,062	306
Manufacturing	8,186	9,232	1,046
Transportation, Communication, Utilities	1,071	2,752	1,681
Wholesale Trade	2,036	3,111	1,075
Retail Trade	8,772	17,884	9,112
Finance, Insurance, Real Estate	3,455	5,788	2,333
Services	12,935	28,821	15,886
Public Administration	1,085	2,275	1,190
Total Employed	39,296	71,925	32,629

Agriculture

The 1997 Census of Agriculture reveals that in the last fifteen years from 1982 to 1997, the total number of farms in Livingston County have decreased by 27.9% from 884 farms to 637 farms. Total farm acreage has also decreased by 28.7% from 137,918 acres to 98,297 acres, while the average number of acres per farm in Livingston County has decreased slightly from 156 in 1982 to 154 in 1997. National agricultural trends have for many years indicated that the number of farms are shrinking while their average size grows. Overall,

total farm acreage has dwindled as urbanized developments have gradually taken over.

Income in Livingston County

The difference in income levels for median family, median households and per capita incomes between 1979 (represented in 1989 dollars) and 1989 are significant - median family income increased 13.1 percent, median household income increased 10.5 percent and per capita increased 24.9 percent.

County's 1989 median household income of \$45,439 is the highest among surrounding counties, while the median family income of \$49,910 and per capita income of \$17,327 are second only to Oakland County which is reportedly the third wealthiest county in the United States.

While the county's income levels are relatively high, several of the local communities far exceed the county norm for median income levels. For example, Brighton, Hartland, Marion and Tyrone Townships recorded median income levels which were all above \$50,000.

LIVINGSTON COUNTY INCOME 1979 - 1989			
Livingston County	1979*	1989	Increase
Per Capita Income	\$13,877	\$17,327	24.9%
Median Household Income	\$41,136	\$45,439	10.5%
Median Family Income	\$44,144	\$49,910	13.1%
* In 1989 dollars			
Sources: Southeast Michigan Council of Governments, 1990 Census Community Profiles for Southeast Michigan, Volume 4, June 1993, Table 3.			

COUNTY INCOME COMPARISONS 1989			
County	Per Capita	Median Household	Median Family
Genesee County	\$13,583	\$31,030	\$36,760
Ingham County	\$13,740	\$30,162	\$37,361
Jackson County	\$12,556	\$29,156	\$33,967
Livingston County	\$17,327	\$45,439	\$49,910
Oakland County	\$21,125	\$43,407	\$50,980
Shiawassee County	\$12,244	\$30,283	\$34,557
Washtenaw County	\$17,115	\$36,307	\$47,308

Livingston County compares favorably and, in most cases surpasses, similar income levels of neighboring counties. Livingston

Economic Development In Livingston County, Michigan : A Primer

Source: Bureau of the Census, 1990 Census of Population and Housing, Summary Social, Economic, and Housing Characteristics, Michigan, May 1992, Table 9.

Village of Fowlerville	\$11,561	\$29,234	\$32,199
City of Howell	\$15,268	\$31,674	\$38,248
Village of Pinckney	\$13,027	\$37,813	\$42,647
Livingston County	\$17,327	\$45,439	\$49,910

*Includes villages
 Source: Bureau of the Census, 1990 Census of Population and Housing, Summary Social, Economic, and Housing Characteristics, Michigan, May 1992, Table 9.

INCOME COMPARISONS 1990			
Community	Per Capita	Median Household	Median Family
Brighton Township	\$20,360	\$56,009	\$58,936
Cohoctah Township	\$14,417	\$43,944	\$46,098
Conway Township	\$14,145	\$41,312	\$43,017
Deerfield Township	\$15,411	\$42,805	\$44,394
Genoa Township	\$21,274	\$49,311	\$55,424
Green Oak Township	\$17,272	\$47,421	\$50,901
Hamburg Township	\$18,058	\$48,481	\$52,105
Handy Township*	\$13,194	\$32,245	\$35,780
Hartland Township	\$17,690	\$50,627	\$52,795
Howell Township	\$16,725	\$47,784	\$49,367
Iosco Township	\$14,766	\$41,616	\$42,600
Marion Township	\$17,633	\$52,673	\$54,728
Oceola Township	\$15,880	\$44,632	\$46,325
Putnam Township*	\$14,057	\$41,576	\$44,241
Tyrone Township	\$17,792	\$50,637	\$52,133
Unadilla Township	\$14,134	\$38,372	\$43,291
City of Brighton	\$17,019	\$35,551	\$42,163

Households

From 1980 to 1990 there was a 24.1 percent gain in the number of Livingston County households. Of the total 38,893 1990 households in Livingston County, the largest number of households within a township is 4,659 in Brighton Township; comprising 12 percent of the county total. Hamburg Township (4435), Green Oak Township (3892) and Genoa Township (3709) have the 2nd, 3rd, and 4th largest number of households among the townships. Iosco Township has the least number of households (493) within the county. Among county cities and villages, Howell has the largest number of households (3266). Livingston County 1990 households account for 1.14 percent of total 1990 Michigan households.

