

**PRESENT:**

Steve Bakker, Brett Baublitz, Kevin Beeson, Joe Bowen, Marci Browne, Doug Bush, Kevin Collison, Curtis Dancer, Shana Dancer, Tim Dolehanty, Adam Geers, Kurt Giles, Brian Goward, Marita Hattem-Schiffman, Bill Henderson, Chelsea Holmes Matz, Carla Jensen, Josh Leppien, Greg Mapes, Gary Melow, Pam Munderloh, Dave Owens, Hannah Reeves, Aeris Ripley, Tim Schaub, Chuck Sherwin, Bob Studt, and Adam Vibber.

Staff Present: Jim Wheeler, Kasey Zehner, Bart Stoneman, and Shelly Brown.

**ABSENT:**

Garth Anderson, Bob Balzer, Karla Childers, Jamey Conn, Paul Hungerford, Chuck Seeley, and Sam Smith.

**CALL TO ORDER**

Chair Hattem-Schiffman called the meeting to order at 8:19 a.m.

**WELCOME NEW GGDI STAFF**

Welcome new GGDI staff member, Bart Stoneman, Director of Community Development.

**WELCOME NEW BOARD MEMBERS**

Name	Company	Board Representative
Tim Dolehanty	Gratiot County	Gratiot County Administrator
Chuck Sherwin	MyMichigan Health	Healthcare

**JIM WHEELER RETIREMENT**

Congratulations to J. Wheeler, GGDI President on his retirement effective December 31st. J. Wheeler has been with GGDI as President for 10 years and was a long-time board member for many years prior to that. We wish J. Wheeler the best of luck in retirement!

**CONSENT AGENDA**

Approval of Consent Agenda – October 17, 2025 Minutes and Financial Reports through November 30, 2025

***Motion by D. Owens, seconded by G. Mapes, to approve the consent agenda. Motion carried.***

**CHAIRMAN'S REPORT**

Isabella Bank Donation

Thank you, Isabella Bank, for your generous donation.

Consideration to elect Chuck Sherwin as Healthcare representative and move Marita Hattem-Schiffman to Member-at-Large

***Motion by K. Collison, seconded by G. Melow, to elect Chuck Sherwin as Healthcare representative and move Marita Hattem-Schiffman to Member-at-Large. Motion carried.***

Consideration to approve Resolution 2025-1 Authorizing and Removing Signing Authority on Bank Accounts

The resolution is to authorize signers K. Zehner, B. Stoneman, and S. Brown and remove J. Wheeler from accounts.

***Motion by B. Goward, seconded by T. Schaub, to approve Resolution 2025-1 Authorizing and Removing Signing Authority on Bank Accounts. Motion carried.***

**PRESIDENT'S REPORT**

J. Wheeler handed meeting over to new President, K. Zehner.

## GGDI Project Updates

### Gratiot County Land Bank Authority

The Phase II ESA was completed on the Prospect Street demolition project and no issues were found. We are making final revisions to the RFP for demolition and once completed, we will have the land bank board approve the RFP in January.

### Industrial Investment Awards

We will be honoring five companies with Industrial Investment Awards at the Good Morning Gratiot breakfast hosted by the Gratiot Area Chamber in January. The five companies receiving awards from GGDI include:

Alma Container Corporation – Installation of a solar array to offset production electric costs

Avalon & Tahoe, Mfg. – 2025 expansion

Capital Steel & Wire – Newly renovated building

DTE – Polaris and Pine River solar parks

Trinity Truck and Trailer – Completion of their new facility (where Doc's Storage previously was)

### Brownfield Redevelopment Authority

Two potential projects applied for EGLE Site Assessment Grants. One project is moving forward in Ashley.

Unfortunately, the second project could not get approval from the property owner to conduct the assessments. We are working with the business to see if there are any other solutions or buildings that would fit their needs. The EGLE Site Assessment Grant is a great program that provides funding for Phase I and II ESAs, as well as BEAs.

### Shults Equipment

We have been working with Shults Equipment on the purchase of a lot in the South Ithaca Industrial Park (SIIP).

