



DLA ANNUAL MEETING

JUNE 10, 2023

AGENDA

- Governance requirements
- Cass County Under-Sheriff
- DLA – Past – Present - Future
- Board Elections
- Smart Park Presentation
- Adjournment

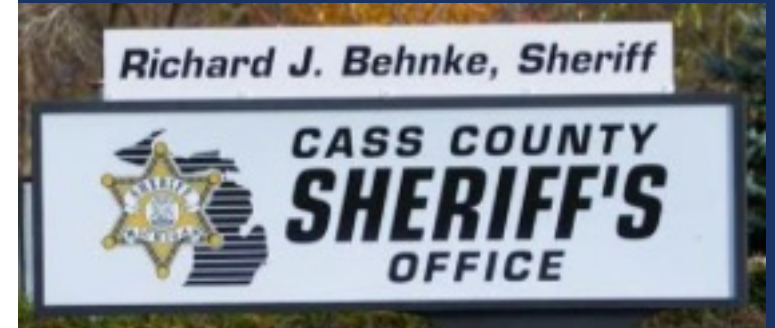
2023 GOVERNANCE

- Certification of Quorum
- Treasurers Report

TREASURERS REPORT

- 2022 expenses exceeded dues revenue by nearly \$5,000
 - Purchased a dock for safe Fireworks Island access
 - Increased spend for more effective communication efforts to members
 - Donated \$2,000 to the Sheriff for extra water patrols
- Legal fund was used to continue understanding our Riparian rights
- Assets at year end totaled \$129,584
 - Historical reserve for “lake protection” at \$95,000

Sheriff Patrol Statistics			
	2022	2021	Change
Patrol Hours	285	214	71
Boat checks/inspections	271	208	63
Careless Warnings	48	24	24
Navigational Warnings	108	81	27
Life Jacket Warnings	23	40	-17
Registration Warnings	97	18	79
Boater Safety Cert. Warnings	61	4	57
TOTAL WARNINGS	337	167	170
Citations	4	0	4





Diamond Lake History

Park Shore from Boat Landing



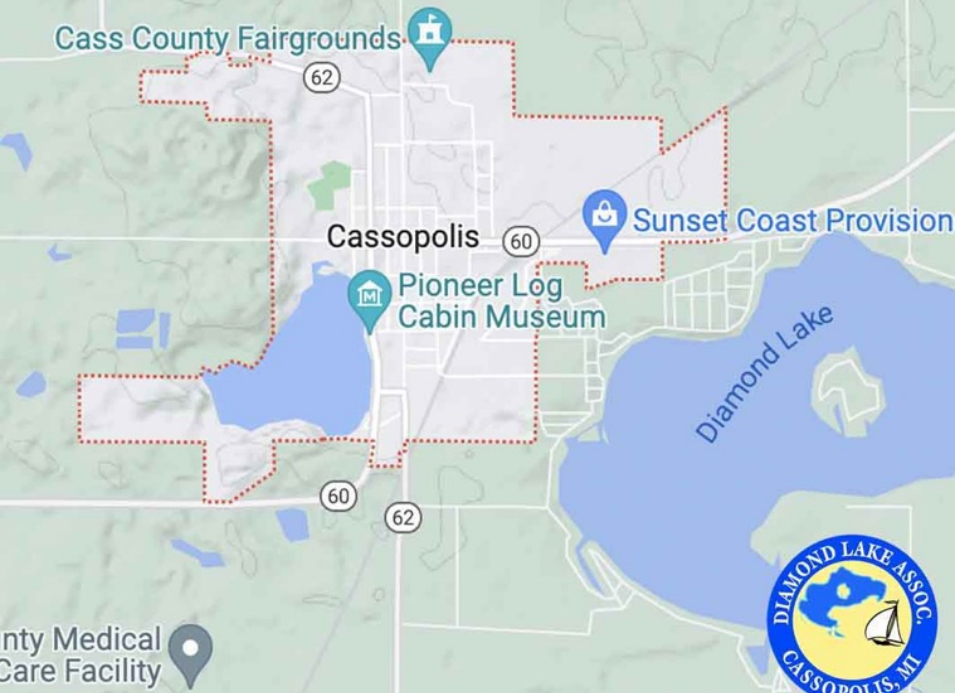
DLA HISTORY OF SERVICE

- MIKE MALONE
- TED FERRIS
- JIM HOSKING
- DUKE JONES
- CARL MORAW
- BILL STOLER

& OTHERS

Village of Cassopolis

Voted Winner of Statewide
Community Excellence Award



PART OF A THRIVING COMMUNITY



DIAMOND BETTER

Change

Test and Learn

Volunteer for Impact



Membership



Comm & Govt
Relations



Communications



Water Safety



Lake
Preservation



Fireworks



Community
Engagement

OUR 7 VOLUNTEER COMMITTEES



COMMUNITY AND GOVERNMENT AFFAIRS COMMITTEE
MIKE GUINANE & MICK TUESLEY



WATER SAFETY COMMITTEE EDUCATION & PREVENTION

Randy Muessig (Deb Tuttle)

Boater Safety Course
Saturday, June 17th 8am - 3pm

Michigan Department
of Natural Resources

Certificate Number: 9786543
Birth Date: 08/22/69
Certification Date: 08/31/11
Instructor: Boat Ed

JAMIE G. BOATER
1234 ANY STREET
ANYTOWN, ST 12345-0000

BOATER EDUCATION CARD

IG: DiamondLakeYachtClub

LAKE PRESERVATION COMMITTEE

Sheryl Deluca
(Jerry VanDyke)

- Invasive weed treatments covered less than 4% of the lake in 2022
- Canadian Geese population under control
- Focus on prevention and personal responsibility
- Moving from defense to offense
- July 9 – Conservation event





