

Artie Bryson

8356 South Channel Dr.
Harsens Island, MI 48028
(810) 335-9955 | captartieb@gmail.com

October 14, 2025

Mayor and Members of the City Council
City of Algonac
805 St. Clair Blvd.
Algonac, MI 48001

Dear Mayor and Members of the Council,

It is with great enthusiasm and a deep sense of community pride that I submit my application for the position of City Manager for the City of Algonac. As a lifelong resident of our community and the former Supervisor of neighboring Clay Township, I have spent over a decade working closely with the City of Algonac, its residents, and its civic partners. I have witnessed firsthand Algonac's strengths—its natural beauty, strong historic character, and strong sense of community—and I understand the challenges it faces as it plans for the future.

During my twelve years as Township Supervisor, I was responsible for the administration of all township operations, including Police, Fire, Water, Sewer, Assessing, Building, Parks, and Public Works. I managed a \$17 million multi-fund budget with transparency and discipline, earning consistent clean audits and an AA+ bond rating. Within my first six months in office, I uncovered and resolved a long-standing embezzlement issue that had gone undetected for years. By implementing stronger internal controls, segregation of duties, and oversight systems, I not only restored public trust but also permanently strengthened our financial integrity. Since then, Clay Township has maintained over a decade of unqualified clean audits and improved fiscal stability.

I bring extensive knowledge of water and sewer plant operations and systems infrastructure, which aligns directly with Algonac's upcoming projects. From the development of Michigan's first algae-based wastewater treatment facility on Harsens Island to leading capital improvements in water distribution, sewer lines, and pump station upgrades, I have hands-on experience balancing environmental regulations with practical public works solutions. Additionally, I have secured more than \$20 million in funding through local, state, and federal grants—including MEDC, DNR Trust Fund, Spark, EPA, GLRI, and ARPA programs—to strengthen

municipal infrastructure, improve parks, and protect our environment. My ability to navigate complex funding processes, manage multi-agency partnerships, and deliver results would be a strong asset for Algonac as it continues essential upgrades to its water and sewer systems.

Algonac's future depends on careful planning and coordinated action. Key community goals—such as repairing and maintaining the boardwalk, redeveloping the old school property into a community center, and maintaining the quality of local roads—require experienced leadership, technical understanding, and the ability to build consensus. Throughout my tenure, I have worked collaboratively with county, state, and federal officials, as well as SEMCOG, MDOT, EGLE, and DNR, to successfully complete complex, multi-jurisdictional projects. I have also built strong relationships with local civic groups, chambers of commerce, veterans' organizations, community schools, and nonprofit partners, ensuring community voices are heard and reflected in local policy.

As a manager and leader, I believe in clear communication, accountability, and teamwork. I value transparency and fairness in government decision-making and have always prioritized open dialogue with residents and staff. My approach is rooted in responsiveness—listening carefully, seeking input, and making data-driven decisions that best serve the public interest. I take pride in being accessible, approachable, and dedicated to solving problems efficiently and respectfully.

Algonac is a city with a proud maritime heritage and tremendous potential for the future. Its location, character, and people make it a truly special place to live and work. I am passionate about preserving that heritage while guiding the City toward sustainable growth, economic vitality, and improved quality of life for residents. I am confident that my experience, proven leadership, and commitment to collaboration would make me an effective and trusted City Manager.

I would be honored to bring my experience and dedication to the City of Algonac. Thank you for considering my application. I look forward to the opportunity to discuss in greater detail how I can contribute to Algonac's success and, with the City Council, help lead the community toward a bright and secure future.

Warm regards,

Artie Bryson

Artie Bryson
(810) 335.9955
captartieb@gmail.com

John "Artie" Bryson

8356 South Channel Dr, Harsens Island, MI 48028

Phone: (810) 335.9955 | Email: captartieb@gmail.com

Objective

Proven municipal executive seeking the role of **City Manager for the City of Algonac** to bring more than a decade of experience in public administration, infrastructure management, and intergovernmental collaboration. Offers deep knowledge of water and sewer systems, fiscal management, and community engagement, along with strong relationships with local civic organizations and county, state, and federal officials. Committed to transparency, responsible governance, and looking forward to working with the council for long-term community development that preserves Algonac's waterfront character while preparing for future challenges.