Currently working on getting a survey done and deed drawn up. Shults Equipment will be a nice addition to the SIIP, as they have some supplier relationships in the park, and the lot is the sole remaining one on the west side of the park. We will be working with the County after this sale to set prices and market the remaining lots in the park.

### County Permits Assistance

While this discussion has occurred for some time, we are working in partnership with Gratiot County in seeking alternative solutions for permits within Gratiot County. Currently, our building permits are completed within the County by Tony Miller, who does an excellent job. Our other permits (electrical, plumbing, and mechanical) are being done by the state, but the turnaround time is significant and guidelines differ among inspectors. We are hoping to work within our region to find a solution to better serve Gratiot County businesses and residents.

### Going Pro

Integrity Services Field Solutions was the only recipient of Going Pro dollars in Gratiot County for this grant period. We are hearing from companies that these dollars are becoming increasingly difficult to apply for and be awarded. This year, the program's budget was cut at the state level by 50% so awards were even more difficult to receive. These dollars are important to help train the workforce with industry-recognized credentials; this training stays with the individual and can be used at any future place of employment.

### Regional Update

#### Childcare

We are working as part of the East-Central Michigan Childcare Coalition to improve overall access to childcare in our County. This includes looking at zoning policies that may be limiting for childcare centers, increasing awareness of the overall need for childcare, and strengthening the talent pipeline for childcare providers. We are currently helping to promote the Michigan ECE Wage Initiative, which is a grant program offering stipends of \$300/month (full-time) or \$200/month (part-time) for licensed child-care programs in our region. We have sent communications to all licensed providers in our County, and the application period ends December 22<sup>nd</sup>. It is a competitive grant so not all who apply

will be selected.

#### Housing

We are also meeting monthly with the Region G Housing Partnership which seeks to increase housing units by 29,000 in our eight-county region in the next decade. Right now, we are looking into what the hindrances to development have been to course correct. This includes available incentives, zoning regulations, etc. We will be participating in a regional housing summit in February.

#### Talent

##### Regional Talent Website

The Great Lakes Bay Region has been working on developing a website and relocation guide with the goal of recruiting talent to our area over the last several months. We recently met with two website developers and expect work on the website to begin in the new year. This website will highlight the quality of life of the region overall with county-specific pages pointing interested people to employment opportunities, living spaces, entertainment options, etc.

#### 40 Under 40

Last month, we honored ten Gratiot County recipients of the Mid-Michigan Region's 40 Under 40. This is part of our talent recruitment and attraction efforts, as we seek to recognize those who have chosen to live/work in Gratiot County and contribute positively to the community. This initiative is a partnership with GGDI, Middle Michigan Development Corporation, and GYPN. Recipients included: Kaitlyn DeBolt, Brittney Fries, Hailey Gilbert, Nathan Horsley, Russ Kamyszek, Dr. David Kramp, Kelsey Mapes, Jonathan Rayburn, Emma Rohde, and Chelsea Sherlock.

#### Employment

For September 2025, Gratiot County had an unemployment rate of 4.6% and ranked 41/83 counties. This was an improvement of 1.3% over the month and was stable over the year. Michigan had a rate of 4.6%, and the federal rate was 4.3%.

#### Master Plan Update

The final steps to approval were sent out this week for eight of the 23 units. This includes Alma, Ithaca, St. Louis, Breckenridge, Arcada, Pine River, North Shade, and Gratiot County. Due to meeting less often, we are still waiting to hold the public comment period for the remaining 15 units but expect to have that start in January, last through March and final approval in April or May.

#### Michigan Ready Sites Grant - Alma Hoffman Road

We are still moving forward with the MEDC Michigan Ready Sites marketing grant. Our site will qualify for bronze designation, which should give us access to further grant dollars to complete studies and activities on the site to prepare it for development, such as a mock site layout, estimates on moving utilities, etc. Funding for this program is in question though due to MEDC budget cuts.

#### **ROUNDTABLE:**

Members shared updates from their organizations.

