

At the regular meeting of the Shiawassee County Board of Commissioners held on Wednesday, November 19, 2025 in the Commissioner Chambers, Surbeck Building, Corunna, Michigan:

The meeting was called to order by Chairman Brodeur at 5:00 p.m.

Pledge of Allegiance was recited.

Invocation was offered by Commissioner Haley.

Roll call found Commissioners Josh Haley, Gary Holzhausen, Bill Johnson, Cindy Garber, Brad Howard, Matthew Shepard and Chairman Gregory Brodeur present.

It was moved by Commissioner Howard, seconded by Commissioner Johnson to approve the agenda as presented. Motion carried.

It was moved by Commissioner Howard, seconded by Commissioner Haley to approve the minutes of the October 15, 2025 Board of Commissioners meeting. Motion carried.

It was moved by Commissioner Garber, seconded by Commissioner Howard to approve the bills listed on the Invoice Edit Reports dated October 16, 2025, Invoice Edit Reports dated October 17, 2025, Invoice Edit Reports dated October 22, 2025, Invoice Edit Reports dated October 23, 2025, Invoice Edit Reports dated October 24, 2025, Invoice Edit Reports dated October 30, 2025 and Invoice Edit Reports dated October 31, 2025, Invoice Edit Reports dated November 6, 2025, Invoice Edit Reports dated November 7, 2025 and Invoice Edit Reports dated November 13, 2025. Payroll Batch dated October 24, 2025 and Payroll Batch dated November 7, 2025 and to include Wire Transfers, ACH and EFT's for a grand total of \$9,016,066.78 and authorize warrants be drawn from the Treasury for the same. Motion carried with the following roll call vote of 7 yeas: Commissioners Holzhausen, Johnson, Garber, Howard, Shepard, Haley and Chairman Brodeur. 0 nays.

Chairman Brodeur opened the public hearing at 5:03 p.m. for the Brownfield Plan – Corunna Flats.

Dr. Brian Boggs gave background information on this project.

Justin Horvath, SEPD gave further information on this project.

Lauren Poston, Fleis & Vandenbrink gave further information on this project.

Public comment offered. No one responded.

Chairman Brodeur closed the public hearing at 5:08 p.m.

Phil Matthews, Sciota Township – PA 116

It was moved by Commissioner Howard, seconded by Commissioner Garber to approve the PA 116 Farmland Agreement Application for Thomas and Dixie Copeland in Antrim Township. Motion carried with the following roll call vote of 7 yeas: Commissioners Johnson, Garber, Howard, Shepard, Haley, Holzhausen and Chairman Brodeur. 0 nays.

It was moved by Commissioner Howard, seconded by Commissioner Holzhausen to approve the PA 116 Farmland Agreement Application for Phillip and Lucille Matthews in New Haven and Sciota Townships. Motion amended by Commissioner Howard, seconded by Commissioner Holzhausen to remove New Haven Township. Motion carried with the following roll call vote of 7 yeas: Commissioners Garber, Howard, Shepard, Haley, Holzhausen, Johnson and Chairman Brodeur. 0 nays.

It was moved by Commissioner Howard, seconded by Commissioner Holzhausen to accept the Planning Commission's recommendation to amend the Zoning Map in Rush Township (Ordinance # 25-11-04) change from A-1 to B-2 parcel 002-24-200-002. Motion carried with the following roll call vote of 7 yeas: Commissioners Howard, Shepard, Haley, Holzhausen, Johnson, Garber and Chairman Brodeur. 0 nays.

Ordinance No. 25-11-04
ORDINANCE OF
THE COUNTY OF SHIAWASSEE

At a regular meeting of the Shiawassee County Board of Commissioners held at 5:00 P.M. on November 19, 2025, in the Commissioner’s Chambers located on the 1st Floor of the Surbeck Building, 201 N Shiawassee St., Corunna, Michigan, at which time the following members were present:

Commissioner _____ moved, supported by Commissioner _____, to adopt the following to amend the Shiawassee County Zoning Ordinance.

PREAMBLE: The Shiawassee County Zoning Ordinance (“Ordinance”) as adopted by the Board of Commissioners of the County of Shiawassee, pursuant to Public Act 183 of 1943 (as amended and replaced by Public Act 110 of 2006, as also amended), may be amended following the procedures outlined in said Ordinance and in compliance with Public Act 110 of 2006, as amended.

WHEREAS: Satendra Guru filed a petition and paid all applicable fees to amend the zoning district of certain parcels of land each with a respective zoning district zoned A-1, Agricultural Production zoning district to B-2, General Business and considered under PREZ25-004 in the record of the Shiawassee County Planning Commission (“Planning Commission”). The subject parcel of land being located in Section 24 of Rush Township and legally described as follows:

SEC 24 T8N R2E A PC OF LD 208.89 FT SQ IN NE COR COM AT NE COR OF SEC TH W 660 FT S 660 FT E 660 FT TH N 660 FT TO BEG

WHEREAS: The Shiawassee County Planning Commission held a duly advertised and noticed public hearing on October 22, 2025 considering the request; and

WHEREAS: Upon reviewing the request and accepting public comment, the Shiawassee County Planning Commission recommended approval of the request known as PREZ25-004 in the record of the Planning Commission, to the Shiawassee County Board of Commissioners;

THEREFORE BE IT RESOLVED: The Shiawassee County Board of Commissioners, having considered the recommendation and findings of the Shiawassee County Planning Commission and having reviewed the request of the applicant, ordains to amend the official Zoning Map (Article 2, Section 2.1.2) of the Ordinance by changing the zoning designation of the above referenced properties from A-1, Agricultural Production to B-2, General Business.