The Southeast Michigan Council of Governments projects that from 1990 to 2020 all Livingston County townships will individually sustain a gain of 63 percent

or more in their number of total households; ten of the sixteen townships will experience a doubling of their number of households. The Cities of Howell and Brighton and the Villages of Fowlerville and Pinckney are not expected to gain as many households (the gain ranges from 26.8 to 42.5%).

The 1990 Census recorded 2.94 persons per Livingston County household. This is down from the 1980 figure of 3.15 persons per household and this reflects

Unadilla Township	978	1,195	1,404	1,620
City of Brighton	2,472	3,008	3,261	3,433
Village of Fowlerville	973	1,072	1,180	1,234
City of Howell	3,298	4,171	4,562	4,699
Village of Pinckney	514	570	632	697
Livingston County	38,893	52,801	66,372	79,378

Source: Southeast Michigan Council of Governments, 2020 Regional Development Forecast: Population, Households and Employment for Cities, Villages, Townships and Detroit Subcommunities, April 1996, Appendix C.

HOUSEHOLD TRENDS AND FORECASTS 1990 - 2020				
Community	1990	2000	2010	2020
Brighton Township	4,575	5,621	6,661	7,720
Cohoctah Township	842	1,131	1,411	1,661
Conway Township	559	828	1,080	1,379
Deerfield Township	963	1,322	1,652	1,856
Genoa Township	3,692	5,338	6,957	8,087
Green Oak Township	3,893	5,471	7,132	8,879
Hamburg Township	4,438	6,547	8,667	10,571
Handy Township	907	1,428	1,919	2,447
Hartland Township	2,221	3,036	3,870	4,685
Howell Township	1,336	1,856	2,610	3,660
Iosco Township	495	845	1,203	1,637
Marion Township	1,526	2,232	3,340	4,980
Oceola Township	1,500	2,158	2,656	2,891
Putnam Township	1,506	1,904	2,240	2,465
Tyrone Township	2,215	3,068	3,935	4,777

the national trend toward smaller household sizes caused by a greater number of single-parent households and empty nesters. Despite this decrease in the number of persons per household, Livingston County has a higher number of persons per household than the 1990 figure of 2.66 persons per household for the State of Michigan. The Southeast Michigan Council of Governments projects that the number of persons per Livingston County household will decline to 2.77 by the year 2020.

PERSONS PER HOUSEHOLD FORECASTS 2000 - 2020			
Community	2000	2010	2020
Livingston County	2.92	2.83	2.77

Source: Southeast Michigan Council of Governments, 2020 Regional Development

Forecast: Population, Households and Employment for Cities, Villages, Townships and Detroit Subcommunities, April 1990, Appendix C.

LIVINGSTON COUNTY HOUSEHOLD COMPOSITION

Family Households		Nonfamily Households	
Married	Female head	Male head	Female head
27,741	2,685	1,107	2,228
Total family households		Total nonfamily households	
28,426		3,356	

Source: Bureau of the Census, 1990 Census of Population and Housing, Summary Population and Housing Characteristics, Michigan, August 1991.

Within all townships, cities and villages in Livingston County, family households consisting of married couples, male head of household or female head of household, outnumber the nonfamily households which consist of persons living alone or with unrelated persons. Within the family household category, Livingston County married households are much more prevalent (88.0 percent) than female head and male head households (single parents living with children). Among the single head households the number of women as the head of the household (8.5 percent of total family households) outnumbers the males that are head of a household (3.5 percent); this holds true for all of the Livingston County townships, cities and villages. These statistics have not changed significantly since 1980 when 89.1 percent of all family households consisted of married couples, 8.0 percent were female head households and 2.9 percent male households. In Livingston County nonfamily households, most householders live alone (79.9 percent of total nonfamily households).

