



PAL UPDATE

Building a New and Prosperous Michigan

Fall 2010



Successful **regions** in Michigan have **come together** with **one objective** – to plan for the kind of growth that would make them good places to live, work, and play.

People and Land

600 W. St. Joseph St., Suite 10
Lansing, MI 48933-2265
517-371-7467
pal@peopleandland.org

Land Policy Institute

1405 South Harrison Rd., Suite 305
Michigan State University
East Lansing, MI 48823
517-432-8800
lakemary@landpolicy.msu.edu

Inside This Issue

- People and Land 2000–2010: A Legacy of New Dialogues, New Consensus for Change Page 2
- Engaging Young People as Resources Page 3
- MLULC Pivotal to PAL and to Michigan Page 4
- PAL'S Six Pillars for Prosperity Page 5
- PAL Invests in Regional Prosperity Initiative Page 6
- Empowering Local Leaders on All Levels Is PAL Goal . . . Page 7

PEOPLE AND LAND CELEBRATES DECADE OF ACHIEVEMENT, LOOKS FORWARD TO NEW CHALLENGES

By Dr. Soji Adelaja and Bill Rustem, PAL Co-Directors

People and Land (PAL) was launched in 2000 because the W.K. Kellogg Foundation was concerned about sprawl and its effect on the agricultural and forestry economies, and the effect on our cities of continuing to expand outward.

Today, PAL is an essential and critically important voice in articulating smart land use policies as well as a leader in advancing Michigan's future prosperity agenda. This special edition of the PAL Update chronicles what we've accomplished by working together over the past decade and looks ahead at some of the challenges facing Michigan that PAL can help resolve.



Bill Rustem



Dr. Soji Adelaja

As Gil White of the Michigan Association of REALTORS put it, what Michigan had 10 years ago was “mandated sprawl.” Land was being consumed by five-acre zoning, tax incentives for building more roads, ordinances that made no sense and varied from township to township, and unplanned and out-of-control development. PAL and its early grantees began addressing these issues at the state and local levels. Our efforts with the Land Policy Institute at Michigan State University and the Michigan Land Use Leadership Council helped prevent more damage.

From the start, PAL helped provoke a different kind of discussion about Michigan's future that moved beyond tax/spend arguments and spurred state and local leaders to ask, What do we do with Michigan's land to protect the industries that depend on it, while at the same time encouraging development to occur where it should occur?

We helped develop the “Fix-It First” message with the Michigan Department of Transportation to repair the roads we have rather than focus on new construction. We have Land Banks across Michigan now. When we created PAL, you couldn't talk about intergovernmental cooperation. It's common language today. PAL also convinced legislators and policymakers across the state that if Michigan is to succeed, we need Detroit to succeed. That consensus didn't exist 10 years ago.

continued on page 2

PAL is now widely viewed as uniquely qualified to serve as a credible, honest broker in forwarding priorities for key infrastructure decisions involving land use, transportation, housing, conservation, and other sustainable development issues. Through our Regional Prosperity Initiative grants, we have effectively helped regions work more collaboratively by funding innovative projects and programs that have earned state and national acclaim.

A new governor and a transformed legislature will take office in 2011. We have a once-in-a-generation opportunity to redefine the state's economic, environmental, and social priorities. PAL's focus going forward is clear — our state and its regions are at many different stages of readiness to achieve prosperity. We hope to assist the new administration and our legislative leaders in setting aggressive, yet realistic, goals for pursuing excellence and building the New Michigan Economy.

Change doesn't happen overnight, but PAL has laid out a path to prosperity, and we're making progress. PAL's legacy on its 10th anniversary is an accomplishment we all can celebrate.



PEOPLE AND LAND 2000–2010: A LEGACY OF NEW DIALOGUES, NEW CONSENSUS FOR CHANGE

Perhaps the overarching achievement of People and Land (PAL) is that it has opened the door to several very significant shifts in attitude. New dialogues. New discussion. New people sitting around the tables. PAL shaped a paradigm change in Michigan policymakers' thinking. Here is a summary that highlights several of PAL's most important triumphs:

Policy Issues Where regional thinking was once unheard of, it's become a powerful way of identifying a region's strengths and developing strategies to focus on them. In addition, while it took some years to accomplish, communities and regions everywhere across the state are asking what kind of place they want to live in and setting different goals. "Before PAL," said PAL Co-Director Bill Rustem, "you could not use the word 'regionalism.' Today, it's a part of the common vernacular."