THOSE VOTING AYE:

THOSE VOTING NAY:

THOSE ABSENT:

Amendment # _____ to the Shiawassee County Ordinance and Map was adopted.

Gregory Brodeur
Board of Commissioners, Shiawassee County, Michigan

I do hereby certify that the above ordinance to amend the Shiawassee County Zoning Ordinance and Official Zoning Map is a true and correct copy of that recorded in the official minutes of the November 19, 2025 Shiawassee County Board of Commissioners meeting.

Caroline Wilson, Clerk
Shiawassee County, Michigan

I, Caroline Wilson, Clerk of the aforesaid County, hereby certify that the above ordinance to amend the Shiawassee County Zoning Ordinance and the Official Zoning Map is a true and correct copy of that recorded in the official minutes of the November 19, 2025 Shiawassee County Board of Commissioners meeting.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the Circuit Court this _____ day of _____, 2025.

It was moved by Commissioner Howard, seconded by Commissioner Haley to approve the minutes from the November 17, 2025 Economic and Physical Development Committee meeting. Motion carried.

It was moved by Commissioner Garber, seconded by Commissioner Haley to approve the Shiawassee County Board of Commissioners Budget Resolution for Fiscal Year 2026 – First reading. Motion carried.

It was moved by Commissioner Garber, seconded by Commissioner Howard to confirm the appointment of Dr. Petra Rahaman as the Shiawassee County Medical Examiner under the contract between Shiawassee County and University of Michigan-Sparrow. Motion carried.

It was moved by Commissioner Garber, seconded by Commissioner Haley to approve Resolution # 25-11-18 approving a Brownfield Plan for Corunna Flats Development, Corunna, Michigan, pursuant to and in accordance with the provisions of Act 381 of the Public Acts of the State of Michigan of 1996, as amended. Motion carried with the following roll call vote of 7 yeas: Commissioners Haley, Holzhausen, Johnson, Garber, Howard, Shepard and Chairman Brodeur. 0 nays.

**RESOLUTION # 25-11-18
APPROVING A BROWNFIELD PLAN
FOR CORUNNA FLATS DEVELOPMENT, CORUNNA, MICHIGAN, PURSUANT TO AND
IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE**

PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED

At a regular meeting of the Shiawassee County Board of Commissioners, held in the Surbeck Building, 201 North Shiawassee Street, 1st Floor, Corunna, Michigan, 48817 on the 19th day of November 2025 at 5:00 PM.

PRESENT:

ABSENT:

MOTION BY:

SUPPORTED BY:

WHEREAS, the Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended (“Act 381”), authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated, blighted, functionally obsolete, historically designated, or housing property through tax increment financing of eligible activities approved in a Brownfield Plan; and

WHEREAS, the Shiawassee County Board of Commissioners established the City of Shiawassee County Brownfield Redevelopment Authority, under the procedures in Act 381, to facilitate the redevelopment of Brownfields within the County of Shiawassee; and,

WHEREAS, the Brownfield Redevelopment Authority (the “Authority”) of the County of Shiawassee, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the “Act”), has received and recommended for approval by the Shiawassee County Board of Directors, a Brownfield Plan (the “Plan”) pursuant to and in accordance with Section 13 of the Act; and

WHEREAS, the City of Corunna reviewed the Plan at their regular City Council meeting on November 3, 2025, and passed a Resolution of Concurrence and Resolution of Understanding to allow for the County of Shiawassee and Shiawassee County Brownfield Redevelopment Authority to administer the Plan; and

WHEREAS, the Authority has, at least ten (10) days before the meeting of the Shiawassee County Board of Commissioners at which this resolution has been considered, provided notice to and fully informed all taxing jurisdictions (the “Taxing Jurisdictions”) which are affected by the Plan about the fiscal and economic implications of the proposed Plan, and the Shiawassee County Board of Commissioners has previously provided to the Taxing Jurisdictions a reasonable opportunity to express their views and recommendations regarding the Financing Plan and in accordance with Sections 13(13) and 14(1) of the Act; and

WHEREAS, the Shiawassee County Board of Commissioners has made the following determinations and findings:

- A. The Plan constitutes a public purpose under the Act;
- B. The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;
- C. The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
- D. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act;
- E. The amount of captured taxable value estimated to result from the adoption of the Plan is reasonable; and

WHEREAS, as a result of its review of the Plan and upon consideration of the views and recommendations of the Taxing Jurisdictions, the Shiawassee County Board of Commissioners desires to proceed with approval of the Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Plan Approved. Pursuant to the authority vested in the Board by the Act, and pursuant to and in accordance with the provision so Section 14 of the Act, the Plan is hereby approved in the form attached as Exhibit "A" to this resolution. The Brownfield Plan for the Reed Road Redevelopment project, as presented pursuant to and in accordance with the provisions of Act 381 of the public acts of the State of Michigan of 1996, as amended. The duration of the plan is estimated for a twenty-five (25) year period but shall not exceed thirty-five (35) years as provided by subsequent increases or decreases in the Tax Increment Revenues per Act 381.
2. Severability. Should any section, clause, or phrase of this Resolution be declared by the Courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
3. Repeals. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed:

AYES:

NAYES:

ABSTAINED:

RESOLUTION DECLARED ADOPTED.