#### **ADJOURN:**

The meeting was adjourned at 9:40 a.m.

#### **SUBMITTED BY:**

Shelly Brown, Finance Officer

# Greater Gratiot Development, Inc.

## Statement of Financial Position

As of December 31, 2025

	GGDI	BROWNFIELD	SALF	TOTAL GGDI	RLF	TOTAL
<b>ASSETS</b>						
Current Assets						
Bank Accounts	\$191,603.26	\$2,962.30	\$864,985.38	\$1,059,550.94	\$1,470,394.35	\$2,529,945.29
Accounts Receivable						
Accounts Receivable (A/R)	2,449.16	350.84	0.00	2,800.00	0.00	\$2,800.00
<b>Total Accounts Receivable</b>	<b>\$2,449.16</b>	<b>\$350.84</b>	<b>\$0.00</b>	<b>\$2,800.00</b>	<b>\$0.00</b>	<b>\$2,800.00</b>
Other Current Assets						
Accrued Interest Receivable			0.00	0.00	1,681.29	\$1,681.29
Loans receivable					55,655.22	<b>\$55,655.22</b>
Notes receivable			248,843.40	248,843.40		<b>\$248,843.40</b>
<b>Total Other Current Assets</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$248,843.40</b>	<b>\$248,843.40</b>	<b>\$57,336.51</b>	<b>\$306,179.91</b>
<b>Total Current Assets</b>	<b>\$194,052.42</b>	<b>\$3,313.14</b>	<b>\$1,113,828.78</b>	<b>\$1,311,194.34</b>	<b>\$1,527,730.86</b>	<b>\$2,838,925.20</b>
Fixed Assets						
Building	52,070.66			52,070.66		<b>\$52,070.66</b>
Furniture & Fixtures	0.00			0.00		<b>\$0.00</b>
Intangible Assets	0.00			0.00		<b>\$0.00</b>
Land	3,000.00			3,000.00		<b>\$3,000.00</b>
Right of use-Equipment	10,896.00			10,896.00		<b>\$10,896.00</b>
<b>Total Fixed Assets</b>	<b>\$65,966.66</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$65,966.66</b>	<b>\$0.00</b>	<b>\$65,966.66</b>
<b>TOTAL ASSETS</b>	<b>\$260,019.08</b>	<b>\$3,313.14</b>	<b>\$1,113,828.78</b>	<b>\$1,377,161.00</b>	<b>\$1,527,730.86</b>	<b>\$2,904,891.86</b>
<b>LIABILITIES AND EQUITY</b>						
Liabilities						
Current Liabilities						
Accounts Payable	\$2,304.00	\$0.00	\$0.00	\$2,304.00	\$0.00	<b>\$2,304.00</b>
Credit Cards	\$2,588.81	\$0.00	\$0.00	\$2,588.81	\$0.00	<b>\$2,588.81</b>
Other Current Liabilities						
Accrued PTO	21,344.56			21,344.56		<b>\$21,344.56</b>
Payroll Liabilities	14,266.69			14,266.69		<b>\$14,266.69</b>
<b>Total Other Current Liabilities</b>	<b>\$35,611.25</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$35,611.25</b>	<b>\$0.00</b>	<b>\$35,611.25</b>
<b>Total Current Liabilities</b>	<b>\$40,504.06</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$40,504.06</b>	<b>\$0.00</b>	<b>\$40,504.06</b>
Long-Term Liabilities						
Copier Lease	10,374.94			10,374.94		<b>\$10,374.94</b>
<b>Total Long-Term Liabilities</b>	<b>\$10,374.94</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$10,374.94</b>	<b>\$0.00</b>	<b>\$10,374.94</b>
<b>Total Liabilities</b>	<b>\$50,879.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$50,879.00</b>	<b>\$0.00</b>	<b>\$50,879.00</b>
Equity						
Designated Funds-Land Improvement/Acquisition Costs			600,000.00	600,000.00		<b>\$600,000.00</b>
Opening Balance Equity	237,300.67	2,426.73	33,297.06	273,024.46	1,404,708.87	<b>\$1,677,733.33</b>
Retained Earnings	114,041.26	577.54	474,234.69	588,853.49	115,646.93	<b>\$704,500.42</b>
Net Revenue	-142,432.66	417.36	7,547.03	-134,468.27	9,713.72	<b>\$ -124,754.55</b>
<b>Total Equity</b>	<b>\$208,909.27</b>	<b>\$3,421.63</b>	<b>\$1,115,078.78</b>	<b>\$1,327,409.68</b>	<b>\$1,530,069.52</b>	<b>\$2,857,479.20</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$259,788.27</b>	<b>\$3,421.63</b>	<b>\$1,115,078.78</b>	<b>\$1,378,288.68</b>	<b>\$1,530,069.52</b>	<b>\$2,908,358.20</b>