Professional Experience

Township Supervisor

Clay Township, MI | 2012 – 2024

- Served as Chief Administrative Officer for a 9,000-resident waterfront township adjacent to Algonac, overseeing all municipal departments, programs, and staff.
- In my first six months, I uncovered and resolved a long-standing embezzlement issue, strengthening financial integrity and restoring public trust.
- **Redesigned township financial systems** to include stronger internal controls, segregation of duties, and fiscal oversight — resulting in more than a decade of clean, unqualified audits with no weaknesses.
- Directed Police, Fire, Water/Sewer Utilities, Building, Assessing, DPW, and Parks & Recreation operations.
- **Comprehensive water and sewer knowledge:** managed major infrastructure upgrades, including funding options; led design and permitting of Michigan's first algae-based wastewater treatment system.
- Administered a \$17 million multi-fund budget emphasizing fiscal responsibility, transparency, and strategic capital improvement planning. **Maintained an AA+** bond rating for over 10 years
- **Secured more than \$20 million in grants** for infrastructure, roads, parks, habitat restorations, and shoreline protection through strong intergovernmental partnerships.

- Built and maintained trusted relationships with St. Clair County, SEMCOG, MDOT, EGLE, EPA, DNR, and federal officials to fund and execute critical projects.
- Collaborated with civic groups and regional organizations to enhance recreation, business development, and waterfront access.
- Partnered with DDA boards in **Clay Township (12 years)** and **City of Algonac (5 years)** to guide downtown redevelopment and small-business support.
- Acted as public liaison, addressing resident concerns, promoting open communication, and ensuring responsive local government.

Owner/Operator – AB Computer Solutions | 2005 – 2012

Provided IT systems consulting, sales, and support to municipal, business, and individual clients.

Operations IT Manager – Piper Aircraft Inc., Vero Beach, FL | 1994 – 2005

Directed enterprise IT operations for a national aerospace manufacturer, leading modernization initiatives and improving operational efficiency.

Owner/Operator – The Boat Restaurant, MI | 1987 – 1993

Managed all aspects of a floating restaurant operation aboard a 150-foot vessel, maintaining USCG compliance and financial performance.

Manager – Champion's Auto Ferry, Harsens Island, MI | 1982 – 1987

Oversaw 24/7 ferry service operations with 25 union staff, ensuring marine safety compliance and reliable island transportation.

Key Skills & Competencies

- **Municipal Leadership & Administration** – 12 years as chief executive of a full-service township
- **Water & Sewer Expertise** – operational, regulatory, and capital project experience
- **Infrastructure & Public Works Management** – boardwalks, roads, shoreline, broadband, and utilities
- **Budgeting & Financial Oversight** – managed \$17 million budget; extensive grant-writing and fiscal accountability
- **Economic Development & Redevelopment** – 17 years of DDA leadership; downtown revitalization initiatives
- **Intergovernmental Collaboration** – established partnerships at the county, state, and federal levels

- **Community Engagement** – transparent governance and active outreach with civic groups and residents
- **Strategic Planning & Project Management** – long-term capital planning and sustainable growth initiatives
- **Waterfront & Environmental Stewardship** – balancing tourism, recreation, and ecosystem protection

Education

B.S., Business Management, minor in Personnel Management – Michigan State University, East Lansing, MI

B.S., Computer Information Technology – Indian River State College, Ft. Pierce, FL

Certifications & Training

- USCG 100-Ton Captain License
- Diesel Mechanic & Welding
- CompTIA, CCNP, MCSE

Achievements & Community Impact

- Maintained **AA+ bond rating** through disciplined fiscal policy and transparent budgeting.
- Spearheaded Michigan's first algae-wheel wastewater treatment plant.
- Facilitated **multi-agency partnerships** to secure \$20 M+ in grants and improve regional infrastructure.
- Active with local civic and veterans' groups and community schools; long-standing advocate for community pride and historical preservation.

