

**AGENDA**  
**SAGINAW COUNTY**  
**BOARD OF COMMISSIONERS**

---

**Tuesday, February 17, 2026 - 5:00 p.m.**

**Saginaw County Governmental Center**  
111 S. Michigan Ave., Rm. 200, Saginaw, MI 48602

*Jack B. Tany – Chairman, Gerald D. Little – Vice-Chair*  
*Christopher S. Boyd, Lisa R. Coney, Dennis M. Harris, John L. Kaczynski, Sheldon Matthews*  
*Mark S. Piotrowski, Tracey L. Slodowski, Richard A. Spitzer, Michael A. Webster*

**I. OPENING PROCEDURE**

- a. Call to Order
- b. Roll Call
- c. Invocation by **Commissioner Boyd**
- d. Pledge of Allegiance
- e. Correcting / Approving the Minutes of the January 6, 2026 Organizational Session and January 20, 2026 Regular Board Session (*Distributed prior to the Board Session*)

**II. PUBLIC PARTICIPATION ..... Page 1**

- a. Public Hearings
- b. Audiences
- c. Laudatory Resolutions

**III. PETITIONS AND COMMUNICATIONS ..... Page 12**

**IV. COMMISSIONERS' INITIATORY MOTIONS (*Placed on table at meeting, if any*)**

**V. REPORTS OF COMMITTEES ..... Page 13**

Committee Reports

- |                           |                                  |
|---------------------------|----------------------------------|
| 1) Human Services         | 6) Executive Committee           |
| 2) Courts & Public Safety | 7) Rules Committee               |
| 3) County Services        | 8) Legislative Committee         |
| 4) Budget/Audit           | 9) Intergovernmental Cooperation |
| 5) Labor Relations        | 10) Committee Compensation       |

**VI. RESOLUTIONS ..... Page 53**

**VII. CLOSING PROCEDURE ..... Page 100**

- a.
  - 1) Unfinished Business
  - 2) Proclamations
  - 3) Appointments and Elections
- b. Announcements by the Chair
- c. Commissioner Audiences
- d. Administrator Remarks
- e. Adjournment

## II. PUBLIC PARTICIPATION (2-17-2026)

### a. Public Hearing –

NOTICE OF HEARING ON THE ADOPTION OF A BROWNFIELD PLAN FOR CABARET TRAILS HOUSING DEVELOPMENT, SAGINAW TOWNSHIP, 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

### b. Audiences –

- Chairman Tany to present Jeanette Gaudreau-Ballien with a Certificate of Recognition and congratulating Gaudreau the Florist on its 75<sup>th</sup> Anniversary (*Printed in Laudatories*)
- Chairman Tany to present Bill Ostash with a Certificate in Memoriam for his husband Kevin Mark Rooker (*Printed in Laudatories*)
- Ann Marie Batkoski-Sullivan, Executive Director of Positive Results Downtown Saginaw, re: personal invitation to its Annual Meeting on Thursday, March 12, 2026 at 11:30 a.m.

### c. Laudatories –

- Certificate of Recognition to Deb Contreras, Hearing & Vision Coordinator at the Saginaw County Health Department, upon her retirement after 20+ years of service
- Certificate of Recognition to Annie Rummel, Ph.D., upon her retirement as CEO of the Great Lakes Bay Regional Convention & Visitors Bureau, Bay County CVB, Midland County CVB, Saginaw CVB, and the Go Great Foundation
- Certificate of Recognition to the National Sorority of Phi Delta Kappa, Inc., Gamma Kappa Chapter, on its annual Dr. Martin Luther King Jr. Scholarship Prayer Breakfast
- Certificate of Recognition Gaudreau the Florist LTD on its 75<sup>th</sup> Anniversary
- Certificate In Memoriam to Bill Ostash for Kevin Mark Rooker, 1958 - 2026



## NOTICE OF PUBLIC HEARING

COUNTY OF SAGINAW, STATE OF MICHIGAN

### **NOTICE OF THE ADOPTION OF A BROWNFIELD PLAN FOR CABARET TRAILS HOUSING DEVELOPMENT, SAGINAW TOWNSHIP, 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**

PLEASE TAKE NOTICE THAT a Public Hearing shall be held before the Saginaw County Board of Commissioners the 17<sup>th</sup> day of February 2026, at 5:00 p.m. in the Saginaw County Governmental Center, 111 S. Michigan Ave., 2nd floor, Room 200, Saginaw, MI 48602, on the adoption of a Brownfield Plan for the Redevelopment of the property located at 3253 – 3289 Cabaret Trail S. Saginaw Michigan, 48603 commonly referred to as the Cabaret Trail Housing project, further identified below.

The Brownfield Redevelopment Authority shall exercise its powers 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 description of the proposed brownfield property is:

Land situated in Saginaw Township, County of Saginaw, State of Michigan, described as follows:

Lots 2 and 3, CABARET WOODS, according to the plat thereof recorded in Plat Liber 21, page 26, Saginaw County Records.

3253 Cabaret Trail S.

- LOT 2 CABARET WOODS PART OF NE 1/4 SEC 10 T12N R4ESPLIT ON 01/05/2026 WITH 23-12-4-10-1803-000 INTO 23-12-4-10-1802-001;

3289 Cabaret Trail S.

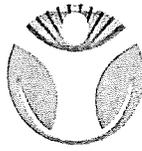
- LOT 3 CABARET WOODS PART OF NE 1/4 SEC 10 T12N R4ESPLIT ON 01/05/2026 WITH 23-12-4-10-1802-000 INTO 23-12-4-10-1802-001;

The proposed brownfield plan would allow the developer to be reimbursed for eligible costs incurred to prepare the housing property for development. Eligible costs include infrastructure improvements, site preparation, financing gap associated with attainable housing development, and other costs related to the preparation and implementation of the Brownfield Plan. The brownfield plan must first be approved by the Saginaw County Board of Commissioners.

This description of the property, along with any maps and a description of the Brownfield Plan, is available for public inspection at the County Clerk's Office.

All aspects of the Brownfield Plan are open for discussion at the public hearing.

*Certificate of  
Recognition*



Saginaw County  
**HEALTH DEPARTMENT**

*Hearing & Vision  
Coordinator*

The Saginaw County Health Department would like to recognize Deb Contreras on the occasion of her retirement after more than 20 years of dedicated service.

Deb began her career with the Health Department on September 19, 2005, as a Vision Technician. In 2008, she advanced into the role of Hearing & Vision Coordinator, a position she has held with distinction throughout her career. In this role, Deb played an essential part in supporting the health and well-being of children and families across Saginaw County through her expertise, leadership, and commitment to public service.

Throughout her tenure, Deb has been known for her professionalism, reliability, and genuine care for both the community and her colleagues. Her contributions have had a lasting and positive impact on the department and the residents it serves.

As Deb enters retirement, she looks forward to spending more time with her family, including her daughters, Emylee and Bekah; her grandchildren, Eli and Caroline; her son-in-law, Nash; and her husband, Tom. She also enjoys watching the Detroit Lions and Tigers, vacationing with family, and attending Broadway shows with her daughter Bekah.

The Saginaw County Health Department extends its sincere gratitude to Deb Contreras for her years of service and dedication and wishes her continued health, happiness, and fulfillment in her retirement.

The Saginaw County Board of Commissioners congratulates Deb Contreras on her well-deserved retirement after 20+ years of service, and thanks her for her hard work & dedication to the Health Department, and especially the Saginaw County children and families she has assisted throughout the years.

*Respectfully Submitted,*  
Saginaw County  
Board of Commissioners

Handwritten signature of Jack B. Tany in black ink.

Jack B. Tany  
Chairman, District #2

*Presented: January 29, 2026  
Adopted: February 17, 2026*

Handwritten signature of Sheldon Matthews in black ink.

Sheldon Matthews  
Commissioner, District #4



***Deb Contreras***

*Christopher S. Boyd, Lisa R. Coney, Dennis M. Harris, John L. Kaczynski, Gerald D. Little, Sheldon Matthews  
Mark S. Piotrowski, Tracey L. Slodowski, Richard A. Spitzer, Jack B. Tany, Michael A. Webster*

# happy RETIREMENT





# CERTIFICATE OF RECOGNITION

# ANNIE RUMMEL



*Annette Rummel, Ph.D., CDME | CEO at Great Lakes Bay Regional CVB*

Destination Developer \* Tourism Visionary \* Respected Leader

**For over 40 years,** Annie Rummel has been involved in tourism, throughout Michigan and the Great Lakes Bay Region.



*Whereas,* Annie Rummel began her career in Tourism in 1982 as the Travel Information Director of Circle Michigan, moving on in 1985 to be the Regional Marketing Associate of East Michigan Tour Association, and then as CEO of the Frankenmuth Chamber of Commerce and Convention & Visitors Bureau from 1986 – 2002. In this position, in Michigan's #1 Tourist Destination, Annie served as the originator, organizer, and operator of the World Expo of Beer, Frankenmuth Oktoberfest, and Frankenmuth Big Block Party, attracting more than 250,000 participants. She was a founder of Zehnder's Snowfest and helped organize the Frankenmuth Bavarian Festival. Also during that time, she was Co-Chair of Frankenmuth 2000 – the Frankenmuth Community Development Master Plan, and attended Disney Institute where she studied park infrastructure, design, and development techniques that were successfully applied to the Frankenmuth 2000 effort. In 2009, Annie became the CEO of the GLBR CVB; and

*Whereas,* As CEO of the Great Lakes Bay Regional Convention & Visitors Bureau, Bay County CVB, Midland County CVB, and Saginaw County CVB, Annie led the individual Destination Marketing & Management Organizations (DMMOs) for these groups and served as the face of the Go Great brand with a passion for the entire tourism industry. During her time as CEO she created a Regional CVB structure that eliminated duplication of efforts, reduced overhead expenses, increased marketing investments, increased revenues, and still maintained individual offices in Bay, Midland and Saginaw counties. Annie also created an internal Housing Bureau for Convention, Meeting & Conference (CMC) Sales and Sports Tournament Sales, which provide a competitive advantage when completing RFPs, and she worked hard to bring shows, events, conferences, and tournaments to our region.

*Now, Therefore,* The Saginaw County Board of Commissioners congratulates Annie Rummel on her well-deserved retirement after over 40+ years of service, and thanks her for her hard work and dedication to the citizens of Saginaw County and the Great Lakes Bay Region.

*Respectfully Submitted,*  
**Saginaw County  
Board of Commissioners**

**Jack B. Tany**  
*Chairman, District #2*

*Presented: January 30, 2026  
Adopted: February 17, 2026*

**John L. Kaczynski**  
*Commissioner, District #7*

**Christopher S. Boyd, Lisa R. Coney, Dennis M. Harris, John L. Kaczynski, Gerald D. Little, Sheldon Matthews  
Mark S. Piotrowski, Tracey L. Slodowski, Richard A. Spitzer, Jack B. Tany, Michael A. Webster**

While working to promote tourism and raising her family, Annie went to college:

1997  
Bachelor of Business  
Administration, Summa Cum Laude  
Northwood University  
Midland, MI



1999  
Master of Science  
Systems Approach to  
Service Management  
Rochester Institute of  
Technology  
Rochester, NY

RIT

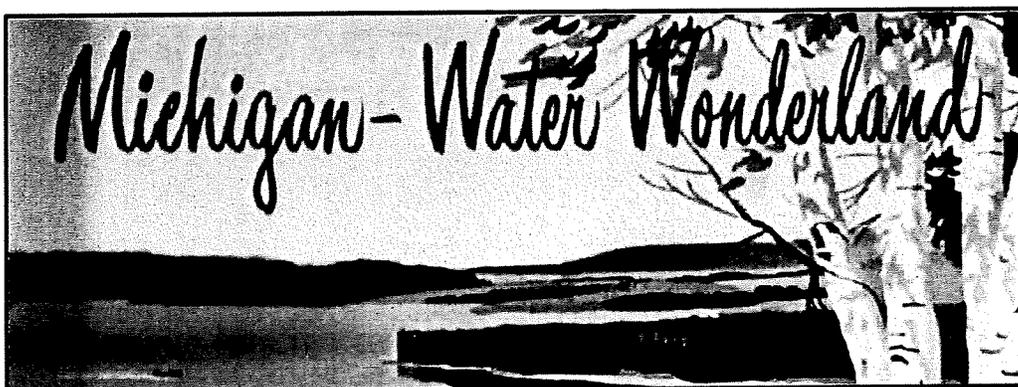
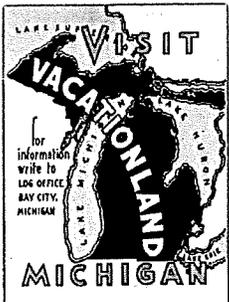
2008  
Ph.D. Parks, Recreation & Tourism  
Michigan State University  
East Lansing, MI



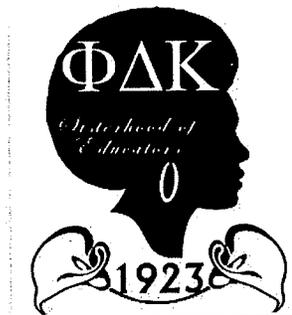
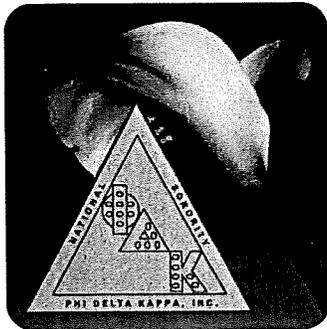
In addition to her degrees, Annie also attained Industry Certifications – a few of which follow:

- Certified Destination Management Executive (2019), Destinations International
- Brainery Certified Mentor (2019), Simpleview
- Exponential Technologies (2016) Singularity University (Future Trends, Technology Advancements)
- Management, Service & Customer Loyalty, Disney Style (1999), Disney Institute
- Certified Tour Professional (1984), National Tour Association

## Michigan Tourism History



# Certificate of Recognition



"STANDING STRONG DESPITE OUR DIFFERENCES "

On Saturday, January 31, 2026 at the Trillium Banquet Center, the National Sorority of Phi Delta Kappa, Inc., Gamma Kappa Chapter presents its Annual Dr. Martin Luther King, Jr. Scholarship Prayer Breakfast to raise scholarship funds for deserving students in the Saginaw/Bay Area. The Keynote Speaker is Dr. Jonathan B. Glenn, Ed. D of Alma College, and the theme is "Standing Strong Despite Our Differences."

National Sorority of Phi Delta Kappa, Inc., was founded in Jersey City, NJ in 1923 by eight educators desiring to establish a sisterhood among teachers and promote the highest ideals of the teaching profession. These truly outstanding women each went on to live up to the ideals in their community having lasting impact where they served so diligently. Since the meeting of these eight amazing young women the sorority has grown to over 130 chapters internationally.



National Sorority of Phi Delta Kappa, Inc., Gamma Kappa Chapter's mission is to foster a spirit of sisterhood among teachers and to promote the highest ideals of the teaching profession. Its purpose is to stimulate professional growth among teachers and encourage the development of the potential of youth. Youth groups such as Kudos and Xinos are very active in the community which provides help to develop a sense of social, educational, and family responsibility within the youth.

The organization's former Leader, E. Zipporah Thompson felt the need to keep Dr. King's dream alive. In 1984, the National Sorority of Phi Delta Kappa, Inc. Gamma Kappa Chapter was the first organization to have programs at the Heritage Theater involving all schools, and local and state officials to be a part of this auspicious program. Speakers were Rev. Dr. Martin Luther King's Dad and Daughter, Yolanda King, Senator Gary Peters, Lieutenant Governor Garlin Gilchrist II, Congressman Dan Kildee and many more.

