



HOUSE of REPRESENTATIVES

STATE OF MICHIGAN

Appropriations Requests for Legislatively Directed Spending Items

1. The sponsoring representative's first name:
Cam
2. The sponsoring representative's last name:
Cavitt
3. The cosponsoring representatives' names. All cosponsors must be listed. If none, please type 'n/a.' A signed letter from the sponsor approving the co-sponsorship and a signed letter from the member wishing to co-sponsor are required. Attach letters at question #9 below.
Representative Ken Borton
4. Name of the entity that the spending item is intended for:
Target Alpena Development Corporation
5. Physical address of the entity that the spending item is intended for:
235 W. Chisholm St. Alpena, MI. 48762
6. If there is not a specific recipient, the intended location of the project or activity:
Northeast Michigan
7. Name of the representative and the district number where the legislatively directed spending item is located:
Cam Cavitt, District 106 and Ken Borton, District 105
8. Purpose of the legislatively directed spending item. Please include how it provides a public benefit and why it is an appropriate use of taxpayer funding. Please also demonstrate that the item does not violate Article IV, S 30 of the Michigan Constitution.
The purpose of this legislatively directed spending item is to establish a Community Development Corporation (CDC) that will address the critical workforce housing shortage in Northeast Michigan. This initiative provides a direct public benefit by increasing access to safe, affordable housing, which is essential for workforce retention, business growth, and economic stability in the region. Employers in healthcare, education, and manufacturing sectors report that housing shortages are a significant barrier to hiring and retaining workers, directly impacting local economies. This is an

appropriate use of taxpayer funding as it supports economic development, housing stabilization, and public-private collaboration, aligning with state priorities for rural workforce development and community revitalization. The funding will be used solely for capacity building and administrative infrastructure, ensuring the CDC has the staffing and operational structure necessary to secure future grants and investments for housing projects. This expenditure does not violate Article IV, Section 30 of the Michigan Constitution, as it is not a direct appropriation to a private entity. Instead, it funds a public nonprofit organization focused on housing accessibility and economic development, both of which serve the public interest. The CDC will operate with transparency, accountability, and oversight, ensuring taxpayer funds are used efficiently to enhance housing opportunities and workforce stability in Northeast Michigan.

9. Attach documents here if needed:

Attachments added to the end of this file.

10. The amount of state funding requested for the legislatively directed spending item.

750000

11. Has the legislatively directed spending item previously received any of the following types of funding? Check all that apply.

["None"]

12. Please select one of the following groups that describes the entity requesting the legislatively directed spending item:

Non-profit organization

13. For a non-profit organization, has the organization been operating within Michigan for the preceding 36 months?

Yes

14. For a non-profit organization, has the entity had a physical office within Michigan for the preceding 12 months?

Yes

15. For a non-profit organization, does the organization have a board of directors?

Yes

16. For a non-profit organization, list all the active members on the organization's board of directors and any other officers. If this question is not applicable, please type 'n/a.'

Target Alpena Economic Development Board of Directors is composed of key business, government, and community leaders committed to addressing workforce housing challenges in Alpena and Presque Isle counties. The board provides strategic oversight, governance, and guidance to ensure the CDC meets its objectives and effectively utilizes funding to support housing development and economic growth. Board Officers •

President: Ken Dragiewicz – Alpena Power Company • Dennis Werner – HPC Credit Union • Anne Gentry – Alpena Downtown Development Authority • Steve Lappan – (Retired) Lappan Agency • Todd Britton – Meridian Construction • Bill Peterson – Alpena County • Steve Wilson – Alpena Agency • Cindy Johnson – Mayor- City of Alpena • Scott Pauly – Awakon Federal Credit Union • Trina Gray – Bay Athletic Club • Joey Plowman – Gliks • Ethan Clarke – PFN LLC • Eric Ferguson – Edward Jones • Adam Poll – Alpena Chamber of Commerce

17. “I certify that neither the sponsoring representative nor the sponsoring representative's staff or immediate family has a direct or indirect pecuniary interest in the legislatively directed spending item.”

Yes, this is correct

18. Anticipated start and end dates for the legislatively directed spending item:

Anticipated Start Date: October 1, 2025 (Start of FY 2026) Anticipated End Date: September 30, 2026 (End of FY 2026)

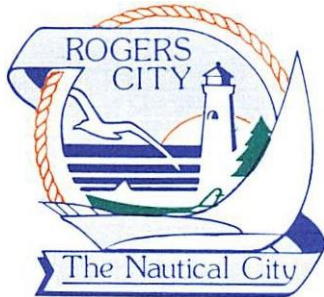
19. “I hereby certify that all information provided in this request is true and accurate.”

