

January 18, 2023

Marshall Township Board of Trustees:

As you are aware, the Marshall City Council unanimously approved the 425 Land Transfers at its meeting on January 17, 2023, which are effective January 31, 2023.

Based on that effective date, we have scheduled other associated events to carry out the transfer. Accordingly, we respectfully request the Township Board to complete its approval process by or before January 30, 2023.

Sincerely,

James Durian, CEO
Marshall Area Economic Development Alliance/Choose Marshall



MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

January 26, 2023

Marshall Township Board
19551 Myron Avery Drive
Marshall, MI 49068

Marshall City Council
323 W. Michigan Ave.
Marshall, MI 49068

To the Esteemed Members of the Marshall Township Board and Marshall City Council:

On behalf of the Michigan Economic Development Corporation (MEDC), I am pleased to write you in support of the Marshall Megasite's (Megasite) continued growth and transformation within the region. For years, we have worked alongside local partners including the Marshall Area Economic Development Alliance (MAEDA) to promote this nationally recognized premier development site to secure a generational investment that will support the vitality of the Marshall community for decades to come.

Recent efforts have involved preparing the site to host a major EV or battery manufacturing development, which would create thousands of good-paying jobs for area residents while acting as a magnet to attract and keep young talent in the community where they can build a career and a future. By attracting this level of investment to the Megasite, Team Michigan would also help pump millions of dollars into the local community, supporting small businesses like restaurants, grocery stores, retail shops and others with a growing customer base. Additionally, with the planned road projects and infrastructure improvements necessary at the site, the community will be even better equipped to attract new housing developments to continue growing the quality of life for all throughout the Southwest Michigan region.

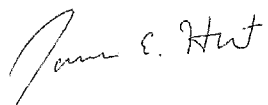
It's equally important to note that any company or investment that may be interested in growing at the Marshall Megasite will be subject to environmental regulatory and permitting processes and considerations based on local, state and federal requirements. We share a commitment with local leaders to ensure that area residents are informed of any future developments that may occur at the Megasite.

Michigan is proud to remain the global home for opportunity within the mobility and electrification sectors and we at the MEDC are pleased to express today our unqualified support

PURE *M*ICHIGAN®

for the continued investment and preparation of the Marshall Megasite and the transformational opportunities that it will deliver for families in Marshall and beyond.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Josh Hundt".

Josh Hundt
Executive Vice President
Chief Projects Officer

Dear Township Board of Trustees,

My name is Michael Lounds.

I am writing this letter to voice my strong support for the **425 land transfers**, a critical step toward the development of the Marshall Megasite. This project is a once-in-a-generation opportunity that our area cannot afford to lose to other communities or other states.

Over the past 20 years, the Marshall area has lost around 2,000 jobs with the departures of the Eaton Corporation and State Farm. The Marshall Megasite is critical toward reversing this trend.

The Megasite will create an estimated 2,000 to 3,000 new high-paying manufacturing jobs. A company that develops the site would replace the jobs Marshall has lost over the years. New personal incomes generated by these jobs will mean millions of dollars for our local small businesses, including restaurants, grocery stores, hardware stores and retailers. This project also will be a magnet for new capital investment for roads and infrastructure as well as higher property values and funding for police, fire, schools and roads.

This project will help prevent "brain drain" by creating opportunities for young people, allowing them to start their professional careers near their families and close to home. It will create a new talent pipeline, giving young people the skills and training needed for a high-paying job right here in our region. This project will pay dividends for years to come.

This project is a win-win for everyone. It will create economic opportunities while preserving our community's unique characteristics. This kind of opportunity does not come along often, and it is critical our area officials do everything they can to make sure it happens here.

For these reasons, I urge you to vote to support the 425 land transfers, an essential step forward in the ongoing development of the Marshall Megasite.

Thank you,

A handwritten signature in black ink that reads "Michael Lounds". The signature is written in a cursive, flowing style.

Michael Lounds

Owner, Bogar Theatre, TrailBlazers and Pawfitters

Dear Township Board of Trustees,

My name is Joe Caron.

As the former Mayor of Marshall, I am writing this letter to voice my strong support for the **425 land transfers** - a critical step toward the development of the Marshall Megasite. This project is a once-in-a-generation opportunity that our area cannot afford to lose to other communities or other states.

Over the past 20 years, the Marshall area has lost around 2,000 jobs with the departures of the Eaton Corporation and State Farm. The Marshall Megasite is critical toward reversing this trend.

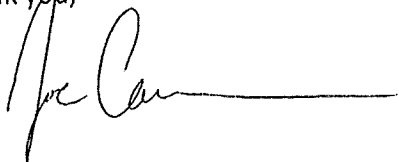
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For these reasons, I urge you to vote to support the 425 land transfers, an essential step forward in the ongoing development of the Marshall Megasite.

Thank you,

A handwritten signature in black ink, appearing to read "Joe Caron", followed by a long horizontal line extending to the right.

Joe Caron

General Manager – Schuler's Restaurant & Pub

January 24, 2023

Rec'd
Via Email
CJ, Clerk

TO: Marshall Township Board Members

As a former Marshall Township Treasurer and Board member, I recognize that your upcoming decision on the proposed land transfers to the City of Marshall to provide needed municipal sewer and water service may not be universally popular. However, your oaths of office don't mention any requirement to make decisions based on what's trending on social media, otherwise we could simply replace all our elected representatives with direct voting on issues weekly from our front rooms based on whatever is popular on social media and whoever screams the loudest.

Fortunately, our founding fathers were wise to provide us with a representative democratic form of government which entrusts elected representatives with thoroughly researching the facts and making decisions accordingly.

We trust Marshall Township Board members are going through that process in deciding on the land transfers needed to provide a quality development project which will provide overdue economic stability to our area and improved work force opportunities. We are also confident that our elected officials will work with all concerned to minimize any disruptions and will assure that our Marshall quality of life is maintained. Perhaps a benefit of the project, aside from providing good paying jobs for our young people, will also result in greater choices for residents, like more than one full service grocery store or perhaps a close-by department store to replace the now defunct K-Mart? Let's spend our energy on making this project a community benefit rather than another attempt to raise up the drawbridges.

We ask you to do what is right even if it isn't popular at the moment. We trust that Marshall area residents will be supportive of a well thought out project once state officials are at liberty to provide us with further detail.

In the interim, we need to take give our elected representatives the opportunity to work through the details to better our community.

James and Paula Stadtfeld

Marshall, MI



450 North Avenue, Battle Creek, MI 49017 | 269-965-3931 | kellogg.edu

Jan. 23, 2023

Marshall Township Board of Trustees
13551 Myron Avery Drive
Marshall, MI 49068

RE: Marshall Megasite Project

Trustees:

Kellogg Community College is monitoring the potential development of the Marshall Megasite and remains ready to provide workforce-specific training, technical expertise, professional certification preparation and customizable academic degree pathways to anyone who needs such opportunities today and in the future.

The College is aware that future employers at the 1,900-acre Marshall Megasite project have the potential to create thousands of jobs and billions of dollars in investment in the Marshall area and surrounding communities.

As the premier provider of job training and accessible higher education in Calhoun County, KCC maintains a variety of programs and services available to employees, employers and organizations across the region. As an educational partner, KCC welcomes new students, trainees and business relationships in order to enhance the readiness of the region's workforce in emerging sectors, including those related to automobile, battery and semiconductor manufacturing.

In alignment with our mission to provide accessible, high-quality education to enrich our community and the lives of individual learners, KCC intentionally supports and trains the upcoming generations of our local skilled workforce.

Central to this task, the RMTC's 48,400-square-foot hands-on training facility located in the Fort Custer Industrial Park in Battle Creek – a mere 20 miles from the Megasite – recently underwent a \$4.3 million upgrade funded by the State of Michigan, the Battle Creek Tax Increment Finance Authority, the W.K. Kellogg Foundation, and KCC's voter approved capital millage.

The RMTC was born out of KCC's willingness and ability to serve the needs of our community by partnering with local employers and municipal governments to meet their

BOARD OF TRUSTEES

Steven A. Claywell
Chair

Matthew A. Davis
Vice Chair

Carla C. Reynolds
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Jonathan D. Byrd
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Xenia C. McKay
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Lisa L. Mueller
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Patrick A. O'Donnell
Trustee

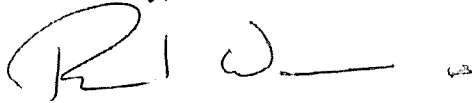
Dr. Paul R. Watson II
President

and other industry needs. Built like a true industrial facility, with state-of-the-art equipment in dozens of training labs, KCC offers hands-on, real-world experience to students and trainees in their chosen career fields. Coupled with the involvement of highly qualified instructors, students are able to gain knowledge and upgrade their skills in areas such as robotics, mechatronics, electrical/electricity, heating, cooling, machining, welding, renewable energy and other industrial trades. KCC is also working with the Smart Automation Certification Alliance (SACA) to offer Industry 4.0 certifications.