The Grand Vision process energizing Grand Traverse County grew out of PAL support for Keith Charters' work with the Traverse City Chamber of Commerce to create New Designs for Growth. Grand Vision does work in Antrim, Benzie, Kalkaska, Leelanau, and Wexford Counties along with Grand Traverse County. It provides a template for regions to follow for envisioning what they want to look like and how to get there. That's the kind of process other regions across Michigan are going through with the assistance of the Land Policy Institute (LPI) and its director, Dr. Soji Adelaja. Through its Regional

Prosperity Initiative, Mark Wycoff, of LPI's Planning and Zoning Center, is now writing Community Economic Development Strategies (CEDs) for every one of the state's 14 planning and development regions, including some current PAL grantees.

Research-Based Decisionmaking LPI has also sponsored a well-attended Legislative Luncheon series presenting land use-related research on key issues facing Michigan, from the ineffectiveness of tax abatements to the potential for wind power in the state. Land use advocates initially questioned the value of research. Now, research-based ideas from LPI experts and university faculty from across Michigan are commonplace, thanks to the MIHELP consortium of university faculty working on pressing land use issues.

The Ripples of PAL It's taken years, but people are talking about Detroit in positive ways, and many more understand that every successful state and region has a signature city. For all the negative headlines of the recent past, Detroit has become a remarkably attractive destination and exciting place to live, especially for young people. Many people now understand the importance of the city as a gateway to public perceptions of Michigan. PAL has always taken a leadership role in helping state leaders appreciate that view. Now PAL supporters throughout the state are playing key roles in promoting Detroit, such as those in northern

Michigan who pushed hard for elected officials to help fund Detroit's beautiful new riverfront park. PAL Leadership Council organizations, including the Michigan Farm Bureau and the Michigan Chamber of Commerce, among others, acknowledge the importance of a revived Motor City. "This is clearly connected to the success of PAL," said Rustem, who is convinced that "PAL got us out of the 'every jurisdiction is an island' mode of thinking."

PAL Supported Leadership Growth There were leaders around Michigan before the inception of PAL who were working on many of the issues that would prove to be the focus of the organization, but they had no seat at a table that would foster conversations about these interests. PAL gave them that forum. Many of them have emerged to become respected thought leaders as the work of PAL moves forward, such as Conan Smith, who was a land programs director with the Michigan Environmental Council (MEC) when PAL began. He represented MEC on the Michigan Land Use Leadership Council and two years later became executive director of the Michigan Suburbs Alliance (MSA). He is a Washtenaw County commissioner and also presents at several leadership forums. Last year he helped MSA garner a state pilot grant to help the MSA member cities become more energy efficient. This year, that initiative received a \$30 million grant from the federal government to expand the effort to other cities in Michigan.

ENGAGING YOUNG PEOPLE AS RESOURCES

From the U.P. to southeast Michigan, young people have been lending their voices and values to PAL-supported projects that enrich their communities. The following are highlights of just a few.

The Land I Love Series

In the U.P., Northern Initiatives worked with the Great Lakes Center for Youth Development (GLCYD) to encourage young people aged 8–18 to choose the places they most cherish and then shoot photos, edit them into video, and add their own words to express their feelings. Partners included Girl Scout troops, Alger County Michigan State University (MSU) Extension, Luce County 4-H, and the U.P. Children's Museum. The "Land I Love" videos are stunning tributes to U.P. locations as well as to the minds and eyes of youth who have a deep sense of place.

"When you watch the videos, you can see the soul, energy, and the inspiration that these children had," said Judy Watson-Olson, president of GLCYD. It's also worth noting that Northern Initiatives uses social media to allow young adults to tell their tourism stories and share the excitement that can be experienced by visiting the Great Waters of the



Five Mile Point is one of the nine videos available for download from GLCYD's website.

Upper Peninsula. The videos are on YouTube and can be seen at http://www.glcyd.org/youthresearch/land_i_love_project.php.

Millennial Mayors Congress

The Michigan Suburbs Alliance (MSA) promoted and launched a Millennial Mayors Congress by convening representatives from 20 cities in southeast Michigan. The Congress brought together city leaders and young adult residents (Millennials) from their respective communities for candid conversations about what kinds of places would connect with young people and attract New Economy investment. One important premise is that creating attractive places is best done by listening to the voices of young, talented people whom cities want to attract. Using consensus-based decision making, mayoral and Millennial representatives are working together to select important social, economic, and environmental priorities for southeast Michigan, as well as committing to local actions that can produce regional impact.