FIREWORKS COMMITTEE

Steve Wallace



What the DLA Does Membership DLA Info About Diamond Lake Events Contact Us
Contribute To DLA Events



Diamond Lake Association

Voice of the Lake

- 2X E-mails
- New website
 - Calendar
 - 10K page views YTD
- Instagram +500%
- Facebook +25%

COMMUNICATIONS COMMITTEE

Chris Stoler

MEMBERSHIP COMMITTEE

Rosemary Leonard



- 51 New members so far in 2023
- Total of 387 members compared to 362 last year – NEED to push to 500+
- Need another 5K for Fireworks



COMMUNITY ENGAGEMENT
JOANNIE MURRAY (SHERYL DELUCA)

SUMMER OPPORTUNITIES

Volunteer

Meet new friends

Donate

(Donation driven)

- **June**
 - Youth Fishing Contest June 11
 - Front Porch Music – Murrays June 26
- **July**
 - **Fireworks** July 1
 - Front Porch Music – Gallaghers July 6
 - Front Porch Music – Staniceks July 24
- **August**
 - DLYC & DLA Front Porch Music August 11
 - Diamond Lake House Walk August 12
- **September**
 - Cardboard Race Regatta September 2



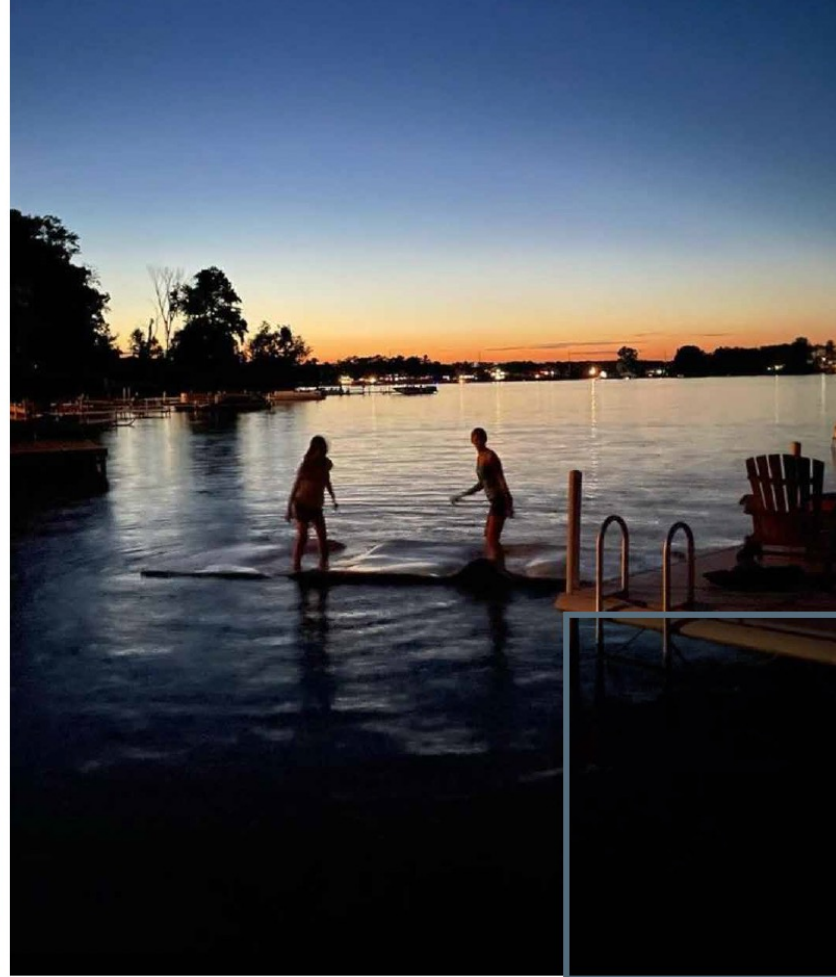
GIVING BACK TO THE COMMUNITY

- Over \$4,000 to Helping Hands and CASA

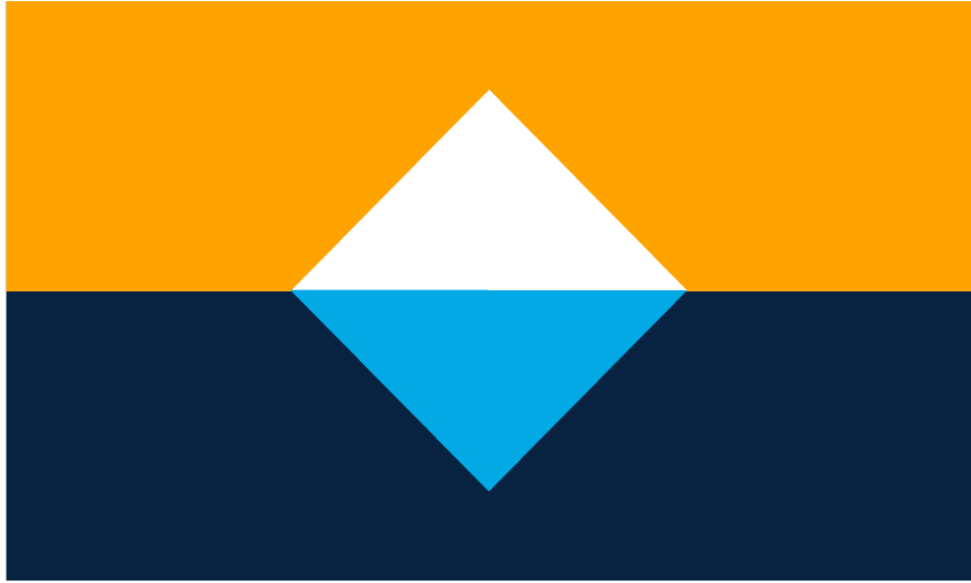


COMING SOON









**DIAMOND
LAKE ASSOC.**



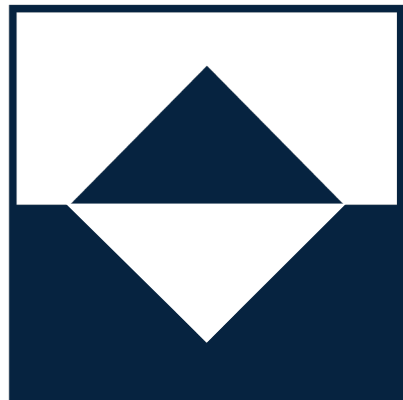
**DIAMOND
LAKE ASSOC.**



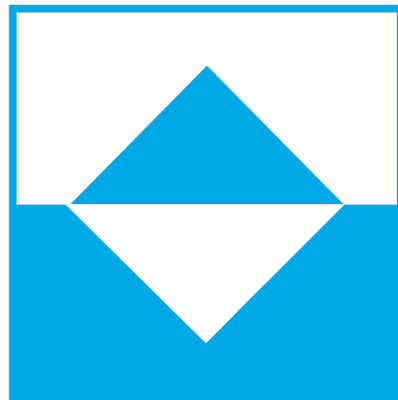
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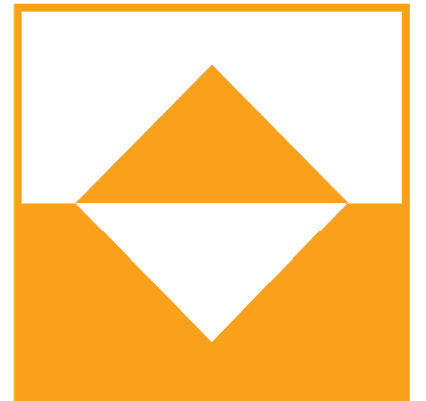
DLA



DLA



DLA



DLA



Membership Stickers





DIAMOND BETTER

LOOKING TO THE FUTURE

BOARD RETIREMENTS

Ted
Ferris

Jonathan
Soltys

Debi
Tuttle

Steve
Wallace

Rick
Weiss

BOARD MEMBER ELECTIONS – 3 YEAR TERM BEGINNING 2023

CONTINUING

- Chris Stoler
- Mick Tuesley

NEW IN THE PAST YEAR

- Joannie Murray
- Rosemary Leonard
- Pat Byrnes

OFFICERS FOR 2023/2024

- President Dave Bolen
- Vice President Sheryl Deluca
- Secretary Bonnie Shaffer
- Treasurer John Hart