Additionally, KCC owns and operates the Eastern Academic Center, a 20,000-square-foot facility located between Marshall and Albion that features newly equipped welding and mechatronics labs and other industrial trades modules available to students and trainees. The EAC labs, which were built with support from the Cronin Foundation and federal funding, are located 11 miles east of the Megasite.

The College is committed to being a valued partner for any manufacturer choosing to operate in our region. KCC has a legacy of flexibility and innovation while working collaboratively with industry representatives, economic developers and government agencies. We look forward to continuing this posture of collaboration for the benefit of our community for years to come.

Sincerely,

A handwritten signature in black ink, appearing to read "P. Watson II", with a horizontal line extending to the right.

Dr. Paul Watson II, President
Kellogg Community College
450 North Ave.
Battle Creek, MI 49017
(269) 565-7952



CALHOUN COUNTY

OFFICE OF THE ADMINISTRATOR/CONTROLLER

“Building a Better County Through Responsive Leadership”

315 W. Green Street
Marshall, MI 49068
(269)781-0966 – Office

Kelli D. Scott
Administrator/Controller

January 23, 2023

Marshall Township Board
13551 Myron Avery Drive
Marshall, MI 49068

Dear Township Board of Trustees:

My name is Kelli Scott, Calhoun County Administrator/Controller. I am writing this letter to voice my strong support for the **425 land transfers**, a critical step toward the development of the Marshall Megasite. This project is a once-in-a-generation opportunity that our area cannot afford to lose to other communities or other states.

Over the past 20 years, the Marshall area has lost around 2,000 jobs with the departures of the Eaton Corporation and State Farm. The Marshall Megasite is critical toward reversing this trend. The Megasite will create an estimated 2,000 to 3,000 new high-paying manufacturing jobs. A company that develops the site would replace the jobs Marshall has lost over the years. New personal incomes generated by these jobs will mean millions of dollars for our local small businesses, including restaurants, grocery stores, hardware stores and retailers. This project also will be a magnet for new capital investment for roads and infrastructure as well as higher property values and funding for police, fire, schools, and roads.

This project will help prevent “brain drain” by creating opportunities for young people, allowing them to start their professional careers near their families and close to home. It will create a new talent pipeline, giving young people the skills and training needed for a high-paying job right here in our region. This project will pay dividends for years to come.

This project is a win-win for everyone. It will create economic opportunities while preserving our community's unique characteristics. This kind of opportunity does not come along often, and it is critical our area officials do everything they can to make sure it happens here.

For these reasons, I urge you to vote to support the 425 land transfers, an essential step forward in the ongoing development of the Marshall Megasite.

Very Truly Yours,

Kelli Scott
Calhoun County
Administrator/Controller

“Calhoun County is an Equal Opportunity Employer”

Behnke Transportation, LLC

MARK A. BEHNKE
276 CAPITAL AVENUE N.E.
BATTLE CREEK, MI 49017

DIRECT LINE 269.441.7663
CELL 269.924.8022
FAX 269.441.7665



January 24, 2023

Dear Marshall Township Board of Trustees,

I am writing to give my personal support for the 425 land transfers of the Marshall Megasite.

As a small business owner, the current mayor of Battle Creek, and a long-time resident of the community who has served on the Battle Creek City Commission for nearly 30 years, I know how important the Marshall Megasite is for the entire region.

The township board's vote on the land transfers Thursday is a small but critical step toward developing the Marshall Megasite. We have seen thousands of jobs leave the region the past few years. With the departures of the Eaton Corporation and State Farm, the Marshall area itself has lost approximately 2,000 jobs. We need to do whatever we can to reverse this trend, and the Marshall Megasite project is a once-in-a-generation opportunity our area cannot afford to lose.

The Megasite will create an estimated 2,000 to 3,000 high-paying manufacturing jobs. The incomes generated by these jobs will result in millions of dollars being infused into local economies as well as providing much-needed money for new capital investment for infrastructure and more funding for police, fire, and schools.

To help this project come to fruition, the city of Battle Creek is excited to supply water to the site.

I strongly urge you to vote in support of the 425 land transfers, an essential step forward in the ongoing development of the Marshall Megasite.

Thank you very much.

Sincerely,

Mark A. Behnke

Marshall Township Board,

My name is Steve Frisbie, a Calhoun County Commissioner. I am writing to urge you to strongly support the 425 land transfers. This is a critically important step forward in the development of the Marshall Megasite, a once-in-a-generation opportunity that our area cannot afford to lose. As you well know, the project has been underway for several years. The publicly conducted actions taken in the past several years by the City of Marshall, Marshall Township, and Calhoun County were designed to bring us to the cusp of a significant development. Please continue on that pathway!

We know first-hand the kind of job loss experienced in this region over the past 20 years. The Marshall area has lost around 2,000 jobs with the departures of State Farm and the Eaton Corporation. Developing the Marshall Megasite is crucial to reversing that trend and bringing jobs back here for immediate and long-term term. These are high tech and well-paying Jobs that our children, grandchildren, and beyond will have available. The Marshall Megasite project will help spur a new talent pipeline, giving young people the skills and training needed for a high-paying job right here in our region. Far too often our young talent is forced to move out of the area, leaving their hometowns – and friends and families – in search of a good paying job. The Marshall Megasite project will help stop that trend and will continue to pay dividends for years into the future.

An estimated 2,000 to 3,000 new high-paying manufacturing jobs will be created by developing the Marshall Megasite. That will also mean millions of dollars spent at local small businesses, including restaurants, grocery stores, hardware stores and retailers. This project also will be a magnet for new capital investment for roads and infrastructure as well new tax revenues, providing funding for schools, police and fire.

I understand the fear of losing the small town atmosphere in Marshall as the group who opposes this espouses. I don't agree with their projections. The reality is the Megasite workforce will live in many areas in and surrounding Calhoun County. Marshall's vibrant downtown has routinely changed over the past several years to meet the needs and demands of the local population. Another reality is when State Farm and Eaton jobs were in place, Marshall remained Marshall; a smaller town feel with many more businesses to support the local population. A region standing still will watch themselves become irrelevant and fade into the past.

This kind of opportunity does not come along often, and it is critical our area officials do everything they can to make sure it happens here.

For these reasons, I strongly urge you to vote to support the 425 land transfers, an essential step forward in the ongoing development of the Marshall Megasite.

Respectfully ,

Steve Frisbie

Calhoun County Commissioner, 4th District

Dear Township Board of Trustees,

My name is Dr. Randy Davis. I am writing this letter to voice my strong support for the **425 land transfers**, a critical step toward the development of the Marshall Megasite. This project is a once-in-a-generation opportunity that our area cannot afford to lose to other communities or other states.

Over the past 20 years, the Marshall area has lost around 2,000 jobs with the departures of the Eaton Corporation and State Farm. The Marshall Megasite is critical toward reversing this trend.

The Megasite will create an estimated 2,000 to 3,000 new high-paying manufacturing jobs. A company that develops the site would replace the jobs Marshall has lost over the years. New personal incomes generated by these jobs will mean millions of dollars for our local small businesses, including restaurants, grocery stores, hardware stores and retailers. This project also will be a magnet for new capital investment for roads and infrastructure as well as higher property values and funding for police, fire, schools and roads.

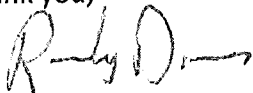
This project will help prevent "brain drain" by creating opportunities for young people, allowing them to start their professional careers near their families and close to home. It will create a new talent pipeline, giving young people the skills and training needed for a high-paying job right here in our region. This project will pay dividends for years to come.

This project is a win-win for everyone. It will create economic opportunities while preserving our community's unique characteristics. This kind of opportunity does not come along often, and it is critical our area officials do everything they can to make sure it happens here.

I have served on the MAEDA Board in the past, the LDFA Board, various Boards in the Marshall Community, and past Superintendent of Marshall Public Schools for 12 years. I have been aware of the efforts put forth by community leaders over the last 14 years to find a productive opportunity for the Megasite. Should a very real opportunity present itself, our elected/selected leaders must take responsible actions that are in the best interest of all.

For these reasons, I urge you to vote to support the 425 land transfers, an essential step forward in the ongoing development of the Marshall Megasite.

Thank you,

A handwritten signature in black ink that reads "Randy Davis". The signature is written in a cursive style with a long horizontal stroke at the end.