SEMCOG forecasts that Livingston County will experience growth in both households

with children and households without

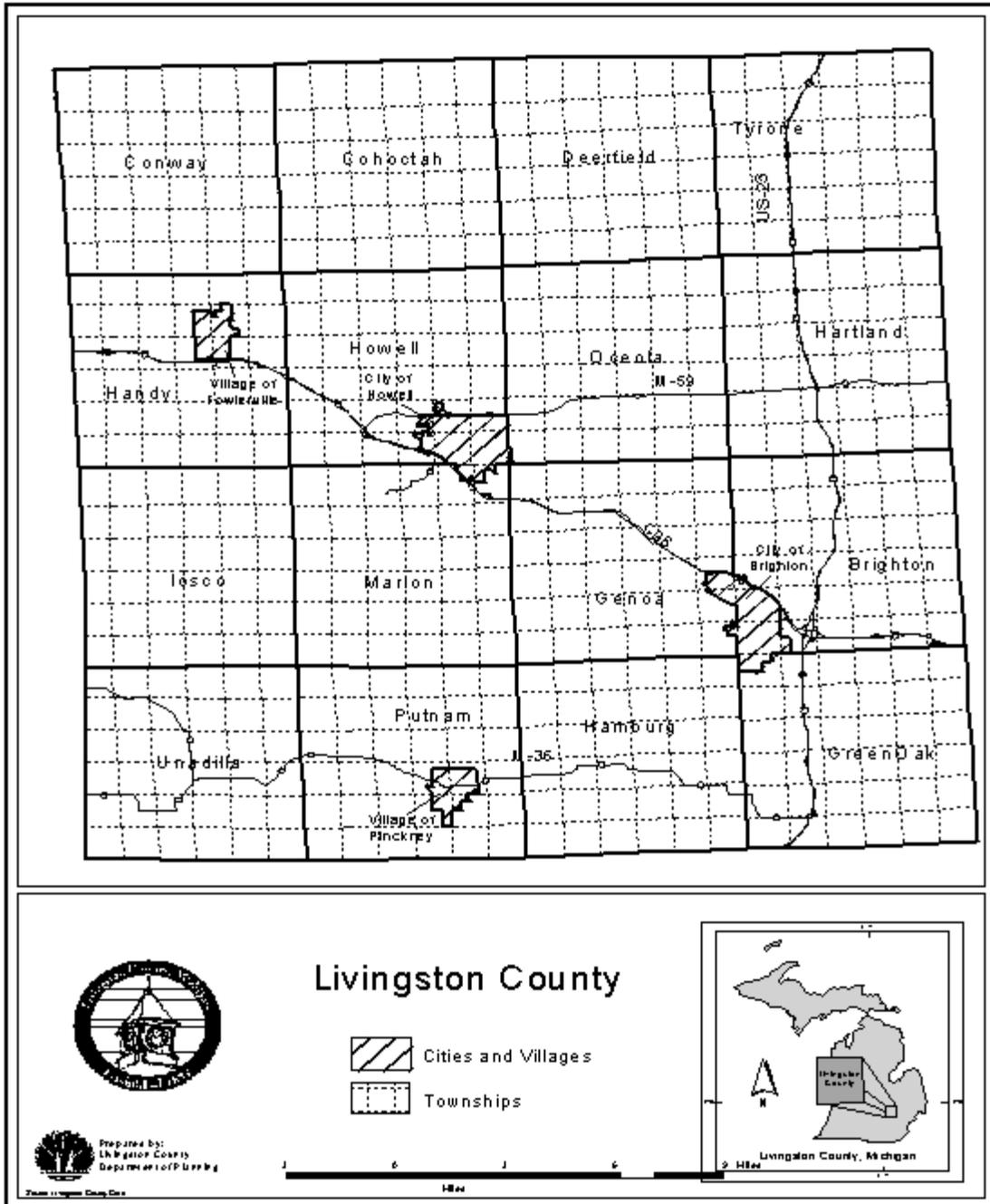
children. Although the gain will be significant for households with children (47.4% from 1990 to 2020), the growth will be much more dramatic for households without children (147.7% from 1990 to 2020). Livingston County's household composition forecast differs from three of the six surrounding counties in the SEMCOG region that are expected to experience a decline between 1990 and 2020 in the number of households with children. Overall, the SEMCOG region is expected to experience a 4.7% decline (from 1990 to 2020) in the number of households with children.

HOUSEHOLDS WITH AND WITHOUT CHILDREN
1990 - 2020

Economic Development In Livingston County, Michigan : A Primer

County	1990		2020	
	Children	No Children	Children	No Children
Livingston County	16,924	21,969	24,950	54,428
Macomb County	92,427	172,621	89,244	270,634
Monroe County	19,653	26,860	19,241	44,514
Oakland County	143,997	266,523	146,477	405,296
St. Clair County	20,802	32,065	23,966	51,818
Washtenaw County	33,383	71,163	42,563	102,054
Wayne County	293,699	486,733	245,051	543,311
Source: Southeast Michigan Council of Governments, 2020 Regional Development Forecast: Population, Households and Employment for Cities, Villages, Townships and Detroit Subcommunities, April 1996, Appendix C.				

Economic Development In Livingston County, Michigan : A Primer



APPENDIX C MAP OF LIVINGSTON COUNTY