Southwest Michigan Advanced Research & Technology Park

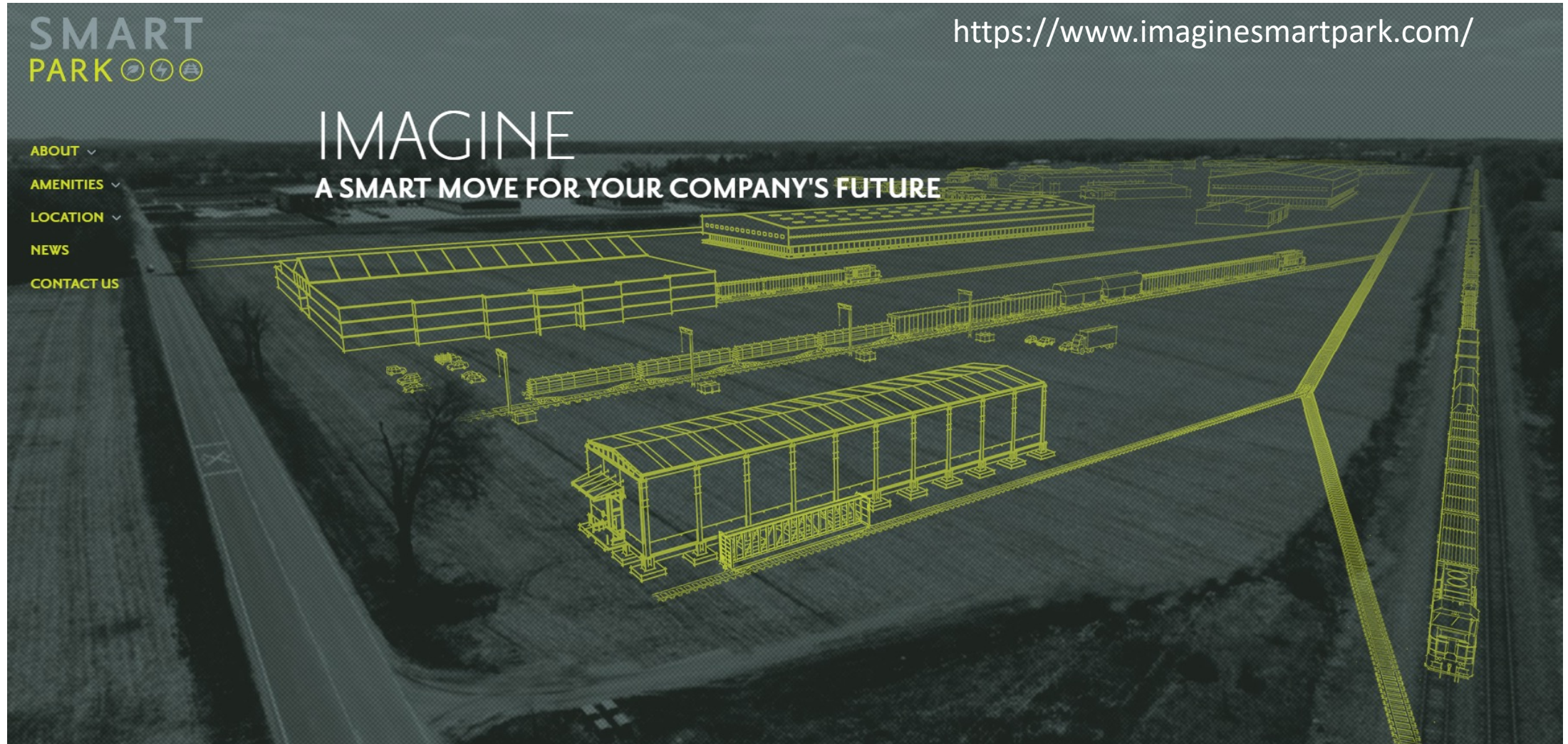
Project Update



June 10, 2023

About SMART Park

- Midwest Energy & Communications (MEC) acquired nearly 500 acres in Penn Township and the Village of Cassopolis, Michigan for the purpose of constructing a new headquarters on approximately 70 of those acres at the corner of M-60 and Decatur Road as well as a 0.8 MW community solar array on 20 adjacent acres.
- Having approximately 400 acres of undeveloped land remaining, MEC has partnered with the Village of Cassopolis and Penn Township to invest in its future and the future of rural Michigan by pursuing the development of a business and industrial park to promote community resiliency and job creation.
- The Southwest Michigan Advanced Research and Technology (SMART) Park is planned to be a business and industrial park that will entice prospective tenants with flexible parcel sizes that can accommodate large facilities along with a well-planned transportation system.

About SMART Park



SMART
PARK   

<https://www.imaginesmartpark.com/>

ABOUT ▾
AMENITIES ▾
LOCATION ▾
NEWS
CONTACT US

IMAGINE
A SMART MOVE FOR YOUR COMPANY'S FUTURE

About SMART Park

- Land use planning for the project was done in a manner to be sensitive to surrounding community land uses in the area.
- The land use planning for SMART Park calls for the majority of the land along M-60 to be commercial or open space.
- The northern portion of the Park along the CN rail line is planned to be industrial in nature.



About SMART Park

Commercial Development Strategy

Commercial development clusters are organized around the high visibility M-60 corridor, the primary entry access road from M-60, and adjacent to the MEC Data campus to leverage the fiber network strengths of their Headquarters location. Based on the target market analysis performed by Thomas P. Miller and Associates, along with the preliminary business analysis performed by McClure, the following were identified as commercial development targets:

- Medical/dental/vision
- Professional offices – data driven (engineers, attorneys, etc.)
- Restaurant (1-2)
- Day-care Facility
- Lodging Financial Institution
- Co-working/Makers Space or Artists/Artisan Workshops

About SMART Park

Industrial Development Strategy

Industrial development clusters are organized around the access to the CN rail spur and are oriented to the lower visibility areas in the Park. As a means of providing separation between the auto and truck traffic, industrial users will be driven to use the Follett Drive and Decatur Road accesses. Based on the target market analysis performed by Thomas P. Miller and Associates, the following were identified as industrial development targets:

Primary Industrial Targets

- Advanced Materials Manufacturing
- Plastics, Metals, and Motor Vehicle Parts