Dr. Randy Davis

Fredonia Township, Marshall



WE OWN IT™

January 24, 2023

Marshall Township
Board of Trustees
13551 Myron Avery Drive
Marshall, MI 49068

Re: Marshall Megasite

Ladies and Gentlemen:

As the President of a local employer and wholesale distributor, I am writing this letter to voice my strong support for the **425 land transfers**, a critical step toward the development of the Marshall Megasite. This project is a once-in-a-generation opportunity that Southwest Michigan cannot afford to lose to other communities or other states.

Over the past 20 years, the Marshall area has lost around 2,000 jobs with the departures of the Eaton Corporation and State Farm. The Marshall Megasite is critical toward reversing this trend.

The Megasite will create an estimated 2,000 to 3,000 new high-paying manufacturing jobs. A local developer would replace the jobs Marshall has lost over the years. New personal incomes generated by these jobs will mean millions of dollars for local small businesses, including restaurants, grocery stores, hardware stores and retailers. This project also will be a magnet for new capital investment for roads and infrastructure as well as higher property values and funding for police, fire, schools and roads.

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For these reasons, I urge you to vote to support the 425 land transfers, an essential step forward in the ongoing development of the Marshall Megasite.

Thank you,

John W. Harman
President

Dear Township Board of Trustees,

My name is George Jenkot.

I am writing this letter to voice my strong support for the **425 land transfers**, a critical step toward the development of the Marshall Megasite. This project is a once-in-a-generation opportunity that our area cannot afford to lose to other communities or other states.

Over the past 20 years, the Marshall area has lost around 2,000 jobs with the departures of the Eaton Corporation and State Farm. The Marshall Megasite is critical toward reversing this trend.

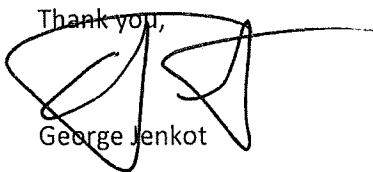
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For these reasons, I urge you to vote to support the 425 land transfers, an essential step forward in the ongoing development of the Marshall Megasite.

Thank you,



George Jenkot

Vice-Chair | MAEDA

Jeff Albaugh

From: Glenn Kowalske <glenn@kowalske.net>
Sent: Tuesday, January 17, 2023 7:42 PM
To: David Bosserd; Jeff Albaugh
Cc: Nikki Roberts; Robert Lyng; Dan Walsh
Subject: FW: Public Hearing, Jan 17, 2023 - City of Marshall City Council

Importance: High

As I stated at the January 16, 2023 public hearing, and by editorial, I would recommend that Marshall Township Board **vote against the requested PA 425 transfers**. A second best option would be to **adopt a resolution calling for a referendum on the transfers**.

<https://static1.squarespace.com/static/61c3650074316a70f5fd2a1c/t/63ab443292b05b42fc6903c2/1672168499194/PA+425+public+notice+1-16-23.pdf>

The Master 425 Agreement dated Feb 9, 2022, if considered a PA 425 agreement, is illegal, as no public hearing was held. If the Master 425 Agreement dated Feb9, 2022 is not considered a PA 425 agreement, it is still illegal as it seems to restrict the ability for the City Council or Township Board from voting against a PA 425 transfer or call for a referendum.

The board of Marshall Township cannot be compelled to act against the wishes of its citizens and State of Michigan statute by any agreement between parties.

In addition, the Master 425 Agreement should be made null and void as it is illegal, and the City of Marshall be made aware of this situation. I have given them my perspective.

At the Marshall Township public hearing there was an outpouring of people that do not want the Mega-Site from the township as well as the City, including our new County Commissioner.

For reference:

PA 425

124.24 Public hearing; notice; majority vote required.
Sec. 4.

(1) The legislative body of each local unit affected by a proposed transfer of property under this act shall hold at least 1 public hearing before entering into a contract under this act. Notice of the hearing shall be given in the manner provided by the open meetings act, Act No. 267 of the Public Acts of 1976, being sections 15.261 to 15.275 of the Michigan Compiled Laws.

(2) A decision to enter into a contract under this act shall be made by a majority vote of those members elected and serving on the legislative body of each affected local unit.

124.25 Compliance as condition to entering into contract; resolution; referendum; approval by majority of electors; petition; effect of not filing petition or adopting resolution.
Sec. 5.

(2) If the governing body of a local unit involved in a transfer of property under this act adopts a resolution calling for a referendum on the transfer, the local unit may enter into the contract only if the transfer is approved by a majority of the electors voting on the transfer.

Glenn Kowalske, P.E.
Marshall Township
269-282-4401

Jeff Albaugh

From: Glenn Kowalske <glenn@kowalske.net>
Sent: Monday, January 23, 2023 3:06 PM
To: Jeff Albaugh
Cc: David Bosserd
Subject: FW: Land Transfer Requests - PA 425 for January 17, 2023 Public Hearing
Attachments: 020922 Signed Master Agreement.pdf; Marshall Township, Michigan - Violation of State Statute and the Open Meetings Act; Marshall Township, Michigan - Violation of State Statute; RE: Marshall Township, Michigan - Violation of State Statute

Please include this email and all attachments as part of the public comment for the January 26, 2023 Special Township Board Meeting.

Glenn Kowalske

From: Glenn Kowalske <glenn@kowalske.net>
Sent: Monday, January 23, 2023 2:45 PM
To: Jeff Albaugh <jeff@marshalltownship.org>
Cc: David Bosserd <David@marshalltownship.org>; bos2d@aol.com; nikki@marshalltownship.org; robert@marshalltownship.org; dan@marshalltownship.org; Rebecca Glotfelty <kalamazooriverrecreationalarea@gmail.com>
Subject: RE: Land Transfer Requests - PA 425 for January 17, 2023 Public Hearing

Jeff,

I believe the Calhoun County Prosecutor, and Michigan Attorney General will agree with you and find that the agreement is unlawful, as it compels you to **vote yes** on all PA 425 transfer agreements and there was no **public hearing** before you signed the agreement.

Anyone with any conscience will vote no or for a referendum, based on public input to date. It will also allow you to avoid prosecution by Calhoun County and/or the State of Michigan until the Master Agreement is terminated or revised and a public hearing is set.

You may say there are differing views in Marshall Township on these transfers, but have not surfaced any to date. The overwhelming opinion was shown at the January 16 public hearing and that number continues to grow. The public left that meeting thinking that it was tabled until February 20, 2023 and now will be more angered by the board pulling it ahead (again) to avoid input.

By the way, "provision #6" has not been met, as the city currently has no way of supplying city water or sewer to this area. The requirement is not even known at this time, as any industrial site will have its unique needs (ref. Carl Dean – MEDC).

Glenn

Glenn Kowalske, P.E.
269-282-4401

From: Jeff Albaugh <jeff@marshalltownship.org>
Sent: Tuesday, January 10, 2023 12:30 PM

Glenn

From: Jeff Albaugh <jeff@marshalltownship.org>
Sent: Thursday, January 5, 2023 4:35 PM
To: Glenn Kowalske <glenn@kowalske.net>
Subject: RE: Land Transfer Requests - PA 425 for January 17, 2023 Public Hearing

I think I figured it out. The master agreement was up[dated in 2019. Subsequently in early 2022 appendix "A" of the agreement concerning the joint planning commission was amended. I'll need to dig that out and will get it to you Monday.

From: Glenn Kowalske <glenn@kowalske.net>
Sent: Thursday, January 5, 2023 4:31 PM
To: Jeff Albaugh <jeff@marshalltownship.org>
Subject: RE: Land Transfer Requests - PA 425 for January 17, 2023 Public Hearing

The first part of the documents.

From: Glenn Kowalske <glenn@kowalske.net>
Sent: Thursday, January 5, 2023 4:29 PM
To: Jeff Albaugh <jeff@marshalltownship.org>
Subject: RE: Land Transfer Requests - PA 425 for January 17, 2023 Public Hearing

So is the transfer request document wrong?

"WHEREAS, the City and the Township have adopted a Master 425 Agreement dated February 9, 2022 for the purpose of providing utility services which are available in the City to Township properties upon the request of a Township property owner, and"

From: Jeff Albaugh <jeff@marshalltownship.org>
Sent: Thursday, January 5, 2023 4:26 PM
To: Glenn Kowalske <glenn@kowalske.net>
Subject: Re: Land Transfer Requests - PA 425 for January 17, 2023 Public Hearing

The master agreement i sent you is the most current.

Get [Outlook for Android](#)

From: Glenn Kowalske <glenn@kowalske.net>
Sent: Thursday, January 5, 2023 4:21:42 PM
To: Jeff Albaugh <jeff@marshalltownship.org>
Subject: RE: Land Transfer Requests - PA 425 for January 17, 2023 Public Hearing

Yes, apparently and update or new master agreement?

