
PRESENT:

Garth Anderson, Bob Balzer, Kevin Beeson, Joe Bowen, Marci Browne, Doug Bush, Jamey Conn, Curtis Dancer, Shana Dancer, Marita Hattem-Schiffman, Bill Henderson, Chelsea Holmes Matz, Carla Jensen, Josh Leppien, Gary Melow, Pam Munderloh, Aeris Ripley, Tim Schaub, Sam Smith, and Bob Studt.

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

ABSENT:

Steve Bakker, Terasa Burt, Karla Childers, Kevin Collison, Adam Geers, Kurt Giles, Brian Goward, Paul Hungerford, Allison Jerome, Greg Mapes, Dave Owens, and Adam Vibber.

CALL TO ORDER

Chairman Henderson called the meeting to order at 8:02 a.m.

CONSENT AGENDA

Approval of Consent Agenda – May 16, 2025 Minutes and Financial Reports through June 30, 2025

Motion by A. Ripley, seconded by B. Balzer, to approve the consent agenda. Motion carried.

CHAIRMAN'S REPORT

Consideration of cancelling the August 15th Board of Directors Meeting.

Motion by G. Anderson, seconded by M. Hattem-Schiffman, to cancel the August 15th Board of Directors meeting. Motion carried.

Welcome New Board Member

Shana Dancer, Gratiot Area Chamber of Commerce, Interim Executive Director

PRESIDENT'S REPORT

Gratiot County Land Bank Authority (GCLBA)

The GCLBA is working on the Round 4 grant to demolish the 200 Prospect Street, Alma building. The RFP for environmental assessment services was approved and awarded to Michigan Consulting & Environmental.

Renewable Energy

There were two ribbon cuttings for Pine River Solar in Pine River Township and Polaris Solar in North Star/Washington Townships.

Site Visits

GGDI participated with MEDC and MDARD on site visits to Aircraft Precision, Trinity Truck & Trailer, and Apple Barrel Cider Mill in Ithaca. Aircraft Precision was awarded an MEDC Industry 4.0 grant for \$25,000 to update software. MEDC's Industry 4.0 grant program will provide 50% reimbursement for qualifying I4.0 technology costs up to \$25,000.

GGDI Updates

Village of Ashley – The Village of Ashley is having a developer day on July 31st. They are taking a proactive approach to get additional housing in the area and increase school enrollment. GGDI is helping to provide demographic data and marketing assistance.

Pine River Township – GGDI is helping Pine River Township with their EDA grant for water infrastructure. The municipal water line stops at the north side of Walmart and to get water to the corner of Alger and M46, it will need municipal water infrastructure. This would help market that site and with the potential to bore under the highway heading east for future development.

VICE PRESIDENT'S REPORT

Employment

In May 2025, Gratiot had an unemployment rate of 6.4% and ranked 45/83 counties. It had a .6% increase over the month and a 1.1% increase over the year. Michigan had a rate of 5.3%, and the United States was 4.0%.

Master Plan Update

The Gratiot County Master Plan the final draft has been sent to all units to begin the review process. The units have been given the timeline to approve the distribution of the plan to start the review process. There are about ten steps, and these are the first two. Once we receive this back from all the units, we will take care of the mailings and public notice and at that point, townships, city, village, and county will be on their own to approve it, but we will provide the resolutions and legal documents for this. There will be a public master plan meeting on August 20th to go over the plan and what the consultants put together based on public input sessions. The draft master plan is here:

<https://www.gogrowgratiot.org/>

Michigan Ready Sites - Alma, West Hoffman Road

GGDI is applying for the Michigan Ready Sites Program for Alma's West Hoffman Road site. This MEDC program will assist in marketing the site by providing materials, increasing promotion, and accessing grant dollars in the future. There is a gold, silver, and bronze level, and this site is a bronze level. K. Zehner has been working with A. Ripley and D. Ringle with the City of Alma, Consumers Energy, and other utilities such as telecommunication and rail. We will be hosting a site visit for the program in September.

Childcare

GGDI is working with a regional group in partnership with Saginaw Future and Middle Michigan Development that is focused on increasing supply of childcare. There are different subgroups and K. Zehner is working on the municipal zoning and increasing childcare supply subgroup. The group has seen positive effects so far and will begin working to support home-occupied centers due to potential decreased enrollment from the free preschool state program.

Great Lakes Bay Business Hub Grant

GGDI assisted with the Great Lakes Bay Business Hub Direct Grants to Small Business administered by the CMURC. We are not typically in the CMURC service area but because it was a regional grant, we were able to participate. This grant was promoted by SBDC as you had to be a SBDC client to apply. K. Zehner and S. Brown assisted in reviewing applications from outside of our county. Two Gratiot County businesses received grant dollars: ZENlightenment Wellness Center in Alma and Gilbert Sales & Service in Breckenridge.

Citizens Research Council Breakfast

There will be a Citizens Research Council breakfast and lunch on July 24th. GGDI, Middle Michigan Development, Gratiot Chamber of Commerce, and Mt Pleasant Chambers are hosting this event. The morning session will be talking about economic data and how we can promote growth in the state to move forward. The afternoon session will be about social determinants of health. M. Hattem-Schiffman is a board member of this council.

ROUNDTABLE:

Members shared updates from their organizations.

ADJOURN:

The meeting was adjourned at 8:52 a.m.

SUBMITTED BY:

Shelly Brown, Finance Officer

Greater Gratiot Development, Inc.