Yes

193 E. MICHIGAN AVENUE • ROGERS CITY, MI 49779-1615

OFFICE (989) 734-2191

FAX (989) 734-4833



4/17/2025

To Whom It May Concern,

On behalf of **the City Council of the City of Rogers City**, I am writing to express my full and enthusiastic support for the formation of the **Lake Huron Regional Development Corporation (LHRDC)**—a Community Development Corporation (CDC) proposed to serve the communities of **Michigan's 106th State House District**. This multi-county region, including **Alpena, Alcona, Cheboygan, Presque Isle, Montmorency, Oscoda, and Iosco counties**, faces an escalating crisis in workforce housing availability, as detailed in the 2024 *Northeast Michigan Regional Housing Needs Assessment*.

The report highlights severe shortages in both rental and for-sale housing, aging and substandard housing stock, and the inability of local employers to recruit and retain workers due to the lack of affordable and accessible homes. These housing challenges undermine our region's economic potential, limit business expansion, and place financial strain on working families. Addressing these needs requires a regional, coordinated, and sustained effort—one that the LHRDC is uniquely designed to lead.

Rogers City fully supports the request for **\$750,000 in state funding per year**, to be submitted annually over a four-year period, to establish and scale the operations of the Community Development Corporation (CDC). This phased funding approach will enable the CDC to demonstrate measurable outcomes—such as housing rehabilitation, infill development, and workforce housing partnerships. Each year's request will be based on performance, accountability, and progress made toward addressing the region's housing challenges.

As a local unit of government, we are not only committed to working alongside the LHRDC—we view this partnership as essential to the future of our communities. We are prepared to collaborate on project identification, provide technical assistance, share local data, and engage our municipal planning and zoning departments to support development. We understand that solving Northeast Michigan's housing challenges will take public-private collaboration, long-term planning, and bold action. The formation of the LHRDC is a critical step toward that goal.

For these reasons, we offer our strongest support for both the creation and funding of the CDC. We look forward to collaborating with the State of Michigan and our regional partners to bring much-needed housing and economic stability to the residents of Michigan's 106th District.

Sincerely,

DocuSigned by:

Joseph Hefe

48DDD15642414F5...

Joseph Hefe
City Manager
City of Rogers City
(989) 734-2191
jhefe@rogersccity.com



**Alcona County
Michigan**
"1st of 83"

April 7, 2025

To Whom It May Concern,

On behalf of **Alcona County-Economic Development Committee** we are writing to express our full and enthusiastic support for the formation of the **Lake Huron Regional Development Corporation (LHRDC)**—a Community Development Corporation (CDC) proposed to serve the communities of **Michigan's 106th State House District**. This multi-county region, including **Alpena, Alcona, Cheboygan, Presque Isle, Montmorency, Oscoda, and Iosco Counties**, faces an escalating crisis in workforce housing availability, as detailed in the 2024 *Northeast Michigan Regional Housing Needs Assessment*.

The report highlights severe shortages in both rental and for-sale housing, aging and substandard housing stock, and the inability of local employers to recruit and retain workers due to the lack of affordable and accessible homes. These housing challenges undermine our region's economic potential, limit business expansion, and place financial strain on working families. Addressing these needs requires a regional, coordinated, and sustained effort—one that the LHRDC is uniquely designed to lead.

We fully support the request for **\$750,000 in state funding per year**, to be submitted annually over a four-year period, to establish and scale the operations of the Community Development Corporation (CDC). This phased funding approach will enable the CDC to demonstrate measurable outcomes—such as housing rehabilitation, infill development, and workforce housing partnerships. Each year's request will be based on performance, accountability, and progress made toward addressing the region's housing challenges.

As a local unit of government, we are not only committed to working alongside the LHRDC—we view this partnership as essential to the future of our communities. We are prepared to collaborate on project identification, provide technical assistance, share local data, and engage our municipal planning and zoning departments to support development. We understand that solving Northeast Michigan's housing challenges will take public-private collaboration, long-term planning, and bold action. The formation of the LHRDC is a critical step toward that goal.

