



Highlights

- **PROJECT OF THE YEAR** - J.W. Morgan Construction acquires 14 lots and starts construction on new homes in the Woodland Trails development in Owosso with assistance from the Shiawassee County Land Bank Authority and Michigan State Land Bank Authority, Shiawassee County Board of Commissioners and Brownfield Redevelopment Authority, Owosso City Council and Brownfield Redevelopment Authority, and Woodland Trails Condominium Association
- Structural steel provider Redinger Steel Erectors acquires 9,000 sq ft industrial facility and relocates to Perry Township bringing 15 new employees
- Site work construction business SF Construction purchasing land from City of Durand with plans to expand operations and add new industrial building space in Shiawassee County
- Owosso Speedway continues \$180M expansion in Middlebury Township on its path to becoming best short track in the United States
- Schlegel Sand & Gravel receives approval to start new sand mining operation in Woodhull Township
- Durand Meat Processing approved for \$365,000 grant from USDA Rural Development to increase and diversify production capacity at their facility in Vernon Township
- Indiana-based Acculevel Foundation Repair, a foundation repair and basement waterproofing company, secures acreage from City of Durand to build new Michigan headquarters with plans to invest nearly \$4 million and create 50 new jobs
- National Manufacturing Group implements quality training and certification in Owosso Charter Township through major grant from Global Epicenter of Mobility (GEM) initiative



SEDP's Justin Horvath and Jeremy Morgan of JW Morgan Construction celebrate the groundbreaking of new housing units at Woodland Trails Condominiums



SEDP stakeholders are given the opportunity to drive the track at the newly renovated Owosso Speedway

Highlights Continued

- Allen Edwin Homes agrees to purchase 17 lots in the City of Durand for new homes, with the city, Shiawassee County Brownfield Redevelopment Authority and Shiawassee County Board of Commissioners approving a tax increment financing plan to support the development
- Six Shiawassee County small businesses secure over \$30,000 total in grant funding through the Eastern Michigan Small Business Network, including Campbell's Creekside Farms in Bennington Township, Dabble! Community Enrichment Center in Durand, Fitness Coliseum in Owosso, Fortitude in Bennington Township, Tank's Tavern in Laingsburg and The Blue Lotus Potter in Vernon
- Additional blight elimination projects completed through the Shiawassee County Land Bank Authority (with support from the Michigan State Land Bank Authority) including demolition of the former Welcome Inn property in Caledonia Charter Township and a building at 230 W Main St in the City of Durand
- Two downtown Owosso development projects (Curwood Place and Fountain Alley) receive nearly \$700,000 in grant support from the Michigan State Housing Development Authority for new housing
- Nearly \$700,000 in grants from Michigan Economic Development Corporation being utilized to conduct site readiness activities in the City of Corunna, City of Owosso, City of Perry and Owosso Charter Township to help prepare land sites for potential development
- BDL Testing & Driving School establishes new testing location at the Owosso Speedway in Middlebury Township



Greg Brodeur, Chair of the Shiawassee County Board of Commissioners, addresses the assembled crowd for the demolition of 230 W Main St in the City of Durand

Scorecard

2022-2026 Strategic Plan Scorecard	Annual Goal	2022	2023	2024	Data Source
Existing Business Engagements	150	210	228	238	SEDP Client Tracking
Projects w/5% Job Creation And/Or Capital Investment	15	19	16	10	SEDP Client Tracking
New Business Prospects	30	116	133	82	SEDP Client Tracking
Prospects In Target Sectors	20	97	115	63	SEDP Client Tracking
New Business Starts	5	9	6	5	SEDP Client Tracking
Workforce Engagements	100	117	108	105	SEDP Client Tracking
Net Increase In Shiawassee County-Based Jobs	300	242	294	404 (Through 2nd quarter)	Source - Michigan Labor Market Information
Real Estate Prospects	30	70	78	152	SEDP Client Tracking
Real Estate Project Starts	3	4	6	5	SEDP Client Tracking



2025 Preview

- Completion of first every countywide housing strategic plan with a focus on a strategy to build and and rehabilitate more housing units in the county
- Shiawassee Young Professionals Network assumes new leadership, plans expanded programming
- Implementing more administrative and programmatic activities utilizing artificial intelligence tools, including an educational series
- More support to assist the retention of and growth of local agricultural producers
- Shiawassee Community Concierge activated for local employers to use in talent recruitment
- Continued collaboration with Lionbear Ventures and Cook Family Foundation in providing grant support to Shiawassee County local governments and non-profits
- Strengthening the partnership between business and the K-12 educational system through collaboration with Shiawassee Regional Education Service District Business & Community Liaison

Financial Snapshot

SEDP maintains a strong financial position, with over 200 investors supporting the program and a strong trend of increasing operating income. The organization has used this growth to develop a 51% operating reserve to ensure its future resilience. In 2024, SEDP also received its 15th consecutive clean audit opinion - one for each year of independent operation.

Moving into 2025, the SEDP now has an Investor Relations Manager onboard to help retain and grow our investor base.