From: Jeff Albaugh <jeff@marshalltownship.org>
Sent: Thursday, January 5, 2023 4:17 PM
To: Glenn Kowalske <glenn@kowalske.net>
Subject: RE: Land Transfer Requests - PA 425 for January 17, 2023 Public Hearing

Dear Township Board of Trustees,

My name is Jason A. LaForge.

I am writing this letter to voice my strong support for the **425 land transfers**, a critical step toward the development of the Marshall Megasite. This project is a once-in-a-generation opportunity that our area cannot afford to lose to other communities or other states.

Over the past 20 years, the Marshall area has lost around 2,000 jobs with the departures of the Eaton Corporation and State Farm. The Marshall Megasite is critical toward reversing this trend. The Megasite will create an estimated 2,000 to 3,000 new high-paying manufacturing jobs. A company that develops the site would replace the jobs Marshall has lost over the years. New personal incomes generated by these jobs will mean millions of dollars for our local small businesses, including restaurants, grocery stores, hardware stores and retailers. This project also will be a magnet for new capital investment for roads and infrastructure as well as higher property values and funding for police, fire, schools and roads.

This project will help prevent "brain drain" by creating opportunities for young people, allowing them to start their professional careers near their families and close to home. It will create a new talent pipeline, giving young people the skills and training needed for a high-paying job right here in our region. This project will pay dividends for years to come.

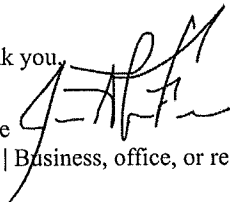
This project is a win-win for everyone. It will create economic opportunities while preserving our community's unique characteristics. This kind of opportunity does not come along often, and it is critical our area officials do everything they can to make sure it happens here.

For these reasons, I urge you to vote to support the 425 land transfers, an essential step forward in the ongoing development of the Marshall Megasite.

Thank you,

Name

Title | Business, office, or residency



Dear Township Board of Trustees,

My name is Emily LaFleur.

I am writing this letter to voice my strong support for the 425 land transfers, a critical step toward the development of the Marshall Megasite. This project is a once-in-a-generation opportunity that our area cannot afford to lose to other communities or other states. Over the past 20 years, the Marshall area has lost around 2,000 jobs with the departures of the Eaton Corporation and State Farm. The Marshall Megasite is critical toward reversing this trend. The Megasite will create an estimated 2,000 to 3,000 new high-paying manufacturing jobs. A company that develops the site would replace the jobs Marshall has lost over the years. New personal incomes generated by these jobs will mean millions of dollars for our local small businesses, including restaurants, grocery stores, hardware stores and retailers. This project also will be a magnet for new capital investment for roads and infrastructure as well as higher property values and funding for police, fire, schools and roads. This project will help prevent "brain drain" by creating opportunities for young people, allowing them to start their professional careers near their families and close to home. It will create a new talent pipeline, giving young people the skills and training needed for a high-paying job right here in our region. This project will pay dividends for years to come. This project is a win-win for everyone. It will create economic opportunities while preserving our community's unique characteristics. This kind of opportunity does not come along often, and it is critical our area officials do everything they can to make sure it happens here. For these reasons, I urge you to vote to support the 425 land transfers, an essential step forward in the ongoing development of the Marshall Megasite.

Thank you,

Emily LaFleur

General Manager

Dark Horse Brewing Co.

Dear Township Board of Trustees,

My name is Sara Jeffery.

I am writing this letter to voice my strong support for the **425 land transfers**, a critical step toward the development of the Marshall Megasite. This project is a once-in-a-generation opportunity that our area cannot afford to lose to other communities or other states.

Over the past 20 years, the Marshall area has lost around 2,000 jobs with the departures of the Eaton Corporation and State Farm. The Marshall Megasite is critical toward reversing this trend.

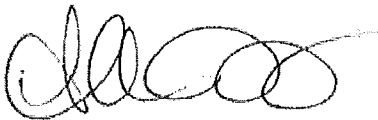
The Megasite will create an estimated 2,000 to 3,000 new high-paying manufacturing jobs. A company that develops the site would replace the jobs Marshall has lost over the years. New personal incomes generated by these jobs will mean millions of dollars for our local small businesses, including restaurants, grocery stores, hardware stores and retailers. This project also will be a magnet for new capital investment for roads and infrastructure as well as higher property values and funding for police, fire, schools and roads.

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This project is a win-win for everyone. It will create economic opportunities while preserving our community's unique characteristics. This kind of opportunity does not come along often, and it is critical our area officials do everything they can to make sure it happens here.

For these reasons, I urge you to vote to support the 425 land transfers, an essential step forward in the ongoing development of the Marshall Megasite.

Thank you,

A handwritten signature in black ink, appearing to read 'Sara Jeffery', with a stylized, cursive flourish at the end.

Sara Jeffery

116 S. Sycamore St., Marshall, MI 49068

Jeff Albaugh

From: Mark Robinson <mrobinson713@yahoo.com>
Sent: Monday, January 23, 2023 8:48 AM
To: Jeff Albaugh
Subject: Land Transfer Comments for Special Meeting January 26

Dear Mr. Albaugh,

I am unable to attend the special meeting on January 26 due to my son's birthday and attending his swim meet. Please consider the below written comments regarding the mega site development for the township meeting on January 26. I gave also included my contact information below the comments in case of any questions.

I am writing regarding the proposed Marshall Mega Site land transfer from Marshall Township to the City of Marshall. I am a resident of the City of Marshall. I am not in favor of the land transfer or the development of a large piece of agricultural land for industrial plants for the following reasons.

First, the City already has an industrial park that contains vacant parcels with existing utility lines. Using the current industrial park would prevent residents from bearing the burden of large costs to install new utility lines to the proposed mega site.

Second, the current infrastructure on C Drive is not set up to handle the increase in traffic and large trucks that accompany industrial development. Who pays for upgrading the roads and infrastructure?

Third, I fear the development of the mega site will increase taxes even more at a time when many are struggling financially due to high inflation.

Also, the proposed mega site will destroy suitable agricultural land that is used to produce locally grown products. The continued removal of agricultural land from production will only increase food prices (less supply) and force food manufacturers to import products from other countries.

Lastly, the township will lose property tax revenue from the land that is transferred. In addition, the potential population growth will put a strain on an already tight housing market for the area. Based on the comments from the City Council meeting, many residents are drawn to this area because of the small-town appeal and our abundant agricultural spaces. The proposed mega site will take away both. Please do not approve the land transfer for the mega site.

Thank you for your time and consideration.

Mark Robinson
1114 Fennimore Drive
Marshall, MI 49068
269-274-2114

Dear Township Board of Trustees,

My name is Matthew Miller, I live at 19521 Partello rd, Marshall.

I am writing this letter to voice my strong support for the **425 land transfers**, a critical step toward the development of the Marshall Megasite. This project is a once-in-a-generation opportunity that our area cannot afford to lose to other communities or other states.

Over the past 20 years, the Marshall area has lost around 2,000 jobs with the departures of the Eaton Corporation and State Farm. The Marshall Megasite is critical toward reversing this trend.

The Megasite will create an estimated 2,000 to 3,000 new high-paying manufacturing jobs. A company that develops the site would replace the jobs Marshall has lost over the years. New personal incomes generated by these jobs will mean millions of dollars for our local small businesses, including restaurants, grocery stores, hardware stores and retailers. This project also will be a magnet for new capital investment for roads and infrastructure as well as higher property values and funding for police, fire, schools and roads.

This project will help prevent "brain drain" by creating opportunities for young people, allowing them to start their professional careers near their families and close to home. It will create a new talent pipeline, giving young people the skills and training needed for a high-paying job right here in our region. This project will pay dividends for years to come.

This project is a win-win for everyone. It will create economic opportunities while preserving our community's unique characteristics. This kind of opportunity does not come along often, and it is critical our area officials do everything they can to make sure it happens here.

For these reasons, I urge you to vote to support the 425 land transfers, an essential step forward in the ongoing development of the Marshall Megasite.

Thank you,


Matthew D. Miller

Marshall Resident and local Business owner

1/23/23

Dear Township Board of Trustees,

My name is Charles Mascari Jr.