- Wood and Paper Products Manufacturing
- Furniture, Wood Products, and Converted Paper Products

Ag-Related Industrial Site Targets

- Breweries
- Grain Handling and Processing
- Added Value Agricultural Products Manufacturing
- Food Grade Manufacturing

SMART Park Covenants

- MEC spent a great deal of time, energy and resources developing its new headquarters on the western edge of the Park along Decatur Road.
- A world-class development is important to the staff and Board of Directors at MEC to ensure the project is aligned with the values and vision of the organization and community.
- To ensure a high standard of development within the Park, a Strategic Land Use Plan with protective covenants and design standards was developed to guide the Park's overall development.
- This Plan was adopted by the Village of Cassopolis as part of the rezoning process for the property.

4 MEC Strategic Land Use Plan

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Community Partnership

- While MEC has operated as the lead partner for many aspects of the Park's development, getting the project to this point has been a partnership between Penn Township, the Village of Cassopolis, the Cassopolis Area Utility Authority, and MEC.
- The project contains land that was within the borders of both Penn Township and the Village of Cassopolis.
- To create efficient delivery of services and consistent local regulatory requirements across the entire Park, the Township and Village voluntarily entered in a PA 425 contractual land annexation agreement where each party had defined roles in the development and operation of the Park.
- Under the agreement:
 - The Township provides water for the Park
 - The Village provides sanitary sewer services for the Park
 - The Village is responsible for enforcing zoning and building regulations within the Park as well as for the provision of public safety services
 - The Township was held harmless as to its collection of taxes for the portion of its property within the Park and will receive taxes under the same standard as before the 425 agreement was executed

Public Services and Utilities

SMART Stormwater Management

- One of the driving design guidelines for the Park was to be conscious of how it may impact the surrounding community.
- To that end, a stormwater management system was designed to capture/detain stormwater within the boundaries of the Park.
- The stormwater management approach for the larger SMART Park development will follow and build on the approach of the MEC Headquarters site. A single site solution was developed to manage and direct all of the stormwater from the site into common retention areas.
- Given the sandy soils found within the site, it is anticipated that the basins, similar to the bioswales, will remain natural to aid in the natural filtration of the run-off.