Junior Citizen Planner Program

The Junior Citizen Planner (JCP) program is an innovative land use education program for youth that was developed through a partnership between Michigan State University Extension's 4-H Youth Development and Citizen Planner programs. The mission of the program is to develop responsible and engaged citizens by educating youth through entertaining, hands-on learning activities involving land use issues within their communities. Earning the Junior Citizen Planner Certificate of Completion is a great achievement for youth to list on award and scholarship applications. The certificate may also be valuable to youth interested in exploring a career in government, urban planning, geography, technology, or environmental science.

Urban Planning Partnerships Program

During their coursework in the Urban Planning and Regional Planning Program at MSU, students regularly participate in an outreach practicum designed to help communities benefit from student help. In the practicum, the students work with the client to develop a scope of services for the project. After designing the necessary methodology, the students go into the community to collect the data. Finally, they analyze it and complete a professional-quality report. Students often make a presentation to the community, if one is desired. All of this activity is guided and monitored by two faculty members.

"MichiganNow" NPR Stories

During its life as a land use storytelling and reporting vehicle heard on most of Michigan's National Public Radio stations, "MichiganNow" always sought opportunities to engage young people to add their voices to the backdrop of a story, perhaps because "MichiganNow" producer Chris McCarus is a father of four. McCarus also covered many stories in Flint, Grand Rapids, and Detroit featuring programs like YouthBuild, young urban gardeners, or young people trying to get ahead in difficult circumstances. MichiganNow compilations of such grassroots stories and others were frequently distributed to Michigan legislators. For more information about "MichiganNow," visit: <http://www.michigannow.org>.



MLULC PIVOTAL TO PAL AND TO MICHIGAN

Gov. Jennifer Granholm in 2003 convened the bipartisan Michigan Land Use Leadership Council (MLULC), which issued a landmark report that contained 160 recommendations to the Michigan Legislature. Approximately 30 of the recommendations were signed into law, including legislation that permitted the creation of land banks, cross-jurisdictional planning and sharing of resources, brownfield redevelopment, principal shopping districts, anti-blight action,

“The modern economy is not driven by one business in one township but a collection of those businesses in one region.”

— PAL Co-Director Bill Rustem

Cool Cities programs, Safe Routes to Schools, Fix-It First, and many other options for municipalities.

PAL Co-Director Bill Rustem, who moderated the sessions of the Council,

believes the Council had a profound impact on Michigan. “It had some effect on legislation, but it also helped foster a discussion not only at the state level but at the local level and the more than 1,800 units of government that they need to start doing things a little bit differently,” Rustem said.

“For example,” he continued, “I think it absolutely helped lead to the interest of the Michigan Municipal League and the Michigan Townships Association, both of which are now the leaders in advocating smart growth and in looking at things from a reasonable perspective, such as understanding that the modern economy is not driven by one business in one township but a collection of those businesses in one region.”

Several MLULC members already had a role in leading PAL on what would become the PAL Leadership Council. A diverse group of leaders representing the Michigan

Association of REALTORS, Michigan Bankers Association, Michigan Chamber of Commerce, Michigan Environmental Council, Michigan Farm Bureau, Michigan Suburbs Alliance, Michigan United Conservation Clubs, and the NAACP–Detroit Branch continued to reach consensus as they advised and led PAL. The Council proves that intelligent people can find common ground on critical issues.

“The more you sit down and discuss an issue, no matter what the issue, you understand it better,” Rustem said. “The PAL Leadership Council went through a learning process, understanding that it’s not just about the land, it’s about what Michigan looks like and whether it’s going to be able to compete in the 21st century.”

“The discussion about how we use the land in Michigan is part and parcel of a bigger issue, which is, what we are going to rely on for the next economy of Michigan.”

“PAL morphed into not just saving forests and farms, but asked, ‘What does Michigan need to look like from a physical standpoint to attract the businesses and entrepreneurs of the 21st century?’” Rustem added. “Part of that was recognition that we have to rebuild our cities. Jack Lorie, former president of the Michigan Farm Bureau, put it best: ‘To save our farms we must save our cities.’ That is still the best statement of what we have to do.”

As PAL moved forward on its critical Six Pillars for Prosperity, which were developed in 2007–2009, other organizations and thought leaders also reached common ground with many of those pillars, including Lou Glazer of Michigan Future and Phil Power of the Center for Michigan. The ideas behind the Six Pillars for Prosperity also shaped PAL’s Regional Prosperity Initiative (see related story, page 6).

