

PRESENT:

Garth Anderson, Steve Bakker, Kevin Beeson, Joe Bowen, Marci Browne, Doug Bush, Kevin Collison, Jamey Conn, Shana Dancer, Tim Dolehanty, Adam Geers, Kurt Giles, Brian Goward, Marita Hattem-Schiffman, Bill Henderson, Chelsea Holmes Matz, Paul Hungerford, Carla Jensen, Josh Leppien, Greg Mapes, Gary Melow, Pam Munderloh, Dave Owens, Hannah Reeves, Tim Schaub, Chuck Sherwin, and Sam Smith.

Staff Present: Shelly Brown, Bart Stoneman, and Kasey Zehner

ABSENT:

Bob Balzer, Brett Baublitz, Karla Childers, Curtis Dancer, Aeric Ripley, Chuck Seeley, Bob Studt, and Adam Vibber

CALL TO ORDER

Chair Hattem-Schiffman called the meeting to order at 8:00 a.m.

CONSENT AGENDA

Approval of Consent Agenda – December 19, 2025 Minutes and Financial Reports through December 31, 2025
Motion by K. Giles, seconded by D. Owens, to approve the consent agenda. Motion carried.

CHAIRMAN'S REPORT

Commercial Bank and Consumers Energy Donations

Thank you, Commercial Bank and Consumers Energy, for your generous donation.

Consideration to approve Resolution 2026-1 Authorize Credit Card for Bart Stoneman

The resolution is to authorize a credit card for Bart Stoneman with for a \$2,000 credit limit.

Motion by D. Owens, seconded by J. Bowen, to approve Resolution 2026-1 Authorize Credit Card for Bart Stoneman for a credit limit of \$2,000. Motion carried.

PRESIDENT'S REPORT

1. **GGDI Project Updates:**

a. **Industrial Investment Awards: Another Reminder**

We will be honoring five companies with Industrial Investment Awards at the Good Morning Gratiot breakfast hosted by the Gratiot Area Chamber on January 29. If you are interested in attending, let us know and we can get you information to register! The five companies receiving awards include:

- i. Alma Container Corporation for the installation of a solar array to offset production electric costs
- ii. Avalon & Tahoe, Mfg. for their 2025 expansion
- iii. Capital Steel & Wire with their newly renovated building
- iv. DTE for the Polaris and Pine River solar parks
- v. Trinity Truck and Trailer for completion of their new facility

b. **Brownfield:** We are working with EGLE on potential site assessment grants in Ashley, Alma, Ithaca, and Middleton.

c. **Land Bank Authority Update:** The next Land Bank meeting will take place next week to move forward on the RFP for demolition. S. Brown continues to lead this project and is meeting monthly with the state to ensure all guidelines and deadlines are met.

- d. **County Permits Assistance:** We will have further discussions next week with area municipalities regarding potential solutions to current issues regarding electrical, mechanical, and plumbing permits.
- e. **MI Sites Program:** West Hoffman Road has officially been accepted into the MI Sites Program with a Bronze designation. We have submitted a grant request to do additional work at the site, including endangered species/archaeological studies, mock site layouts, and updated environmental studies.
- f. **Talent Recruitment:** We are currently working with MSU Extension (4-H) and Alma College to host an on-campus event for mock interviewing students. We are hopeful that youth coming to the event will be matched up with college students or volunteers from the Gratiot Young Professionals Network and receive constructive interview feedback, exposure to Alma College, and other information about future career opportunities in Gratiot County.
- g. **Road Improvements:** We are working with MDOT to help secure funding to update the intersection of Lincoln and State Roads, which is not in great shape and impacts two industrial parks in our County. We will be helping to notify businesses when this project is planned out.
- h. **Community Activities:**
 - i. K. Zehner spoke at an event for the Wright House discussing the need for creative financing for the project since it is a non-profit and typical tax abatement and tax increment financing plans will not apply.
 - ii. Bart and Kasey will be joining the Alma-St. Louis Rotary.
 - iii. Shelly has already joined the Ithaca Rotary.