Public Services and Utilities

SMART Park Water

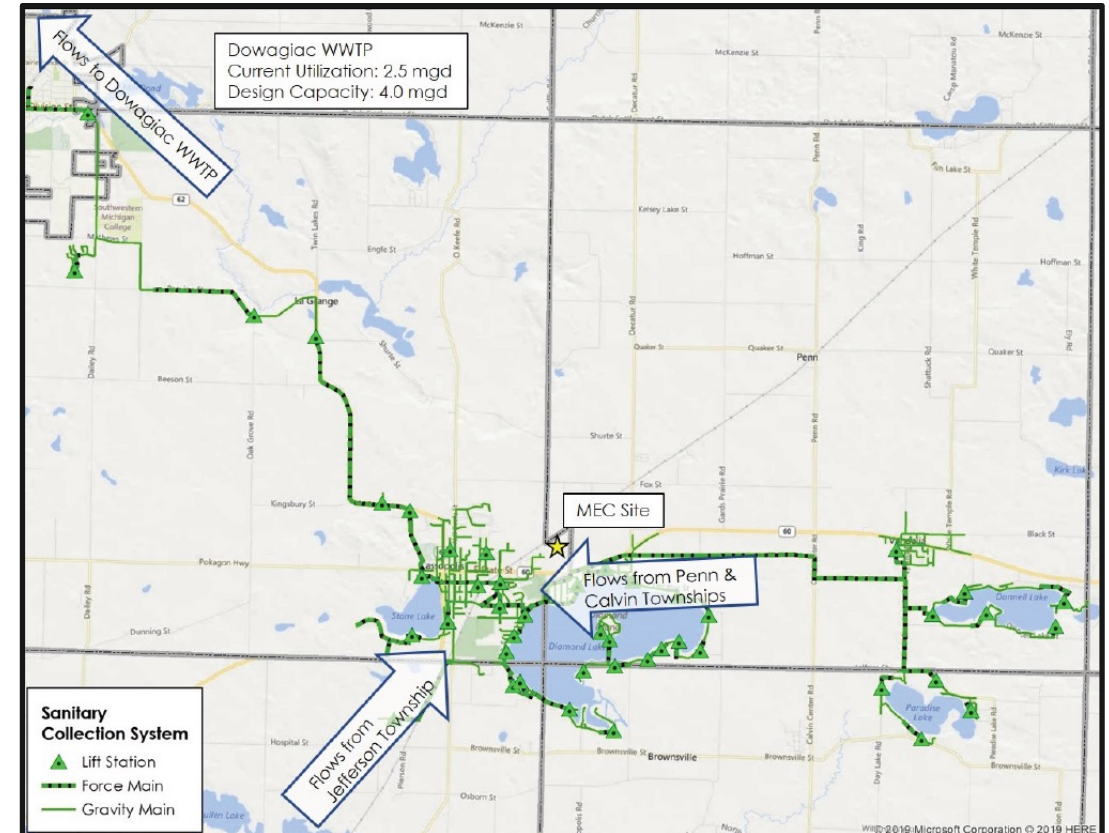
- Water for the project will be provided by the Penn Township.
- The system is supplied by two (2) ground water wells located in Penn Township and has four (4) emergency interconnects with the Village of Cassopolis. The system provides an average daily demand of 1 00,000 gallons. One elevated storage tank on the east side of Vandalia, with a capacity of 150,000 gallons, provides all of the storage for the system. A second 150,000-gallon elevated storage tank will be constructed on the SMART Park site.
- Before the construction of the new 150,000 elevated storage tank, the system has a capacity of 120,000 per day. During the twelve (12) months analyzed for the project, the average daily use has ranged between 6.8% and 9.3% of the system's capacity. While not needed for capacity purposes currently, the new water tower will significantly improve pressures and fire flows in the area as well as ensure capacity is available in the future when needed.



Public Services and Utilities

SMART Park Sanitary Sewer

- The sanitary sewer flow from the Park will be handled by the Village of Cassopolis and treated at the Village of Dowagiac's wastewater treatment plant (WWTP) via an agreement with the Cassopolis Area Utility Authority.
- When the area utility systems were evaluated in 2019 for the project, the plant was using 2.5mgd of its 4.0mgd capacity.
- The plant has plenty of capacity to treat wastewater from the Park. The limiting factor to the amount of wastewater generated by the project is the collection system to carry the waste to the WWTP.
- Improvements are being made to the system to increase the capacity from the site by up to 200,000 gallons per day. This is still a fraction of what the water supply system can generate which, in turn, serves as an additional tollgate to water usage by the Park.



Public Services and Utilities

Utility System Improvements

- As detailed in the previous two slides, there are planned improvements to both the water and sanitary sewer systems to support the development of SMART Park.
- The water system improvements will include the construction of a new water tower that will increase fire flows for the area as well as ensure the capacity to serve long term usage needs.
- The sanitary sewer system requirements will include upsizing existing force mains as well capacity upgrades to the lift station which also serves Diamond Lake. This will benefit the sewer reliability and capacity for the residents around the lake.
- Like the infrastructure improvements within the Park, these capital improvements are being undertaken without any requested funding from either the Village of Cassopolis or Penn Township.
- While these improvements are necessary for the development of the Park, they have benefits to the broader community beyond the SMART Park project itself.

Public Services and Utilities

- In addition to new roads within the Park, the project team is developing a new 10' non-motorized trail along M-60 that will help enhance non-motorized transportation opportunities for the users of the Park as well as the surrounding community.
- This planned trail is serving as a catalyst that has brought together a group of organizations that are working on planning and constructing a non-motorized route from the Village all the way to Dr. T.K. Lawless Park.



Penn Township



Public Safety

- As part of the PA425 contractual land acquisition developed between Penn Township and the Village of Cassopolis, the Village will be responsible for providing public safety for the Park.
- The Village of Cassopolis has a full-time police force which provides law enforcement services 24/7 365 days per year committed to the safety of residents and businesses.
- The Village of Cassopolis and SMART Park are to be served by the Central Cass Interlocal Fire Department.
- Both of these agencies have mutual aid agreements with surrounding departments ensuring that public safety resources are available regardless of need.