For these reasons, we offer our strongest support for both the creation and funding of the CDC. We look forward to collaborating with the State of Michigan and our regional partners to bring much-needed housing and economic stability to the residents of Michigan's 106th District.

Sincerely,

Douglas Cheek
Chairman/Director-Alcona County Economic Development Committee
Alcona County
248.302.2882
alconaedc@gmail.com

04/17/2025

To Whom It May Concern,

On behalf of **Cheboygan County District 2** I am writing to express my full and enthusiastic support for the formation of the **Lake Huron Regional Development Corporation (LHRDC)**—a Community Development Corporation (CDC) proposed to serve the communities of **Michigan's 106th State House District**. This multi-county region, including **Alpena, Alcona, Cheboygan, Presque Isle, Montmorency, Oscoda, and Iosco Counties**, faces an escalating crisis in workforce housing availability, as detailed in the 2024 *Northeast Michigan Regional Housing Needs Assessment*.

The report highlights severe shortages in both rental and for-sale housing, aging and substandard housing stock, and the inability of local employers to recruit and retain workers due to the lack of affordable and accessible homes. These housing challenges undermine our region's economic potential, limit business expansion, and place financial strain on working families. Addressing these needs requires a regional, coordinated, and sustained effort—one that the LHRDC is uniquely designed to lead.

I fully support the request for **\$750,000 in state funding per year**, to be submitted annually over a four-year period, to establish and scale the operations of the Community Development Corporation (CDC). This phased funding approach will enable the CDC to demonstrate measurable outcomes—such as housing rehabilitation, infill development, and workforce housing partnerships. Each year's request will be based on performance, accountability, and progress made toward addressing the region's housing challenges.

As a County Commissioner, I am not only committed to working alongside the LHRDC—I view this partnership as essential to the future of our communities. I am prepared to collaborate on project identification, provide technical assistance, share local data, and engage our municipal planning and zoning departments to support development. I understand that solving Northeast Michigan's housing challenges will take public-private collaboration, long-term planning, and bold action. The formation of the LHRDC is a critical step toward that goal.

For these reasons, we offer our strongest support for both the creation and funding of the CDC. I look forward to collaborating with the State of Michigan and our regional partners to bring much-needed housing and economic stability to the residents of Michigan's 106th District.

Sincerely,

Richard B. Sangster
Vice Chairperson, District 2
Cheboygan County Board of Commissioners
rsangster@cheboygancounty.net



City Hall
208 North First Avenue
Alpena, Michigan 49707
www.alpena.mi.us

City Manager

April 9, 2025

To Whom It May Concern,

On behalf of City of Alpena, we are writing to express our support for the formation of the Lake Huron Regional Development Corporation (LHRDC)—a Community Development Corporation (CDC) proposed to serve the communities of Michigan’s 106th State House District. This multi-county region, including Alpena, Alcona, Cheboygan, Presque Isle, Montmorency, Oscoda, and Iosco Counties, faces an escalating crisis in workforce housing availability, as detailed in the 2024 *Northeast Michigan Regional Housing Needs Assessment*.

The report highlights severe shortages in both rental and for-sale housing, aging and substandard housing stock, and the inability of local employers to recruit and retain workers due to the lack of affordable and accessible homes. These housing challenges undermine our region’s economic potential, limit business expansion, and place financial strain on working families. Addressing these needs requires a regional, coordinated, and sustained effort—one that the LHRDC is uniquely designed to lead.

We fully support the request for **\$750,000 in state funding per year**, to be submitted annually over a four-year period, to establish and scale the operations of the Community Development Corporation (CDC). This phased funding approach will enable the CDC to demonstrate measurable outcomes—such as housing rehabilitation, infill development, and workforce housing partnerships. Each year’s request will be based on performance, accountability, and progress made toward addressing the region’s housing challenges.

As a local unit of government, we are not only committed to working alongside the LHRDC—we view this partnership as essential to the future of our communities. We are prepared to collaborate on project identification, provide technical assistance, share local data, and engage our municipal planning and zoning departments to support development. We understand that solving Northeast Michigan’s housing challenges will take public-private collaboration, long-term planning, and bold action. The formation of the LHRDC is a critical step toward that goal.

For these reasons, we offer our strong support for both the creation and funding of the CDC. We look forward to collaborating with the State of Michigan and our regional partners to bring much-needed housing and economic stability to the residents of Michigan’s 106th District.

Sincerely,

A handwritten signature in blue ink that reads "Rachel R. Smolinski".