References

Candice Miller
Director of Macomb County Public Works Co
21777 Dunham Road, Clinton Township, MI 48036
586.994.5410
candicesmiller10@g-mail.com

Kevin Hertel
State Senator 12th District
22401 Lavon St., St. Clair Shores, MI 48081
313.729.8899

Dan Casey
CEO of the Economic Development Alliance of St Clair County
100 McMorran Blvd
4th Floor, Executive Suite B
Port Huron, MI. 48060
810.294.2699
dcasey@edascc.com

Andy Hartz
EGLE
District Supervisor, Water Resources Division, Wetlands Unit
27700 Donald Court, Warren, MI 48092-2793
248.752.7082
hartza@michigan.gov

Denice Gerstenberg
Algonac City Manager
805 St. Clair River Drive
Algonac, Michigan 48001
586.215.2625
citymanager@cityofalgonac.org

Jay DeBoyer
State Representative 63
Room H-372 Capitol Building
P.O. Box 30014
Lansing, MI 48909
Jaydeboyer@gmail.com

Bill Deater
Past President of Michigan Township Association
7942 Wildcat Rd, Grant Township, MI 48032
810 531 7190
billdeater@gmail.com

Grants awarded to Clay Township that were written and managed by Artie Bryson

- Great Lakes Restoration Initiative (GLRI)
 - \$2,000,000 to build two sturgeon reefs in the St Clair River. Soon after, the North Channel of Clay Township was recognized by the State Legislature as the Sturgeon Angling Capital of the Great Lakes. No Match
 - \$4,200,000 for Krispin Drain Habitat Restoration, which created an 11-mile-long hiking trail. No Match
- DNR Trust Passport Grant of \$100,000 to rebuild a fishing pier. 25% Match
- Federal Earmark of \$1,000,000 to line a sewer interceptor sponsored by Lisa McClain. A \$3 million project.
- Federal Earmark of \$3,500,000 to replace a water line sponsored by Lisa McClain. A \$8,000,000 project
- DNR Trust Fund acquisition grant of \$175,000 to purchase 9 acres for a waterfront park. 25% Match
- DNR Trust Fund Development grant of \$400,000 to develop Nature Park with a walking path, bird watching platform, handicapped Kayak launch, fishing area, and bathrooms. 25% Match
- DNR Spark Grant of \$758,000 to replace the Playscape and add 17 stations of outdoor exercise equipment. No match
- St Clair County grant of \$150,000 to purchase a mobile outdoor stage. No Match
- FEMA Safer grant of \$700,000 to hire and retain firefighters, 25% Match
- Various Federal, State, and County grants of \$2,000,000 to replace four bridges. 3% Match
- Two FEMA grants of \$375,000 for 36 Air Scot packs and ventilation systems for two fire stations. No Match
- Various other small grants for scrap tires, Parks & Rec activities.

Building an Algae Wastewater Plant on Harsens Island that is 100% funded through State, Federal, and Private grants.

- Michigan MEDC grant of \$2,000,000 to build an Algae Wastewater Plant on Harsens Island sponsored by Keven Hertel and Jay DeBoyer No Match
- Federal Earmark of \$2,500,000 to build the collection system for the same Algae Wastewater Plant sponsored by Lisa McClain. No Match
- DTE sponsored a grant of \$500,000 for alternative power for the Wastewater Treatment plant, capturing 169 tons of Carbon Credits, which can be sold on the open market to offset plant operations. No Match

Over \$20,000,000 in grants over the last 12 years.

APPLICATION FOR EMPLOYMENT
City of Algonac
805 St. Clair River Drive; P.O. Box 454
Algonac, Michigan 48001
(810) 794-9361
www.cityofalgonac.org

Applicants for all positions are considered without regard to religion, race, color, national origin, age, gender, height, weight, disability, marital or veteran status or any other legally protected status.

