

At the regular meeting of the Shiawassee County Board of Commissioners held on Wednesday, February 11, 2026 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 Garber to approve the agenda as presented. Motion carried.

It was moved by Commissioner Howard, seconded by Commissioner Johnson to approve the minutes of the January 14, 2026 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 January 15, 2026, Invoice Edit Reports dated January 16, 2026, Invoice Edit Reports dated January 22, 2026, Invoice Edit Reports dated January 23, 2026, Invoice Edit Reports dated January 23, 2026-2, Invoice Edit Reports dated January 29, 2026 and Invoice Edit Reports dated January 30, 2026, Invoice Edit Reports dated February 5, 2026 and Invoice Edit Reports dated February 6, 2026. Payroll Batch dated January 16, 2026 and Payroll Batch dated January 30, 2026 and to include Wire Transfers, ACH and EFT's for a grand total of \$6,891,473.72 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.

It was moved by Commissioner Garber, seconded by Commissioner Howard to meet in closed session pursuant to Section 8(e) of the Open Meetings Act to consult with the County's attorney regarding settlement strategy in connection with pending litigation in the matters of Shiawassee County v Elite Excavating, LLC and Country Barn Estates, LLC, being Shiawassee Circuit Court Case No. 24-9233-CZ, and Country Barn Estates, LLC v Shiawassee County, being Shiawassee County Circuit Court Case No. 25-9839-AA. Motion carried with the following roll call vote of 7 yeas: Commissioners Johnson, Garber, Howard, Shepard, Haley, Holzhausen and Chairman Brodeur. 0 nays.

Regular meeting moved into closed session at 5:04 p.m.

Closed session adjourned at 5:39 p.m.

Regular meeting reconvened at 5:40 p.m.

It was moved by Commissioner Haley, seconded by Commissioner Johnson to accept the minutes from the February 11, 2026 closed session as presented. Motion carried.

It was moved by Commissioner Garber, seconded by Commissioner Johnson to approve resolution of the matters of *Shiawassee County v Elite Excavating, LLC and Country Barn Estates, LLC*, being Shiawassee, Circuit Court Case No. 24-9233-CZ, and *Country Barn Estates, LLC v Shiawassee County*, being Shiawassee County Circuit Court Case No. 25-9839-AA, pursuant to the terms of a proposed Consent Judgment to be submitted to the Court for entry in Shiawassee Circuit Court Case No. 24-9233-CZ and to authorize Dr. Brian Boggs and the County's attorney to sign the proposed Consent Judgment, submit the Consent Judgment to the Court for entry, and sign any additional pleadings and documents necessary to effectuate the resolution. Motion carried with the following roll call vote of 6 yeas: Commissioners Howard, Shepard, Holzhausen, Johnson, Garber and Chairman Brodeur. 1 nay: Commissioner Haley.

Chairman Brodeur opened the public hearing at 5:42 p.m. for the Brownfield Plan for Jaedyn's Way Development.

Dr. Brian Boggs gave background information on this project.

Justin Horvath, SEPD gave further information on this project.

Samantha Mariuz, Fleis & VanDenbrink gave further information on this project.

Public comment offered. No one responded.

Chairman Brodeur closed the public hearing at 5:51 p.m.

It was moved by Commissioner Howard, seconded by Holzhausen to approve Resolution #26-02-03 approving a Brownfield Plan for Jaedyn's Way Development, Village of Morrice, 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 Shepard, Haley, Holzhausen, Johnson, Garber, Howard and Chairman Brodeur. 0 nays.

**RESOLUTION #26-02-03
APPROVING A BROWNFIELD PLAN
FOR JAEDYN'S WAY DEVELOPMENT, VILLAGE OF MORRICE, 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 11th day of February 2026 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 Village of Morrice reviewed the Plan at their regular Village Council meeting on January 13, 2026, 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 Village of Morrice reviewed the Plan at their regular Village Council meeting on January 13, 2026, 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 Village of Morrice Board has capped the Brownfield Plan at a maximum reimbursement period of twenty-three (23) years; and

WHEREAS, the Township of Perry reviewed the Plan at their regular Township Board meeting on December 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 Plan length will be limited to twenty-three (23) years of reimbursement;
- F. 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 Jaedyn's Way Development 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 shall not exceed twenty-three (23) years as regardless of 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 11th day of February 2026, 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 Howard, seconded by Johnson to accept and place on file the 2025 Register of Deeds Annual Report as presented. Motion carried.

It was moved by Commissioner Howard, seconded by Holzhausen to accept the Planning Commission’s recommendation to amend the Zoning Map in Rush Township change from B-2 to B-3 parcel 002-24-200-002 – Ordinance #26-02-01. Motion carried with the following roll call vote of 7 yeas: Commissioners Haley, Holzhausen, Johnson, Garber, Howard, Shepard and Chairman Brodeur. 0 nays.

ORDINANCE # 26-02-01
ORDINANCE OF
THE COUNTY OF SHIAWASSEE

At a regular meeting of the Shiawassee County Board of Commissioners held at 5:00 P.M. on February 11, 2026, 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: The Community Development Department filed a petition to amend the zoning district of certain parcel of land from B-2, General Business zoning district to B-3, Highway Services and considered under PREZ26-001 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 January 28, 2026 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 PREZ26-001 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 property from B-2, General Business to B-2, Highway Service.

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 February 11, 2026 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 February 11, 2026 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 _____, 2026.

It was moved by Commissioner Howard, seconded by Commissioner Holzhausen to approve the minutes from the February 9, 2026 Economic and Physical Development Committee meeting. Motion carried.

It was moved by Commissioner Garber, seconded by Johnson to accept the County Clerk's 2025 Year-End Report and place it on file. Motion carried.

It was moved by Commissioner Garber, seconded by Johnson to approve the Chair's recommendations of the appointments of Matthew Baldwin to the GLS Region V Planning Commission and Shirley Smith from alternate to a regular seat on the ZBA. Motion carried.

It was moved by Commissioner Garber, seconded by Johnson to approve the full payment of the Youngs Drain Assessment in an amount not to exceed \$254,370. Motion carried with the following roll call vote of 6 yeas: Commissioners Holzhausen, Johnson, Garber, Howard, Haley and Chairman Brodeur. 1 nay: Commissioner Shepard.

It was moved by Commissioner Garber, seconded by Holzhausen to approve the purchase of a Ford Explorer from Gorno Brothers Inc. in an amount not to exceed \$46,908.00. 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 minutes from the February 9, 2026 Finance and Administration Development Committee meeting. Motion carried.

It was moved by Commissioner Haley, seconded by Commissioner Howard to approve the refilling of two Corrections Deputies positions due to retirement. 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 Haley, seconded by Commissioner Howard to approve the refilling of one 911 Dispatcher. 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 Howard to approve the refilling of one district court deputy clerk due to retirement. 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 Howard to approve the minutes from the February 10, 2026 Public Safety and Courts Committee meeting. Motion carried
Chairman Brodeur had no report.

County Administrator, Dr. Boggs reported on resolution for the lawsuit, responding to grants in final stages and the audit.

Meeting adjourned at 6:15 p.m.

/s/ [Caroline D. Wilson]

Submitted by: Caroline D. Wilson
County Clerk