The Saginaw County Board of Commissioners congratulates the National Sorority of Phi Delta Kappa, Inc., Gamma Kappa Chapter on its hard work and dedication and wishes them continued success.

Respectfully Submitted,  
Saginaw County  
Board of Commissioners

*Jack B. Tany*

**Jack B. Tany**  
Chairman, District #2

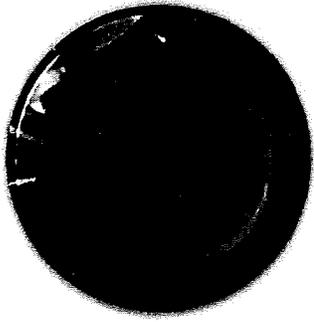
Presented: January 31, 2026  
Adopted: February 17, 2026

*Lisa R. Coney*

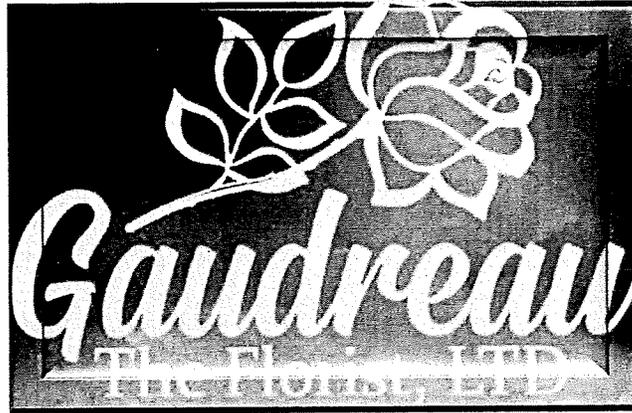
**Lisa R. Coney**  
Commissioner, District #10

Christopher S. Boyd, Lisa R. Coney, Denny M. Harris, John Kaczynski, Gerald D. Little, Sheldon Matthews  
Mark S. Piotrowski, Tracey L. Slodowski, Richard A. Spitzer, Jack B. Tany, Michael A. Webster

# CERTIFICATE OF RECOGNITION



1950



2025

*No one knows a good rose like Gaudreau's!*

Gaudreau the Florist Ltd. established its roots in Saginaw in 1950 as a family-owned flower shop when Raymond Gaudreau purchased a downtown Saginaw flower shop from the Grohman's. After moving to a building at W. Genesee and N. Michigan, a fire forced Gaudreau to move again and in 1968 it moved into its present site at 1621 State Street. In 1974, Raymond stepped back from the business and let his children take over. Presently, Raymond's daughter Jeanette Gaudreau-Ballien is the second-generation owner and is planning on handing the reins over to her daughter, Liz Ballien, in 2026.

Gaudreau the Florist Ltd. offers an array of flowers, plants and gifts for all seasons, holidays and occasions that range from weddings and funerals to anniversaries, birthdays and school dances. This local, small business is an extraordinary gem in our community and is committed to delivering fresh, high-quality flowers and plants that create lasting memories for its customers.

Now, Therefore, the Saginaw County Board of Commissioners extends this Certificate of Recognition to Jeanette Gaudreau-Ballien and congratulates Gaudreau the Florist Ltd. on its 75<sup>th</sup> year in business. We celebrate all of your accomplishments and look forward to future growth within the community and the region.

*Respectfully Submitted,*  
*Saginaw County*  
*Board of Commissioners*

**Jack B. Tany,**  
Chairman, District #2

*Adopted: February 17, 2026*  
*Presented: February 17, 2026*



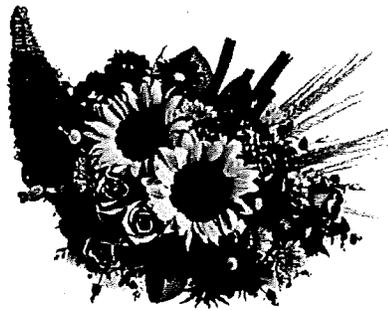
*Christopher S. Boyd, Lisa R. Coney, Dennis M. Harris, John L. Kaczynski, Gerald D. Little, Sheldon Matthews*  
*Mark S. Piotrowski, Tracey L. Slodowski, Richard A. Spitzer, Jack B. Tany, Michael A. Webster*



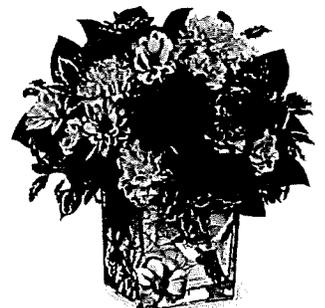
*For All Seasons...*



*For Holidays...*

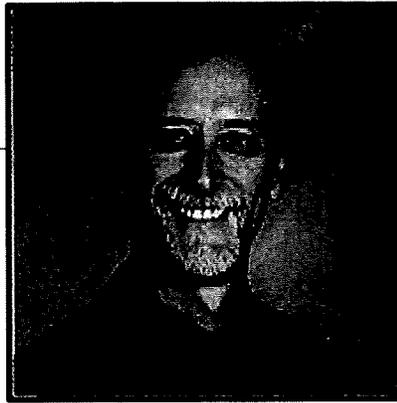


*For Any Occasion...*



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# Certificate In Memoriam

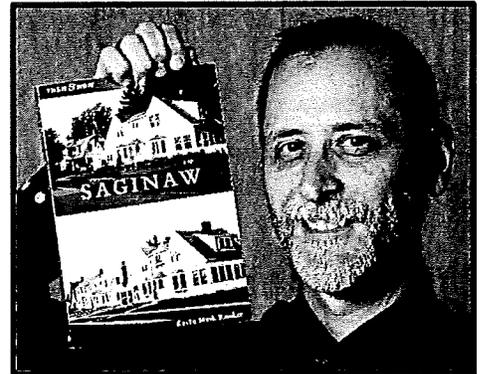


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**Kevin Mark Rooker**

1958 - 2026

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The Saginaw County Board of Commissioners sends its deepest sympathy to Bill Ostash, and the family and friends of Kevin Rooker, along with its remembrance of his contributions and achievements to his former students and the residents of the City of Saginaw and Saginaw County.

Respectfully Submitted,  
Saginaw County  
Board of Commissioners

A handwritten signature in cursive that reads "Jack B. Tany".

Jack B. Tany  
Chairman, District #2

Presented: February 17, 2026  
Adopted: February 17, 2026

Christopher S. Boyd, Lisa R. Coney, Denny M. Harris, John L. Kaczynski, Gerald D. Little,  
Sheldon Matthews, Mark S. Piotrowski, Tracey L. Slodowski, Richard A. Spitzer,  
Jack B. Tany, Michael A. Webster

# The Life and Legacy of Kevin Mark Rooker

Kevin was born in Saginaw, and he loved the city almost as much as he loved Bill. He worked tirelessly to make the community a better place for everyone. He was on countless boards: Saginaw Public School Board, Saginaw Depot Preservation, Saginaw Economic Development Committee, the Historic District Commission, and many others. He personally installed more than a dozen historic signs in his beloved neighborhood, the Cathedral district. In addition, Kevin and Bill were caretakers of Weadock Park and have lovingly cared for it over the years.



Kevin graduated from Douglas MacArthur high school in 1977, graduated with a Bachelor's degree in Geography and Conservation Science & Environmental education from Michigan State University in 1994, and obtained a Master's degree in Teaching from Marygrove College in 2002. Kevin loved teaching and retired from Carrollton Public Schools after decades of service.



Wolfarth House



Kevin always asked Bill, "What is going to be your Legacy," and we now know what Kevin's legacy is and the whole community of Saginaw will benefit from his passion for this city.



Weadock Park



### III. PETITIONS & COMMUNICATIONS (2-17-2026)

- 2-17-1 PUBLIC WORKS** submitting for approval a Resolution pledging full faith and credit of the county for the Young's Intercounty Drain project.  
-- County Services **(Res. 2026 - 1)**
- 2-17-2 INFORMATION TECHNOLOGY** requesting approval and adoption of four (4) proposed policies: Policy 504 Mobile Device Management; Policy 506 Web Content Accessibility Guidelines; Policy 507 Data Classification; and Policy 508 Artificial Intelligence (AI).  
-- County Services **(2-17-3.1)**
- 2-17-3 CASTLE MUSEUM** submitting its FY 2025 4<sup>th</sup> quarter financial reports.  
-- County Services *(Receive & File)*
- 2-17-4 SAGINAW FUTURE** submitting its first quarter report for the period Oct. 1, 2025 – Dec. 31, 2025 and requesting a disbursement totaling \$25,327.57 in performance-based funding pursuant to the Saginaw County and Saginaw Future Inc. Services Agreement.  
-- County Services **(2-17-3.2)**
- 2-17-5 SAGINAW FUTURE – BROWNFIELD REDEVELOPMENT AUTHORITY** requesting approval of the Brownfield Plan related to the development of 3253 – 3289 Cabaret Trail; approval to hold a Public Hearing at the February 17, 2026 Board Session; and approval of a Resolution regarding same.  
-- County Services **(2-17-3.3/Res. 2026 – 2)**
- 2-17-6 KOCHVILLE TOWNSHIP DDA** providing notification that it will conduct required public informational meetings during its regularly scheduled meetings on March 12, 2026 and September 10, 2026, pursuant to MCL 125.4211.  
-- County Services *(Receive & File)*
- 2-17-7 FINANCE DIRECTOR/TREASURER** requesting approval of vendor transactions for January 1 – 31, 2026 in the amount of \$13,512,121.05.  
-- Budget/Audit **(2-17-4.1)**
- 2-17-8 FINANCE DIRECTOR** submitting the Monthly Financial Statement for January 2026.  
-- Budget/Audit *(Receive & File)*
- 2-17-9 HEALTH DEPARTMENT** requesting (1) approval to accept \$442,355 in additional grant funds from MDHHS (labeled ELC Regional Lab) for FY26 and to amend the budget accordingly; and (2) requesting approval to establish and add the following fees to the Health Department's fee schedule: Driver's License Testing Fee – \$50; and Blood Lead Testing Fee – Medicaid Reimbursement Rate.  
-- Budget/Audit **(2-17-4.2/4.3)**
- 2-17-10 CITY OF SAGINAW** sending notice of a public hearing on the application for an Obsolete Property Rehabilitation Act (OPRA) for Saginaw County Real Estate, LLC for property at 1413 Gratiot Ave. for a rehabilitation project with an estimated expenditure of \$3,997,553.45.  
-- County Services *(Receive & File)*
- 2-17-11 PERSONNEL DIRECTOR** submitting the Employment Status Report, Exit Interviews, Employee Groups, and Retiree Employment Contracts covering the month of January, 2026.  
-- Labor Relations *(Receive & File)*
- 2-17-12 HEALTH DEPARTMENT** requesting approval to add a new 1.0 FTE PCN for a Community Information Exchange Coordinator position to 22160141.  
-- Labor Relations **(2-17-5.1)**
- 2-17-13 CIVIL/LABOR COUNSEL** submitting a Memorandum of Understanding between the County of Saginaw and Teamsters Local 214 regarding a proposed salary grade/schedule to address the increase in minimum wage.  
-- Labor Relations **(2-17-5.2)**

V. **REPORTS OF COMMITTEES (2-17-2026)**

1. **Human Services Committee – T. Slodowski, Chair; G. Little, Vice-Chair**

None

2. **Courts and Public Safety Committee – C. Boyd, Chair; S. Matthews, Vice-Chair**

None

3. **County Services Committee – M. Webster, Chair; D. Harris, Vice-Chair**

3.1) **INFORMATION TECHNOLOGY**, re: Approval of four proposed county policies: #504 – Mobile Device Management, #506 Web Content Accessibility Guidelines, #507 – Data Classification, and #508 – Artificial Intelligence

3.2) **SAGINAW FUTURE**, re: Approval to disburse \$25,327.57 for the first quarter performance-based funding pursuant to agreement for economic development between County of Saginaw and Saginaw Future

3.3) **SAGINAW FUTURE – BROWNFIELD REDEVELOPMENT AUTHORITY**, re: Approval of Brownfield Plan for Cabaret Trail development (*Res. under regular order of business*)

4. **Budget Audit Committee – C. Boyd, Chair; T. Slodowski, Vice-Chair**

4.1) **FINANCE DIRECTOR/TREASURER**, re: Approval of vendor transactions for January 2026 in the amount of \$13,512,121.05

4.2) **HEALTH DEPARTMENT**, re: Approval to accept \$442,355 in additional grant funds from MDHHS (labeled ELC Regional Lab) for FY26 and to amend the budget accordingly

4.3) **HEALTH DEPARTMENT**, re: Approval to establish a Driver's License Testing Fee of \$50 and a Blood Lead Testing Fee set at the current Medicaid Reimbursement Rate and to add these fees to the health department's fee schedule

5. **Labor Relations Committee – G. Little, Chair; S. Matthews, Vice-Chair**

5.1) **HEALTH DEPARTMENT**, re: Approval to add a grant funded PCN (1.0 FTE) Community Information Exchange Coordinator position to 22160141

5.2) **CIVIL/LABOR COUNSEL**, re: Approval of a Memorandum of Understanding between County of Saginaw and Teamsters Local 214 regarding a proposed salary grade/schedule for T-5 level to address the increase in minimum wage

6. **Executive Committee – J. Tany, Chair**

None

7. **Rules Committee – J. Tany, Chair; S. Matthews, Vice-Chair**

7.1) **RULES COMMITTEE**, re: Amendments to the 2025/2026 Board Rules regarding the consolidation/elimination of committees and other matters

8. **Legislative Committee – G. Little, Chair; M. Webster, Vice-Chair**

None

9. **Intergovernmental Cooperation Committee – L. Coney, Chair; S. Matthews, Vice-Chair**

None

10. **Committee Compensation**

2-17-26.1) January 4, 2026 – January 17, 2026

2-17-26.2) January 18, 2026 – January 31, 2026

Your committee considered communication No. 2-17-2 from Andrew Klaczkiwicz, Director, Information Technology, requesting approval and adoption of four proposed policies:

- Policy 504 Mobile Device Management
- Policy 506 Web Content Accessibility Guidelines
- Policy 507 Data Classification
- Policy 508 Artificial Intelligence

We met with Andrew Klaczkiwicz who communicated that proposed Policy No. 504 now includes information requested during the County Services Committee meeting in October 2025. Proposed Policy No. 506 was developed in response to updates to Title II of the Americans with Disabilities Act. Proposed Policy No. 507 establishes a formal Data Classification framework to ensure information is consistently identified and handled according to sensitivity and risk. Proposed Policy No. 508 provides governance for the responsible, ethical, and secure use of artificial intelligence within the organization. It promotes accountability and informed decision making when deploying or relying on AI-enabled tools.

We recommend approval of the proposed Saginaw County Information Technology Policy No. 504 regarding Mobile Device Management, No. 506 regarding Web Content Accessibility Guidelines, No. 507 regarding Data Classification, and No. 508 regarding Artificial Intelligence (AI).

Respectfully Submitted,  
**COMMITTEE ON COUNTY SERVICES**

s/ \_\_\_\_\_  
Michael A. Webster, Chairman

s/ \_\_\_\_\_  
Dennis M. Harris, Vice-Chair

s/ \_\_\_\_\_  
John L. Kaczynski

s/ \_\_\_\_\_  
Gerald D. Little

s/ \_\_\_\_\_  
Jack B. Tany



Title: Mobile Device Management Policy  
Effective Date:  
Amended:  
Issuing Authority: Board of Commissioners  
Responsible Officer: Director of Information Technology

Category: 500  
Number: 504

(a) *Purpose*

The purpose of this policy is to establish guidelines for the secure use and management of County owned mobile devices, including smartphones, tablets, and other portable devices, that access County resources. This policy ensures the protection of County data, compliance with security standards, and appropriate use of mobile devices.