I am writing this letter to voice my strong support for the 425 land transfers, a critical step toward the development of the Marshall Megasite. This project is a once-in-a-generation opportunity that our area cannot afford to lose to other communities or other states. Over the past 20 years, the Marshall area has lost around 2,000 jobs with the departures of the Eaton Corporation and State Farm. The Marshall Megasite is critical toward reversing this trend. The Megasite will create an estimated 2,000 to 3,000 new high-paying manufacturing jobs. A company that develops the site would replace the jobs Marshall has lost over the years. New personal incomes generated by these jobs will mean millions of dollars for our local small businesses, including restaurants, grocery stores, hardware stores and retailers. This project also will be a magnet for new capital investment for roads and infrastructure as well as higher property values and funding for police, fire, schools and roads. This project will help prevent "brain drain" by creating opportunities for young people, allowing them to start their professional careers near their families and close to home. It will create a new talent pipeline, giving young people the skills and training needed for a high-paying job right here in our region. This project will pay dividends for years to come. This project is a win-win for everyone. It will create economic opportunities while preserving our community's unique characteristics. This kind of opportunity does not come along often, and it is critical our area officials do everything they can to make sure it happens here. For these reasons, I urge you to vote to support the 425 land transfers, an essential step forward in the ongoing development of the Marshall Megasite.

Thank you,

Charles Mascari

Owner

Dark Horse Brewing Co.

Dear Township Board of Trustees,

My name is Deep Multani _____.

I am writing this letter to voice my strong support for the **425 land transfers**, a critical step toward the development of the Marshall Megasite. This project is a once-in-a-generation opportunity that our area cannot afford to lose to other communities or other states.

Over the past 20 years, the Marshall area has lost around 2,000 jobs with the departures of the Eaton Corporation and State Farm. The Marshall Megasite is critical toward reversing this trend.

The Megasite will create an estimated 2,000 to 3,000 new high-paying manufacturing jobs. A company that develops the site would replace the jobs Marshall has lost over the years. New personal incomes generated by these jobs will mean millions of dollars for our local small businesses, including restaurants, grocery stores, hardware stores and retailers. This project also will be a magnet for new capital investment for roads and infrastructure as well as higher property values and funding for police, fire, schools and roads.

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For these reasons, I urge you to vote to support the 425 land transfers, an essential step forward in the ongoing development of the Marshall Megasite.

Thank you,

Deep Multani



Name Quality INN Marshall

Title | Business, office, or residency

Dear Township Board of Trustees,

My name is Ryan Traver. Business owner in downtown Marshall, parent of two young girls, and Marshall city council member.

I am writing this letter to voice my strong support for the **425 land transfers**, a critical step toward the development of the Marshall Megasite.

Serving on city council for the second time over the past 15 years I've often been asked about how to move Marshall forward. Taxes are high, population is declining, companies have come and gone, our schools struggle to get support, graduates leave for better opportunities, and the city struggles to find new revenue. This is a once-in-a-generation opportunity that can change the course of our region for decades to come, and provide our schools, our small businesses, and our children with possibilities that may not otherwise ever be possible. We can not let this pass us by or our city could forever suffer because of it.

This project is a win-win for everyone. It will create economic opportunities while preserving our community's unique characteristics. This kind of opportunity does not come along often, and it is critical our area officials do everything they can to make sure it happens here. As city leaders, we are entrusted with some information that is not readily available to the public at-large, and we need to use this information to make decisions that are best for our communities, even when there is a vocal minority who will never see eye to eye with us.

For these reasons, I urge you to vote to support the 425 land transfers, an essential step forward in the ongoing development of the Marshall Megasite.

Thank you,

A handwritten signature in black ink that reads "Ryan W. Traver". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Ryan W. Traver

Owner | BluFish, downtown Marshall
Marshall City Council Member, At-Large
MAEDA Board Member
Resident at 604 Turquoise Trail, Marshall

Dear Township Board of Trustees,

My name is John Rodopoulos.

I am writing this letter to voice my strong support for the 425 land transfers, a critical step toward the development of the Marshall Megasite. This project is a once-in-a-generation opportunity that our area cannot afford to lose to other communities or other states. Over the past 20 years, the Marshall area has lost around 2,000 jobs with the departures of the Eaton Corporation and State Farm. The Marshall Megasite is critical toward reversing this trend. The Megasite will create an estimated 2,000 to 3,000 new high-paying manufacturing jobs. A company that develops the site would replace the jobs Marshall has lost over the years. New personal incomes generated by these jobs will mean millions of dollars for our local small businesses, including restaurants, grocery stores, hardware stores and retailers. This project also will be a magnet for new capital investment for roads and infrastructure as well as higher property values and funding for police, fire, schools and roads. This project will help prevent "brain drain" by creating opportunities for young people, allowing them to start their professional careers near their families and close to home. It will create a new talent pipeline, giving young people the skills and training needed for a high-paying job right here in our region. This project will pay dividends for years to come. This project is a win-win for everyone. It will create economic opportunities while preserving our community's unique characteristics. This kind of opportunity does not come along often, and it is critical our area officials do everything they can to make sure it happens here. For these reasons, I urge you to vote to support the 425 land transfers, an essential step forward in the ongoing development of the Marshall Megasite.

Thank you,

John Rodopoulos

Director of Operations

Dark Horse Brewing Co.

Jeff Albaugh

From: David Gilbert <dgilbert@calhouncountymi.gov>
Sent: Monday, January 23, 2023 5:32 PM
To: Glenn Kowalske; seeber@michigantownshiplaw.com; Jeff Albaugh
Cc: Rebecca Glotfelty; Martha Beck
Subject: RE: Marshall Township, Michigan - Violation of State Statue and the Open Meetings Act

Mr. Kowalske,

It was nice to speak with you today. I have reviewed the information you sent me, consisting of a "Master 425 Development Agreement" between the City of Marshall and Marshall Township, along with a Notice of Hearing on the proposals for PA 425 Land Transfers and a list of a number of identified parcels.

First, in reviewing the information you sent me, it appears the 'Master 425 document' you sent me was an amendment to an agreement originally made between the City of Marshall and Marshall Township on March 14, 2006 regarding cooperation in supplying sewer and water utilities to those in need. The amendment is dated 2/9/22. There is a note reflected in the board minutes of the 1/17/22 Marshall Township Board meeting desiring to amend paragraph 2B of this 425 agreement that appears to have been voted on at that time. If you believe there is a flaw in the agreement, you should consult your own attorney.

Further, that document does not appear to be a contract to transfer under MCL 124.21 et seq. [PA 425]. Rather, it appears to set the guidelines for those transfers under the act. I suspect when you say you were told the township was obligated under the "Master 425 Development Agreement" to approve the transfers you either heard wrong or were misinformed. The proposed "Contract for Conditional Transfer of Property" for both Marshall Township and Marshall City are found as Schedules B and C, depending on where the property is located. These appear to be the proposed forms of the contracts but are not executed contracts that are currently in effect. The proposed transfers, if at all, appear to be noticed for hearing on 1/26/23. The properties involved appear to be specifically described in the notice. If objection to the transfers is desired, the public meeting is set for 1/26/23 and appears to be properly noticed. Board members certainly have a choice in whether to approve or reject each proposed transfer. If you wish to avail yourself to the options under MCL 124.21 or any other statute, you may wish to contact an attorney immediately; as stated, according to the information you supplied me, the public hearing in which you and others may speak is set for 1/26/23. This is not within my purview.

Second, violations of the Open Meetings Act are within my purview, but not mine alone. Under MCL 15.270 [part of the Open Meetings Act], decisions of a public body are presumed to be in compliance with the Open Meetings Act unless it is shown the Act was not complied with. The Attorney General, County Prosecutor or any person [including you] may commence a civil action to challenge the validity of a decision. If you wish an injunction, you may wish to consult a private attorney. At this point, I do not see a violation of the Open Meetings Act. In the event there were a violation and an action was initiated to invalidate a decision made by the public body based on that violation, under MCL 15.270(5) the public body is allowed to "reenact the disputed decision in conformity with this act. A decision reenacted in this manner shall be effective from the date of reenactment and shall not be declared invalid by reason of a deficiency in the procedure used for its initial enactment", which means they merely have to follow the Open Meetings Act and redo the decision. If you intend to bring suit under the Open Meetings Act, be aware of the time limitations proscribed.

I hope this addresses your concerns.

Sincerely,

David E. Gilbert
Calhoun County Prosecutor
161 East Michigan Avenue
Battle Creek, MI 49014
(269)969-6980 office
(269)969-6967 fax



From: Glenn Kowalske <glenn@kowalske.net>
Sent: Monday, January 23, 2023 1:26 PM
To: David Gilbert <dgilbert@calhouncountymi.gov>
Cc: Rebecca Glotfely <kalamazooriverrecreationalarea@gmail.com>; Martha Beck <marthaleebeck@gmail.com>
Subject: Marshall Township, Michigan - Violation of State Statue and the Open Meetings Act
Importance: High

THIS EMAIL WAS SENT FROM OUTSIDE YOUR ORGANIZATION. PLEASE USE CAUTION WHEN CLICKING LINKS OR OPENING ATTACHMENTS .