In 2004, MLULC produced powerful land use print ads to generate discussions between government officials, planning commissions, and landowners and business owners.



PAL'S SIX PILLARS FOR PROSPERITY

1 Attractive Cities and Neighborhoods

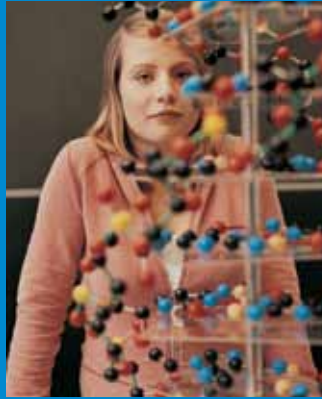


“Vibrant neighborhoods look and feel the same whether you’re in a small community or a hustle-and-bustle community. They have to be safe. They have to offer qualities people need to enjoy living there. They need a range of housing stock, retail, all the conveniences, and places to walk and gather together. They have a spirit, a feeling, a sense of connection to the larger society.”



*Heaster Wheeler, Executive Director
NAACP—Detroit Branch*

2 Highly Competitive Schools and Lifelong Learning Opportunities



“In order to compete in a global marketplace, we need highly skilled people. It’s ironic that in Michigan we have highly skilled jobs that are not being filled because the workers aren’t there. We’ve got to change public attitudes toward the importance of high school and ongoing education, and we know from public opinion polling that most Michigan citizens do not see great value in education. That needs to be changed with both adults and our young people.”



*Jim Barrett, President
Michigan Chamber of Commerce*

3 Knowledge-Based Technologies



“In the knowledge economy, what we’re looking for in terms of jobs are creative-sector, high-technology positions. In Michigan, the knowledge-based industries have been secondary to more traditional industrial and manufacturing roles. Now we need to provide the kind of support that will elevate the importance of those knowledge-based industries and create the kind of places where people can gather to innovate together.”



*Conan Smith, Executive Director
Michigan Suburbs Alliance*

4 Thriving Agriculture



“Agriculture stands in the best position to utilize the water we have around us — and notice I said utilize, not use — because it’s converting water, like it utilizes the sun and the soil to convert nutrients into food. Agriculture can also play a huge role in generating other forms of energy and in sustaining some of our rural communities so that Michigan can attract not only new people, but new businesses.”



*Wayne Wood, President
Michigan Farm Bureau*

5 Natural Resources for Recreation and Job Creation



“Healthy lakes, waters, and air are important to attract new young people into our state. And we have significant industries that depend on Michigan’s natural resources — forest products, mining, tourism, and agriculture all require healthy lands. Our future is dependent on making sure that we keep our natural resources clean, productive, and available.”



*Amy Spray, Resource Policy Specialist
Michigan United Conservation Clubs*

6 Inclusive and Entrepreneurial Culture



“In the New Economy, it’s no longer the big company but it’s the big idea that’s going to jump-start the next big business. We need to start thinking more about talent, and talent comes in all shapes and all sizes and all colors. Michigan needs to embrace that.”



*Brad Garmon, Land Programs Director
Michigan Environmental Council*

PAL INVESTS IN REGIONAL PROSPERITY INITIATIVE

In early 2007, the PAL Leadership Council realized that state government was at a virtual standstill in terms of taking action to improve the state's economy. By that time, the Council had already noted that the state's regions were far more likely than partisan legislators to understand and support PAL's Six Pillars for Prosperity, because that platform very much reflected the agenda of Michigan's most successful regions, and the nation's as well. To increase the capacity of Michigan regions to be successful, the Council created a Regional Prosperity Initiative to invest in upcoming and potentially successful regions. After a complete cycle of reviewing proposals, the Council selected nine recipients – three from southeast Michigan, one from southwest Michigan, one from the Upper Peninsula, two from northern Michigan, one from west Michigan, and one from mid-Michigan. Brief overviews of the grantees follow. More about each is available at www.peopleandland.org.

Detroit Metro Convention & Visitors Bureau – Developing the D

“Developing the D”, is a plan to build “Destination Districts” that will attract and retain residents, draw new visitors, and spur investment in southeast Michigan. The Destination Districts project (D2) was very successful during 2009, its initial year, in bringing together over 100 leaders from across the area to create strategies that will enable metro Detroit to attract and retain the people and investment we must have to thrive in the 21st century. D2 has established the five Destination Districts, created five strategic District plans, fostered relationships between D2 participants, identified a range of policy issues to be addressed, and secured over \$250,000 in grant support.