(b) *Responsibility*

County of Saginaw Information Technology (COSIT) is responsible for all Mobile Device Management (MDM) functions. All mobile devices must be configured by COSIT prior to their issuance.

(c) *Scope*

This policy applies to all County of Saginaw Elected Officials, Judges, employees, contractors, third-party vendors, or anyone else who has access to or uses County mobile devices. Noncompliance with this policy subjects the user to disciplinary action outlined in the County of Saginaw Standards of Conduct.

(d) *Policy*

Enrollment

- All County owned mobile devices must be enrolled in the company's MDM solution.
- Devices not enrolled in MDM will not be granted access to company systems.

Security Requirements

- A passcode/PIN must be enabled on all devices.
- Use of encryption on all devices is mandatory (iPhones & Pixel devices use encryption by default).
- COSIT reserves the right to enforce security settings remotely through MDM.
- Jailbroken or rooted devices are strictly prohibited.

Access Control

- Access to County data via mobile devices is limited to approved applications deployed to mobile devices by COSIT.
- County, ePHI, PII, or CJI data must never be stored in unapproved third-party applications or cloud services.
- Lost or stolen devices must be reported to COSIT & Department Head immediately.

Monitoring and Management

- Requests to have applications remotely installed or removed from a county device can be made through the COSIT Service Desk.

- The MDM platform will monitor device compliance, including operating system version, installed applications, and security settings.
- COSIT will remotely wipe a county device in cases of loss, theft, or termination of employment.
- Users shall not attempt to disable or circumvent County MDM controls.

(e) County Administrator Legal Counsel Review

The County Administrator has determined that this Policy, as submitted to the Board of Commissioners, contains the necessary substance in order to carry out the purpose of the policy. County Civil Counsel has determined that this Policy, as submitted, contains content that appears to be legal activities of the Saginaw County Board of Commissioners.

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Approved as to Substance:  
Saginaw County Administrator

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Approved as to Legal Content:  
Saginaw County Civil Counsel

## Definitions

Criminal Justice Information (CJI) refers to all data collected, stored, transmitted, or exchanged by criminal justice agencies that is necessary for the administration of criminal justice.

ePHI or PHI are any of 18 HIPAA identifiers used in conjunction with a person’s physical or mental health condition, health care, or a person’s payment for health care, which can be stored on paper or electronically.

Jailbroken or rooted refers to a mobile device that has been modified to remove the manufacturer’s built-in restrictions and security controls. Jailbreaking gives the user elevated or “root” access to the operating system, allowing them to install unauthorized applications, change system files, and bypass security protections.

Mobile Device(s) are portable, electronic computing equipment designed to support wireless communication, data processing, and application functionality. Mobile devices typically operate on battery power, utilize cellular and/or wireless networks for connectivity, and may include features such as touchscreens, cameras, sensors, and integrated storage.

Mobile Device Management (MDM) is a type of security and administrative technology used by organizations to monitor, manage, and secure employees’ mobile devices—such as smartphones, tablets, and laptops—that access corporate systems and data.

PII is any representation of information that permits the identity of an individual to whom the information applies to be reasonably inferred by either direct or indirect means.



Title: Web Content Accessibility Guidelines Policy  
Effective Date:  
Amended:  
Issuing Authority: Board of Commissioners  
Responsible Officer: Director of Information Technology

Category: 500  
Number: 506

(a) Purpose

This policy explains how the County of Saginaw will keep its website accessible to the public by following the Web Content Accessibility Guidelines (WCAG) 2.1 AA. The goal is to make sure everyone, including people with disabilities, can use and understand the County website.

(b) Responsibility

Users: Anyone who adds, updates, or publishes content on the County website or social media presence, must follow this policy and make sure their content is accessible.

Management: County leaders must ensure that their staff understand and use accessibility practices when posting website content.

County of Saginaw Information Technology (COSIT): The I.T. Department is responsible for reviewing website accessibility each year, updating tools or guidelines when needed, and supporting staff in meeting WCAG requirements.

(c) Scope

This policy applies to all County of Saginaw Elected Officials, Judges, employees, contractors, third-party vendors, or anyone else who adds content to the County's social media or on-line presence. Anyone mentioned who fails to comply with this, or any County of Saginaw policy, is subject to disciplinary action outlined in the County of Saginaw Standards of Conduct.

(d) Policy

Any County published website and/or social media presence must comply with the WCAG 2.1 AA standards. The following requirements apply:

1. Live videos must have captions.
2. Recorded videos must include a spoken description of important visual information.
3. Content must work whether the screen is held vertically or horizontally (unless orientation is essential).
4. Ensure every image includes descriptive alt text that clearly conveys its purpose or content so users who rely on assistive technologies receive equivalent information.
5. Online forms must identify what type of information they are asking for, such as name, email, or phone number.
6. Text must be easy to read with enough contrast against the background.
7. People must be able to make text larger without breaking the page or losing information.

8. Words should not be shown as images unless absolutely necessary.
9. Pages must still work and be readable on small screens or when zoomed in.
10. Buttons, icons, and other visual parts must have enough contrast to be clearly seen.
11. If someone changes spacing between lines or letters, the content must still work and stay readable.
12. Pop-ups or tooltips must be easy to dismiss and should not trap the user.
13. There should be more than one way to find important pages or information.
14. Headings and labels must clearly describe what follows or what is required.
15. It must be easy to see which item on the page is currently selected or focused.
16. Any change in language (such as a phrase in Spanish on an English page) must be marked so assistive tools can read it correctly.
17. Navigation menus must stay in the same place and work the same way across the site.
18. Buttons, icons, and features that do the same thing must look and be named consistently.
19. Error messages must explain what went wrong and how to fix it.
20. Important transactions—like signing documents or submitting financial information—must allow users to review and correct mistakes before final submission.
21. Important status updates (like “saved,” “sent,” or “error”) must be announced in a way that assistive tools can detect.
22. Ensure all posted PDFs include proper tagging, logical reading order, searchable text, descriptive headings, and alt text for images.
23. If the county contracts with a third party (vendor) to build or run customer-facing software (payment portals, scheduling systems, etc.), that software must comply with WCAG 2.1 AA.

(e) County Administrator Legal Counsel Review

The County Administrator has determined that this Policy, as submitted to the Board of Commissioners, contains the necessary substance in order to carry out the purpose of the policy. County Civil Counsel has determined that this Policy, as submitted, contains content that appears to be legal activities of the Saginaw County Board of Commissioners.

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Approved as to Substance:  
Saginaw County Administrator

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Approved as to Legal Content:  
Saginaw County Civil Counsel

## Regulatory Information

Category: Americans with Disabilities Act

Version: Title II Updated 4-24-2024

Reference: <https://www.federalregister.gov/documents/2024/04/24/2024-07758/nondiscrimination-on-the-basis-of-disability-accessibility-of-web-information-and-services-of-state>

Category: Web Content Accessibility Guidelines

Version: W3C May 6, 2025

Reference: <https://www.w3.org/TR/WCAG21>

## Definitions

Alternate Text (alt) is a brief; meaningful description added to an image so people who cannot see the image can understand its purpose. It is read aloud by screen readers, shown when images fail to load, and used by search engines to interpret visual content.

Web Content Accessibility Guidelines (WCAG) is a set of internationally recognized accessibility requirements developed by the World Wide Web Consortium to ensure digital content can be used by people with a wide range of disabilities. Level AA represents the middle tier of conformance: more rigorous than Level A but not as stringent as Level AAA.



Title: Data Classification Policy  
Effective Date:  
Amended:  
Issuing Authority: Board of Commissioners  
Responsible Officer: Director of Information Technology

Category: 500  
Number: 507

(a) Purpose

This policy defines how the County of Saginaw classifies and protects information based on its sensitivity, legal requirements, and potential impact if disclosed. It supports compliance with Criminal Justice Information (CJI), Personally Identifiable Information (PII), Electronic Protected Health Information (ePHI), and Payment Card Industry Data Security Standards (PCI DSS). The goal is to ensure appropriate handling, storage, access, and disposal of County data.

(b) Responsibility

**Users:** All County employees, elected officials, judges, contractors, temporary staff, and vendors are responsible for following this policy when creating, accessing, storing, transmitting, or disposing of County data.

**Management:** County leadership must ensure that staff understand data sensitivity levels and follow secure handling practices.

**County of Saginaw Information Technology (COSIT):** Is responsible for maintaining classification guidelines, providing secure technical tools, conducting reviews, and supporting compliance with all applicable regulations.

(c) Scope

This policy applies to all County of Saginaw Elected Officials, Judges, employees, contractors, third-party vendors, or anyone else who handles CJI, PII, ePHI, and/or PCI DSS. Anyone mentioned who fails to comply with this, or any County of Saginaw policy, is subject to disciplinary action outlined in the County of Saginaw Standards of Conduct.

(d) Policy

Before storing and using any new data or information, those identified in the policy scope must classify the data and information.

## 1 Public Information

Public information is specifically authorized for broad distribution and may be shared freely without infringing on anyone's privacy or creating risk to individuals or the organization. For example:

- The County of Saginaw website
- Brochures
- Media Releases

## 2 Internal Information

Internal information may be shared within the department, as it is not considered sensitive. For example:

- Policies and procedures
- Non-sensitive operational reports

### 3 Confidential Information (PII, ePHI, PCI)

- Includes PII, ePHI, and PCI data.
- Access that is limited to authorized personnel.
- Must be encrypted in transit and at rest.
- Paper copies must be locked and secured.
- Information that requires secure disposal methods.
- Third-party systems must comply with relevant standards.

### 4 Restricted Information

- Includes Criminal Justice Information (CJI).
- High-risk data that requires the strongest protection.
- Strict need-to-know access.
- MFA required.
- Encrypted storage, transmission, and backups.
- External sharing is prohibited without explicit authorization.

(e) County Administrator Legal Counsel Review

The County Administrator has determined that this Policy, as submitted to the Board of Commissioners, contains the necessary substance in order to carry out the purpose of the policy. County Civil Counsel has determined that this Policy, as submitted, contains content that appears to be legal activities of the Saginaw County Board of Commissioners.

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Approved as to Substance:  
Saginaw County Administrator

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Approved as to Legal Content:  
Saginaw County Civil Counsel

#### Regulatory Information

Category: FBI CJIS Security Policy

Version: 6.0 12/27/2024

Reference: [https://le.fbi.gov/file-repository/cjis\\_security\\_policy\\_v6-0\\_20241227.pdf/view](https://le.fbi.gov/file-repository/cjis_security_policy_v6-0_20241227.pdf/view)

Category: HIPAA Security Rule

Version: 45 CFR Parts 160 & 164

Reference: <https://www.ecfr.gov/current/title-45/subtitle-A/subchapter-C/part-164>

Category: Payment Card Industry Data Security Standard (PCI DSS)

Version: 4.0 06/2024

Reference: [https://www.pcisecuritystandards.org/document\\_library/](https://www.pcisecuritystandards.org/document_library/)

Category: NIST SP 800-122

Version: 04/06/2010

Reference: <https://csrc.nist.gov/pubs/sp/800/122/final>

## Definitions

Criminal History Record Information (CHRI) is a *subset* of CRI that specifically includes arrest cycles, charges, and disposition information that is protected under the FBI CJIS Security Policy.

Criminal Justice Information (CJI) is any information collected, created, received, or maintained by criminal justice agencies that is needed for law enforcement, public safety, or criminal justice operations.

Criminal Record Information (CRI) is information created, collected, or maintained by a criminal justice agency that documents an individual's interaction with the criminal justice system, including arrest records, booking information, warrants, charges, court data, and correctional or supervision records. CRI may include, but is not limited to, Criminal History Record Information (CHRI) and is considered sensitive data requiring controlled access and protection.

Data classification is the process of organizing information into categories based on its sensitivity, value, and the level of protection it requires. Classification helps an organization determine how data should be accessed, stored, transmitted, and disposed of to reduce risk and comply with legal or regulatory requirements.

Encrypted Storage is the protection of data at rest by converting information into an unreadable format using cryptographic algorithms. Data stored on devices, servers, or cloud platforms can only be accessed or decrypted by authorized users or systems possessing the appropriate encryption keys, helping prevent unauthorized disclosure if the storage medium is lost, stolen, or compromised.

Encrypted Transmission is the process of securing data while it is being sent between systems or networks by encrypting the data in transit. This ensures that information exchanged over wired or wireless connections cannot be intercepted, read, or altered by unauthorized parties, typically using secure protocols such as TLS or VPN.

Encrypted Backups are copies of data that are encrypted before being stored for recovery purposes. This ensures that backup data, whether stored on-site, off-site, or in the cloud, remains protected from unauthorized access while maintaining confidentiality and integrity during storage and restoration operations.

Health Insurance Portability and Accountability Act (HIPAA) is a federal law that sets national standards for safeguarding the privacy and security of health information. HIPAA regulates the use, disclosure, protection, and breach notification requirements for Protected Health Information (PHI) and Electronic Protected Health Information (ePHI). Covered entities and business associates must comply with the HIPAA Privacy Rule, Security Rule, and Breach Notification Rule.

Multifactor Authentication or 2FA / MFA is a security process that requires users to provide two or more verification factors to access a resource, such as an application, online account, or network. These factors typically fall into three categories:

1. *Something You Know*: Includes passwords, PINs, or security questions.
2. *Something You Have*: Physical security tokens, mobile phones, or hardware keys.
3. *Something You Are*: Biometric verification methods like fingerprints, facial recognition, or voice recognition.

Payment Card Industry Data Security Standards (PCI DSS) is a global security standard that establishes technical and operational requirements for protecting payment card information. PCI DSS applies to any entity that stores, processes, or transmits credit

card data and mandates controls for securing cardholder data, preventing fraud, and safeguarding sensitive authentication information.

Personally Identifiable Information (PII) is any data that can identify an individual on its own or when combined with other information. PII includes both direct identifiers (which uniquely identify a person) and indirect identifiers (which can be used to identify someone when linked with other data).

Virtual Private Network (VPN) is a secure technology that creates an encrypted connection between a user, device, or network and a remote system over a public or untrusted network, such as the internet. By encrypting data in transit and masking network traffic, a VPN helps ensure confidentiality, integrity, and secure access to internal resources, while reducing the risk of unauthorized access, interception, or data exposure.



Title: Artificial Intelligence & Generative AI Policy  
Effective Date:  
Amended:  
Issuing Authority: Board of Commissioners  
Responsible Officer: Director of Information Technology

Category: 500  
Number: 508

(a) Purpose

This policy establishes requirements, responsibilities, and governance for the use, procurement, development, and oversight of Artificial Intelligence (AI), including Generative AI (GenAI). It ensures that AI is deployed responsibly to improve efficiency and services while protecting privacy, civil rights, data security, and public trust.

(b) Responsibility

Users:

- Must avoid entering unauthorized, restricted, or legally protected information into AI tools unless formally approved.
- Are responsible for verifying the accuracy, appropriateness, and compliance of AI-generated content before use.
- Should promptly report misuse, unexpected behavior, or risks associated with AI systems to their supervisor.

Management:

- Ensures departmental compliance with this policy and oversee responsible AI use.
- Must submit all proposed AI projects to COSIT for review and approval prior to development, procurement, or implementation.
- Ensure staff are trained in AI risks, ethical use, and compliance requirements.

County of Saginaw Information Technology (COSIT):

- Evaluates AI system architecture, cybersecurity, and vendor risk in accordance with NIST AI Risk Management Framework (RMF).
- Ensures compliance with security, logging, transparency, and accountability requirements.
- Supports deployment, monitoring, incident response, and lifecycle risk management of AI systems.