STATE EXACT TITLE OF POSITION FROM THE JOB ANNOUNCEMENT City Manager			DATE October 14, 2025		
LAST NAME Bryson		FIRST NAME John		MIDDLE INITIAL "Artie"	
ADDRESS 8368 South Channel Dr		CITY Harsens Island	STATE MI	ZIP CODE 48028	
HOME PHONE 810.335.9955	BUSINESS PHONE	SOCIAL SECURITY NUMBER		EMAIL captartieb@gmail.com	
DRIVER'S LICENSE NUMBER B		CLASS/TYPE E,O			
ISSUED BY STATE OF: 07/02/2028		EXPIRATION DATE 1			
DATES OF US MILITARY SERVICE	BRANCH OF SERVICE	TYPE OF DISCHARGE		If you are claiming preference as a Veteran or disabled Veteran, you must attach a copy of your discharge documents and your V.A. Disability letter and claim number	
CHECK THE BOX FOR EACH QUESTION		YES	NO	CHECK THE BOX FOR EACH QUESTION	
Are you a United States Citizen?		X		If not, are you legally authorized to work in the United States?	
Have you ever been convicted of a crime other than a minor traffic violation? If so, when and what was the nature of the crime?			X	Are there any felony charges currently pending against you? If so, what?	
List names of any relatives who are City Council Members, appointees or employees of the City and your relationship.		Have you ever been employed by the City of Algonac? If yes, when? What was your title?			
None					
EDUCATION	NAME AND LOCATION	YRS.COMPLETED	MAJOR SUBJECT	GPA	DEGREE OR CERTIFICATE RECEIVED
HIGH SCHOOL	Algonac High School	4	Genneral	3.2	Yes
COLLEGE	Michigan State University	4	Business Mgt	3.25	BS in management
COLLEGE	Indian River State College	2	Information Technology	3.8	BS in Information Tech
GRADUATE					
VOCATIONAL TRAINING					

(1)

SPECIAL SKILLS

What skills or additional training do you have that are related to the job for which you are applying?

See resume • Municipal Leadership & Administration, • Infrastructure & Public Works Management
• Budgeting & Financial Oversight • Intergovernmental Collaboration

What machines or equipment can you operate that are related to the job for which you are applying?

Backhoe, Dozer, other construction equipment, copy machines

Discuss your computer skills.

12 years as the lead BS&A admin, general networking and security, firewalls and routers

List any licenses, registrations, or certificates you possess. List memberships in professional organizations and positions held.

President of St Clair County Supervisor Assoc., Algonac Rotary, St. Clair County EDA board, many county boards. Algonac/Clay Historical, Harsens Island home owners Assoc.

EMPLOYMENT EXPERIENCE

Describe below all the positions you have held, starting with your present position and working back. If you have never been employed or are presently unemployed, indicate this fact in the space provided for "Reason for Leaving". Do not attach additional sheets; rather, make blank copies of this sheet if necessary.

Employer: Clay Township Telephone () 810 794.3903

Address: 4710 Pte Tremble Rd, Algonac MI Dates of Employment: Nov 2012 - Nov 2024

Job Title: Supervisor Reason for Leaving: was not re-elected

Name and Title of Supervisor: People of Clay

May we contact this present employer listed above for a reference? Yes No

Employer: AB Computer Solutions Telephone () 810.765.4980

Address: Now called Technocure in Marine City Dates of Employment: 2005 – 2012

Job Title: Owner/operator Reason for Leaving: Sold Business

Name and Title of Supervisor: Self

May we contact this previous employer listed above for a reference? Yes No

Employer: Piper Aircraft Inc Telephone () 877.879.0275

Address: Piper Dr, Vero Beach FL Dates of Employment: 1994 – 2005

Job Title: Operations IT Manager Reason for Leaving: Tired of living in FLA

Name and Title of Supervisor: Ken Kelly, Tom Hirsh

May we contact this present employer listed above for a reference? Yes No

REFERENCES

Please list four persons who have knowledge of your experience and qualifications for this position, preferably current or previous supervisors, co-workers, instructors, etc. Do not include relatives. If you are known to your references by another name, please note.