Rachel R. Smolinski, City Manager

20774 STATE STREET
P.O. Box 761
ONAWAY, MICHIGAN 49765
April 16, 2025

(989) 733-8313 PHONE
(989) 733-8713 FAX
(800) 649-3777 TDD

To Whom It May Concern,

On behalf of the City of Onaway, we are writing to express our full and enthusiastic support for the formation of the **Lake Huron Regional Development Corporation (LHRDC)**—a Community Development Corporation (CDC) proposed to serve the communities of **Michigan's 106th State House District**. This multi-county region, including **Alpena, Alcona, Cheboygan, Presque Isle, Montmorency, Oscoda, and Iosco Counties**, faces an escalating crisis in workforce housing availability, as detailed in the *2024 Northeast Michigan Regional Housing Needs Assessment*.

The report highlights severe shortages in both rental and for-sale housing, aging and substandard housing stock, and the inability of local employers to recruit and retain workers due to the lack of affordable and accessible homes. These housing challenges undermine our region's economic potential, limit business expansion, and place financial strain on working families. Addressing these needs requires a regional, coordinated, and sustained effort—one that the LHRDC is uniquely designed to lead.

We fully support the request for **\$750,000 in state funding per year**, to be submitted annually over a four-year period, to establish and scale the operations of the Community Development Corporation (CDC). This phased funding approach will enable the CDC to demonstrate measurable outcomes—such as housing rehabilitation, infill development, and workforce housing partnerships. Each year's request will be based on performance, accountability, and progress made toward addressing the region's housing challenges.

As a local unit of government, we are not only committed to working alongside the LHRDC—we view this partnership as essential to the future of our communities. We are prepared to collaborate on project identification, provide technical assistance, share local data, and engage our municipal planning and zoning departments to support development. We understand that solving Northeast Michigan's housing challenges will take public-private collaboration, long-term planning, and bold action. The formation of the LHRDC is a critical step toward that goal.

For these reasons, we offer our strongest support for both the creation and funding of the CDC. We look forward to collaborating with the State of Michigan and our regional partners to bring much-needed housing and economic stability to the residents of Michigan's 106th District.

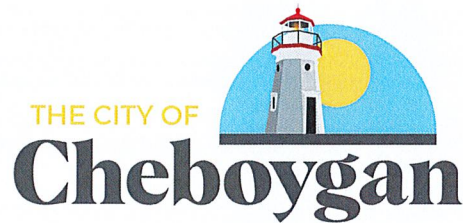
Sincerely,


Kelli Stockwell

City Manager

City of Onaway

989-733-8313, onawaych@gmail.com



403 N Huron St
PO Box 39
Cheboygan, MI 49721
231-627-9931
www.cheboygan.org

To Whom It May Concern,

On behalf of the City of Cheboygan, I am writing to express our strong support for the creation of the Lake Huron Regional Development Corporation (LHRDC), a proposed Community Development Corporation (CDC) serving Michigan's 106th State House District.

Our region—including Alpena, Alcona, Cheboygan, Presque Isle, Montmorency, Oscoda, and Iosco Counties—is facing a serious workforce housing shortage, as detailed in the 2024 Northeast Michigan Regional Housing Needs Assessment. This lack of affordable, quality housing is limiting economic growth, constraining business development, and making it difficult for employers to attract and retain workers.

The City fully supports the request for \$750,000 in annual state funding over four years to launch and grow the LHRDC. This phased investment will empower the CDC to lead housing rehabilitation, infill development, and workforce housing initiatives, with annual funding tied to measurable outcomes and progress.

The City of Cheboygan is committed to partnering with the LHRDC. We will assist in identifying projects, providing technical support, sharing local data, and engaging our planning departments to help drive development. Regional, public-private collaboration is essential to addressing our housing challenges, and we believe the LHRDC will play a vital role in that effort.

The City respectfully urge full support for the formation and funding of this CDC and look forward to working with the State of Michigan and regional partners to strengthen housing and economic opportunities for our residents.

Sincerely,



Daniel Sabolsky

City Manager
City of Cheboygan

MISSION STATEMENT

The Mission of the City of Cheboygan is to promote economic opportunity and enhance quality of life through innovative commitment of human and natural resources with continued planning, financial allocation, and implementation of goals by responsive staff, and elected and appointed officials.

The City of Cheboygan is an Equal Opportunity Provider and Employer.