Board of Directors Meeting Minutes
September 18, 2026 8:00 A.M.
Gratiot-Isabella RESD or Zoom

PRESENT:
Garth Anderson, Bob Balzer, Joe Bowen, Marci Browne, Doug Bush, Curtis Dancer, Shana Dancer, Tim Dolehanty, Adam Geers, Kurt Giles, Marita Hattem-Schiffman, Bill Henderson, Chelsea Holmes Matz, Paul Hungerford, Carla Jensen, Josh Leppien, Greg Mapes, Gary Melow, Pam Munderloh, Dave Owens, Hannah Reeves, Aeric Ripley, and Tim Schaub

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

ABSENT:
Steve Bakker, Brett Baublitz, Kevin Beeson, Karla Childers, Kevin Collison, Jamey Conn, Brian Goward, Chuck Seeley, Chuck Sherwin, Sam Smith, 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 – Minutes of July 17, 2026, Financial Reports through August 31, 2026, and Finance Committee Minutes of September 14, 2026
Motion by D. Owens, seconded by B. Henderson, to approve the consent agenda. Motion carried.

CHAIRPERSON'S REPORT
Commercial Bank Donation
Thank you to Commercial Bank for their generous donation to GGDI!

Consideration to approve the FY27 Executive and Finance Committee Members
Motion by D. Owens, seconded by P. Hungerford, to approve the FY27 Executive and Finance Committee Members. Motion carried.

Greater Gratiot Development, Inc. Executive Committee-FY27		Term Ending Date
Chairperson	Greg Mapes	9/30/2030
Vice Chair	Kevin Collison	9/30/2029
Treasurer	Kevin Beeson	9/30/2028
Secretary	Pam Munderloh	9/30/2027
At-Large Official	Joe Bowen	9/30/2030
At-Large Official	Bill Henderson	9/30/2030

Greater Gratiot Development, Inc. Finance Committee-FY27	
Chair (Treasurer)	Kevin Beeson
Committee Member	Joy O'Neill
Committee Member	Kurt Giles
Committee Member	Brian Goward
Committee Member	Sam Smith
Ex-Officio	Greg Mapes

Consideration to approve the FY27 Board Members

Motion by A. Ripley, seconded by J. Bowen, to approve the FY27 Board Members. Motion carried.

FY27 GGDI Board of Directors	
City of Alma*	Greg Mapes
City of Alma*	Aeric Ripley
Village of Breckenridge*	Chuck Seeley
Village of Breckenridge*	**Vacant**
Gratiot County Commissioner*	Dave Owens
Gratiot County Administrator*	Tim Dolehanty
City of Ithaca*	Jamey Conn
City of Ithaca*	Brett Baublitz
City of St. Louis*	Kurt Giles
City of St. Louis*	Josh Leppien
Township Association*	Kevin Beeson
*Municipal entities appoint to GGDI Board in January following an election.	

Manufacturing	Bill Henderson (Aircraft Precision Products)
Manufacturing	Joe Bowen (Powell Fabrication & Manufacturing)
Business	Sam Smith (Smith Family Funeral Homes)
Banking/Commercial Lending	Kevin Collison (Commercial Bank)
Healthcare	Chuck Sherwin (MyMichigan Health) (Effective December 2025)
Gratiot Area Chamber of Commerce	Shana Dancer (by position)
Agribusiness	Adam Geers (MAC)
Value-added Agriculture	**Tim Schaub (previously vacant)**
Agriculture	Hannah Reeves, Gratiot County Fair for Youth
Real Estate: Residential	Marci Browne (America's Choice Realty)
Real Estate: Commercial	Adam Vibber (Century 21 LeeMac)
Utilities	Bob Balzer (Consumers Energy)
Utilities-Alternative Energy	Gary Melow
Education : K-12	Paul Hungerford (GIRESD)
Education : Employment and Training	**Vacant**
Education : Higher Education	Carla Jensen (Alma College)
Education : Vocational Education	Doug Bush (GIRESD)
Member-at-large	Brian Goward (Isabella Bank)
Member-at-large	Pam Munderloh (Smith Bovill)
Member-at-large	Bob Studt (Village of Ashley)
Member-at-large	Chelsea Holmes Matz (Gratiot County Community Foundation)
Member-at-large	Steve Bakker
Member-at-large	Karla Childers (Mercantile Bank)
Member-at-large	Curtis Dancer (Young Professionals Network)
Member-at-large	**Joy O'Neill (Mercantile Bank)**

Consideration to approve the Designation to Land Acquisition and Development

GGDI does have a cash surplus this year due to a note being paid in full and no longer needing a PTO reserve, therefore recommend transferring $250,000 to our designation fund for land acquisition and development.