Food Systems Economic Partnership – Farm to School Program

The Farm to School Program is a regional collaboration of urban and rural community and business leaders to support agricultural development opportunities, sustainable communities, and healthy local economies within Jackson, Lenawee, Monroe, Washtenaw, and Wayne Counties.

West Michigan Strategic Alliance – Furthering Regional Collaboration in West Michigan

Furthering Regional Collaboration in West Michigan is a four-piece project that continues to survey eight counties on the work of the Alliance, improve measurement of its Vital Signs quality-of-life indicators, explore methods of garnering further funding, and create and disseminate a “tool shed” of land use planning tools.

Rotary Camps and Services – Grand Vision to Grand Action

The Grand Vision is an ambitious project focused on completing the community visioning process in Antrim, Benzie, Grand Traverse, Kalkaska, Leelanau, and Wexford Counties, promoting citizen engagement through many mediums and identifying and supporting emerging regional leaders.

Lansing Area Economic Partnership (LEAP) – Greater Lansing Asset-Based Economic Development Initiative

In 2010, the partners and members of the Lansing Economic Area Partnership (LEAP) unveiled their findings from a much-anticipated

year-long study that examines what steps businesses, governments, and institutions in Ingham, Clinton, and Eaton Counties must take to create jobs, attract new employers, and promote diversity. “Greater Lansing Next: A Plan for Regional Prosperity” was funded through contributions by coalition members and a grant from the W.K. Kellogg Foundation, with additional support from the People and Land (PAL) initiative. The report is available on the Web at GreaterLansingNext.com. LEAP and its partners in the Greater Lansing Next project have teamed to ensure regional prosperity during the next decade. As they noted, the Greater Lansing Region was recently ranked as the second-best region in Michigan for GDP growth.

Michigan Suburbs Alliance – Millennial Mayors Congress

The Millennial Mayors Congress is an ongoing effort to engage diverse leaders and cultivate a new generation of public-policy problem solvers (see related story, page 3).

Northeast Michigan Council of Governments – Northeast Michigan Regional Prosperity Alliance

The Northeast Michigan Regional Prosperity Alliance is a community-based asset inventory process that is addressing the key issues that regional leaders must understand in order to create prosperous communities and implement a Regional Prosperity Action Plan.

Southwest Michigan Planning Commission – Southwest Michigan Regional Collaboration

The Southwest Michigan Regional Collaboration is a convener of the region's 360 Group, a network of multi-sector, multi-jurisdictional leaders that has met bimonthly for two years. The Planning Commission will further develop a “curriculum” of presenters and information resources to enhance the 360 Group's understanding of the region's economic assets, create a common vision, and develop regional goals and objectives.

Northern Initiatives – Strengthening the Great Waters

Northern Initiatives works with local youth and tribal leaders to enhance its “Great Waters” focus by building awareness of the U.P. as one of the world's greatest natural and cultural destinations.



EMPOWERING LOCAL LEADERS ON ALL LEVELS IS PAL GOAL

With 1,242 townships and many more local units of government often led by untrained locally appointed officials, many of Michigan's planning commissions and zoning boards have historically been peopled by well-intentioned citizens who lack information and an understanding of their roles. The problem was magnified by the frequent turnover of local planning officials. The result: willy-nilly zoning practices, haphazard development, massive growth of impervious surfaces, roads that fed further sprawl, ugly cityscapes and roadways, environmental damage, and lost farmland.



PAL helped restore order to the chaos. In 2000, PAL invested in a pilot Citizen Planner program, a training effort led by Michigan State University Extension (MSUE) and the Michigan Society of Planning (MSP). By 2002, a detailed curriculum had been designed to alleviate the confusion of local planning

commissioners and zoning board members. Instructors were MSUE and MSP staff, practicing planners, attorneys, university faculty, government officials, developers, and other leaders involved in local planning. Courses included field trips and hands-on learning. Certification required at least 30 hours of community-oriented service in land use planning or related activities.

Classes were held in counties across Michigan, reaching hundreds of participants. But it was an uphill battle, since turnover remained pervasive and the task of reaching the more than 14,000 locally appointed officials was a massive challenge. Early in 2004, the Michigan State University Citizen Planner Program began to explore an online mechanism to reach more local officials. By the end of that year, developing and testing of an online instruction program was complete and enrollment began.