Name: Candice Miller	Relationship: Friend and working with US Congress
Address	Telephone: 586.994.5410
21777 Dunham Road, Clinton Township, MI 48036	Years Acquainted: 20 years
Director of Macomb County Public Works Co	
Name: Kevin Hertel	Relationship: Friend and working with the State
Address:	Telephone: 313.729.8899
State Senator 12th District	Years Acquainted: 9 years
Name: Dan Casey	Relationship: Working with St Clair County
Address: 100 McMoran Blvd	Telephone: 810.294.2699
4th Floor, Executive Suite B	Years Acquainted: 10 years
Port Huron, MI. 48060	
Name: Andy Hartz	Relationship: Friend and professional
Address:	Telephone: 248.752.7082
EGLE District Supervisor, Water Resources Division, Wetlands Unit	Years Acquainted: 10 years

Where did you learn about this position? Please specify: MML ad

Occasionally, the form of an application blank makes it difficult for an individual to adequately summarize his/her complete background. Use the space below to summarize any additional information necessary to describe your full qualifications:

Please see resume and cover letter

Have you ever been dismissed from or asked to resign from any employment position: Yes No X

If yes, please explain:

(3)

APPLICANT'S CERTIFICATION

Please read carefully before signing.

I certify that all information contained in this application is true, correct and complete to the best of my knowledge. I agree and understand that the City of Algonac has the right to refuse to hire or immediately discharge me, at any time, if it discovers that I have provided incomplete, untrue, or misleading answers or information in this application or on any other documents or forms submitted at any time during my employment.

I authorize former employers, law enforcement organizations, educational institutions, and any other third party contacted by the City to release to the City any information they have regarding me without providing written notice to me.

I also understand that if I am considered favorably for employment, I may be required to undergo, at the City's expense, a psychological exam and/or a medical examination that will include drug screening.

If hired, I will serve at the will of the employer and I agree that I shall be bound by the rules, policies, regulations, and terms and conditions of employment of the city of Algonac as they are from time -to-time changed with or without notice to me. I further understand that this application is not intended to be a contract of employment, nor does this application obligate the City of Algonac in any way to employ me. I agree that the City may terminate the employment relationship, with or without cause, and with or without notice. This provision supersedes any oral or written representation to the contrary unless in writing and signed by both the City Manager, the Mayor, and the person to whom the writing is directed.

As a condition of employment, I agree not to commence any action or claim relating to my employment relationship with the City of Algonac arising out of my employment or this application, or termination of employment including but not limited to claims arising under state or federal civil right statutes more than six (6) months after termination of such employment or the date of this application, and to waive any statute of limitations to the contrary.

I understand that, prior to being offered employment, I may be requested to take an employment examination. In the event that I have a disability that will affect my ability to take the test, I will so inform the City prior to the test so that a reasonable accommodation can be made. The City reserves the right to require medical documentation regarding the need for accommodation.

I authorize investigation of all statements contained in this application for any employment-related purpose. I release the listed references and all employers, except those specifically excepted, to provide you with any and all applicable information they may have. I hereby release these references and former employers from all liability for any information they may give to the City.

Signature: Artie Bryson

Date: 10/14/2025

Printed Name: Artie Bryson

(4)

Rebuilding the River Town: A Blueprint for Algonac's Economic Comeback 14-point Draft

Prepared by: Artie Bryson – Community Development & Grant Consultant



1. Rebuild the Boardwalk — Make It Algonac's Front Porch

Rebuild and extend the **Boardwalk/Riverwalk** using durable composite decking, enhanced lighting, and integrated public art. Add fishing nooks and café patios to create an active, year-round riverfront experience. Extend the Riverwalk to the Algonac Harbor Club, improve walkability, and install directional signage to downtown businesses and amenities. Make it the signature Algonac experience — a continuous, accessible waterfront trail.

Activation Ideas: Host *Boardwalk/Riverwalk Nights* every Friday in summer, featuring live music, food trucks, and local vendors. Consider renaming the boardwalk to the River Walk. (per Mayor Rocky, "Everyone has a boardwalk walk, but we have a River Walk") Look for grant opportunities for development.

Impact: Boosts tourism, supports downtown retail, and reinforces Algonac's waterfront identity.

2. Redevelop the Old School into a Community Innovation Center

Transform the former school property into a **multi-use community hub** offering event space, co-working offices, recreation areas, and a small-business incubator. Conduct community listening sessions to guide the final design.