(c) Scope

This policy applies to all County of Saginaw Elected Officials, Judges, employees, contractors, third-party vendors, or anyone with access to the County's protected network. It covers all AI and GenAI systems, whether hosted on-premises, in the cloud, or accessed via third-party platforms, including pilots, proofs of concept, development, and production deployments. Non-compliance may result in disciplinary action under the County's Standards of Conduct.

(d) Policy

Establish the requirements, expectations, and controls governing the use, development, procurement, and oversight of Artificial Intelligence (AI) and Generative AI technologies within the County.

The County permits the use of AI technologies only when they support operational efficiency, enhance service delivery, or improve decision-making without compromising security, privacy, or public trust. Any AI system, whether developed internally, procured from a vendor, or accessed as a third-party service, must meet

County standards for data protection, cybersecurity, accessibility, ethical use, transparency, and accountability.

AI systems shall not be used to make final determinations affecting an individual's rights, eligibility, or access to services without human review and validation. Generative AI output must be evaluated for accuracy, appropriateness, bias, and alignment with County values before it is used in any official capacity. Employees are prohibited from entering restricted, confidential, or legally protected information into AI systems unless those systems have been formally approved for such use, see the County's Data Classification Policy (507).

AI systems must be designed and evaluated to prevent discriminatory outcomes in accordance with the Elliott-Larsen Civil Rights Act (ELCRA), which prohibits discrimination based on religion, race, color, national origin, age, sex, height, weight, familial status, or marital status in Michigan.

All AI systems and interfaces must comply with Section 508 of the Rehabilitation Act and WCAG 2.1 Level AA standards to ensure accessibility for individuals with disabilities.

In the event of a data breach involving AI systems, COSIT must follow the Michigan Identity Theft Protection Act (MCL 445.72), including notifying affected individuals and the Michigan Attorney General within the legally required timeframe.

All proposed AI initiatives, tools, pilots, and integrations must be reviewed and approved by COSIT before work begins. This requirement applies to new solutions, modifications to existing systems, and vendor-provided AI features. COSIT will evaluate each proposal for security, compliance, risk, data handling, and operational impact.

(e) County Administrator Legal Counsel Review

The County Administrator has determined that this Policy, as submitted to the Board of Commissioners, contains the necessary substance in order to carry out the purpose of the policy. County Civil Counsel has determined that this Policy, as submitted, contains content that appears to be legal activities of the Saginaw County Board of Commissioners.

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Approved as to Substance:  
Saginaw County Administrator

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Approved as to Legal Content:  
Saginaw County Civil Counsel

Regulatory Information

Category: National Institute of Standards and Technology

Version: AI 600-1

Reference: July 2024

Category: Elliott-Larsen Civil Rights Act (ELCRA)

Version: MCL 453

Reference: <https://legislature.mi.gov/Laws/MCL?objectName=MCL-ACT-453-OF-1976>

Category: Americans with Disabilities Act

Version: Title II Updated 4-24-2024

Reference: <https://www.federalregister.gov/documents/2024/04/24/2024-07758/nondiscrimination-on-the-basis-of-disability-accessibility-of-web-information-and-services-of-state>

Category: Michigan Identity Theft Protection Act

Version: MCL 445.72

Reference: <https://www.legislature.mi.gov/Laws/MCL?objectName=MCL-445-72>

## Definitions

Artificial General Intelligence (AGI) refers to a theoretical form of artificial intelligence capable of understanding, learning, and applying knowledge across a wide range of tasks at a level comparable to human intelligence.

AI (Artificial Intelligence): Systems that perform tasks that normally require human intelligence, including but not limited to classification, prediction, generation of text, images or other media.

Automated decision system (ADS): Any system that makes or substantially influences administrative decisions without meaningful human review.

Decision-support system: AI that aids humans but does not make final administrative or legal decisions.

Generative AI (GenAI): A subset of AI that generates new content (text, images, code, audio) based on learned patterns.

Machine learning is a subset of artificial intelligence that enables computer systems to automatically learn from data and improve their performance on specific tasks without being explicitly programmed. By using statistical models and algorithms, machine learning systems identify patterns, make predictions, or support decision-making, and refine their results over time as they are exposed to new data.

NIST AI Risk Management Framework (AI RMF): is a voluntary guidance framework from the National Institute of Standards and Technology designed to help organizations develop, deploy, and use AI systems responsibly. It provides a structured approach for managing risks throughout the AI lifecycle—from design and development to implementation and ongoing monitoring.

Web Content Accessibility Guidelines (WCAG) is a set of internationally recognized accessibility requirements developed by the World Wide Web Consortium to ensure digital content can be used by people with a wide range of disabilities. Level AA represents the middle tier of conformance: more rigorous than Level A but not as stringent as Level AAA.

Your committee considered communication No. 2-17-4 from Tom Miller Jr., President & CEO, Saginaw Future, Inc., submitting its first quarter report for the period Oct. 1, 2025 – Dec. 31, 2025 and requesting a disbursement totaling \$25,327.57 in performance-based funding pursuant to Amendment 6 of the Saginaw County and Saginaw Future Inc. Services Agreement.

The committee met with Steve Hensley, Community & Economic Development Director at Saginaw Future, who communicated that the request for disbursement follows the organization’s most recent strategic planning session to update and refine goals to better serve Saginaw County and its communities. The performance-based funding metrics address job creation, project development and value of government contracts awarded. During the first quarter, Job-Creation was noted at 56, Projects equaled 6 and Government Contracts were awarded in the amount of \$784,051.

We recommend approval of \$25,327.57 for the first quarter performance-based funding pursuant to the amended Saginaw County and Saginaw Future Services Agreement and authorize the proper county officials to facilitate the request.

Respectfully Submitted,  
**COMMITTEE ON COUNTY SERVICES**

s/ \_\_\_\_\_  
Michael A. Webster, Chairman

s/ \_\_\_\_\_  
Dennis M. Harris, Vice-Chair

s/ \_\_\_\_\_  
John L. Kaczynski

s/ \_\_\_\_\_  
Gerald D. Little

s/ \_\_\_\_\_  
Jack B. Tany

Your committee considered Communication No. 2-17-5 from Tom Miller Jr., President & CEO, Saginaw Future, Inc., requesting a Public Hearing and Resolution approving the Brownfield Plan in Saginaw Township for the Cabaret Trail Development Project involving the development of the subject property at Lot 2 and Lot 3, 3253 – 3289 Cabaret Trail in Saginaw Township.

We met with Steve Hensley, Grace Smith, and Neel Yalamarthy. The project includes the development of nine new construction townhomes, with features including the Passive House building standard, Type C accessibility, and indoor AirPlus certification. This project will place two vacant properties back into productive use and begin to address the affordable housing challenge, as the units will be for households earning between 60-120% of the Average Median Income. The estimated investment is \$3.5 million. *(Brownfield Plan on file in Board Office)*

It is the recommendation of your committee to approve the Brownfield Plan for the Cabaret Trail Development Project involving the development of the subject property at Lot 2 and Lot 3, 3253 – 3289 Cabaret Trail in Saginaw Township; further, to consider the approval of Resolution 2026-2 regarding same under the regular order of business.

Respectfully Submitted,  
**COMMITTEE ON COUNTY SERVICES**

s/ \_\_\_\_\_  
Michael A. Webster, Chairman

s/ \_\_\_\_\_  
Dennis M. Harris, Vice-Chair

s/ \_\_\_\_\_  
John L. Kaczynski

s/ \_\_\_\_\_  
Gerald D. Little

s/ \_\_\_\_\_  
Jack B. Tany

Your Budget/Audit Committee received Communication No. 2-17-7. In accordance with State Statute and County Policy, your Budget/Audit Committee reviewed the claims for presentation to the Board of Commissioners, as listed below:

<u>Comm. No.</u>	<u>Payment Type</u>	<u>Period</u>	<u>Amount</u>
2-17-7	Vendor Transactions	January 1 – 31, 2026	\$13,512,121.05

We recommend the payments be approved as compiled and submitted by the Treasurer's Office and Accounting Division of the Administrator's Office.

Respectfully Submitted,  
COMMITTEE ON BUDGET/AUDIT

s/ \_\_\_\_\_  
Christopher S. Boyd, Chair

s/ \_\_\_\_\_  
Tracey L. Slodowski, Vice-Chair

s/ \_\_\_\_\_  
John L. Kaczynski

s/ \_\_\_\_\_  
Michael A. Webster

s/ \_\_\_\_\_  
Jack B. Tany

Your committee met and considered Communication No. 2-17-9 from Christina Harrington, Health Officer, requesting to accept \$442,355 in additional grant funds from MDHHS (labeled ELC Regional Lab) for FY 2026 and to amend the budget accordingly.

We recommend approval to allow Christina Harrington to accept \$442,355 in additional grant funds from MDHHS (labeled ELC Regional Lab) for FY 2026 and we authorize the proper county officials to make the necessary budget adjustments.

Respectfully Submitted,  
**COMMITTEE ON BUDGET/AUDIT**

s/ \_\_\_\_\_  
Christopher S. Boyd, Chair

s/ \_\_\_\_\_  
Tracey L. Slodowski, Vice-Chair

s/ \_\_\_\_\_  
John L. Kaczynski

s/ \_\_\_\_\_  
Michael A. Webster

s/ \_\_\_\_\_  
Jack B. Tany

Your committee met and considered Communication No. 2-17-9 from Christina Harrington, Health Officer, requesting approval to establish a Driver's License Testing Fee of \$50 and a Blood Lead Testing Fee set at the Medicaid Reimbursement Rate and adding these fees to the health department's fee schedule.

We recommend approval to allow the establishment of a Driver's License Testing Fee of \$50 and a Blood Lead Testing Fee set at the current Medicaid Reimbursement Rate and to add these fees to the health department's fee schedule.

Respectfully Submitted,  
**COMMITTEE ON BUDGET/AUDIT**

s/ \_\_\_\_\_  
Christopher S. Boyd, Chair

s/ \_\_\_\_\_  
Tracey L. Slodowski, Vice-Chair

s/ \_\_\_\_\_  
John L. Kaczynski

s/ \_\_\_\_\_  
Michael A. Webster

s/ \_\_\_\_\_  
Jack B. Tany

The Labor Relations Committee considered Communication No. 2-17-12 from Christina Harrington, Health Officer, requesting to add PCN (1.0 FTE) Community Information Exchange Coordinator position to 22160141.

Christina Harrington communicated that the full-time position is funded by a grant from MDHHS which covers all salary and fringes for FY26. This coordinator will perform ongoing Community Information Exchange (CIE) oversight in the electronic referral system. Future funding through the MDHHS grant is anticipated.

It is the recommendation of your committee to add PCN (1.0 FTE) Community Information Exchange Coordinator position to 22160141.

Respectfully Submitted,  
**COMMITTEE ON LABOR RELATIONS**

s/ \_\_\_\_\_  
Gerald D. Little, Chair

s/ \_\_\_\_\_  
Sheldon Matthews, Vice-Chair

s/ \_\_\_\_\_  
Denny M. Harris

s/ \_\_\_\_\_  
Mark S. Piotrowski

s/ \_\_\_\_\_  
Jack B. Tany

The Labor Relations Committee considered Communication No. 2-17-13 from Dave Gilbert, Civil/Labor Counsel, requesting approval of a Memorandum of Understanding and Agreement (MOU) between the County of Saginaw and Teamsters State County and Municipal Workers Local 214 regarding a proposed salary grade/schedule to address the increase in minimum wage.

Dave Gilbert communicated that Commission on Aging and Public Health Department Employees in the T-4 salary grade earn wages below minimum wage. As of January 1, 2026, the State of Michigan minimum wage has exceeded the first two steps of the T-4 salary grade level. The Employer desires to adopt a salary grade/schedule for T-5 level, for the Driver I position, to address the January 1, 2026, minimum wage increase and recruitment challenges for the Driver I position.

It is the recommendation of your committee to approve the attached Memorandums of Understanding with Teamsters Local 214 regarding a proposed salary grade/schedule to address the increase in minimum wage.

Respectfully Submitted,  
**COMMITTEE ON LABOR RELATIONS**

s/ \_\_\_\_\_  
Gerald D. Little, Chair

s/ \_\_\_\_\_  
Sheldon Matthews, Vice-Chair

s/ \_\_\_\_\_  
Denny M. Harris

s/ \_\_\_\_\_  
Mark S. Piotrowski

s/ \_\_\_\_\_  
Jack B. Tany

MEMORANDUM OF UNDERSTANDING  
AND AGREEMENT

This MEMORANDUM OF UNDERSTANDING AND AGREEMENT made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2026 by and between the COUNTY OF SAGINAW ("EMPLOYER") and TEAMSTERS STATE COUNTY AND MUNICIPAL WORKERS LOCAL 214 ("UNION") representing Commission on Aging and Public Health Department Employees.

WHEREAS the EMPLOYER and UNION are parties to a collective bargaining agreement ("CBA") which covers the time period October 1, 2024 to September 30, 2027; and

WHEREAS beginning January 1, 2026, the State of Michigan minimum wage has exceeded the first two steps of the T-4 salary grade level; and

WHEREAS the T-4 salary grade was also identified in the Gallagher Study as being below market; and

WHEREAS the EMPLOYER desires to adopt a salary grade/schedule for a T-5 level to address the increase in the minimum wage and to help address recruitment challenges for the Driver I position from the salary grade/schedule being below market; and

WHEREAS the UNION also desires to adopt a salary grade/schedule for a T-5 level to address the increase in the minimum wage and to help address recruitment challenges for the Driver I position from the salary grade/schedule being below market.

THEREFORE, it is agreed as follows:

1. The parties agree to adopt the proposed salary grade/schedule for T-5 level, for the Driver I position, to address the January 1, 2026 minimum wage increase and recruitment challenges for the Driver I position.
2. This MOU shall be binding upon the EMPLOYER and UNION; shall not be considered precedent setting and shall not affect the CBA in any other manner than what is specifically set forth herein.

FOR THE EMPLOYER:

\_\_\_\_\_  
Mary Catherine Hannah  
Saginaw County Administrator

\_\_\_\_\_  
Jack Tany, Chairman  
Board of Commissioners

\_\_\_\_\_  
Jessica Sargent, Director

\_\_\_\_\_  
David M. Gilbert - Labor Specialist

FOR THE UNION:

\_\_\_\_\_  
Amy Roddy

Your Rules Committee met January 20, 2026 and February 10, 2026 to review the current 2025/2026 Board Rules and consider changes to the committee structure by consolidation and elimination and any other matters brought forth for discussion. Proposed amendments to the Board Rules are summarized as follows, with all amendments noted in bold/strikeout on the attached document:

- Sec. 1.3 Language added, citation deleted
- Sec. 2.4 "There will be no meeting in July." Remainder of line deleted
- Sec. 3.1 (9) "Committee Reports" amended to reflect three (3) Standing Committees of Courts & Public Safety, County Services Committee (Merger of Human Services and County Services) and Finance & Human Resources (Merger of Budget/Audit and Labor Relations); Executive Committee to be at the call of the Chair; and elimination of Legislative and Intergovernmental Cooperation committees  
(14) "Administrator Remarks" added
- Sec. 5.9 Current language eliminated and replaced with language provided by Civil Counsel
- Sec. 7.1 Added "Standing" and removed "Primary" and "Regular"
- Sec. 7.3 Amended to reflect new committee chair structure in event of emergency
- Art. IX
- Sec. 9.1 – 9.4 See attached. Consolidation and elimination of committees and associated text changes
- Sec. 9.6 New - language added to reflect the new "Monthly Work Sessions" and subsequent sections are re-numbered
- Sec. 9.7 Text added

According to Article X, Section 10.1, the Board Rules may be revised or amended by a two-thirds (2/3rds) vote provided that the proposed amendments have been submitted to the board in writing at a previous meeting. Therefore, we recommend the proposed amendments be laid on the table at this meeting for final approval under Unfinished Business at the March 17, 2026 Board Session.