Motion by G. Mapes, seconded by B. Henderson to approve designating $250,000 to Land Acquisition and Development Fund. Motion carried.

Consideration to approve the FY27 Budget

Motion by P. Hungerford, seconded by J. Bowen to approve the FY27 Budget. Motion carried.

PRESIDENT'S REPORT

Board Retirement: Marita Hattem Schiffman and Garth Anderson

Thank you Marita Hattem-Schiffman (2019-2026) and Garth Anderson (2016-2026) for your years of service on our board.

GGDI 2026 Annual Report

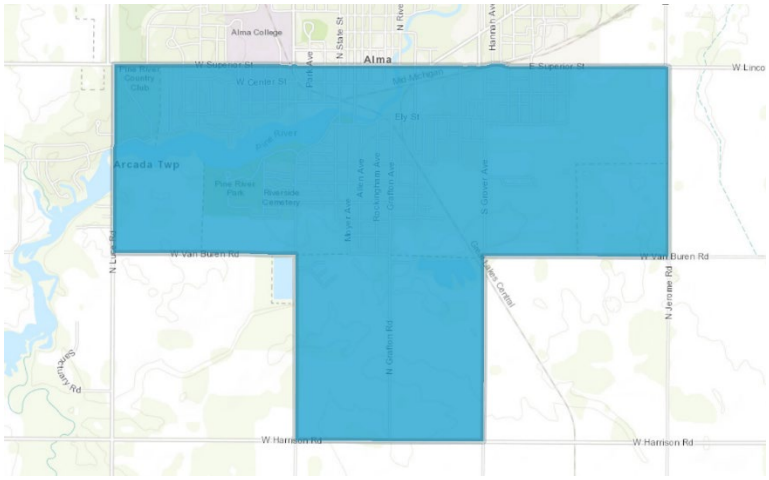
K. Zehner and B. Stoneman presented GGDI's 2026 Annual Report.

September President's Report

1. **General Updates:**
    a. **Millage Status:** We are happy to report that the millage passed at 67%, which was remarkably similar to the approval rate in 2022. It has been great touring the County to speak to different groups, and I feel we have built long-standing relationships in doing so. I look forward to continuing this annually.
    b. **Contractual Agreement:** The Contract for Services Agreement has been reviewed by our legal counsel and will be presented to the Gratiot County Board and the Economic Development Corporation of Gratiot County in October/November. As a reminder, this agreement is a contract between the EDC and Greater Gratiot, which provides GGDI with the millage dollars to deliver the services agreed upon within the contract.

2. **GGDI Project Updates:**
    a. **These are the current housing projects being proposed in Gratiot County:**
        i. Lakeside Estates (Pine River Township)
        ii. Gemstone 1a and 1b (Alma)
        iii. Westwind Estates (Ithaca)
        iv. Water Tower Site (Ashley)
        v. Downie Street (Alma)
        vi. Corner Bank Building (St. Louis)

    b. **Land Bank Authority Update:** The 200 Prospect Street building in Alma has officially been demolished. The site has been filled with clean dirt and grass seeds have been planted. S. Brown is working with the County to ensure payment occurs prior to the 9/30 deadline for grant reimbursement.



c. **Opportunity Zones 2.0:** This is a federal program that provides tax breaks for capital gains when invested in low-income or distressed communities. The State of Michigan must nominate these areas. Only one area qualifies in Gratiot County, and K. Zehner asked the state for consideration to designate the area for consideration.

d. **Powell Fabrication:** GGDI staff attended an in-depth tour of Powell Fabrication, hosted by the Mid-Michigan Manufacturers Association. It was a great event to see how Powell has implemented technology to synergize staff and operate efficiently. It was also great to see the amount of young talent who have participated in the LDW program still working at the facility. Thanks to Powell for your support of young talent initiatives.

e. **Phillips Cidery and Pizzeria:** K. Zehner is working with Village of Ashley to establish a CRA district at the old AmeriGas facility to facilitate its redevelopment as a restaurant. Currently, there is no other restaurant in downtown Ashley, so this development is much anticipated!

f. **Kenny, Inc.**: K. Zehner and B. Stoneman attended a retention visit at Kenny, Inc. in conjunction with the MEDC and MDARD. It is a very impressive facility that may have future expansion needs.

g. **Former Alma Products buildings:** We continue to work toward brownfield redevelopment due to obsolescence of the Court St. buildings formerly used by Alma Products. The original owners of Alma Products, the Tracy family, have money set aside for contamination clean-up, which will be attractive for any future buyer.