Dear David E. Gilbert, Prosecuting Attorney, Calhoun County

Our community has an **urgent problem** that has become a legal one, **a violation of state statute**. I believe your office to be the correct legal authority here to bring this to court. **Timing is critical to stay a PA 425 transfer that will likely have a final Marshall Township vote on January 26, 2023 at a Special Meeting intended to avoid public comment and attendance.** Please let me know immediately if this falls under your prevue as Prosecuting Attorney of Calhoun Count and if you will move forward with an investigation and court action. If it does not fall under your purview, please point me in the right direction for legal action against Marshall Township to prevent a vote until this matter is legally decided.

The Legal Issue

Marshall Township and the City of Marshall entered into a "Master 425 Development Agreement" (attached) on February 9, 2022. The Master 425 Agreement dated Feb 9, 2022, if considered a PA 425 agreement, is illegal, as **no public hearing was held**. If the Master 425 Agreement dated Feb9, 2022 is not considered a PA 425 agreement, it is still illegal as it **restricts the ability for the City Council or Township Board from voting against a PA 425 transfer or call for a referendum**. The board of Marshall Township cannot be compelled to act against the wishes of its citizens and State of Michigan statute by any agreement between parties. In addition, the Master 425 Agreement should be made null and void as it is illegal, and the City of Marshall be made aware of this situation.

There is now (4) PA 425 transfer before the Marshall Township board to create a Mega Industrial Site from farmland, against the wishes of the citizens of Marshall Township. We have asked for a referendum, but have now been told that the risk of legal action (due to the Master 425 Development Agreement) and the wishes of the citizens of Marshall Township will be overruled by this board.

At the Marshall Township public hearing there was an outpouring of people that do not want the PA 425 transfers of land to the City of Marshall for a Mega-Site. This included citizens from the township as well as the City, including our new County Commissioner.

For reference:

PA 425

124.24 Public hearing; notice; majority vote required.

Sec. 4.

(1) The legislative body of each local unit affected by a proposed transfer of property under this act shall hold at least 1 public hearing before entering into a contract under this act. Notice of the hearing shall be given in the manner provided by the open meetings act, Act No. 267 of the Public Acts of 1976, being sections 15.261 to 15.275 of the Michigan Compiled Laws.

(2) A decision to enter into a contract under this act shall be made by a majority vote of those members elected and serving on the legislative body of each affected local unit.

124.25 Compliance as condition to entering into contract; resolution; referendum; approval by majority of electors; petition; effect of not filing petition or adopting resolution.

Sec. 5.

(2) If the governing body of a local unit involved in a transfer of property under this act adopts a resolution calling for a referendum on the transfer, the local unit may enter into the contract only if the transfer is approved by a majority of the electors voting on the transfer.

Please consider taking action on this today, as the Marshall Township board has moved this special meeting ahead of the normal February 20, 2023 meeting to thwart a large movement of citizens to stop the PA 425 transfer and put it to a referendum.

Glenn Kowalske, P.E.
15548 17 ½ Mile Rd.
Marshall, MI 49068
269-282-4401

January 24, 2023

Marshall Township Board
13551 Myron Avery Drive
Marshall, MI 49068

Dear Township Board Members,

During my first week of employment with the City of Marshall in 1993, I was invited to lunch at Schuler's to meet Marshall Township Supervisor Gene Hamaker. During my 14 years working for the City of Three Rivers, I had developed a strong collaboration with the four surrounding Township Supervisors. I was surprised when Gene lashed out at the City Manager Maurice Evans about the loss of a new ALRO Steel development on the Gerholtz property on C Drive North in Marshall Township.

From this first interaction with Marshall Township, I committed to change this relationship to a strong collaborative area wide development strategy. In 2007, the City and Township developed the first Master PA 425 Conditional Land Transfer Agreement in the State of Michigan. Over my 13 years as City Manager, I worked with the Township Officials to make the PA 425 master agreement better for the current area developmental trends. When the Marshall Area Economic Development Alliance was formed, I was a strong advocate to have a member of the Marshall Township Board be appointed as a Board member.

Over the past 30 years, the Marshall area has lost more than 2,000 jobs mainly from State Farm Insurance, EATON Corporation, LEAR Corporation and Collins-Aikens. The proposed Mega Site could support the return of these lost jobs. The location of the site is ideal for industrial development with the availability of rail and the intersection of 194 & 169. This site has been investigated by many industries but was rejected by them due to the lack of utilities. By having this land "site-ready", the Marshall area can position themselves as a location for high paying jobs to keep our children and our grandchildren here.

I strongly support moving forward with the needed PA 425 Conditional Land Transfer between Marshall Township and the City of Marshall.

Let's keep Gene Hamaker's vision alive.

Sincerely,



Tom Tarkiewicz
506 Forest Court
Marshall, MI 49068

January 23, 2023

Dear Honorable Township Supervisor, Clerk, Treasurer and Board of Trustees,

My name is Mike Nofs, and I proudly served southwest Michigan, including Calhoun, Barry Jackson and Ionia counties, in both houses of the Michigan Legislature from 2003 to 2018. I also served on the Calhoun County Board of Commissioners for 10 years, from 1993 to 2003 including five years as chairman of the board.

From time to time over those years the County of Calhoun and the State of Michigan have worked very hard on setting up this property for development. For various reasons and timing over all these years we were not successful, However, we never gave up on promoting this very special piece of property. I would urge you to seriously support the 425 land transfers and the ongoing development of this Marshall Mega site. This project is critically important to our region in terms of jobs, investment and opportunities for everyone in this region. We need to send a clear message that we are open for business, and we want these jobs and opportunities right here in our place of Southwest Michigan.

The Marshall area is a true gem for everyone living in this area. But let's be honest in looking at this opportunity. I remember when I was Chairman of the Board of Commissioners, and the Casino idea was being considered by the board at that time. A lot of individuals in the Marshall area were against the idea. We heard of all the bad predictions if we supported that development. We listened but in the end we knew the jobs and economic development would be good for our County. So, looking at the outcome of that development, the casino has been a positive experience. It helps all generations of workers in the area find new jobs. It has helped our schools with resources to do great things for our kids. Look at our local governments and how it has helped them.

Over the past few decades, we have lost major job providers in the area. We have lost around 2,000 jobs over the past 20 years with the closing of Eaton Corporation and State Farm. The Marshall Mega site is essential to turning around this trend.

The Mega site will create about 2,000 to 3,000 new high-paying career jobs. These workers mean more money going into our local small businesses, the backbone of our community. The investment that comes along with such a major development also will mean more funding for roads and infrastructure as well as schools, police and fire.

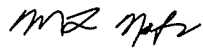
This project will create opportunities for young people, so they won't have to move away from their hometown and their families to find good-paying jobs. It's a win-win project for this area that many call home. This development will give so many hope in making many things possible in their lives and our great unique community.

As our local leaders, you must do everything you can to prevent us from losing this incredible opportunity. I know it is a tough decision but that is why you were elected to be the leaders we depend on to keep this community moving forward.

I strongly urge you to vote to support the 425 land transfers and the ongoing development of this Mega site.

Good luck with your decision.

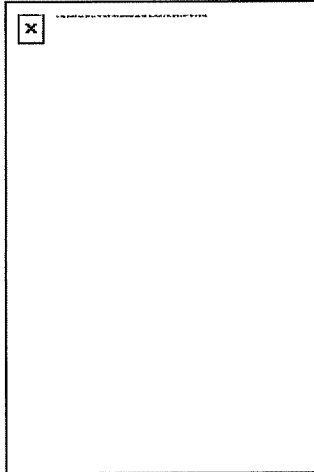
Sincerely,

A handwritten signature in black ink, appearing to read "MN Nofs".

Michael Nofs
Former State Senator

Jeff Albaugh

From: abailey@byrumfisk.com on behalf of Amy Bailey <abailey@byrumfisk.com>
Sent: Wednesday, January 25, 2023 4:32 PM
To: Jeff Albaugh
Subject: PRESS RELEASE: Elected officials, GOP leaders, ag industry endorse next steps toward developing Marshall Megasite



FOR IMMEDIATE RELEASE: Wednesday, Jan. 25, 2023

CONTACT: Amy Bailey, **Byrum & Fisk Advocacy Communications**, abailey@byrumfisk.com

Elected officials, GOP leaders, ag industry endorse next steps toward developing Marshall Megasite

Letters of support for project pour ahead of critical Marshall Township vote this week

MARSHALL, Mich. — Support for the development of the Marshall Megasite, which is projected to bring 2,000-3,000 high-paying manufacturing jobs to the area, is swelling as local officials are poised to take an important step Thursday to move the project forward.