Respectfully submitted,  
**SPECIAL COMMITTEE ON RULES**

s/ \_\_\_\_\_  
Jack B. Tany, Chairman

s/ \_\_\_\_\_  
Sheldon Matthews, Vice-Chair

s/ \_\_\_\_\_  
Christopher S. Boyd

s/ \_\_\_\_\_  
Michael A. Webster

s/ \_\_\_\_\_  
Dennis M. Harris

**\*2-17-26 Board Session**

**20265**  
**BOARD RULES**



**SAGINAW COUNTY**  
**BOARD OF COMMISSIONERS**

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## PREAMBLE

We, the members of the Board of Commissioners, mindful of the obligations and trust placed in us by the people of Saginaw County and desirous of managing the affairs of the County to the best of our abilities, do hereby establish these Rules.

## ARTICLE I Organization

- Section 1.1** The organizational meeting of the Board of Commissioners shall be held within the first seven (7) days of January each year. At that meeting, the first order of business shall be the election of the Permanent Chair for a two-year term and Vice-Chair for a one-year term.
- Section 1.2** At the organizational meeting, the County Clerk, or a designated representative, shall be Acting Chair and preside until a member of the Board is elected Temporary Chair. The Temporary Chair shall preside until the Permanent Chair is elected.
- Section 1.3** The election of Chair and/or Vice-Chair shall be by voice vote, hand vote, or roll call vote as determined by the Chair ~~(1905 LA 653)~~.
- Section 1.4** The Chair and Vice-Chair of the Board shall assume office immediately after being elected and shall hold such office as set forth above.

## ARTICLE II Meetings and Sessions of the Board

- Section 2.1** All meetings of the Board of Commissioners shall be called in accordance with State Statutes and Rules of this Board. (MSA 5.321 – MSA 5.359 (16) [MCL 46.1 – 46.416])
- Section 2.2** The annual meeting of the Board of Commissioners shall be held each year after September 14, but before October 16. (MCL 46.1)
- Section 2.3** All regular meetings of the Board of Commissioners shall take place at the Courthouse in Saginaw County, Michigan or at such other place as may be designated by the Board.
- Section 2.4** The meeting time of the Board of Commissioners shall be at 5:00 p.m. on the third Tuesday of each month in Room 200 of the Saginaw County Courthouse, on the schedule set forth in Section 2.5 unless otherwise designated by the Chair. There will be no meeting in July. ~~and the annual meeting will be held in accordance with State Statute.~~

**Section 2.5 Meeting Schedule – 2026**

January (Tue)	6
January	20
February	17
March	17
April	21
May	19
June	16
(No Session in July)	
August	18
September	15
October	20
November	17
December	15

**Changes to the Schedule will be posted by the Clerk**

- Section 2.6** Petitioners requesting an audience before the Board of Commissioners shall be required to submit a request to the Board Coordinator no later than noon of the meeting day so audiences can be listed on the Addendum. The presenter shall be limited up to three minutes in length for oral remarks, with the summation details to be filed in writing with the Board. The summation and any request for referral to the appropriate committee and/or County Administrator shall be filed with the request to speak. This section shall not apply to any committee of the Board.
- Section 2.7** If a situation arises where an individual addressing the Board or attending the Session is discourteous or disorderly, the Chair shall take appropriate action by warning, requesting to leave, or having the individual escorted from the meeting.
- Section 2.8** Special meetings of the Board shall be held only when authorized during regular sessions or by petition of at least one-third (1/3rd) of the members of the Board, (MCLA 46.10) and shall be at a time to allow maximum attendance. Notice of special meetings of the Board may be mailed to Commissioners via email at least 10 days before the date of the meeting.
- Section 2.9** The business which a county board of commissioners may perform shall be conducted at a public meeting of the board held in compliance with Act No. 267 (Open Meetings Act) of Public Acts of 1976, being sections 15.261 to 15.275 of the Michigan Compiled Laws.

**ARTICLE III**  
**Order of Business**

**Section 3.1** The order of business of the Board shall be as follows:

1. Call to order by the Chair
- 2) Roll call by the Clerk of the Board
- 3) Invocation by a Board member or her/his guest
- 4) Pledge of Allegiance to the Flag
- 5) Approval of Minutes
- 6) Audience for Petitioners; Laudatories (Resolutions of Appreciation)
- 7) Petitions and Communications
- 8) Commissioners' Initiatory Motions shall require two-thirds (2/3rds) (8) majority vote of the members present for adoption. All initiatory motions shall be put in writing and distributed to commissioners before the motion is considered. (Section 6.8)
- 9) Committee Reports (Consent Agenda)
  - ~~Human Services Committee~~
  - **Courts and Public Safety Committee**
  - ~~County Services Committee~~
  - ~~Budget/Audit Committee~~
  - ~~Labor Relations Committee~~
  - ~~Legislative Committee~~
  - ~~Intergovernmental Cooperation Committee~~
  - **County Services Committee** (CSC & HSC combined)
  - **Finance & Human Resources Committee** (Budget/Audit & Labor combined)
  - Executive Committee
  - Rules Committee
  - Special Committees
- 10) Resolutions
- 11) Unfinished Business
- 12) Announcements by Chair
- 13) Commissioners' Audiences
- 14) **Administrator Remarks**
- 15) Adjournment

**ARTICLE IV**  
**Voting**

- Section 4.1** A quorum shall consist of a majority of the members serving on the Board of Commissioners. (MCL 46.3)
- Section 4.2** All voting shall be by voice vote, hand vote, or roll call vote as determined by the Chair. Minutes shall state results of vote as called by the Chair.
- Section 4.3** A member by privilege may have her/his name entered into the Minutes demonstrating said vote.
- Section 4.4** A member may, by privilege, order a roll call vote on any question submitted for final passage to the Board and it shall be recorded in the Minutes as taken by the Clerk.
- Section 4.5** The following procedure shall be utilized for roll call voting:
- 1) When a roll call vote is taken, the roll shall be called by the members' names in numerical progression by districts, provided that the lead district is in continuous rotation, and provided, however, the Chair shall always vote last.
  - 2) During a roll call vote, a member shall vote when requested by the Clerk, and each member shall be recorded in the Minutes as voting yes or no; provided, however, any member who after three requests by the Chair to report her/his vote to the Clerk, fails to report her/his vote to the Clerk, shall be passed and the Chair shall instruct the Clerk to record the member's vote as "present and not voting," and the Minutes shall reflect the action taken by the Chair.
- Section 4.6** To be counted for quorum purposes, a commissioner must be physically present at the meeting. Each commissioner who votes on a matter must be physically present and seated when casting his or her vote.
- Section 4.7** Questions which arise at meetings of the Board of Commissioners shall be determined by the votes of a majority of the members present, except as otherwise provided by law or the Rules of this Board.
- Section 4.8** A majority vote of the members elected and serving shall be necessary for the final passage or adoption of a measure or resolution, or the allowance of a claim against the County. A two-thirds (2/3rds) (8) majority of the members elected to the Board is required for passage of certain measures pursuant to State law.

**Section 4.9** Any non-agenda matter, including committee reports and initiatory motions, placed before the Board for final passage shall require two-thirds (2/3rds) (8) majority vote of the members present for adoption. (Section 6.8)

**Section 4.10** The Board of Commissioners may, by a majority vote of the members elected and serving, pass regulations and ordinances relating to county affairs which the Board considers proper, but which shall not contravene the general law of the state or interfere with local affairs of a township, city or village within the limits of the county.

## **ARTICLE V Conduct of Members**

**Section 5.1** A member desiring to speak to the question shall, after being recognized, assume the floor and address only the Chair.

**Section 5.2** When two or more members address the Chair at the same time, it shall be the duty of the Chair to name the member entitled to the floor.

**Section 5.3** A member shall not assume the floor more than once unless every other member desiring to speak on the same question shall first have an opportunity to do so.

**Section 5.4** A member shall keep debate on any issue on a reasonable plane and to a reasonable amount of time; both subject to the rule of the Chair.

**Section 5.5** A member shall be allowed the floor under agenda section "Commissioners Audiences" for a time period not to exceed ten minutes, and shall be allowed the floor only once during this agenda section.

**Section 5.6** A member may question a petitioner on their presentation by leave of the Chair.

**Section 5.7** A member entering or leaving the Board chamber shall be recorded in the proceedings and notify the Chair by quiet signal.

**Section 5.8** A member shall not in any manner cause any distraction from the business of the Board or while the Chair, the Clerk, or any member is speaking.

**Section 5.9** ~~A member who has a direct or indirect pecuniary interest in a specific business transaction or contract with the County, must make the Board cognizant of said interest and it shall be recorded in the Minutes; and further, the business transaction or contract shall not be allowed until approved by two thirds (2/3rds) (8) of the full membership without the vote of the public servant making the disclosure. (Contracts of Public Servants Public Entities Act, P.A. 1 of 1984, MCL 15.321 et seq.)~~

A member of the county board of commissioners shall not be interested directly or indirectly in any contract or other business transaction with the county, or a board, office, or commission thereof, during the time for which he is elected or appointed, nor for one year thereafter unless the contract or transaction has been approved by 3/4 of the members of the county board of commissioners and so shown on the minutes of the board together with a showing that the board is cognizant of the member's interest. This prohibition is not intended to apply to appointments or employment by the county, or its officers, boards, committees, or other authority, which appointments and employment shall be governed by the provisions of section 30a of this act. (MCL 46.30)

## ARTICLE VI Procedure

- Section 6.1** The business of the Board shall be conducted in accordance with Robert's Rules of Order, revised, insofar as such rules are not in conflict with these Rules and the Statutes of the State of Michigan. The Chair shall appoint a Parliamentarian and Deputy Parliamentarian to ensure adherence to the rules under which the Board conducts its business.
- Section 6.2** A member shall have the privilege to request that a question before the Board be postponed to the next scheduled meeting; except when there is reasonable indication that postponement would result in the denial of the motion or that postponement would result in making the matter moot. Such deferred question shall be taken up at the next scheduled meeting under the order of unfinished business. Once an item has been commissioner privileged, it may not be commissioner privileged again. This section shall not apply to appointment by majority vote of this Board (elections).
- Section 6.3** A member shall have the right to move reconsideration of any question on which the member voted with the prevailing side. A question may be reconsidered at the same or succeeding day's meeting but shall not be reconsidered more than twice.
- Section 6.4** A motion made and seconded shall be restated by the Chair or if in writing, read aloud by the Clerk before being debated.
- Section 6.5** A member shall reduce a motion to writing at the request of the Chair.
- Section 6.6** A member may move for the division of a question or the Chair may order same.
- Section 6.7** These Rules may be temporarily suspended for the consideration of a specific question at any regular or special meetings by a two-thirds (2/3rds) vote of the members present.

- Section 6.8** The agenda for all full Board meetings shall be closed at 5:00 p.m. the Thursday prior to the scheduled Tuesday Board Session. Only emergency matters requiring full Board action will be allowed to bypass the scheduled deadline as approved by the Chair. Those matters will be assigned to the appropriate committee which will act on them prior to the Board Session and any recommendations subject to the two-thirds (2/3rds) (8) rule. (Section 4.9)
- Section 6.9** The agenda packet prepared for the Board will be numbered to designate the various sections and fastened together as one unit. The Addendum prepared on the day of the Session shall be numbered consistent with the numbering of the Agenda. Communications will be summarized in the packet and kept on file in their entirety in the Board Office. Communications and supporting material will be distributed to all members. At the end of each meeting, Board material may be removed by the commissioner or left on his/her desk for redistribution. All confidential and privileged material shall be personally returned to the Board staff or signed out at the end of the Session.
- Section 6.10** Committee reports and resolutions will be introduced to the Board by the Chair of each committee, who may yield the floor for presentation to a member of the committee. Committee reports will be grouped together and numbered accordingly. When a Committee submits only one (1) report, the Chair/member is encouraged to summarize said report; when presenting more than one (1) report, those reports shall be reported in summary fashion as a Consent Agenda to be considered and voted on as a group, subject to exception by any member. Resolutions are encouraged to be summarized but shall be considered and voted on individually.
- Section 6.11** The agendas for all Committee meetings shall be closed at 5:00 p.m. the Thursday prior to the scheduled Committee meetings. Only emergency matters will be allowed to bypass the scheduled deadline as approved by the Chair of each Committee or the Board Chair. All supporting documentation, pertinent to the matter to be presented to each Committee, shall be provided by the deadline above for inclusion in the agenda packet, so that it may be provided to the committee members for review sufficiently in advance of such committee meeting, except for emergency matters added in accordance with the above, or if waived by a majority of the committee.
- Section 6.12** At the request of any member and with the concurrence of the Chair, comments by and questions of staff persons or others with information vital to a question before the Board or Committee shall be allowed.
- Section 6.13** A memo from the Board Chair will accompany the Rules to provide clarity in matters relating to conduct and procedure at Official Board Sessions, and any other matters which may be appropriate.

**ARTICLE VII**  
**Officers**

**Section 7.1** The Chair shall be the presiding officer of the Board and her/his duties shall be:

- 1) To preserve order and decide questions of order subject to appeal by the Board;
- 2) To make the appointment of members to all **Standing Primary, Regular** and Special committees, and boards and commissions, unless otherwise directed by the Board or State Statute; provided, however, that members shall be notified in the Board Agenda of pending elections and appointments; the Chair's appointments will be listed in the Addendum prepared on the day of the Session;
- 3) To call all meetings of the Board;
- 4) To be a voting member of all **Standing Primary, Regular** and Special Committees;
- 5) To refer all petitions and communications that come before the Board to the proper committee for consideration unless otherwise directed by the Board;
- 6) To direct the County Emergency Preparedness Coordinator in accordance with established Board policy; and in the event of disaster within the County jurisdiction shall request a declaration of disaster from the Governor.

**Section 7.2** The Vice Chair shall preside at all meetings in the temporary or permanent absence, incapacity, or death of the Chair and shall assume all responsibilities of Chair while serving as Chair and execute necessary documents on behalf of the County. In the temporary or permanent absence, incapacity, or death of the Vice Chair, the Chair of the Courts and Public Safety Committee shall assume all responsibilities.

**Section 7.3** In order to provide for the orderly conduct of county government in the event of an emergency, i.e., flood, tornado, etc. the line of succession to the position of Chair of the Board of Commissioners shall be as follows:

- 1) Vice Chair
- 2) Chair of Courts & Public Safety Committee
- 3) Chair of **County Services** ~~Human Services~~ Committee
- 4) Chair of **Finance & Human Resources** ~~County Services~~ Committee

**Section 7.4** Commissioner seating in the Board Room shall be at the pleasure of the Commissioners and shall be maintained throughout the term, subject to the following: The Board Chair shall preside as designated. When any other seat becomes available, it shall be filled based on Commissioner Seniority, only upon request to the Board Chair.

**ARTICLE VIII  
Clerk**

**Section 8.1** The Clerk of the Board shall be the County Clerk as provided for by Statute.

**Section 8.2** The Clerk, or a designated representative, shall duly record all proceedings of the Board as provided for by Statute, notify all petitioners of action taken by the Board and perform such other duties as the Board may direct.