Regulatory and Environmental Oversight

- Numerous governmental agencies have made investments into SMART Park including the:
 - U.S. Department of Agriculture;
 - Michigan Department of Transportation;
 - Economic Development Administration; and,
 - U.S. Department of Housing and Urban Development
- All of these agencies require a project conform to the requirements of the National Environmental Policy Act (NEPA) of 1970.
- In short, NEPA was enacted to make sure that a project would not have a negative impact on the environment or that the environment would have a negative impact on the project.
- The project was required to secure NEPA clearance and approvals before any work began. Beyond environmental considerations, this approval required a review of potential impacts of the project on historical or cultural resources of the area.

Regulatory and Environmental Oversight

- Once the infrastructure for the Park has been completed, a significant amount of the oversight of businesses located in the Park will be under the purview of the Michigan Department of Environment, Great Lakes and Energy (EGLE).
- EGLE is the State's regulatory agency charged with approving and monitoring items such as air pollution, site specific stormwater quality, hazardous waste management.
- While the State is the regulatory agency setting the standards and ensuring compliance with items above, there are areas where MEC and the Village can set standards above what is required of the State.
- For example, the design standards for the Park are currently being tightened from “encouraging the use of dark sky friendly lighting” to requiring its use within the Park for all users including the public infrastructure currently under construction. This will ensure that SMART Park contributes no light pollution to the community's skies.



Regulatory and Environmental Oversight

SMART Park Covenants



ARTICLE IV—General Standards & Restrictions

4.1 MEC SMART Park Industrial Zones

4.1.1 Use Restrictions.

Uses identified within the Zoning Ordinance as a "Permitted Use" or "Uses Subject to Special Use Permit" within the "I-1" Light Industrial District, and as a "Permitted Use" in the "I-2" Manufacturing District may be permitted upon Building Sites within the SMART Park's Industrial Zones except the following prohibited uses:

- kennels;
- outdoor automobile, RV, boat storage and parking;
- public garages, motor vehicle repair shops, automobile paint and bump shops or car washing establishments;
- coal storage;
- municipal sewage treatment plants
- truck terminals;
- bulk storage of gasoline, fuel oil, fuel gas, propane, kerosene, diesel fuel or any flammable liquid over 500 gallons;
- distillation of bones, fat rendering, glue manufacture, garbage, offal, or dead animal reduction or dumping;
- stockyards or slaughter of animals;
- manufacture or storage of unreasonably dangerous materials;
- soil, sand or gravel extraction or quarrying;
- sanitary landfill;
- any other use which, in the sole discretion of the Development Committee, would adversely affect the general purposes of this Declaration as stated in Section 2.1.

Additionally, all items listed in the "I-2" Manufacturing District requiring a special use permit are prohibited in MEC Smart Park, with the following exceptions:

- Medical Marijuana grower, processor or transporter as authorized by Village of Cassopolis Ordinance 258.

4.1.2 No Outdoor Manufacturing.

All permitted manufacturing and processing activities and uses in the Park shall be carried out in fully enclosed buildings.

4.1.3 Performance Standards.

No Nuisance Permitted

No part of the real estate or any building or improvements placed on the real estate shall be used for any purpose or manner which shall be a nuisance to the occupants or owners of other real estate in the park or adjoining properties. Odors, gases, dust, smoke, noise, fumes, cinders, soot, vibrations, radiation, radioactivity waste materials, and ground water pollution are some of the most common environmental nuisances.

The Development Committee will be responsible for determining if uses constitute a nuisance, and may contract or consult for professional services in making a determination.

Vibration, Shock, Noise, Heat, Glare or Other Disturbances. Unreasonable vibration, shock, noise, heat, glare and other disturbances shall not be permitted.

Air Pollution. All processes that produce smoke, gas, dust, odor, fumes, aerosols, particulates, products of combustion, or any other atmospheric pollutant shall be conducted within

a completely enclosed building. The release of pollutants to the atmosphere shall not exceed the current or future standards established by State or Federal controlling agencies.

Dust Control. All ground areas not covered by structures shall be landscaped or surfaced with concrete, bituminous asphalt, or other comparable hard surface. Ground surfaces shall be properly drained and maintained in good condition free of weeds, dust, trash, and other debris.

Wastes. All non-hazardous solid waste material, debris, refuse, or garbage, shall be kept within a fully enclosed building or in screened, properly enclosed containers designated for that purpose. All liquid wastes containing any organic or toxic matter will be disposed of in a manner prescribed by the Cass County Health Department and/or State controlling agency. All hazardous waste material will be stored and disposed of in a manner consistent with all local, state and federal laws.

Miscellaneous. Activities determined by the Development Committee to impose an adverse effect to health, financial interest, and safety of persons within the Park or on the property and improvements within the Park shall not be permitted.