Full Online Program Launched

Further curriculum was developed in the ensuing months, with the additional assistance of the MSU Planning & Zoning Center and other partners: the Michigan Townships Association, Michigan Municipal League, Michigan Association of Counties, and the Michigan Association of Planning (formerly the Michigan Society of Planning). By 2005, a full program was launched, including a Master Citizen Planner credentialing program for local officials. Soon to follow was a Junior Citizen Planner curriculum to engage young people in understanding and shaping the places where they live.

PAL Supports Local Planning Programs

The training of local officials was critical to help Michigan control unbridled development and protect and enhance Michigan's considerable land-based resources and land-based industries. The Michigan Land Use Leadership Council (MLULC) provided additional guidance in creating a general climate of cooperation that would provide more educated and centralized decisionmaking on local land use issues. Conversations and cooperation across boundaries have become more and more common across Michigan. The following provide a few examples of PAL's successes.

The West Michigan Strategic Alliance

Because of PAL, the West Michigan Strategic Alliance (WMSA) was able to garner funding for many cooperative efforts. Examples range from land conservation and green infrastructure planning to several studies that assist regional leaders with planning. Most recently, PAL helped WMSA develop a "tool shed" of resources for local leaders within Holland, Grand Rapids, and Muskegon. WMSA partners, including United Growth for Kent County, also received PAL funding. WMSA continues to annually examine its Vital Signs, measuring progress on a host of fronts critical to the region.

Otsego County Economic Alliance

Otsego County, a rural outdoor recreation destination site, has advanced on the difficult process of cross-jurisdictional cooperation among its 12 separate units of government. Funded by PAL, the Otsego County Economic Alliance has encouraged and nurtured cooperative planning. Case in point is a master plan developed by the city of Gaylord, two adjacent townships, and the county, which has citizens involved in the future of their communities.

Grand Traverse County

Thanks to a PAL Community Action Grant, the Traverse City Chamber of Commerce is encouraging cross-jurisdictional planning, and its New Designs for Growth programs have become a model for creating a community planning process. PAL funded creation of a New Designs for Growth publication and training program to assist other counties and regions with building the leadership and the will for controlling how a community grows.

continued on page 8



Building Competitive Communities

On a broader scale, PAL funded a presentation by three of Michigan's foremost land use leaders – Greg Northrup of WMSA, Keith Charters of New Designs for Growth, and Gil White of the PAL Leadership Council – to Michigan Chamber of Commerce executives in Lansing. The topic: Smart growth is good for business. Impressed, the executives gave the threesome approval to carry the message to local chamber groups around the state. The presentation, “Building Competitive Communities,” and a complete workbook were delivered to large groups of multi-jurisdictional stakeholders in regions across Michigan.

Michigan Suburbs Alliance

PAL funding for the Michigan Suburbs Alliance (MSA) has succeeded on a grand scale to help bring together the historically divisive inner ring of Detroit suburbs. The leaders of these municipalities have created a Redevelopment Ready Certification program that is rigorous and follows the best planning practices. The objective of enticing development into their common region has begun to bear fruit, and they discussed other ideas about how to share resources and services and generally enhance their communities to attract entrepreneurs and people of talent. Most recently, a PAL grant has helped MSA to assemble an ongoing Millennial Mayors Congress, putting community leaders and young residents together to better understand common interests and set an agenda for future progress.



Visit PAL at www.peopleandland.org

PAL Leadership Council

Jim Barrett

Michigan Chamber of Commerce

Brad Garmon

Michigan Environmental Council

Matt Kapp

Michigan Farm Bureau

Conan Smith

Michigan Suburbs Alliance

Amy Spray

Michigan United Conservation Clubs

Heaster Wheeler

NAACP–Detroit Branch

Gil White

Michigan Association of REALTORS®

Wayne Wood

Michigan Farm Bureau

PAL Directors

Bill Rustem

Public Sector Consultants

PAL Co-Director

Dr. Soji Adelaja

Michigan State University Land Policy Institute

PAL Co-Director

♻️ Printed on recycled paper.

Prefer PAL Update Via Email?

Just email Mike Nowlin at Pace & Partners and you'll be transferred to the email list, which now comprises about half the recipients of the PAL Update. Want to receive it both ways? Just by mail? Just electronically? Let him know. Mike's email is nowlin@paceandpartners.com.