**ARTICLE IX  
Committees**

**Section 9.1** The following shall be the ~~Primary~~ Standing Service Committees of the Board:

~~1) Human Services~~

~~Requests for action by the Board of Commissioners will be made to the Human Services Committee from the following departments/organizations: (List merged with County Services below)~~

**1) Courts and Public Safety**

Requests for action by the Board of Commissioners will be made to the Courts & Public Safety Committee from the following departments/organizations: Americans with Disabilities (ADA), Animal Control, Assigned Counsel, Central Communications/911, Circuit Court (Jury Administration, Friend of the Court), Community Corrections, District Court, Emergency Services, Law Library, Local Emergency Planning Committee, Medical Director, Probate Court - Estate & Family, Probation - Circuit/District, Prosecuting Attorney (Welfare Enforcement), and Sheriff's Office/Jail

**2) County Services ~~General Government/Health & Human Services~~**

Requests for action by the Board of Commissioners will be made to the County Services Committee from the following departments/organizations: Administrator (Administration, Airport - H.W. Browne, Event Center, Facilities Management/Maintenance, Information Technology, Parking Lots, Public Improvement Projects, Purchasing/Auction, Telephone Services), Building Authority, Child Care Welfare, Clerk/Elections, Convention Bureaus (Tourism), Civil Counsel, Commission on Aging, Department of Health & Human Services, Equalization, HealthSource Saginaw, Mental Health Authority (Substance Abuse), Mosquito Control, MSU Extension, Public Health Department, Public Works/Drains (Saginaw Area Storm Water Authority, Upper Saginaw River

Dredging), Region VII AAA, Economic Development/Saginaw Future, Historical Society/Castle Building, Michigan Works! Administration, Parks & Recreation, Brownfield Redevelopment, Materials Management Planning Committee, Register of Deeds, Remonumentation, Saginaw Valley Zoological Society, Soil Conservation, and Treasurer (Accommodations Ordinance/Land Bank Authority Program) and Veterans Burial/Veterans Relief/Veterans Trust.

### 3) Finance & Human Resources

Finance shall review the cash position of the County with the Treasurer and Administrator as compared to budget categories in both revenues and expenses and shall be responsible for recommendations to alter the approved Annual Budget; Human Resources shall be responsible for recommendations to alter County Personnel Policies, creation/deletion of PCNs, and for providing input and direction in labor negotiations.

**Section 9.2** A quorum for ~~Standing Service~~ all Standing Committees shall be three (3) members.

**Section 9.3** Each Board member shall serve on at least one ~~(1) Primary and one (1) Regular~~ Standing Service Committee. Commissioners attending committee meetings who are not members of the committee shall be treated the same as the general public.

**Section 9.4** ~~There shall also be four (4) Regular Standing Service Committees of the Board; for recommendations concerning state and federal legislative issues; and, for recommendations concerning cooperative efforts between Local units and County government.~~

~~The four (4) Regular Standing Service Committees shall include the Chair of the Board. A quorum shall consist of a majority of the members serving on the committee. The Vice Chair of the Board of Commissioners shall assume chairmanship of said committee in the absence of its chair and vice chair~~

a. ~~Budget/Audit~~ (Changed to Finance)

b. ~~Labor Relations~~. (Changed to Human Resources) ~~Labor Relations shall also serve as the Factoring Subcommittee. These responsibilities may be delegated by Labor Relations Human Resources, but they shall remain responsible for the final decision to be reported to the Board.~~

~~c. Legislative shall address state and federal legislative issues affecting the County, have regular contact with legislators, departments and organizations, and shall report to the Board of Commissioners on a timely basis. Any member of the Board of Commissioners who is serving as a director of MAC shall be a member. Eliminate~~

~~d. Intergovernmental Cooperation shall reach out to other local units of government, including adjacent counties, and Saginaw County cities, villages, townships and school districts to seek out best practices, cooperation, collaboration and consolidation opportunities when it is deemed in the best interest of Saginaw County residents. Eliminate~~

**Section 9.5** There shall be a Committee of the Whole, consisting of all eleven (11) members of the Board. The Committee shall consider all petitions, communications, and any other matters deemed appropriate as directed by the Board or the Chair of the Board with the actions or motions recorded in the Minutes of the Committee. The Vice-Chair shall assume Chairmanship of said Committee.

In the absence of the Vice-Chair, the line of succession shall be as listed in Section 7.2. The Committee shall be subject to Robert's Rules of Order, as revised. Upon completion of discussion, only motions to refer to an organized committee or to postpone indefinitely shall be allowed.

**Section 9.6** A monthly "Work Session" consisting of the full Board of Commissioners will be scheduled on the second Tuesday of every month, excluding July.

**Section 9.7** There shall be an Executive Committee, consisting of five (5) members, which shall include: the Chair of the Board, the Chair of each of the ~~Primary~~ Standing Service Committees, and an additional member. **Executive Committee will meet at the call of the Chair.**

- 1) When there is no member of the minority party serving on the Executive Committee, the minority party shall recommend one of their members to serve on the Committee to the Chairman of the Board, who shall have the authority to make the final appointment.
- 2) In the event a minority party member is a Standing ~~Service~~ Committee Chair, and thereby a member of the Committee, the Chair shall appoint another member to the Committee at the Chair's sole discretion.
- 3) The Executive Committee shall serve as an Advisory Committee to the Chair of the Board. Recommendations from said Committee should first be placed before the appropriate Standing Service Committee. The Executive Committee shall retain the option to refer matters directly to the Board.

**Section 9.8** Additional committees may be constituted for special activities beyond the scope of the Standing ~~Service~~ Committees upon motion of any member of the Board or the Chair of the Board.

**Section 9.9** The Chair of the Board shall appoint, in January, members to all committees and ~~subcommittees~~ in this section, except as otherwise noted.

**Section 9.10** The first named member of each committee shall act as chair of that committee and the second named member shall act as vice chair of that committee.

- Section 9.11** All committee recommendations to the Board Chair shall be reduced to writing.
- Section 9.12** All committees shall be subject to the call of the Chair of the Board or the Committee Chair, at a time convenient for all members of the committee except in emergency situations.
- Section 9.13** Committee members shall be entitled to per diem for committee assignments during the recess of the Board when said work has been previously ordered by the Board Chair or its Committee Chair.
- Section 9.14** Conduct of committees shall be subject to State Statutes and Rules of the Board of Commissioners, wherever applicable.
- Section 9.15** All requests for legal opinions by commissioners are to be directed to the Chair for referral to County Legal Counsel unless approved by the Board at a regular session.

#### **ARTICLE X Amendments**

- Section 10.1** These Rules may be revised or amended by a two-thirds (2/3rds) (8) vote of the members of the Board at any meeting of the Board, provided, however, that the proposed amendments must have been submitted to the Board in writing at a previous meeting.

#### **ARTICLE XI Repeal**

- Section 11.1** All previously adopted rules or policies inconsistent with the Rules herein provided are declared to be null and void.

**TO: MEMBERS OF THE SAGINAW COUNTY  
BOARD OF COMMISSIONERS**

**FROM: CHAIR OF THE SAGINAW COUNTY BOARD OF COMMISSIONERS**

Honorable Commissioners:

In accordance with Article VI, Section 6.13 this memo is included with the 2025 Board Rules to provide clarity relating to conduct and procedure at Official Board Sessions, and any other matters which may be appropriate.

One of the duties as Board Chair is to preserve order. The Board Rules assist the Chair with this in the sections pertaining to reporting, questioning and voting on committee recommendations. The Rules provide that committee reports be introduced by the Committee Chair who is encouraged to summarize the reports. Members with questions are recognized by the Board Chair and the questions are addressed through the Board Chair. Members are encouraged to keep debate on a reasonable plane; questions and/or debate on the Board Floor should stay within the parameters of the motion consistent with the Rules adopted by the Board.

There are guidelines on the number of times and length of time a member may speak on an issue. Generally, each member requesting the floor is recognized once by the Chair before any member is recognized for the second time, and no member is allowed the floor more than two times. However, exceptions may be made if there is no objection from the majority of the Board. Voting is open and members have the option of voice vote, hand vote or roll call. Members must request a hand vote or roll call previous to the Chair's call for a vote.

Members are allowed by privilege to request that a question be postponed, except when there is the reasonable indication that the delay would result in the defeat of the motion. This privilege does not apply to appointments by majority vote of the Board, and no question may be privileged more than once. In addition, there is opportunity to speak under commissioners' initiatory motions and commissioners' audiences.

When a member requires more extensive information, it is recommended that he/she contact the Board Chair, Committee Chair or Staff Person prior to the Board Session, when possible. Commissioners are welcome to attend Standing Service Committee meetings for a better understanding of the issues.

To avoid disruptions and out of courtesy, please have all cell phones and pagers turned off or on vibrate while the Board is in session.

Following these procedures maintains the dignity in which the Board has successfully conducted its business throughout the years, and allows us to be more efficient, effective and organized.

Respectfully,

Jack B. Tany  
Board Chairman

**COMMITTEE COMPENSATION 2-17-26.1**

**February 17, 2026**

*I herewith submit for your approval the per diem to which members of this Board are entitled for attendance at Committee Meetings held January 4, 2026 - January 17, 2026.*

<u>Date</u>	<u>Committee</u>	<u>Commissioner</u>	<u>Amount</u>
1/6/2026	Organizational Board Session	Boyd	\$50.00
1/8/2026	911 Authority Board	Boyd	\$50.00
1/13/2026	Courts & Public Safety Committee	Boyd	\$50.00
1/15/2026	Budget/Audit Committee	Boyd	\$50.00
1/6/2026	Organizational Board Session	Coney	\$50.00
1/12/2026	Human Services Committee	Coney	\$50.00
1/15/2026	City/County/School Liaison Committee	Coney	\$50.00
1/6/2026	Organizational Board Session	Harris	\$50.00
1/14/2026	County Services Committee	Harris	\$50.00
1/15/2026	Labor Relations Committee	Harris	\$50.00
1/14/2026	County Services Committee	Kaczynski	\$50.00
1/15/2026	Budget/Audit Committee	Kaczynski	\$50.00
1/6/2026	Organizational Board Session	Little	\$50.00
1/12/2026	Human Services Committee	Little	\$50.00
1/14/2026	County Services Committee	Little	\$50.00
1/15/2026	Commission on Aging	Little	\$50.00
1/15/2026	Labor Relations Committee	Little	\$25.00
1/6/2026	Organizational Board Session	Matthews	\$50.00
1/8/2026	911 Authority Board	Matthews	\$50.00
1/8/2026	Parks & Recreation Commission*	Matthews	*
1/15/2026	Labor Relations Committee	Matthews	\$50.00
1/15/2026	City/County/School Liaison Committee	Matthews	\$25.00
1/6/2026	Organizational Board Session	Piotrowski	\$50.00
1/12/2026	Materials Management Planning Committee	Piotrowski	\$50.00
1/13/2026	Courts & Public Safety Committee	Piotrowski	\$50.00
1/15/2026	Labor Relations Committee	Piotrowski	\$50.00
1/15/2026	City/County/School Liaison Committee	Piotrowski	\$25.00
1/6/2026	Organizational Board Session	Slodowski	\$50.00
1/9/2026	MAC Environmental, etc. via Zoom	Slodowski	\$50.00
1/12/2026	Human Services Committee	Slodowski	\$50.00
1/15/2026	Budget/Audit Committee	Slodowski	\$50.00
1/6/2026	Organizational Board Session	Spitzer	\$50.00
1/13/2026	Courts & Public Safety Committee	Spitzer	\$50.00
1/6/2026	Organizational Board Session	Tany	\$50.00
1/7/2026	Crime Prevention Council	Tany	\$50.00
1/12/2026	Human Services Committee	Tany	\$50.00
1/13/2026	Courts & Public Safety Committee	Tany	\$50.00
1/14/2026	County Services Committee	Tany	\$50.00
1/15/2026	LEPC	Tany	\$50.00
1/15/2026	Budget/Audit Committee	Tany	\$25.00

1/15/2026	Labor Relations Committee	Tany	\$25.00
1/6/2026	Organizational Board Session	Webster	\$50.00
1/9/2026	Saginaw Future Board	Webster	\$50.00
1/12/2026	Human Services Committee	Webster	\$50.00
1/14/2026	County Services Committee	Webster	\$50.00
<b>TOTAL</b>			<b>\$2,075.00</b>

\*Department Pay

Respectfully Submitted, Suzy Koeplinger, Board Coordinator (1-19-26 )

**COMMITTEE COMPENSATION 2-17-26.2**

**February 17, 2026**

*I herewith submit for your approval the per diem to which members of this Board are entitled for attendance at Committee Meetings held January 18, 2026 - January 31, 2026.*

<u>Date</u>	<u>Committee</u>	<u>Commissioner</u>	<u>Amount</u>
1/20/2026	Rules Committee	Boyd	\$50.00
1/20/2026	Regular Board Session	Boyd	\$25.00
1/27/2026	Community Corrections Advisory Board	Boyd	\$50.00
1/29/2026	Land Bank Authority	Boyd	\$50.00
1/20/2026	Rules Committee	Harris	\$50.00
1/20/2026	Regular Board Session	Harris	\$25.00
1/20/2026	Regular Board Session	Kazcynski	\$50.00
1/20/2026	Regular Board Session	Little	\$50.00
1/21/2026	Saginaw Zoo Board	Little	\$50.00
1/28/2026	Airport Committee	Little	\$50.00
1/20/2026	Rules Committee	Matthews	\$50.00
1/20/2026	Regular Board Session	Matthews	\$25.00
1/27/2026	Board of Health*	Matthews	*
1/28/2026	Airport Committee	Matthews	\$50.00
1/20/2026	Regular Board Session	Piotrowski	\$50.00
1/23/2026	MAC Transportation via Zoom	Piotrowski	\$50.00
1/27/2026	Community Corrections Advisory Board	Piotrowski	\$50.00
1/20/2026	Regular Board Session	Slodowski	\$50.00
1/21/2026	Saginaw Zoo Board	Slodowski	\$50.00
1/27/2026	Animal Control Advisory Council	Slodowski	\$50.00
1/20/2026	Regular Board Session	Spitzer	\$50.00
1/20/2026	Rules Committee	Tany	\$50.00
1/20/2026	Regular Board Session	Tany	\$25.00
1/20/2026	Rules Committee	Webster	\$50.00
1/20/2026	Regular Board Session	Webster	\$25.00
1/26/2026	MAC Health & Human Services	Webster	\$50.00
1/27/2026	Brownfield Redevelopment Authority	Webster	\$50.00
<b>TOTAL</b>			<b>\$1,175.00</b>

\*Department Pay

Respectfully Submitted, Suzy Koeplinger, Board Coordinator (2-2-26)

VI. RESOLUTIONS (2-17-2026)

County Services Committee – M. Webster, Chair; D. Harris, Vice-Chair

- ❖ 2026 – 1 RESOLUTION AUTHORIZING THE FULL FAITH AND CREDIT OF SAGINAW COUNTY AND THE ISSUANCE OF BONDS FOR THE YOUNGS INTERCOUNTY DRAIN PROJECT, SERIES 2026
  
- ❖ 2026 – 2 RESOLUTION APPROVING A BROWNFIELD PLAN FOR PROPERTIES LOCATED AT 3253-3289 CABARET TRAIL SAGINAW TOWNSHIP, SAGINAW COUNTY PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED



SAGINAW COUNTY  
RESOLUTION 2026 – 1

RE: YOUNGS INTERCOUNTY DRAIN BONDS, Series 2026

Jack B. Tany, Christopher S. Boyd, Lisa R. Coney, Denny M. Harris, John L. Kaczynski,  
Gerald D. Little, Sheldon Matthews, Mark S. Piotrowski, Tracey L. Slodowski,  
Richard A. Spitzer, Michael A. Webster

At a regular meeting of the Board of Commissioners of the County of Saginaw,  
State of Michigan held in the Saginaw, MI on the \_\_\_\_ day of February 2025.