Project ION

SMART Park Site
1 of 9 in Michigan

25 Acres
300,000 Sq. Ft.
\$80 million
200 Jobs

Electrolyte Solution – NO
40 Trucks/Day - NO

Community Impacts and Benefits

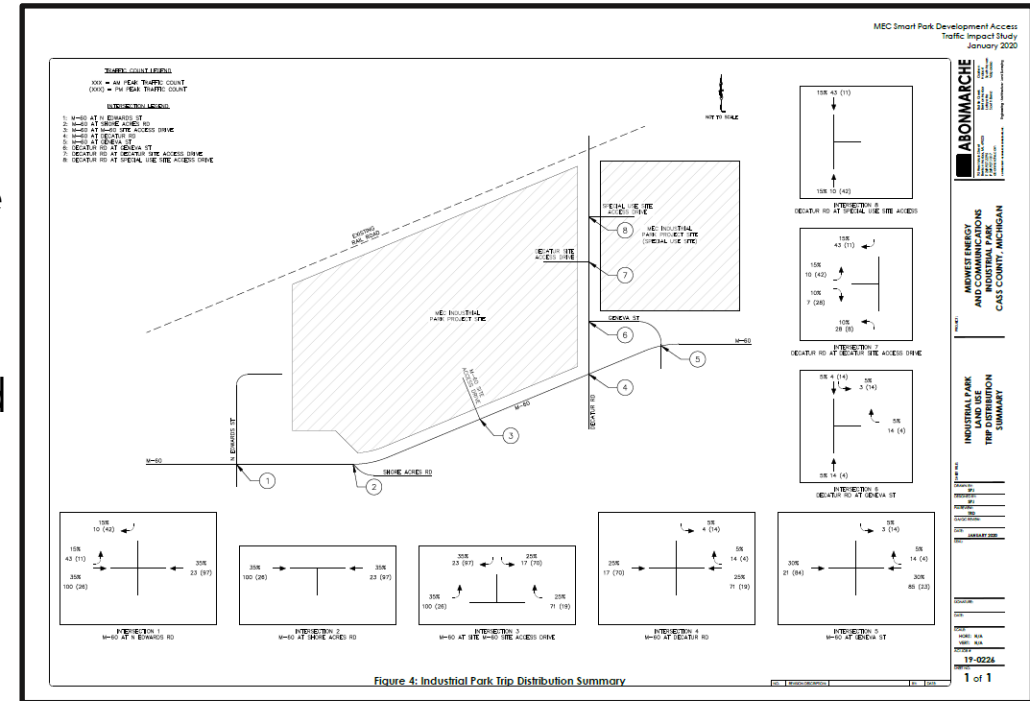
- The project is expected to have a significant impact on the revenue available for reinvestment into the community.
- The Village is doubling its tax base as the result of the Park's first project. This will help in a number of ways including investments in parks and infrastructure as well as other services to include, but not limited to, police, fire and EMS in and around the Village of Cassopolis. In short, the project has the potential to create new resources within the community that the community gets to decide how it wants to reinvest those resources back into itself.
- Based on a study completed by Kinexus as part of the EDA grant for the project, SMART Park has the ability to create over 1,000 new jobs for our community.
- Many of our community's residents are forced to travel 30 or more minutes for employment. Not only will the proposed project create opportunities closer to home for residents, it also has the potential to bring new residents to the community for better job opportunities. This will stem years of out-migration from the community and support local businesses and institutions such as the public schools.

Community Benefits and Impacts

Two (2) questions that have been discussed since the initial planning stages of the project is the potential impact on housing and traffic within the community.

Traffic

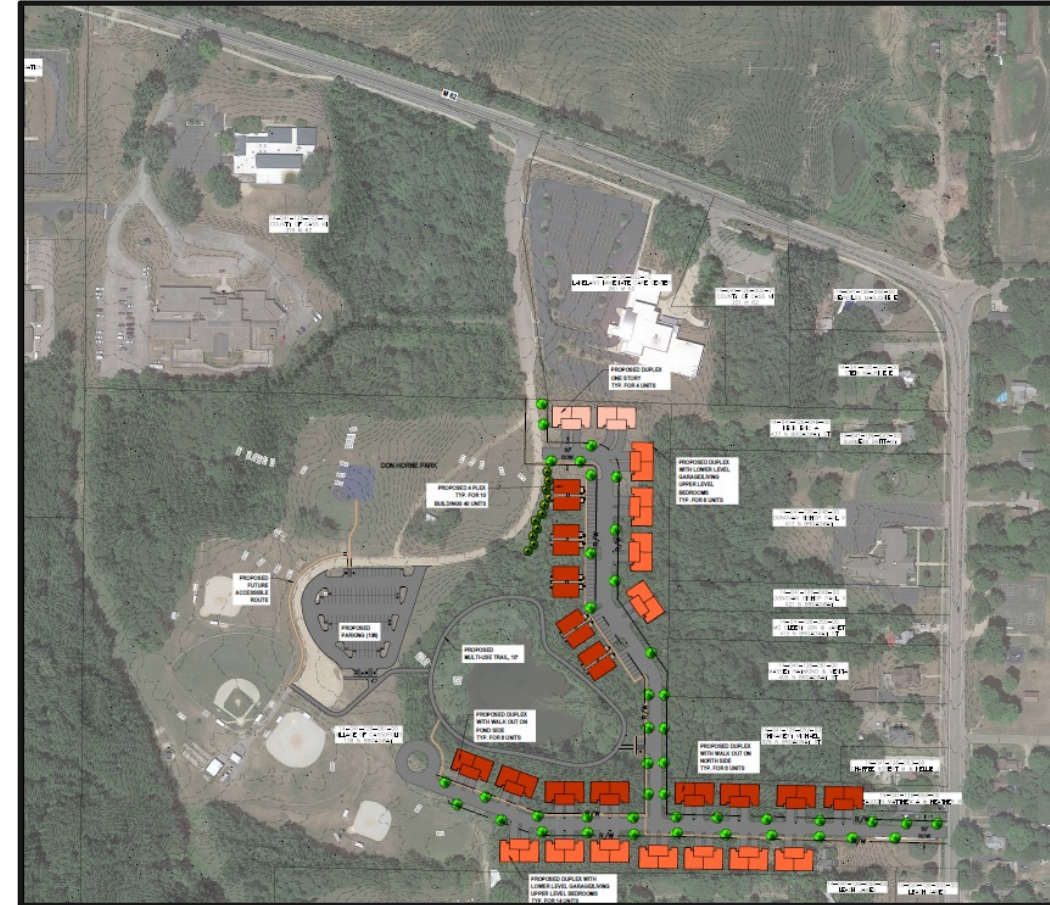
- As the project abuts both County and State roads, both the Cass County Road Commission and Michigan Department were required to review the plans for the project to ensure traffic flow along Decatur Road and M-60 would not be negatively impacted by the project.
- In 2020, a traffic study for the project was approved by both agencies.
- One change being incorporated into the project from the study will be the development of turning lanes and blisters along M-60 along the main entrance to the Park.