h. **Alma College First Year Seminar:** Assisted Alma College in developing first-year student curriculum surrounding the Master Plan. Students will gain familiarity with the area and create innovative solutions to make progress on the five pillars. B. Stoneman and K. Zehner are working with eight total classes on this.

i. **Small Business Support:**
    i. I met with the regional SBA Representative, Anthony Lewis, to talk about their loan offerings and other business assistance programs.
    ii. We have had a significant amount of small business assistance requests over the last month and are currently working with four companies at various stages of development, in conjunction with the Small Business Development Center. We are hopeful that our increased messaging in the community will lead to more recognition of our services. As projects move forward with projects and building purchases, we will update the Board.

j. **Talent:**
    i. The 40 Under 40 Event will take place at CMU this year on Thursday, November 12. Winners will be announced in early October! We anticipate at least eight Gratiot recipients!
    ii. After five years of success, the Leadership Development Workshop is evolving to meet the needs of young professionals in the area. Previous feedback of the program has often mentioned the desire for more Gratiot-specific knowledge, mentorship, and a capstone project that will benefit the County. The new iteration will include all three and will be a partnership between Gratiot Area Chamber, United Way GCM, and GGDI. Applications will be live in October, and the new session will start January 2027. C. Dancer will be giving an in-depth explanation of the program at our October board meeting.

k. **Community Activities:**
    i. GGDI staff attended the Alma Transit Center Ribbon Cutting, and their facility is truly impressive!
    ii. B. Stoneman and K. Zehner attended a Poverty Seminar held by United Way of Greater Central Michigan, which identified potential barriers individual face for employment, housing, and childcare.

iii. B. Stoneman and K. Zehner are assisting on development of the Gratiot County Chamber Community Guide, which is used to welcome new and prospective County residents and businesses.
iv. B. Stoneman and K. Zehner met with Gratiot Conservation District to talk about how their operations support the Gratiot Countywide Master Plan and potential grant opportunities for funding.
v. B. Stoneman and K. Zehner helped to plan and coordinate the Gratiot Area Chamber's Legislative Forum, which received positive feedback.
vi. K. Zehner and B. Stoneman volunteered at the Alma/St. Louis Rotary Steak Fry.
vii. B. Stoneman volunteered at the Child Advocacy Golf Outing.
viii. B. Stoneman volunteered at the US 127 Car Cruise in Alma.
ix. B. Stoneman volunteered at Hope in the Park.
x. S. Brown volunteered at the MyMichigan Health Food Distribution.
xi. S. Brown volunteered at the Ithaca Promotional Committee Golf Outing.
xii. S. Brown volunteered at the Ithaca Rotary Golf Outing.
xiii. S. Brown attended the Down on the Farm event, which promoted agriculture in Elsie, Michigan.
xiv. K. Zehner volunteered at the Gratiot County Community Foundation's Scholarship Reception.

3. **Regional Updates:**
   a. K. Zehner spoke on an economic development panel at the region's Rural Development Summit, held by the Michigan Office of Rural Prosperity.
   b. K. Zehner attended the most recent Eastern Michigan Council of Governments meeting. This is a regional cohort of fourteen counties in Michigan. It is undergoing a major overhaul with new leadership and modernizing operations. More to come on what being involved in this group will mean for Gratiot County.

4. **Employment Update:**

	July 2026
Gratiot Rate	5.5%
County Rank	45/83
Change over-the-month	.1%
Change over-the-year	.8%
Michigan Rate	5.4%
U.S. Rate	4.4%

DIRECTOR OF COMMUNITY DEVELOPMENT UPDATE
B. Stoneman gave an update on website design and working with the Chamber.

ROUNDTABLE
Members shared updates from their organizations.

ADJOURN
The meeting was adjourned at 9:25 a.m.
Motion by A. Ripley, seconded by B. Henderson, to adjourn the meeting. Motion carried.

SUBMITTED BY
Shelly Brown, Finance Officer

Greater Gratiot Development, Inc.