PRESENT: \_\_\_\_\_

\_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and  
seconded by \_\_\_\_\_:

WHEREAS, proceedings have been taken by the Drainage Board for the  
Youngs Intercounty Drain for improvements to the Youngs Intercounty Drain  
(the "Project") pursuant to a petition filed with the Shiawassee County Drain  
Commissioner under the provisions of Chapter 6 of the Drain Code of 1956, as  
amended (the "Drain Code"); and

WHEREAS, the Computation of Cost for the Project sets forth an  
estimated cost of \$2,085,000, to be allocated between the County of Saginaw  
and the County of Shiawassee as hereinafter provided; and

WHEREAS, 39.0% of the cost of the Project has been apportioned by the  
Drainage Board to the County of Saginaw and 61.0% of the cost of the Project  
has been apportioned by the Drainage Board to the County of Shiawassee; and

WHEREAS, in order to defray the cost of the Project, the Drainage Board  
deems it advisable and necessary to provide for the issuance by the Youngs  
Intercounty Drain Drainage District (the "Drainage District") of bonds (the  
"Bonds") in the aggregate principal amount of not to exceed \$2,085,000, bearing  
interest at a rate not to exceed 6% per annum, and maturing not later than  
June 1, 2046, in anticipation of the collection of an equal amount of special  
assessments against property and public corporations (including the County of  
Saginaw) in the Counties of Saginaw and Shiawassee in the Drainage District,  
said special assessments having been duly confirmed as provided in the Drain  
Code; and

WHEREAS, the Drainage Board deems it advisable and necessary to obtain from this Board a resolution consenting to the pledge of the limited tax full faith and credit of the County of Saginaw on the Bonds to the extent of special assessments assessed against property and public corporations in the County of Saginaw; and

WHEREAS, the Project is necessary to protect and preserve the public health and it is in the best interest of the County of Saginaw that the Bonds be sold.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF SAGINAW:

1. Pursuant to the authorization provided in Sections 132 and 276 of the Drain Code, the Saginaw County Board of Commissioners, by a majority vote of its members elect, does hereby irrevocably pledge the limited tax full faith and credit of the County of Saginaw for the prompt payment of the principal of and interest on the Bonds to the extent of special assessments against property and public corporations in the County of Saginaw, and does agree that in the event that property owners or public corporations in the County of Saginaw shall fail or neglect to account to the Saginaw County Treasurer for the amount of any such special assessment installment and interest (in anticipation of which the Bonds are issued) when due, then the amount thereof shall be immediately advanced from County of Saginaw funds, and the Saginaw County Treasurer is directed to immediately make such advancement to the extent necessary. The ability of the County of Saginaw to levy taxes to pay its share of the principal of and interest on the Bonds shall be subject to constitutional and statutory limitations on the taxing power of the County.

2. In the event that, pursuant to said pledge of full faith and credit, the County of Saginaw advances out of County funds, any part of the principal of and interest due on the Bonds, it shall be the duty of the Saginaw County Treasurer, for and on behalf of the County of Saginaw, to take all actions and proceedings and pursue all remedies permitted or authorized by law for the reimbursement of such sums so paid.

3. The Saginaw County Treasurer is hereby authorized, if necessary, to execute a certificate of the County of Saginaw to comply with the continuing disclosure undertaking of the County of Saginaw with respect to the Bonds pursuant to paragraph (b)(5) of SEC Rule 15c2-12 issued under the Securities Exchange Act of 1934, as amended, and amendments to such certificate from time to time in accordance with the terms of such certificate (the certificate and any amendments thereto are collectively referred to herein as the "Continuing Disclosure Certificate"). The County of Saginaw hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Certificate, to do all other things necessary for compliance with Rule 15c2-12 issued under the Securities Exchange Act of 1934, as amended, and to do all other things that are necessary to effectuate the sale and delivery of the Bonds.

4. This resolution shall become effective only if the Board of Commissioners of the County of Shiawassee adopts a resolution substantially in the form of this resolution that pledges the limited tax full faith and credit of the County of Shiawassee to the payment of the principal of and interest on the Bonds when due to the extent of the respective county's apportioned share of the cost of the Project.

5. All resolutions and part of resolutions, insofar as the same may be in conflict with the provisions of this resolution, are hereby rescinded.

ADOPTED: Yeas: \_\_\_\_\_

\_\_\_\_\_  
Nays: \_\_\_\_\_

STATE OF MICHIGAN            )  
  ) SS  
COUNTY OF SAGINAW        )

I, the undersigned, the duly qualified and acting County Clerk of the County of Saginaw, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by a majority vote of the members elect of the Saginaw County Board of Commissioners at a regular meeting of said Board of Commissioners held on \_\_\_\_\_, 2026 the original of which is on file in my office.

I further certify that notice of the meeting was given in accordance with the Open Meetings Act.

\_\_\_\_\_  
County Clerk  
County of Saginaw



**RESOLUTION 2026 – 2  
SAGINAW COUNTY, MICHIGAN**

**RESOLUTION: APPROVING A BROWNFIELD PLAN FOR PROPERTIES LOCATED AT  
3253 - 3289 CABARET TRAIL SAGINAW TOWNSHIP, SAGINAW COUNTY  
PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE  
PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED**

Jack B. Tany, Christopher S. Boyd, Lisa R. Coney, Denny M. Harris,  
John L. Kaczynski, Gerald D. Little, Sheldon Matthews, Mark S. Piotrowski,  
Tracey L. Slodowski, Richard A. Spitzer, Michael A. Webster

**At a regular meeting of the Saginaw County Board of Commissioners of the County of  
Saginaw, (111 S. Michigan Ave., Saginaw, Michigan 48602) held on the 17<sup>th</sup> day of February 2026,  
at 5:00 p.m.**

PRESENT:

ABSENT:

**Commissioner \_\_\_\_\_ offered the following resolution and moved for adoption.  
The motion was seconded by Commissioner \_\_\_\_\_.**

**WHEREAS**, the Brownfield Redevelopment Authority (the "Authority") of the County of Saginaw, 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 Saginaw County Board of Commissioners, a Brownfield Plan (the "Plan") pursuant to and in accordance with Section 13 of the Act; and

**WHEREAS**, in accordance with Section 3 of the Act, Saginaw Township Board of Trustees has reviewed and concurred with the provisions of the Plan; and

**WHEREAS**, the County has, at least ten (10) days before the meeting of the Saginaw 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 Saginaw 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 Saginaw County Board of Commissioners has made the following determinations and findings:

1. The Plan, as amended pursuant to the Brownfield Redevelopment Financing Act, 1996 PA 381, as amended, including amendments authorizing housing-related eligible activities, constitutes a public purpose under the Act;
2. The Plan, as amended, meets all of the requirements for a Brownfield Plan under Section 13 of the Act, including those applicable to housing-related eligible activities authorized under the Act, as amended;
3. The proposed method of financing the costs of the eligible activities, including housing-related eligible activities authorized under the Act, as amended, as described in the Plan, is feasible and the Authority has the ability to arrange such financing;
4. The costs of the eligible activities proposed in the Plan, including housing-related eligible activities authorized under the Act, as amended, are reasonable and necessary to carry out the purposes of the Act;
5. The amount of captured taxable value estimated to result from the adoption of the Plan, as amended, 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 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 of Section 14 of the Act, the Plan is hereby approved in the form attached as Exhibit "A" to this resolution.
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:

ABSTAINED:

ABSENT:

NAYES:

**RESOLUTION DECLARED \_\_\_\_\_.**

STATE OF MICHIGAN            )  
  )ss  
COUNTY OF SAGINAW         )

I, the undersigned, the duly qualified and acting County Clerk of the County of Saginaw, State of Michigan, do hereby certify that the foregoing is a true and complete copy of proceedings taken at a regular meeting of the Board of Commissioners of said County, held on the 17<sup>th</sup> day of February 2026. Public notice of said meeting was given pursuant to and in compliance with Act No. 267, Public Acts of 1976, as amended.

I further certify that notice of the meeting was given and the meeting was conducted in accordance with the Open Meetings Act.

**IN WITNESS WHEREOF**, I have hereunto affixed my official signature on this 17<sup>th</sup> day of February 2026.

---

Vanessa Guerra, County Clerk  
County of Saginaw

**SAGINAW COUNTY BROWNFIELD REDEVELOPMENT  
AUTHORITY**

**CABARET TRAIL BROWNFIELD PLAN**

**3253 and 3289 Cabaret Trail S, Saginaw, MI 48603**

Prepared For:

Saginaw County Brownfield Redevelopment Authority  
111 S. Michigan Ave, Saginaw, MI 48602  
Contact: Tom Miller Jr.  
Brownfield Coordinator Planning Director  
tmiller@saginawfuture.com  
Phone: (989) 797-6800

Prepared By:

N18 Cabaret Trail, LLC  
3766 Nugget Creek Ct, Saginaw, MI 48603  
Contact: Neel Yalamarthy  
nyalamarthy@gmail.com  
Phone: (989) 274-9864

In Consultation With:

AKT Peerless Environmental Services  
22725 Orchard Lake Rd, Farmington, MI 48336  
Contact: Jenn Gelletly  
gelletlyj@aktpeerless.com  
Phone: (248) 615-1333

January 5th, 2026

Concurrence by the Saginaw Township Board of Trustees on \_\_\_\_\_  
Approved by the Saginaw County Brownfield Authority on \_\_\_\_\_  
Approved by the Saginaw County Board of Commissioners on \_\_\_\_\_

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**Project Summary**

<b>Project Name</b>	Cabaret Trail Redevelopment
<b>Project Address</b>	3253 and 3289 Cabaret Trail S, Saginaw, Michigan 48603
<b>Parcel Information</b>	23-12-4-10-1802-000 and 23-12-4-10-1803-000
<b>Type of Eligible Property</b>	Housing Property
<b>Project Description</b>	The Cabaret Trail Redevelopment involves the construction of nine new townhome rental units, intended to address the area's housing gap by introducing affordable, attainable, and highly energy-efficient options, including the region's first Passive House project.
<b>Eligible Activities</b>	MSHDA Eligible Activities (Site Preparation, Infrastructure, Housing Development) and EGLE Pre-Approved Activities
<b>Estimated Capital Investment</b>	\$3.5 million
<b>Estimated Developer Reimbursement</b>	\$788,839
<b>Estimated Capture to Saginaw County Brownfield Authority</b>	\$117,854
<i>Administrative Fees</i>	\$22,257
<i>Local Brownfield Revolving Fund</i>	\$95,597
<b>Estimated Duration of Plan</b>	30 years
<b>Developer</b>	N18 Cabaret Trail, LLC 3766 Nugget Creek Ct, Saginaw, MI 48603 Contact: Neel Yalamarthy nyalamarthy@gmail.com Phone: (989) 274-9864

## **1. Introduction**

The County of Saginaw, Michigan (the “County”), established the Saginaw County Brownfield Redevelopment Authority (the “Authority”) on June 7th, 1999, pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”). The primary purpose of Act 381 is to encourage the redevelopment of eligible property by providing economic incentives through tax increment financing for certain eligible activities.

The purpose of the Cabaret Trail Brownfield Plan (the “Plan”) is to promote redevelopment and investment in designated “Brownfield” properties within the County by facilitating the financing of environmental response and other Eligible Activities, thereby providing tax incentives to investors and fostering economic growth for the benefit of County residents and all taxing jurisdictions. The Plan applies specifically to the identified subject property, and its effectiveness or validity is not dependent on any particular developer or proposed use. Changes in the developer or intended use will not require further amendment or affect the application of this Brownfield Plan or the Authority's rights under it.

### **1a. Proposed Redevelopment and Future Use for Each Eligible Property**

N18 Cabaret Trail, LLC (the “Developer”) was founded by Neel Yalamarthy, a Real Estate Developer, Investor, and Operator with over 10 years of experience. His previous work has included acquisition, property management, and substantial rehabilitation of single- and multi-family housing primarily in Saginaw Township, but also across the County. His focus areas include infill development, energy efficiency, and “Missing Middle” housing. A native of Saginaw Township, Neel returned to his hometown in 2024.

The proposed Cabaret Trail Redevelopment (the “Project”) involves the construction of nine new townhome rental housing units on two adjacent and contiguous parcels, with a combined size of approximately 0.924 acres, situated on 3253 and 3289 Cabaret Trail S in Saginaw Charter Township in Saginaw County, Michigan (the “Property”). The Project is designed to help address the area’s housing gap, low rental vacancy rates, and aging housing stock by introducing new, high-quality, affordable, and attainable housing options for residents.

Each townhome is identical, provides 1,232 square feet of living space, and is configured with two bedrooms and two and a half bathrooms. The townhomes will also be built to “Type C” accessibility standards, ensuring broad suitability and aging in place for future residents. The Property will also include a surface parking lot with 18 parking spots, six of which are equipped with Level 2 EV Chargers, for the exclusive use of residents.

The Project is highly energy efficient and is on track to receive five leading green certifications, including Passive House (the world's leading standard for energy efficiency), EPA WaterSense, EPA Indoor AirPlus, DOE Zero Energy Ready, and Energy Star. As a result, the Project is expected to use 80% less energy than similar conventional buildings, leading to long-term affordability through household utility savings of thousands of dollars per year. As the region's first Passive House, the Project has the potential to set the standard for high-performance, sustainable construction across Saginaw County’s housing ecosystem.

In addition to advancing the area’s housing goals, the Project is anticipated to yield substantial, long-term economic and quality-of-life benefits for Saginaw Charter Township and, more broadly, Saginaw County. The Property has been vacant and underutilized since the initial development of the Cabaret Woods subdivision in 1978, and its revitalization will significantly increase the local tax base by elevating assessed property values. Additionally, this Project is anticipated to generate two new full-time equivalent jobs.

The total capital investment on the Project will be approximately \$3.5 million and is expected to be completed by October 2026.

**1b. Eligible Property Information**

The Property’s location and dimensions are depicted in Figures 1 and 2, respectively. The Property is fully defined in the following table.

Address	Parcel Number	Acreage	Basis of Eligibility
3253 Cabaret Trail S	23-12-4-10-1802-000	0.476	Housing Property
3289 Cabaret Trail S	23-12-4-10-1803-000	0.448	Housing Property

The legal description for the parcels that comprise the Project is shown in Figure 3.

Both parcels of the Property are zoned R-3, Low Rise - High Density Residential, a district intended for multiple-family residential dwelling structures of low-rise, moderate-density, per Saginaw Charter Township’s Code of Ordinances. The Property is surrounded by a mix of single- and multi-family properties, commercial properties, and vacant land.

**1c. Basis of Eligibility**

The Property is considered an “eligible property” as defined by Act 381, Section 2, because all parcels meet the definition of a “Housing property” under Section 2(y)(i) and all resulting housing units will be subsidized, with income and rent restrictions for households earning between 60% and 120% of the Area Median Income (“AMI”). Additionally, the Property is located in a “Non-Core” Community.

**2. Brownfield Conditions**

**2a. Environmental**

According to the May 2025 Phase I Environmental Assessment conducted by Midland Environmental Assessments, no Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), Historical Recognized Environmental Conditions (HRECs), or significant data gaps in connection with the Property were found. Findings confirmed the Property has been used as

undeveloped wooded land historically and currently, with no significant staining or environmental database listings associated directly with it. The only related finding was that an adjoining property to the north, located at 3262 Cabaret Trail S, Saginaw, MI 48603, was listed in the RCRA NON GEN, FINDS/FRS, and WASTE databases under the name HONEYWELL INC. Currently, this adjoining property is being used as a commercial building (COPOCO Community Credit Union). Based on these conclusions, the report recommends that no further environmental investigation is necessary for the Property at this time. Additionally, the Property is not considered a “Facility” according to Part 201 of Michigan’s Natural Resources and Environmental Protection Act (NREPA).