Activation Idea: Partner with SC4, RESA, Churches, and nonprofit groups to provide youth, senior, and vocational programming and recreation programs. Host a community brainstorming outreach. Look for grant opportunities for development.

Impact: Creates local jobs, nurtures entrepreneurship, and builds community engagement. Anchors downtown and drives year-round economic activity.

3. Build a Blue Economy Cluster

Position Algonac as **Michigan's Marine Innovation Hub** — a center for marine technology, boating, and economy-engineering. Partner with local marinas, boat builders, and regional colleges to establish **marine trade training programs** and promote water-based business development.

Activation Ideas: Get with local boat builder Sunsation, and Chris Craft, boat repair facilities, SC4, marinas, and National Boat builder for sponsorships of training programs.

Impact: Expands Algonac's economic base and connects its future to its maritime heritage.

4. Reignite Downtown with Storefront Energy

Launch **façade and rent-assistance grants** for small businesses. Create an *Adopt-a-Storefront* program and encourage **upper-floor housing conversions** to increase downtown residency. Develop an **Algonac Business Spotlight** to market local entrepreneurs and organize an **Empty Storefront Tour** (Mayor Rocky's idea) for realtors, developers, and EDA partners.

Activation Ideas: Develop and host outreach programs with local stakeholders, relators, local municipalities, investors, and EDA partners. Look for grant opportunities for second and third-story flats, rent, and façade grants. Develop cross marketing strategies with all local businesses. Reinstate the Algonac DDA.

Impact: Increases walkability, revitalizes downtown, and attracts private investment.

5. Simplify and Speed Up Permitting

Appoint a **Business Liaison** (City Manager) to coordinate all applications and guarantee **30-day permit reviews**. Offer pre-application consultations and a clear **Business Welcome Packet** to simplify the process. Help find solutions with DNR/EGLE permitting

Activation Ideas: Internally, develop a business-friendly culture and streamline processes. Cultivate relationships with EGLE/DNR and other permitting organizations.

Impact: Improves investor confidence and enhances Algonac's pro-business reputation.

6. Leverage the Ferries & Regional Trails

Partner with **Walpole Island Ferry** and **Champion's Auto Ferry** to promote Algonac's international and regional connectivity. Highlight the **Bridge to Bay Trail, I-20 International Bike Route, and Blueway Water Trails**. Install an **ADA-accessible kayak launch** and develop a **Tourism Map** linking ferries, trails, marinas, and downtown.

Activation Ideas: Partner with County Parks & Rec for a Kayak Launch at the boat ramp. Work with local ferries, Algonac Harbor Club, State Park, and County Parks & Rec to link people to businesses. Develop a duty-free shop. Market Algonac in Canada for shopping.

Impact: Enhances regional tourism and strengthens Algonac's gateway role.

7. Create a Business Growth Incentive Zone

Offer **tax abatements** and **redevelopment grants** for underused or blighted sites. Coordinate with **MEDC** and **St. Clair County EDA** to attract investment — for example, repurposing the vacant gas station near the Dairy Queen.

Activation Ideas: Leverage MEDC and county programs to attract redevelopment.

Impact: Converts idle properties into productive, revenue-generating spaces.

8. Launch the “Algonac Makers & Mariners” Initiative

Celebrate Algonac’s craftsmanship and marine heritage through **pop-up markets, public art, and annual events**. Host a **Boatbuilders, Refinishers & Brewers Festival** featuring local boat builders, boat refinishers and riggers, along with local fishing charter captains.

Activation Ideas: Work with Sunsation Boats, Eversole Marine Restorations, Mackie Marine, local marinas, and others for exhibits. Feature beers from local brewers, The Nobel Mut, wine from Harsens Island, and liquors from Tashmoo Distillery.

Impact: Builds civic pride, supports artisans, and strengthens tourism appeal.

9. Invest in Infrastructure that Works for Business

Upgrade **sewer, broadband, water, and lighting** in commercial corridors. Coordinate with **Clay Township, St. Clair County, DTE, and SEMCOG** to align regional infrastructure. Explore **tour boat docking downtown** for daily boat tours.