2. Regional Updates:

- a. **Childcare:** The Michigan ECE Wage Initiative application period is complete. Across the region, 67 childcare centers received funding, which will assist in funding 322 childcare positions. For Gratiot County, six centers were awarded funding, impacting 28 positions. This grant program allows for stipends of \$300/month (full-time) or \$200/month (part-time).
- b. **Housing:** We are continuing to work with the Region G Housing Partnership and are assisting in website development. The region received a grant to develop a website geared toward everything housing in the area; it will include information for developers (regarding incentives and available properties), municipalities (regarding up-to-date sample zoning and potential grant programs), and homeowners/renters (regarding programs that would apply to them). There will be a regional housing summit on Wednesday, March 4th in Midland. If you would like more information on this, let Kasey know.
- c. **Talent:**
 - i. **Regional Talent Website:** Bart is working with the Great Lakes Bay Region in developing a talent website focused on bringing talent into the area. The site will allow space to feature individual communities separately, while also

highlighting the different quality of life opportunities that are easy to access throughout the region.

3. **Master Plan:** 8 of the 23 units are moving forward on approval currently. The remaining 15 will begin the draft review process in early February, and final approval will occur in or after May.
4. **Employment Update:** October 2025 numbers were unavailable at the county level due to survey interruption, according to Michigan Labor Market Information. For November, Gratiot County was at 5.0% rate. This was a .4% increase over the month and was stable over the year. Gratiot County ranked 38/83 counties. The state rate for Michigan was 4.9% and the federal rate was 4.3%.

ROUNDTABLE:

Members shared updates from their organizations.

ADJOURN:

The meeting was adjourned at 9:12 a.m.

SUBMITTED BY:

Shelly Brown, Finance Officer

PRESENT:

Garth Anderson, Bob Balzer, Kevin Beeson, Joe Bowen, Marci Browne, Doug Bush, Curtis Dancer, Shana Dancer, Tim Dolehanty, Adam Geers, Marita Hattem-Schiffman, Bill Henderson, Chelsea Holmes Matz, Carla Jensen, Greg Mapes, Pam Munderloh, Dave Owens, Hannah Reeves, Tim Schaub, Chuck Sherwin, and Bob Studt

Staff Present: Shelly Brown, Bart Stoneman, and Kasey Zehner

ABSENT:

Steve Bakker, Brett Baublitz, Karla Childers, Kevin Collison, Jamey Conn, Kurt Giles, Brian Goward, Paul Hungerford, Josh Leppien, Gary Melow, Aeric Ripley, Chuck Seeley, Sam Smith, and Adam Vibber

CALL TO ORDER

Chair Hattem-Schiffman called the meeting to order at 8:00 a.m.

CONSENT AGENDA

Approval of Consent Agenda – January 16, 2026 Minutes and Financial Reports through January 31, 2026

Motion by G. Mapes, seconded by B. Henderson, to approve the consent agenda. Motion carried.

CHAIRWOMEN'S REPORT

Consideration to approve the Proposed Resolution Authorizing County-Wide Agricultural and Economic Development Millage Renewal Proposal and Certifying Ballot Language for August 4, 2026, Election

Motion by K. Beeson, seconded by B. Henderson, to approve the Proposed Resolution Authorizing County-Wide Agricultural and Economic Development Millage Renewal Proposal and Certifying Ballot Language for August 4, 2026, election including giving K. Zehner authority to work with legal on rollback number and increase versus renewal wording for ballot language if revisions are needed. Motion carried.

FINANCE CHAIRMAN'S REPORT

Consideration to approve FY25 Financial Statements and 2024 (FY25) Form 990

Excerpt from Finance Committee minutes of February 12, 2026: Ali Barnes of Yeo & Yeo presented the audited FY25 financial statements. GGDI financial statements are audited every four years going into the millage. GGDI received an unmodified, clean audit opinion and this is the opinion you want to see per A. Barnes. Yeo & Yeo believe what is presented has been done correctly with rules and materiality. Because it is an audit, GGDI received a governance letter. A. Barnes mentioned GGDI is not risky, very consistent, with the same personnel and good controls in place, therefore she does not feel there are any areas of significant risk. A. Barnes noted S. Brown is well-prepared and always a pleasure to work with. Per Ali, "If there were findings or management comments, you would see that in this letter, and we don't have that, which is a testament to the great work that is being done by GGDI".

Motion by K. Beeson, seconded by D. Owens, to approve FY25 Financial Statements and 2024 (FY25) Form 990. Motion carried.

Consideration to approve Designating \$150,000 to Land Acquisition and Development

Motion by K. Beeson, seconded by G. Mapes, to approve designating \$150,000 to Land Acquisition and Development. Motion carried.

