

## Picture Hillsdale Community Visioning

**Question #2: Identity economic development weaknesses Hillsdale County and then talk about how those might be converted into strengths.**

	<u>Strengths Or Opportunities To Convert Weaknesses To Strengths</u>	<u>Weaknesses</u>
GROUP 1	Strong agricultural base	Highways in bad conditions
	Open space and rural character	Economy too auto related – not diversified
	Available space	Empty buildings
	Safe	Lack of communication between local units of governments and schools
	College	Lack of Training
	Availability of workforce that can be re-trained	Leaving population
	Location – close to major highways	Perception
	Unzoned areas	State and local restrictions
		Unzoned Areas
GROUP 2	Availability of workers	Objection to change
	Existing infrastructure	Lack of employment
	Industrial parks	Poor economic development
	People	Leadership
	School system	
	Hospital	
GROUP 3	Available workforce	Lack of employment
	98 lakes close to Hillsdale	Lack of training
	Available business, office and industrial facilities	Lack of diversity in employment sector
	Hillsdale College	Union strength
		Proposed ordinance – the power and responsibility and balance that needs to be addressed with it
		Limited night life and social opportunities
		Resistance to change
		Little governmental cooperation
		Lack of preparatory or vocational facility for high school students
GROUP 4	A abundance of productive farmland	Transportation services within county
	EDP has potential leadership	No responsible person for

		economic development
	Post secondary education opportunities are available	Lack of employment diversity
	Post college and univ grads are tending to return to the area	Too many school districts and K-12 schools
	Access to inter state for local businesses	
GROUP 5	Change the language of planning/zoning (preservation instead of development)	Lack of or reduction of jobs
	Need a willingness to change old attitudes	Too many school districts
		Poor/lack of infrastructure (internet, sewer, water, roads)
		Lack of intergovernmental cooperation
		Lack of county wide economic development planning
		Regulations/implementations stifle growth
		Resistance to investment in improvements to infrastructure
		Do not think of ourselves as a unified whole
GROUP 6	Liberty (without zoning)	Lack of zoning
	Hillsdale college providing work for county residents	Drain of educated population
	Parents of students at the College coming to live in the County	Missed opportunity in wind energy
	Automotive workers wanting work	Uneducated work force
		Opportunities for young people (recreational)
GROUP 1a	Incentive of threat	Lack of community involvement
	Make available more educational opportunities and help people understand the important of education	Low education levels as compared to other counties and other states
	Need more destination places	Lack of higher paying jobs
	Placemaking: creating places that people want to live in and visit and businesses want to move to.	Too much regulation
GROUP 2a	Workforce	Unemployment
	Consolidation of services: education and law enforcement	Illiteracy, alcohol and drugs
	Better jobs and better quality of life	Youth student retention
	Repurpose factiroes for other	Empty factories, unkept

	purposes	deteriorating areas
	Making roads and infrastructure a priority	Roads
	Need to revamp and add more opportunities: ice ring, canoes, Baw Beese trail.	Recreation
	Central location	Central location
	Personal knowledge of store owners	Limited shopping choices
	New restaurants	Limited choice of restaurants
GROUP 3a	Behind the times: recreational opportunities	Behind the times: amenities
	Zoning laws: provides certainty of use	Zoning laws: puts limits on use of private property
	Character of the people: integrity and honesty	Loss of creative people
	Active churches and service organizations	Not business friendly: people are not allowed to run business of choosing, especially home based businesses
	Centralized location	Transportation access for businesses and factories