Statement of Financial Position

As of September 30, 2026

	GGDI	DESIGNATED FUND	TOTAL GGDI	RLF	TOTAL
ASSETS					
Current Assets					
Bank Accounts	**$394,625.16**	**$1,000,000.00**	**$1,394,625.16**	**$1,525,371.07**	**$2,919,996.23**
Accounts Receivable					
Accounts Receivable (A/R)	300.00		300.00	0.00	$300.00
Total Accounts Receivable	**$300.00**	**$0.00**	**$300.00**	**$0.00**	**$300.00**
Other Current Assets					
Accrued Interest Receivable	119.08		119.08	78.63	$197.71
Loans receivable				**44,183.41**	**$44,183.41**
Notes receivable	**59,594.55**		**59,594.55**		**$59,594.55**
Prepaid Expenditures	11,556.89		11,556.89		$11,556.89
Total Other Current Assets	**$71,270.52**	**$0.00**	**$71,270.52**	**$44,262.04**	**$115,532.56**
Total Current Assets	**$466,195.68**	**$1,000,000.00**	**$1,466,195.68**	**$1,569,633.11**	**$3,035,828.79**
Fixed Assets					
Building	**47,260.63**		**47,260.63**		**$47,260.63**
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	**7,782.84**		**7,782.84**		**$7,782.84**
Total Fixed Assets	**$58,043.47**	**$0.00**	**$58,043.47**	**$0.00**	**$58,043.47**
TOTAL ASSETS	**$524,239.15**	**$1,000,000.00**	**$1,524,239.15**	**$1,569,633.11**	**$3,093,872.26**
LIABILITIES AND EQUITY					
Liabilities					
Current Liabilities					
Credit Cards	**$446.25**	**$0.00**	**$446.25**	**$0.00**	**$446.25**
Other Current Liabilities					
Accrued PTO	40,063.28		40,063.28		$40,063.28
Payroll Liabilities	**2,389.24**		**2,389.24**		**$2,389.24**
Salaries Payable	7,992.31		7,992.31		$7,992.31
Total Other Current Liabilities	**$50,444.83**	**$0.00**	**$50,444.83**	**$0.00**	**$50,444.83**
Total Current Liabilities	**$50,891.08**	**$0.00**	**$50,891.08**	**$0.00**	**$50,891.08**
Long-Term Liabilities					
Copier Lease	8,184.56		8,184.56		$8,184.56
Total Long-Term Liabilities	**$8,184.56**	**$0.00**	**$8,184.56**	**$0.00**	**$8,184.56**
Total Liabilities	**$59,075.64**	**$0.00**	**$59,075.64**	**$0.00**	**$59,075.64**
Equity	**$466,291.19**	**$1,000,000.00**	**$1,466,291.19**	**$1,568,505.43**	**$3,034,796.62**
TOTAL LIABILITIES AND EQUITY	**$525,366.83**	**$1,000,000.00**	**$1,525,366.83**	**$1,568,505.43**	**$3,093,872.26**

Greater Gratiot Development, Inc.

Statement of Activity

October 2025 - September 2026

	GGDI	RLF	TOTAL
Revenue			
Public support			$0.00
Donations	10,500.00		$10,500.00
Millage (Econ Dev & Ag)	553,502.78		$553,502.78
Total Public support	**564,002.78**		**$564,002.78**
Revenues			$0.00
Brownfield Redevelopment	66.52		$66.52
Grant Revenue	1,605.25		$1,605.25
Interest	**33,313.59**	**48,288.86**	**$81,602.45**
Total Revenues	**34,985.36**	**48,288.86**	**$83,274.22**
Transfer In	372,441.04	12,000.00	$384,441.04
Total Revenue	**$971,429.18**	**$60,288.86**	**$1,031,718.04**
GROSS PROFIT	**$971,429.18**	**$60,288.86**	**$1,031,718.04**
Expenditures			
Amortization	3,113.16		$3,113.16
Communications	5,396.44		$5,396.44
Contracted Services	**69,549.60**		**$69,549.60**
Depreciation	4,810.03		$4,810.03
Dues, Membership & Subscriptions	6,392.84		$6,392.84
Insurance	**4,352.00**		**$4,352.00**
Interest	395.68		$395.68
Meetings	4,620.94		$4,620.94
Miscellaneous	**1,559.45**	**139.23**	**$1,698.68**
Postage	208.44		$208.44
Professional Development	**1,051.34**		**$1,051.34**
Promotion and Advertising	32,683.13		$32,683.13
Property Tax Assessment	2.65		$2.65
Repairs, Maintenance, and Upgrades	**23,828.64**		**$23,828.64**
Supplies, Office	2,095.59		$2,095.59
Transfer Out	372,441.04	12,000.00	$384,441.04
Transportation	6,805.27		$6,805.27
Utilities	2,961.64		$2,961.64
Wages & Benefits	**424,748.06**		**$424,748.06**
Total Expenditures	**$967,015.94**	**$12,139.23**	**$979,155.17**
NET OPERATING REVENUE	**$4,413.24**	**$48,149.63**	**$52,562.87**
NET REVENUE	**$4,413.24**	**$48,149.63**	**$52,562.87**