Statement of Financial Position

As of August 31, 2025

	GGDI	BROWNFIELD	SALF	TOTAL GGDI	RLF	TOTAL
ASSETS						
Current Assets						
Bank Accounts	\$520,411.20	\$2,544.94	\$694,369.90	\$1,217,326.04	\$1,451,309.90	\$2,668,635.94
Accounts Receivable						
Accounts Receivable (A/R)	2,500.00	0.00	0.00	2,500.00	0.00	\$2,500.00
Total Accounts Receivable	\$2,500.00	\$0.00	\$0.00	\$2,500.00	\$0.00	\$2,500.00
Other Current Assets						
Loans receivable					60,684.50	\$60,684.50
Notes receivable			254,271.34	254,271.34		\$254,271.34
Prepaid Expenditures	2,829.00			2,829.00		\$2,829.00
Total Other Current Assets	\$2,829.00	\$0.00	\$254,271.34	\$257,100.34	\$60,684.50	\$317,784.84
Total Current Assets	\$525,740.20	\$2,544.94	\$948,641.24	\$1,476,926.38	\$1,511,994.40	\$2,988,920.78
Fixed Assets						
Building	56,880.69			56,880.69		\$56,880.69
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	14,009.15			14,009.15		\$14,009.15
Total Fixed Assets	\$73,889.84	\$0.00	\$0.00	\$73,889.84	\$0.00	\$73,889.84
TOTAL ASSETS	\$599,630.04	\$2,544.94	\$948,641.24	\$1,550,816.22	\$1,511,994.40	\$3,062,810.62
LIABILITIES AND EQUITY						
Liabilities						
Current Liabilities						
Credit Cards	\$1,251.96	\$0.00	\$0.00	\$1,251.96	\$0.00	\$1,251.96
Other Current Liabilities						
Accrued PTO	19,781.68			19,781.68		\$19,781.68
Payroll Liabilities	1,293.32			1,293.32		\$1,293.32
Total Other Current Liabilities	\$21,075.00	\$0.00	\$0.00	\$21,075.00	\$0.00	\$21,075.00
Total Current Liabilities	\$22,326.96	\$0.00	\$0.00	\$22,326.96	\$0.00	\$22,326.96
Long-Term Liabilities						
Copier Lease	11,470.80			11,470.80		\$11,470.80
Total Long-Term Liabilities	\$11,470.80	\$0.00	\$0.00	\$11,470.80	\$0.00	\$11,470.80
Total Liabilities	\$33,797.76	\$0.00	\$0.00	\$33,797.76	\$0.00	\$33,797.76
Equity	\$565,601.47	\$2,653.43	\$949,891.24	\$1,518,146.14	\$1,510,866.72	\$3,029,012.86
TOTAL LIABILITIES AND EQUITY	\$599,399.23	\$2,653.43	\$949,891.24	\$1,551,943.90	\$1,510,866.72	\$3,062,810.62

Greater Gratiot Development, Inc.

Statement of Activity

October 2024 - August 2025

	GGDI	BROWNFIELD	SALF	TOTAL GGDI	RLF	TOTAL
Revenue						
Public support						\$0.00
Donations	8,000.00			8,000.00		\$8,000.00
Millage (Econ Dev & Ag)	582,705.67			582,705.67		\$582,705.67
Total Public support	590,705.67			590,705.67		\$590,705.67
Revenues						\$0.00
Brownfield Redevelopment	0.00	174.95		174.95		\$174.95
Grant Revenue	3,210.50			3,210.50		\$3,210.50
Interest	1,709.87		27,167.75	28,877.62	39,626.21	\$68,503.83
Total Revenues	4,920.37	174.95	27,167.75	32,263.07	39,626.21	\$71,889.28
Transfer In	410,837.37	108.49	725.00	411,670.86	380,005.00	\$791,675.86
Total Revenue	\$1,006,463.41	\$283.44	\$27,892.75	\$1,034,639.60	\$419,631.21	\$1,454,270.81
GROSS PROFIT	\$1,006,463.41	\$283.44	\$27,892.75	\$1,034,639.60	\$419,631.21	\$1,454,270.81
Expenditures						
Building, Furniture & Technology Upgrades	9,792.07			9,792.07		\$9,792.07
Communications	3,929.36			3,929.36		\$3,929.36
Contracted Services	17,742.74		0.00	17,742.74		\$17,742.74
Dues, Membership & Subscriptions	5,833.43			5,833.43		\$5,833.43
Insurance	4,096.00			4,096.00		\$4,096.00
Interest	470.89			470.89		\$470.89
Land Bank	20,625.00			20,625.00		\$20,625.00
Meetings	2,309.83			2,309.83		\$2,309.83
Miscellaneous	718.65			718.65	198.33	\$916.98
Postage	24.00			24.00		\$24.00
Professional Development	463.12			463.12		\$463.12
Promotion and Advertising	26,831.25			26,831.25		\$26,831.25
Property Tax Assessment	2.67			2.67		\$2.67
Supplies, Office	1,039.59			1,039.59		\$1,039.59
Transfer Out	260,558.18		150,000.00	410,558.18	381,117.68	\$791,675.86
Transportation	15,301.89			15,301.89		\$15,301.89
Utilities & Maintenance	6,158.94			6,158.94		\$6,158.94
Wages & Benefits	331,616.15			331,616.15		\$331,616.15
Total Expenditures	\$707,513.76	\$0.00	\$150,000.00	\$857,513.76	\$381,316.01	\$1,238,829.77
NET OPERATING REVENUE	\$298,949.65	\$283.44	\$ -122,107.25	\$177,125.84	\$38,315.20	\$215,441.04
NET REVENUE	\$298,949.65	\$283.44	\$ -122,107.25	\$177,125.84	\$38,315.20	\$215,441.04