PRESIDENT'S REPORT

1. GGDI Project Updates:
 - a. Industrial Investment Awards:

- i. Awards were handed out on January 29th; all five companies attended, and a complimentary article followed in the Gratiot County Herald.
- b. **Brownfield:** We have had numerous requests for Brownfield projects and are connecting them to EGLE and environmental companies to gauge their viability as a Brownfield project.
- c. **Land Bank Authority Update:** The demolition RFP was sent out two weeks ago and responses are due today. The Land Bank will meet within the next few weeks to discuss the bids, select one, and schedule demolition of the Prospect St. building in Alma. Funds must be expended by September this year, and we anticipate being able to meet that deadline.
- d. **Retention Visits:** We completed two retention visits in Ithaca last week and have two more next week. It is my goal to make personal contact with every potential manufacturer this year.
- e. **County Permits Assistance:** GGD I hosted a Managers' Meeting to discuss the current county permitting process. The group came to the decision that it would breed more confusion to separate electrical permits from mechanical and plumbing. So, until we have a solution for all three, all agreed to stick with the state to license permits. Thanks to T. Dolehanty and T. Miller for their assistance with this!
- f. **MI Sites Program:** We are still waiting to hear back on our grant request to do additional work at the site, including endangered species/archaeological studies, mock site layouts, and updated environmental studies. Work on the site from the Strategic Site Readiness Program is underway, which includes studies on necessary water/wastewater upgrades and transportation needs for the site to host a large industrial user.
- g. **Plasti-Paint, Inc.:** K. Zehner has been working with the new owner, Engineered Plastic Components, to transfer existing Industrial Facilities Exemptions on the property.
- h. **Community Activities:**
 - i. K. Zehner has been serving on the planning committee of the upcoming SheLeads event, hosted by the Gratiot Area Chamber, and will be speaking on a panel this year.
 - ii. K. Zehner and S. Brown attended the Strategic Visioning Session for City of Ithaca.
 - iii. K. Zehner and B. Stoneman attended the "townhall" with Senator Hauck and Representative Neyer, hosted by City of St. Louis. There was a great turnout, and we were able to briefly discuss the goals of the Master Plan in hopes it may help them guide policy in the future.

2. Regional Updates:

- a. **Childcare:** We continue to work with the Michigan ECE Coalition. Grants are being sent out, and in total, eight centers in Gratiot County received funding. Efforts of the group range from increasing supply of childcare, updating zoning standards to better facilitate

childcare facilities, and advocating for state changes to the licensing process, which makes the start-up costs for an organization significant.

- b. **Housing:**
 - i. There will be a regional housing summit on Wednesday, March 4th in Midland. If you would like more information on this, email Kasey.
 - c. **Talent:**
 - i. **Regional Livability Guide:** We are in the final stages of developing our Regional Livability Guide, a virtual and print magazine featuring stories of young professionals in the area, job postings for leading companies in the region, and summaries of the quality of life opportunities in the region. We expect it to be published this spring.
3. **Master Plan:**
- a. We currently have two final approvals, with six more in the process.
 - b. The remaining fifteen began the draft review process two weeks ago, and final approval will occur in or around May.
4. **Employment Update:** For December, Gratiot County was at 5.6% rate. This was a .6% increase over the month and was stable over the year. Gratiot County ranked 44/83 counties. The state rate for Michigan was 4.8% and the federal rate was 4.1%.

DIRECTOR OF COMMUNITY DEVELOPMENT REPORT

B. Stoneman is working on increasing our social media presence and has been successful with 114 additional Facebook followers this month. Our Facebook page link: <https://www.facebook.com/GreaterGratiot/>. B. Stoneman will be working with Alma College and MSU Extension on a mock interview day at Alma College for Gratiot County high school students.

ROUNDTABLE:

Members shared updates from their organizations.

ADJOURN:

Motion by G. Mapes, seconded by B. Henderson, to adjourn the meeting. Motion carried.

The meeting was adjourned at 9:08 a.m.

SUBMITTED BY:

Shelly Brown, Finance Officer

Greater Gratiot Development, Inc.