COUNTY OF SHIAWASSEE, STATE OF MICHIGAN

I, the undersigned, the duly qualified and acting Clerk of the County of Shiawassee, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Commissioners for the County of Shiawassee at a regular meeting held on the 19th day of November 2025, the original of which resolution is on file in my office.

IT WITNESS WHEREOF, I have hereunto set my official signature, this ____ day of _____,

_____.

Caroline Wilson, County Clerk

It was moved by Commissioner Garber, seconded by Commissioner Johnson to approve the addition of a \$3 convenience fee for the purchase of online dog licenses as requested by the County Treasurer effective Dec. 1, 2025. Motion carried with the following roll call vote of 7 yeas: Commissioners Holzhausen, Johnson, Garber, Howard, Shepard, Haley and Chairman Brodeur. 0 nays.

It was moved by Commissioner Garber, seconded by Commissioner Johnson to approve the County Clerk's requested fee schedule effective January 1, 2026. Motion carried with the following roll call vote of 7 yeas: Commissioners Johnson, Garber, Howard, Shepard, Haley, Holzhausen and Chairman Brodeur. 0 nays.

It was moved by Commissioner Garber, seconded by Commissioner Johnson to approve the purchase and installation of a new HVAC system for the Shiawassee County Animal Control Facility not to exceed \$13,000. Motion carried with the following roll call vote of 7 yeas: Commissioners Garber, Howard, Shepard, Haley, Holzhausen, Johnson and Chairman Brodeur. 0 nays.

It was moved by Commissioner Garber, seconded by Commissioner Johnson to approve the

minutes from the November 17, 2025 Finance and Administration Development Committee meeting. Motion carried.

It was moved by Commissioner Haley, seconded by Commissioner Howard to approve the purchase of Sheriff Department equipment not to exceed \$9,368 from Pro-Tech Sales as part of the Homeland Security grant. Motion carried with the following roll call vote of 7 yeas: Commissioners Howard, Shepard, Haley, Holzhausen, Johnson, Garber and Chairman Brodeur. 0 nays.

It was moved by Commissioner Haley, seconded by Commissioner Haley to approve the replacement of the compliance manager in Circuit Court at a grade 7. Motion carried with the following roll call vote of 7 yeas: Commissioners Shepard, Haley, Holzhausen, Johnson, Garber, Howard and Chairman Brodeur. 0 nays.

It was moved by Commissioner Haley, seconded by Commissioner Johnson to approve the purchase and associated installation of badge readers and locksets for District Court from fund 217-330-810.000 not to exceed \$40,000. Motion carried with the following roll call vote of 7 yeas: Commissioners Haley, Holzhausen, Johnson, Garber, Howard, Shepard and Chairman Brodeur. 0 nays.

It was moved by Commissioner Haley, seconded by Commissioner Howard to approve the purchase of 10 AED batteries at \$5,247 from the Opioid Fund. Motion carried with the following roll call vote of 7 yeas: Commissioners Holzhausen, Johnson, Garber, Howard, Shepard, Haley and Chairman Brodeur. 0 nays.

It was moved by Commissioner Haley, seconded by Commissioner Howard to approve the minutes of the November 18, 2025, Public Safety and Courts Committee meeting. Motion carried.

It was moved by Commissioner Garber, seconded by Commissioner Holzhausen to approve the chairman's selection of Dr. Gary Duehring to Shiawassee County Veteran Affairs Committee. Motion carried.

It was moved by Commissioner Garber, seconded by Commissioner Holzhausen to approve the grant agreement between the Shiawassee County Health Department and the Michigan Department of Environment, Great Lakes, and Energy (EGLE) for Environmental Health Services in the amount of \$102,374 for a period of 10-1-2025 through 9-30-2026. Motion carried with the following roll call vote of 7 yeas: Commissioners Johnson, Garber, Howard, Shepard, Haley, Holzhausen and Chairman Brodeur. 0 nays.

It was moved by Commissioner Garber, seconded by Commissioner Holzhausen to approve the minutes of the November 18, 2025, Health and Human Services Committee meeting. Motion carried.

Chairman Brodeur reported on developments in county by means of the Tax Increment Financing (TIF).

County Administrator, Dr. Boggs reported on county funds in 2008, final budget, appointment list and holiday schedule coming in December meeting, Organizational meeting will be Wednesday, January 7, 2026 at 5:00 p.m.

Meeting adjourned at 6:06 p.m.

/s/ [Caroline D. Wilson]
Submitted by: Caroline D. Wilson
County Clerk