Activation Ideas: Engineer, plan, and upgrade our sewer, water, and road infrastructure for the future. Look for grants, low-interest loans, and other funding options for projects. Work with our planning commission and utility providers to prioritize and upgrade utility infrastructure if needed. Attract a company to operate a 100-passenger vessel for daily historical, bootlegging, and sunset cruises targeting metro Detroit tourists.

Impact: Modernizes business districts and supports long-term economic growth, attracting people to our downtown.

10. Marketing & Branding: Tell Algonac’s Story

Develop a unified city brand — **“Algonac: The Venice of Michigan – The Original Waterfront Community.”** Refresh the website, highlight available building sites, and feature local success

stories. Collaborate with the [Algonac-Clay Historical Society](#) on events. Use portable 6'x4' storyboards showcasing local history from the 1600s onward. Promote cross-marketing and joint business events to strengthen local networks.

Activation Ideas: Brainstorm with businesses, community stakeholders on our marketing tag line and strategies. Events to highlight our history, work with Native Americans for a Pow Wow. Start a business networking group to enhance local businesses and cross-marketing, and education.

Impact: Attracts investment, enhances tourism, and boosts community pride.

11. Strengthen Regional Cooperation

Work with SEMCOG, St. Clair County EDA, local Chamber of Commerce, Lansing and state-level representatives, Federal-level representatives, and nearby municipalities to pursue joint grants and shared industry recruitment. Develop a “[Blue Coast Corridor](#)” marketing strategy to align branding and development goals across the waterfront communities.

Activation Ideas: Meet with the regional groups and tell the Algonac story, petition for the city manager to serve on the EDA board, giving Algonac a voice. Work with SEMCOG and other groups for grants and sponsorships. Be in constant communication with State and Federal representatives and staff, working on a relationship being is more of a partnership as opposed to a petitioner.

Impact: Expands resources, increases leverage, and builds regional identity.

12. Expand Housing Opportunities

Encourage [mixed-use and housing](#) downtown and along transit corridors. Identify ready-to-build sites, promote them to developers, and use [PILOT programs](#) to attract investment. Support remote workers and young families through flexible zoning and modern amenities.

Activation Ideas: Identify building-ready sites and proactively market them to homebuilders and residential developers who align with Algonac’s small-town character and waterfront lifestyle. Work with the Michigan State Housing Development Authority (MSHDA) and St. Clair County to design a PILOT framework tailored for Algonac’s goals—whether for infill workforce housing, downtown loft apartments, or mixed-use redevelopment of underutilized properties. Support remote workers, young families, and downsizing retirees by modernizing zoning codes to permit accessory dwelling units (ADUs), flexible live-work spaces, and small-lot “missing middle” housing. Encourage designs that fit Algonac’s architectural character while improving density and walkability near downtown.

Impact: Expands the housing supply, attracts new residents and professionals, stabilizes the year-round population, and strengthens the city's long-term tax base.

13. Market Algonac as a Place to Live

Create **"Why Algonac?" marketing materials** showcasing the quality of life, schools, and amenities. Partner with local realtors, schools, and employers to distribute relocation packets through HR departments, real estate offices, and regional chambers.

Activation Ideas: Develop marketing strategies and materials. Seek sponsorship from local realtors to defray costs. Connect with regional companies' HR departments, schools, and businesses that attract new residents.

Impact: Attracts new residents and promotes community awareness.

14. Governance Mindset: Make It Happen

Hold **quarterly business roundtables** and maintain transparent communication between the City Council, DDA, and administration. Publicly celebrate wins and foster a **"Yes, We Can" culture** of responsiveness and problem-solving.

Activation Ideas: Internal education and cultural change of positivity, innovation, and cooperation. Streamline local government, helping to solve real problems.

Impact: Builds trust, unity, and sustainable momentum.

Final Thought

Algonac's riverfront heritage is the key to its renaissance. By rebuilding the Boardwalk/Riverwalk, reimagining the Old School site, and cultivating a culture of innovation and cooperation, Algonac can evolve from a quiet river town into a **thriving regional destination**—while preserving its small-town heart and waterfront charm.