Statement of Financial Position

As of January 31, 2026

	GGDI	DESIGNATED FUND	TOTAL GGDI	RLF	TOTAL
ASSETS					
Current Assets					
Bank Accounts	\$395,064.06	\$600,000.00	\$995,064.06	\$1,472,109.28	\$2,467,173.34
Other Current Assets					
Accrued Interest Receivable	0.00		0.00	1,681.29	\$1,681.29
Loans receivable				55,276.25	\$55,276.25
Notes receivable	244,191.48		244,191.48		\$244,191.48
Total Other Current Assets	\$244,191.48	\$0.00	\$244,191.48	\$56,957.54	\$301,149.02
Total Current Assets	\$639,255.54	\$600,000.00	\$1,239,255.54	\$1,529,066.82	\$2,768,322.36
Fixed Assets					
Building	52,070.66		52,070.66		\$52,070.66
Furniture & Fixtures	0.00		0.00		\$0.00
Intangible Assets	0.00		0.00		\$0.00
Land	3,000.00		3,000.00		\$3,000.00
Right of use-Equipment	10,896.00		10,896.00		\$10,896.00
Total Fixed Assets	\$65,966.66	\$0.00	\$65,966.66	\$0.00	\$65,966.66
TOTAL ASSETS	\$705,222.20	\$600,000.00	\$1,305,222.20	\$1,529,066.82	\$2,834,289.02
LIABILITIES AND EQUITY					
Liabilities					
Current Liabilities					
Accounts Payable	\$ -69.60	\$0.00	\$ -69.60	\$0.00	\$ -69.60
Credit Cards	\$2,986.03	\$0.00	\$2,986.03	\$0.00	\$2,986.03
Other Current Liabilities					
Accrued PTO	21,344.56		21,344.56		\$21,344.56
Payroll Liabilities	3,314.48		3,314.48		\$3,314.48
Total Other Current Liabilities	\$24,659.04	\$0.00	\$24,659.04	\$0.00	\$24,659.04
Total Current Liabilities	\$27,575.47	\$0.00	\$27,575.47	\$0.00	\$27,575.47
Long-Term Liabilities	\$10,027.29	\$0.00	\$10,027.29	\$0.00	\$10,027.29
Total Liabilities	\$37,602.76	\$0.00	\$37,602.76	\$0.00	\$37,602.76
Equity					
Designated Funds-Land Acquisition and Development		600,000.00	600,000.00		\$600,000.00
Opening Balance Equity	273,024.46		273,024.46	1,404,708.87	\$1,677,733.33
Retained Earnings	588,853.49		588,853.49	115,646.93	\$704,500.42
Net Revenue	-193,130.83		-193,130.83	11,049.68	\$ -182,081.15
Total Equity	\$668,747.12	\$600,000.00	\$1,268,747.12	\$1,531,405.48	\$2,800,152.60
TOTAL LIABILITIES AND EQUITY	\$706,349.88	\$600,000.00	\$1,306,349.88	\$1,531,405.48	\$2,837,755.36

Greater Gratiot Development, Inc.

Statement of Activity

October 2025 - January 2026

	GGDI	RLF	TOTAL
Revenue			
Public support			\$0.00
Donations	8,000.00		\$8,000.00
Total Public support	8,000.00		\$8,000.00
Revenues			\$0.00
Brownfield Redevelopment	66.52		\$66.52
Interest	10,489.66	11,188.91	\$21,678.57
Total Revenues	10,556.18	11,188.91	\$21,745.09
Transfer In	100,422.36	12,000.00	\$112,422.36
Total Revenue	\$118,978.54	\$23,188.91	\$142,167.45
GROSS PROFIT	\$118,978.54	\$23,188.91	\$142,167.45
Expenditures			
Communications	1,306.76		\$1,306.76
Contracted Services	15,433.25		\$15,433.25
Dues, Membership & Subscriptions	3,593.99		\$3,593.99
Insurance	4,352.00		\$4,352.00
Interest	72.31		\$72.31
Meetings	1,958.64		\$1,958.64
Miscellaneous	981.50	139.23	\$1,120.73
Professional Development	176.32		\$176.32
Promotion and Advertising	11,655.67		\$11,655.67
Property Tax Assessment	2.65		\$2.65
Repairs, Maintenance, and Upgrades	7,336.85		\$7,336.85
Supplies, Office	688.41		\$688.41
Transfer Out	100,422.36	12,000.00	\$112,422.36
Transportation	4,400.78		\$4,400.78
Utilities	682.18		\$682.18
Wages & Benefits	159,045.70		\$159,045.70
Total Expenditures	\$312,109.37	\$12,139.23	\$324,248.60
NET OPERATING REVENUE	\$ -193,130.83	\$11,049.68	\$ -182,081.15
NET REVENUE	\$ -193,130.83	\$11,049.68	\$ -182,081.15