Letters from key business owners, elected officials, Republican Party leaders and others are pouring in as **Marshall Township Board** members take up a property transfer needed to keep the project moving.

“This project is critically important to our region in terms of jobs, investment and opportunities for young people,” former Republican **state Sen. Mike Nofs**, of Battle Creek, wrote in his letter. “We need to send a clear message that we are open for business, and we want these jobs and opportunities right here in Southwest Michigan.”

Chuck Lippstreu, President of the Michigan Agri-Business Association, said development of the Marshall Megasite shows the way rural communities can host a diverse mix of job-creating industries from agriculture to manufacturing and beyond.

“The importance of identifying and seizing opportunities to keep families in rural communities, and even attract new workers to our state, cannot be understated for the long-term success of agriculture,” Lippstreu wrote.

Mark Behnke, the mayor of Battle Creek, said he is excited that the city will play a role in the project by supplying its water.

“As a long-time resident of the community who has served on the Battle Creek City Commission for nearly 30 years, I know how important the Marshall Megasite is for the entire region,” Behnke wrote. “The Marshall Megasite project is a once-in-a-generation opportunity our area cannot afford to lose.”

Josh Hundt, executive vice president and chief projects officer for the **Michigan Economic Development Corporation (MEDC)**, noted that the Marshall Megasite is a nationally recognized premier development site and will support the vitality of the Marshall community for decades.

“Recent efforts have involved preparing the site to host a major EV or battery manufacturing development, which would create thousands of good-paying jobs for area residents while acting as a magnet to attract and keep young talent in the community where they can build a career and a future,” Hundt wrote.

James Durian, CEO of the **Marshall Area Economic Development Alliance (MAEDA)**, said seeing broad support for the project shows the long-term benefit such a development will have across southwest Michigan.

“This project will spark investment and pump millions of dollars into local small businesses,” Durian said. “We cannot afford to lose this opportunity to other communities or another state.”

###

This email was sent to jeff@marshalltownship.org
Byrum & Fisk, 1000 Coolidge Rd, East Lansing, MI 48823, USA
[Unsubscribe](#)



**Greater Albion Chamber of Commerce
& Visitors Bureau**

403 S. Superior St.
P.O. Box 238
Albion, MI 49224
greateralbionchamber.org
Phone 517.629.5533
chamberoffice@greateralbionchamber.org

January 25, 2023

To Whom It May Concern:

I am writing on behalf of the Greater Albion Chamber of Commerce & Visitors Bureau (GACC) in full support of the Marshall Megasite project due to this unique economic opportunity for job creation and investment within the Marshall community, region and beyond. The GACC recognizes that a new major manufacturing development will have the following benefits:

- Stimulate massive economic growth in our region by providing high-quality, good paying jobs with fringe benefits for thousands, boosting property values, and generating new tax revenues.
- For every new job created in this development, at least two to three additional jobs are created in the supply chain as a result of the spin-off impacts of the investment. These jobs are not replacing other jobs in Michigan's economy but are net new jobs to the region.
- Studies of similar investments in Michigan and other states have shown that these megasite development opportunities generate billions of dollars of new personal income from the direct, indirect, and induced jobs being created over a 20-year timeframe.
- The new personal incomes generated will drive a new economic engine for our community that will pump millions of dollars into local small businesses like restaurants, grocery stores, hardware stores, shops and other small businesses.

The GACC works to bring individuals into our community as well as engage our current residents and business owners. Albion, Michigan is a source of scenic natural beauty where the rich, diverse history of the past meets the dynamic, vibrant growth of the future. Albion is a friendly place of shared memories where people come together to live, work and play. The GACC is the local voice for and of businesses. It exists to develop and express business opinion and to promote the best interests of the community along civic, commercial, industrial and professional lines. It facilitates the growth of existing businesses and fosters new ones.

If you have any questions, please contact me or the GACC's Board of Directors at 517.629.5533.

Sincerely,

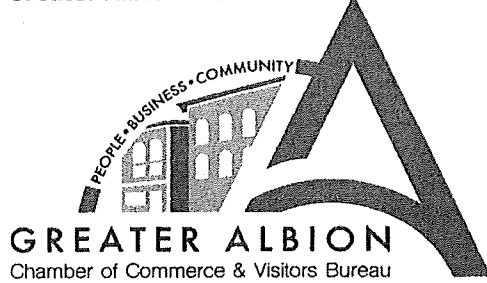
A handwritten signature in black ink, appearing to read 'Billy Beers', written over a white background.

Billy Beers

President | CEO

Greater Albion Chamber of Commerce & Visitors Bureau

Greater Albion Chamber of Commerce



& Visitors Bureau

P.O. Box 238
Albion, MI 49224
greateralbionchamber.org
Phone 517.629.5533
chamberoffice@greateralbionchamber.org

January 25, 2023

To Whom It May Concern:

I am writing on behalf of the Greater Albion Chamber of Commerce & Visitors Bureau (GACC) as a Board of Director in full support of the Marshall Megasite project due to this unique economic opportunity for job creation and investment within the Marshall community, region and beyond. The GACC recognizes that a new major manufacturing development will have the following benefits:

- Stimulate massive economic growth in our region by providing high-quality, good paying jobs with fringe benefits for thousands, boosting property values, and generating new tax revenues.
- For every new job created in this development, at least two to three additional jobs are created in the supply chain as a result of the spin-off impacts of the investment. These jobs are not replacing other jobs in Michigan's economy but are net new jobs to the region.
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If you have any questions, please contact GACC President Billy Beers, myself, or the Board of Directors at 517.629.5533.

Sincerely,

Board of Directors
Greater Albion Chamber of Commerce & Visitors Bureau



**Greater Albion Chamber of Commerce
& Visitors Bureau**

403 S. Superior St.
P.O. Box 238
Albion, MI 49224
greateralbionchamber.org
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If you have any questions, please contact GACC President Billy Beers, myself, or the Board of Directors at 517.629.5533.

Sincerely,

A handwritten signature in black ink that reads 'Alex Harris'.

Board of Directors
Greater Albion Chamber of Commerce & Visitors Bureau

Dear Township Board of Trustees,

My name is Desmond Kivaklavil

I am writing this letter to voice my strong support for the **425 land transfers**, a critical step toward the development of the Marshall Megasite. This project is a once-in-a-generation opportunity that our area cannot afford to lose to other communities or other states.

Over the past 20 years, the Marshall area has lost around 2,000 jobs with the departures of the Eaton Corporation and State Farm. The Marshall Megasite is critical toward reversing this trend.

The Megasite will create an estimated 2,000 to 3,000 new high-paying manufacturing jobs. A company that develops the site would replace the jobs Marshall has lost over the years. New personal incomes generated by these jobs will mean millions of dollars for our local small businesses, including restaurants, grocery stores, hardware stores and retailers. This project also will be a magnet for new capital investment for roads and infrastructure as well as higher property values and funding for police, fire, schools and roads.

This project will help prevent "brain drain" by creating opportunities for young people, allowing them to start their professional careers near their families and close to home. It will create a new talent pipeline, giving young people the skills and training needed for a high-paying job right here in our region. This project will pay dividends for years to come.

This project is a win-win for everyone. It will create economic opportunities while preserving our community's unique characteristics. This kind of opportunity does not come along often, and it is critical our area officials do everything they can to make sure it happens here.

For these reasons, I urge you to vote to support the 425 land transfers, an essential step forward in the ongoing development of the Marshall Megasite.

Thank you,



Name

Marshall, MI

Dear Township Board of Trustees,

My name is Derek King and I serve on the Calhoun County Board of Commissioners. As an elected official in this community, a small business owner of nearly 20 years and a lifetime resident of Calhoun County, I'm excited to see continued activity on the Marshall Megasite because it will benefit the entire region. I strongly support the 425 land transfers that are up for your approval.

While the land transfers are a small step in this large-scale, once-in-a-lifetime project, they are an important one that will keep this project moving forward. Development of the Marshall Megasite is important for the Marshall community, but also the entire region, bringing several thousand high-paying manufacturing jobs to Calhoun County, replacing those we've lost over the years as large employers have left.

With this development, we'll see the benefits of an influx of new workers and families in our communities for years to come. Millions of dollars will be invested in the local economy for our beloved small business community. As a business owner myself, I know firsthand how difficult the last few years have been due to the COVID-19 pandemic, and increasing our customer base will only mean great things for these area businesses. Development of the megasite will also mean new capital for projects that will benefit the entire region, like infrastructure and roads as well as police, fire and schools.