Community Benefits and Impacts

Housing

- Even before the planning for SMART Park began, housing was an issue being discussed in the community. The need for more and an increased diversification of housing options was a common discussion during the Imagine Cass community public engagement process.
- As alluded to earlier, there are significant numbers for skilled workers leaving our community daily for jobs elsewhere. Initial hiring for the businesses in SMART Park is expected to focus on these individuals.
- That does not mean the project team is taking a laissez-faire approach to housing development.
- The Village of Cassopolis, in collaboration with Abonmarche, are actively working on housing development project concepts within the community, both on parcels owned by the Village as well as ones that may be able to be acquired for development. Work will continue in earnest in this area during 2023.



Activities Completed and Underway

- Hydro has been the first company to commit to SMART Park.
- Low “residential” user of water
- All hydraulic systems use biodegradable oil
- Carbon free goal at all plants - 2050
- Hydro’s commitment to the area extends beyond the Park, underscoring the type of companies and good corporate citizens the Park is working to attract. Their contributions thus far:
 - Cass High School
 - Robotics Team
 - Tree Planting
 - Sam Adams – 3D Printers & Support
 - Cassopolis Parks – Tree Planting
 - Village of Cassopolis – Benches & Bike Racks
 - Cassopolis Kick Start – Initial Donation & 5-Year Pledge
 - \$2,500/Month Once Operational

Hydro Aluminum Cassopolis, MI

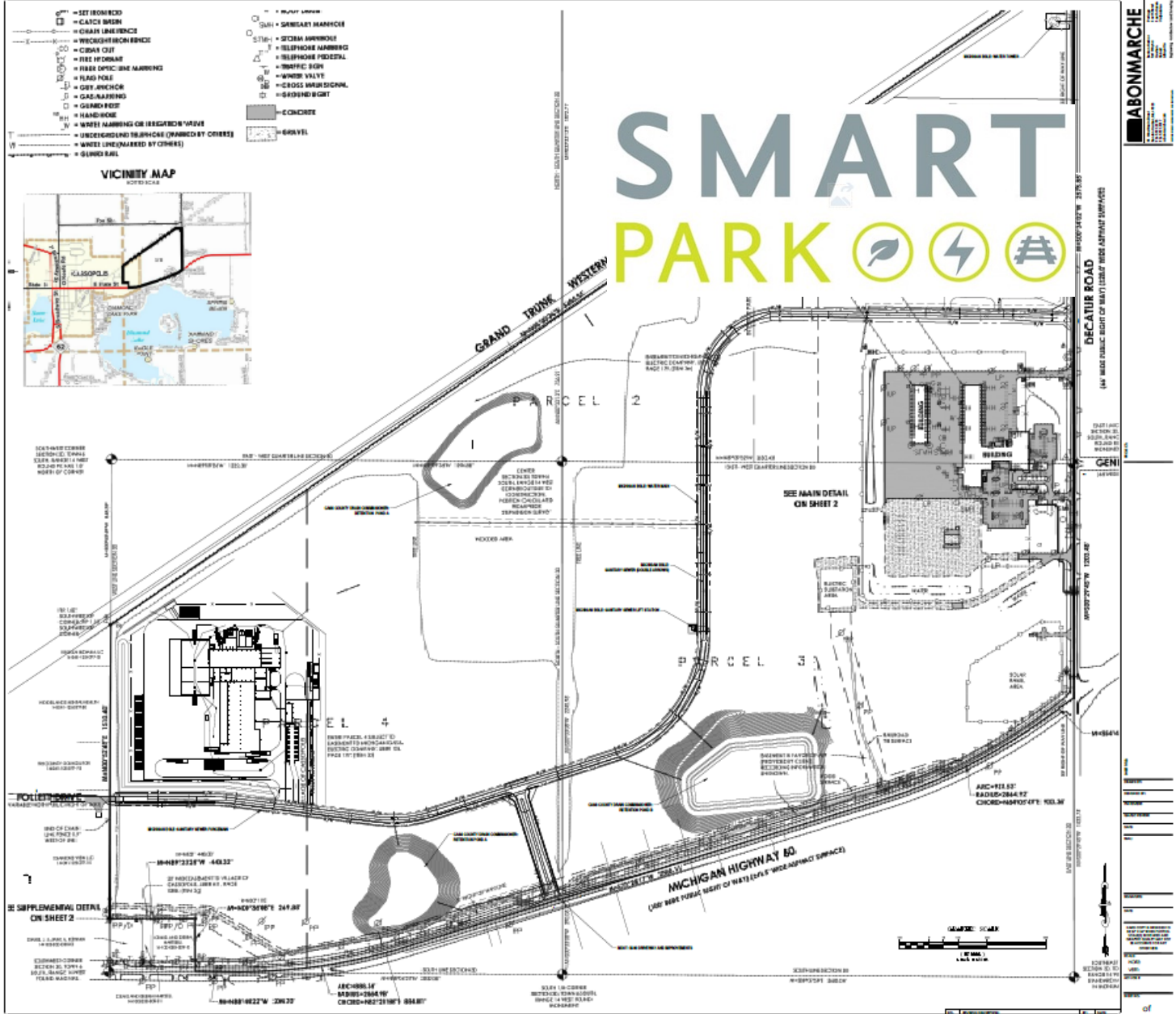
Hydro's state-of-the-art aluminum recycling plant in Cassopolis, Michigan starts construction in early Q2 2022 with production commencing in 2023. The plant will produce 120,000 metric tonnes (265 million pounds) of aluminum extrusion ingot per year.



Activities Completed and Underway

- The project has garnered interest from site selectors at both a higher level and sooner than anticipated.
- Infrastructure buildout for the Park began in the fall of 2022 and will be substantially completed in the 2023.
- Off-site utility improvements are scheduled to occur in 2023 and 2024.





Questions and Discussion

ADJOURNMENT