# Greater Gratiot Development, Inc.

## Statement of Activity

October - December, 2025

	GGDI	BROWNFIELD	SALF	TOTAL GGDI	RLF	TOTAL
Revenue						
Public support						\$0.00
Donations	8,000.00			8,000.00		\$8,000.00
<b>Total Public support</b>	<b>8,000.00</b>			<b>8,000.00</b>		<b>\$8,000.00</b>
Revenues						\$0.00
Brownfield Redevelopment	66.52			66.52		\$66.52
Interest	474.14		7,547.03	8,021.17	9,825.19	\$17,846.36
<b>Total Revenues</b>	<b>540.66</b>		<b>7,547.03</b>	<b>8,087.69</b>	<b>9,825.19</b>	<b>\$17,912.88</b>
Transfer In	5.00	417.36		422.36	12,000.00	\$12,422.36
<b>Total Revenue</b>	<b>\$8,545.66</b>	<b>\$417.36</b>	<b>\$7,547.03</b>	<b>\$16,510.05</b>	<b>\$21,825.19</b>	<b>\$38,335.24</b>
GROSS PROFIT	<b>\$8,545.66</b>	<b>\$417.36</b>	<b>\$7,547.03</b>	<b>\$16,510.05</b>	<b>\$21,825.19</b>	<b>\$38,335.24</b>
Expenditures						
Communications	898.51			898.51		\$898.51
Contracted Services	<b>1,823.25</b>			<b>1,823.25</b>		<b>\$1,823.25</b>
Dues, Membership & Subscriptions	2,363.73			2,363.73		\$2,363.73
Insurance	<b>4,352.00</b>			<b>4,352.00</b>		<b>\$4,352.00</b>
Interest	72.31			72.31		\$72.31
Meetings	1,927.39			1,927.39		\$1,927.39
Miscellaneous	<b>1,020.50</b>			<b>1,020.50</b>	<b>111.47</b>	<b>\$1,131.97</b>
Promotion and Advertising	8,304.87			8,304.87		\$8,304.87
Property Tax Assessment	2.65			2.65		\$2.65
Repairs, Maintenance, and Upgrades	<b>3,368.65</b>			<b>3,368.65</b>		<b>\$3,368.65</b>
Supplies, Office	297.32			297.32		\$297.32
Transfer Out	422.36			422.36	12,000.00	\$12,422.36
Transportation	3,900.00			3,900.00		\$3,900.00
Utilities	340.01			340.01		\$340.01
Wages & Benefits	<b>121,884.77</b>			<b>121,884.77</b>		<b>\$121,884.77</b>
<b>Total Expenditures</b>	<b>\$150,978.32</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$150,978.32</b>	<b>\$12,111.47</b>	<b>\$163,089.79</b>
NET OPERATING REVENUE	<b>\$ -142,432.66</b>	<b>\$417.36</b>	<b>\$7,547.03</b>	<b>\$ -134,468.27</b>	<b>\$9,713.72</b>	<b>\$ -124,754.55</b>
NET REVENUE	<b>\$ -142,432.66</b>	<b>\$417.36</b>	<b>\$7,547.03</b>	<b>\$ -134,468.27</b>	<b>\$9,713.72</b>	<b>\$ -124,754.55</b>