This project is a win-win for everyone. It will create economic opportunities while preserving our way of life here in Calhoun County. It's even more exciting that new, high-paying jobs will be available to future generations so when our children grow up they'll be able to stay in the area, providing for a sustainable community and healthy future. As a father of five young children, it would mean the world to see my children grow up and raise their families in this community, just like I did.

This kind of opportunity does not come along often, and as elected officials, we need to do everything we can to help ensure it happens in Marshall. I urge you to support the 425 land transfers so we can keep development of the Marshall Megasite moving forward.

Thank you,

Derek King
Calhoun County Commissioner, District 5



Michigan Agri-Business Association

January 25, 2023

Township Trustees,

I am writing on behalf of the Michigan Agri-Business Association (MABA), a Michigan-based nonprofit trade association representing more than 300 organizations involved in the success of agriculture in our state. I urge you to support the land transfers that represent a critical step toward the launch of new job-creating economic development in Marshall. This project will bring 2,000 to 3,000 new high-paying manufacturing jobs to our state. It will help strengthen Michigan's overall workforce by attracting new workers to the region. And it will provide yet another example for how rural communities can play host to a mix of job-creating industries, from agriculture, to manufacturing and beyond.

Supporting a diverse mix of job creation in Michigan's rural communities is a top priority for our Association. Let's be clear: Rural Michigan faces substantial population and workforce challenges that pressure our state's ability to compete and win in a global market. The 2020 U.S. Census showed the first nationwide, 10-year rural population decline in history. Here in Michigan, we experienced the second slowest rate of population growth in the country, and of Michigan's 83 counties, 50, including Calhoun County lost population in the last Census. The population loss continuing in rural areas is a serious issue that has already had serious impacts on the agricultural industry's ability to secure a dependable labor force.

The importance of identifying and seizing opportunities to keep families in rural communities, and even attract new workers to our state, cannot be understated for the long-term success of agriculture. New economic opportunity in Marshall will benefit agriculture by supporting sustained job creation and economic growth, and by developing a stronger Michigan workforce by bringing more workers and their families to the region. Furthermore, creating high-paying career opportunities for rural young people will equip them to start their professional careers locally and continue to grow the community in the surrounding areas.

In today's highly-competitive economic environment, it is critical for our state to attract new job-creating opportunities – not allow them to be sent to other states or other countries. This is especially critical for rural Michigan as we seek to reverse current population loss trends. I urge you to clear the way for this win-win project in Marshall, which represents a benefit for the future of Michigan's rural economy.

Thank you,

Chuck Lippstreu
President, Michigan Agri-Business Association

Dear Township Board of Trustees,

My name is Bud Dunn, and I'm Vice President at Atlas Sales, Inc., in Battle Creek.

I am writing to strongly encourage the board to approve the 425 land transfers, a vital step toward the development of the Marshall Megasite.

A major manufacturing development will mean massive economic growth across the region, providing high-quality, good-paying jobs for thousands as well as encouraging investment and supporting small businesses.

As a young business owner, I am always eager to see opportunities for young people to find jobs or create new businesses here in southwest Michigan. As a local family-owned beverage distributor, we've seen the difficulties faced over the past few years by mom-and-pop restaurants and neighborhood taverns. The megasite development will mean more people spending more money in the area, benefiting those businesses that need it as well as other retailers.

This region cannot afford to miss out on a once-in-a-generation opportunity like this one. It's estimated the Marshall Megasite development will create 2,000 to 3,000 new high-paying manufacturing jobs. That will reverse the thousands of jobs this area has lost over the past 20 years with the departures of State Farm and the Eaton Corporation.

It's exciting to see the opportunities this project will create for young people, allowing them to start their professional careers near their families and close to home. Our region will benefit from a new talent pipeline that gives young people the skills and training needed for a high-paying job right here. It's something we'll continue to benefit from for years into the future.

For these reasons, I urge you to vote to support the 425 land transfers, a critical step forward in the ongoing development of the Marshall Megasite.

Thank you,

Name

Bud Dunn | Vice President, Atlas Sales



Live.
Invest.
Innovate.
Locally.

January 25, 2023

Marshall Township
13551 Myron Avery Drive
Marshall, Michigan 49068

Re: Letter of Support for Marshall Township Mega site

Dear Township Board of Trustees,

My name is Scott Fleming, and I am the CEO of the Jackson Anchor Initiative in Jackson, Michigan. Before working in Jackson, I had the pleasure of serving as the CEO of the Marshall Area Economic Development Alliance. I was very involved in planning for the development of the Marshall Mega site. I'm writing to urge this board to approve the land transfers to keep this important project moving forward. This Mega site will attract a significant development that will impact not only Marshall but several other counties to help increase housing and economic growth opportunities for the mid-Michigan area.

Given my previous involvement with the mega site, I know firsthand how critical it is that local officials do everything they can to prevent the Marshall area from losing this fantastic opportunity. We are all familiar with the loss of thousands of jobs with the departures of Eaton Corporation and State Farm, and the mega-site gives us an incredible chance to bring jobs back into the area.

This project will be good for Marshall and the entire region and will be a boon for local families and businesses who are in Marshall and want to stay there for generations to come. Investment in the Marshall Mega site will demonstrate that southwest Michigan is open for business, helping to attract families and other companies to the area. You have the opportunity to create a bright economic future for Marshall and the region, and it would be a shame to lose this opportunity to another region or state.

I urge you to vote yes on the land transfers and support the ongoing development of the mega site.

Sincerely,

Scott Fleming

Scott Fleming, CEcD
President/ CEO, Jackson Anchor Initiative
161 W. Michigan Avenue, Jackson, MI 49201

Rec'd @
1/26/23 BD.



January 25, 2023

Marshall Township Board
Marshall Township Hall
13551 Myron Avery Drive
Marshall, MI 49068

Dear Marshall Township Board Members,
The Battle Creek Area Association of REALTORS®, founded in 1915, is an association of real estate professionals with the mission to help people thrive through property ownership in the Greater Calhoun County region. We are writing this letter to urge you to approve the 425-land transfer.

Growth is imperative for survival. The Marshall community has been fortunate enough to maintain its quality of life in spite of the elimination of thousands of jobs over the past few decades. However, the greater Marshall area (as well as other local municipalities) continues to experience a population decrease and struggles to generate needed tax revenue to cover the escalating cost of services (police, fire, streets, recreation, utilities, etc.). Attracting 2-3,000 jobs to this area will mean millions of dollars for our local restaurants, retailers and grocery stores, not to mention the added property taxes to support necessary city services. An increase in population would help to attract other amenities, including retail and housing developments.

The addition of a large employer would increase the demand for housing and increase property values in the Marshall zip code and surrounding areas. Across the nation, and locally, real estate professionals and their clients continue to experience a lack of housing. In 2002, the average sale price in the 49068 zip code was \$137,610. In that same year, 455 houses were actively on the market. In 2022, the average sale price in the 49068 zip code was \$235,117 with 268 houses actively on the market. Over this 20-year period, average housing prices increased over 70%, while the number of active listings decreased over 41%. Housing is still in demand and Marshall is uniquely suited to capitalize on that need with the addition of a large-scale manufacturer.

Voting YES on the 425-land transfer is only the first step in what could be the development of the Marshall Mega Site. When a project is announced, several other opportunities for engagement and input will be available to the community. A project of this magnitude has the potential to build economic opportunities for generations to come. It is critical that our leaders do everything possible to uphold the private property rights of our neighbors, while also working toward securing the economic future of our community and region. Please vote yes on this 425-land transfer.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Lisa R. Damron".

Lisa R. Damron, on behalf of the Battle Creek Area Association of REALTORS® Board of Directors

Jim Rodie

Rec'd 1/26/23

A few data points for the county that are retrieved from FRED at the St Louis Federal Reserve.

Since 2013:

- 598 housing permits (Kalamazoo 4991)
- Housing price index 145 (Kalamazoo 160.7 2000=100)
- Burdened households: 27% both (30+ housing costs as share of income)
- Net migration -4699 (33,609)

Again, and without being alarmist, change is coming. ICE vehicles are going away and the trend is towards EVs. If you want to continue to have value in your homes and businesses, the economy of Marshall and Calhoun County will need to evolve into the future and not look back into the past. While change is never easy, not changing will leave the place, the county, and the region economically behind.

In closing, you have a very special site here. The work has been done and the time invested to move this forward for the collective economic good. It has great logistics and other infrastructure. This is the prime mega site in Michigan and there are only a few comparable sites in Indiana and Ohio. Most of the EV-related plants are going to the mid-south—Georgia, Kentucky and Tennessee. For Michigan to remain competitive in the light vehicle industry and retain its heritage of building vehicles, developing large greenfield sites like this one are essential to the regional and state economies.

Thank you for letting me speak tonight.