## **2b. Specific Housing Need**

The Project directly addresses the housing need identified in the Michigan State Housing Development Authority (“MSHDA”) Regional Housing Partnership’s Action Plan, East Central Michigan Housing Needs Assessment (Bowen National Research, 2025), and Saginaw Charter Township’s Master Plan (2021).

The Project is aligned with three goals identified in the MSHDA Regional Housing Partnership Action Plan for East Central Michigan (“Region G”), where the Project is located:

- Increase the supply of the full spectrum of housing that is affordable and attainable to Michigan residents
- Increase missing middle and workforce housing stock to facilitate greater housing choice
- Increase environmental sustainability, energy efficiency, and weatherization in housing rehabilitation and/or preservation

The Project supports the first two goals by increasing the number of high-quality, new construction housing units that are affordable and attainable, as well as expanding housing choice for all residents in the area. Additionally, by targeting households earning between 60% and 120% AMI, this project increases housing affordability, attainability, and choice for missing middle households, in particular. In total, this project supports the region’s KPI of constructing 2,500 new missing middle housing units by 2029. In terms of the third goal, the Project will receive five leading Green Certifications, including Passive House, one of the world’s leading building standards for environmental sustainability and energy efficiency. The Project is estimated to use 80% less energy than conventional buildings of similar size, resulting in thousands of dollars in utility bill savings each year for its tenants.

Data from the East Central Michigan Housing Needs Assessment (Bowen National Research, 2025) suggests that, by 2029, the current housing shortage in Saginaw County will increase to 11,094 units, and 78% of that shortage will be for households earning between 60% and 120% AMI. Saginaw Township is the second-largest city in the county and is highly desirable due to its family-friendly environment, excellent public schools, abundant parks, and central location in the region. As a result, though, housing stock and affordability challenges faced across the county are heightened here. Saginaw Township rental unit vacancy rates are between 0% and 2.6%, which is substantially below the 4% to 6% threshold considered indicative of a healthy, well-balanced housing market. This scarcity contributes to upward pressure on rents and, subsequently, increased renter cost burden. Amongst Saginaw Township renter

households, 43.2% are considered “Cost Burdened” and 20% are “Severe Cost Burdened.” Further, Saginaw Township has a rapidly aging housing stock, with 70.3% of housing units having been built before 1980, exceeding that of Michigan (64.6%) and the US (53.6%). This data underscores the immediate need for an increase in new rental housing stock that offers comprehensive affordability (low rent plus low utility costs).

The Project is also aligned with the goals and objectives of the “2021 Saginaw Charter Township Master Plan.” The Master Plan identifies aging housing stock as one of the four core issues facing Saginaw Township Neighborhoods and emphasizes energy efficiency, sustainability, and healthy lifestyles (all core principles of Passive House). Additionally, the implementation section of the Master Plan explicitly recommends Townhouses for its higher-density zoning districts.

There is a critical need for new, affordable, and attainable rental housing units in Saginaw Township and Saginaw County, more broadly. The Project is a direct response to the regional and local needs for housing, while also advancing energy efficiency and ensuring long-term affordability for missing middle and workforce households. This plan seeks to utilize MSHDA Housing TIF to enable rent prices that are attainable to households earning between 60% and 120% AMI for a period of 10 years. Attainability will be verified through the annual reporting requirements set forth by MSHDA.

### 2c. Job Growth Data

According to the U.S. Bureau of Labor Statistics, both Labor Force and Employment have been increasing steadily in the Saginaw Metropolitan Area. Below is the data for both metrics from 2021 through 2024.

Year	Labor Force (Annual Average)	Employment (Annual Average)
2021	81,660	76,129
2022	83,053	78,570
2023	84,587	80,188
2024	85,502	80,460

During this time period, the metropolitan area’s annual average for its Labor Force increased by 3,842 people (+4.7% compared to 2021), and Employment grew by 4,330 people (+5.7% compared to 2021). This growth is particularly notable when compared against the broader economic context: Michigan’s annual average Employment declined by 35,918 people (-13.2% vs. 2021) over the same period. While Michigan as a whole is facing headwinds impacting its labor market, the Saginaw Metropolitan Area has successfully expanded its population of employed individuals. To sustain this momentum and support the growing labor force, the area requires the development of new, diverse, and affordable housing options.

### 3. Information Required by Section 13(2) of The Statute

**3a. Description of Costs to Be Paid for With Tax Increment Revenues and Summary of Eligible Activities**

The Developer will be reimbursed for the costs of activities that support the redevelopment of the Property and are defined as “Eligible Activities” under Section 2 of Act 381. This reimbursement will be funded through new local and state taxes levied by the Project and captured by the Authority, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the “Reimbursement Agreement”).

There are no Michigan Strategic Fund (“MSF”) Eligible Activities for the Project. Michigan Department of Environment, Great Lakes, and Energy (“EGLE”) Eligible Activities proposed by the Developer include a Phase I Environmental Site Assessment, which is considered a “Pre-Approved Activity,” with a total cost for Developer reimbursement of \$1,600. MSHDA Eligible Activities proposed by the Developer include Site Preparation, Infrastructure Improvements (Private and Public), and Housing Development. The total cost of MSHDA Eligible Activities for Developer reimbursement from tax increment revenues is estimated to be \$675,181. The project will have seven housing units restricted to households earning 120% AMI for the entire term of the Plan and two housing units restricted to 60% AMI households for the first five years and 120% AMI households for the last five years. The maximum amount of Gap Financing for Income-Qualified Housing Units, also known as the Total Housing Subsidy, is equivalent to the projected rent loss for the income-restricted units and is estimated to be \$1,300,560 — substantially higher than both the requested Gap Financing (\$131,464) and the entire Developer reimbursement (\$788,839). A detailed breakdown of Eligible Activities and the MSDHA Total Housing Subsidy calculations are shown in Tables 1 and 2, respectively. Below is a summary of Eligible Activities and Associated Costs:

<b>Eligible Activities</b>	<b>Estimated Cost</b>
<b>EGLE Eligible Activities</b>	<b>\$1,600</b>
<b>MSF Eligible Activities</b>	<b>\$0</b>
<b>MSDHA Eligible Activities</b>	<b>\$675,181</b>
- <i>Site Preparation</i>	<i>\$321,200</i>
- <i>Infrastructure Improvements</i>	<i>\$197,517</i>
- <i>Housing Development</i>	<i>\$156,464</i>
<b>Contingency (15%)</b>	<b>\$81,558</b>
<b>Brownfield Plan &amp; Act 381 Preparation, Implementation, and Application Fee</b>	<b>\$30,500</b>
<b>Total Eligible Costs for Developer Reimbursement</b>	<b>\$788,839</b>

*Note: Contingency is not calculated on already completed eligible activities, plan preparation, plan implementation, application fee, and Gap Financing for Income Qualified Housing Units*

The costs listed are estimates and may change based on unknown conditions encountered on the Property. The actual costs of Eligible Activities that qualify for reimbursement from the tax increment revenues captured by the Authority will be governed by the terms of the Reimbursement Agreement. No costs for Eligible Activities will qualify for reimbursement unless permitted by the Reimbursement Agreement and Section 2 of Act 381 of 1996 (MCL 125.2652). Ultimately, the total cost of Eligible Activities subject to payment will be dictated jointly by the Reimbursement Agreement and this Plan. As long as the total cost limit described in this Plan is not exceeded, line-item costs of Eligible Activities may be adjusted within EGLE and MSHDA Eligible Activities after the date this Plan is approved.

### **3b. Estimate of Captured Taxable Value and Tax Increment Revenues**

The initial taxable value is \$39,000 (2026). The Project is slated for construction in 2026, with tax increment revenue collection expected as it becomes available, subject to assessment of the Property after completion of all construction activities. The projected taxable value of the Property post-development is estimated at \$574,500.

This plan captures tax increment from real property taxes only and does not intend to capture tax increment associated with personal property taxes. The estimated captured taxable value per year for each taxing body is shown in Table 3. Reimbursement will be made based on the actual tax increment realized. A 5% flat fee of the local tax increment will be used for the Authority's administrative and operating expenses.

After all eligible expenses have been reimbursed, the Authority has the option to capture additional tax increment revenue for up to five full years (or an amount not exceeding the total cost of Eligible Activities) for deposit into its Local Brownfield Revolving Fund (the "LBRF"). A summary of the estimated reimbursement and LBRF capture is in Table 4.

### **3c. Method of Financing and Description of Advances Made by the Municipality**

The Developer is seeking a loan for eligible activities described in this plan from Saginaw County's Local Brownfield Revolving Fund. Should it be awarded, those funds and any associated interest will be reimbursed with the anticipated tax increment revenue in accordance with the associated Reimbursement Agreement and any loan agreement documents.

### **3d. Maximum Amount of Note or Bonded Indebtedness**

The Developer will finance all Eligible Activities. The Authority will not incur any note or bonded indebtedness for the Brownfield Eligible Activities outlined in this Plan.

### **3e. Duration of Brownfield Plan**

The Authority intends to begin the capture of tax increment as it becomes available, but it is anticipated to begin in 2027. Current tax capture projections indicate the tax increment capture will occur for 30 years. While the overall duration of this Brownfield Plan is 30 years, the capture of "Saginaw Township Fire

Protection,” “Saginaw Township Police Protection,” and “Saginaw Township Allocated Operating” millages (collectively, “Saginaw Township Millages”) shall be limited to a maximum of 17 years. Following the 17th year of capture, the Saginaw Township Millages will no longer be captured by the Authority and will flow through to the taxing jurisdiction in their entirety. Developer repayment is expected in the year 25 of the Plan, with LBRF Deposits also occurring during years 26 through 30 of the Plan. The reimbursement schedule is illustrated in Table 4.

The Property will become a part of this Plan on the date this Plan is approved by the governing body. In no event shall the duration of the Plan exceed 30 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsections (4) and (5) of Section 13 of Act 381 or 30 years, except as authorized by those subsections or other provisions of Act 381. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Plan.

### **3f. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions**

The estimated impact of tax increment financing on revenues of all taxing jurisdictions is illustrated in Table 3.

### **3g. Estimates of Residents and Displacement of Individuals/Families**

As the Property is currently vacant and has no occupants, this section is not applicable.

### **3h. Plan for Relocation of Displaced Persons**

As the Property is currently vacant and has no occupants, no displacement will occur. This section is not applicable.

### **3i. Provisions for Relocation Costs**

As the Property is currently vacant and has no occupants, no displacement will occur. This section is not applicable.

### **3j. Strategy for Compliance with Michigan’s Relocation Assistance Law**

As the Property is currently vacant and has no occupants, no displacement will occur. This section is not applicable.

### **3k. Other Material that the Authority or Governing Body Considers Pertinent**

None.

Figure 1: Location Map of the Eligible Property

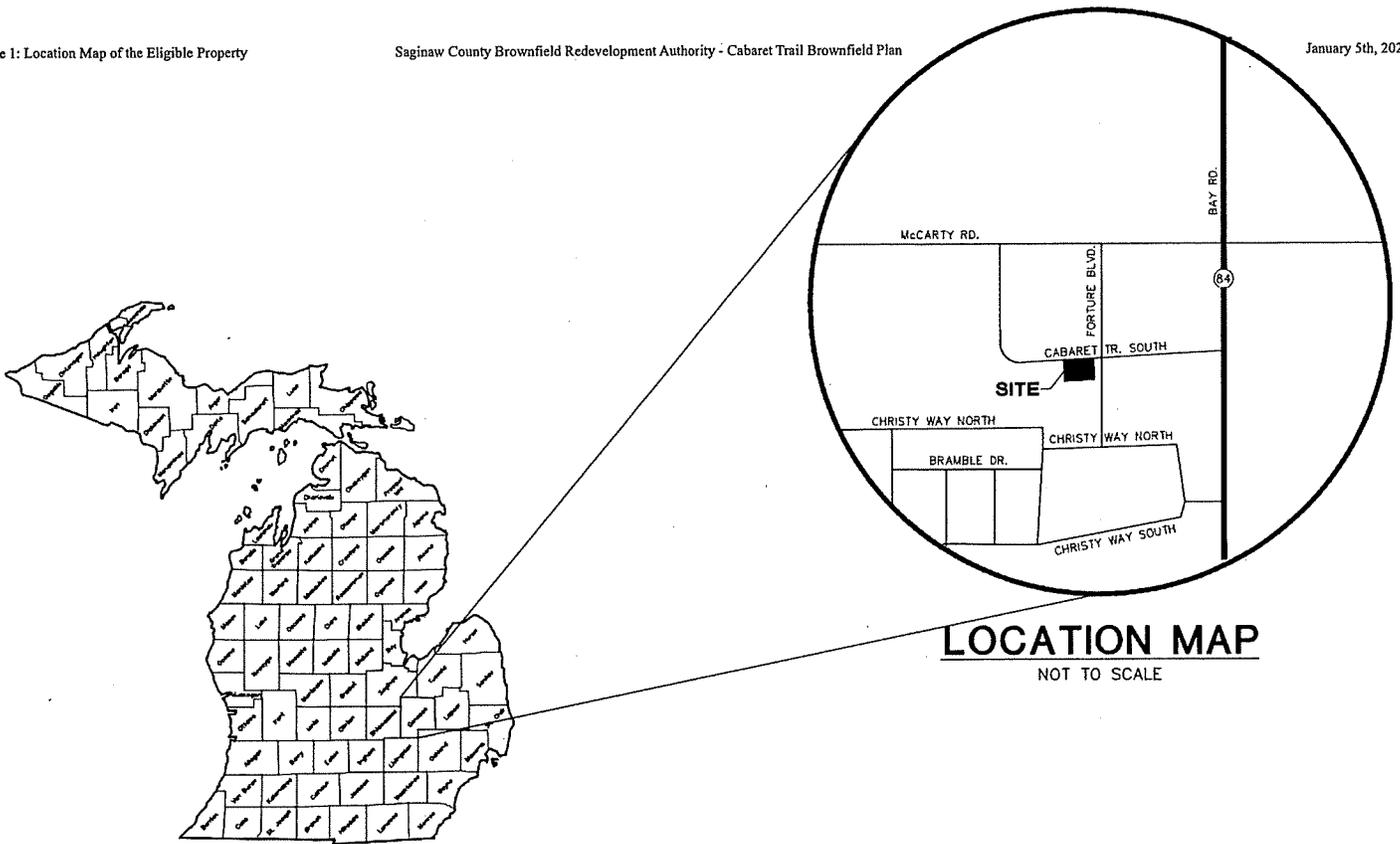




Figure 3: Legal Description

Land situated in Saginaw Township, Saginaw County, Michigan to-wit:

Lots 2 and 3, CABARET WOODS, according to the plat thereof recorded in Plat Liber 21, page 26, Saginaw County Records.

Tax Parcel No.: 23-12-4-10-1802-000, 23-12-4-10-1803-000

Figure 4: Renderings of the Project



Table 1: Summary of Eligible Costs

Saginaw County Brownfield Redevelopment Authority - Cabaret Trail Brownfield Plan

January 5th, 2026

ELIGIBLE ACTIVITIES	No. of Units	Unit Types	Unit Rate	Estimated Total Cost	REIMBURSEMENT SOURCES			
					EGLE Activities	MSF Activities	MSHDA Activities	Local-Only Activities
<b>EGLE Eligible Activities</b>								
<b>Pre-Approved Activities</b>								
Phase I Environmental Site Assessment	1	LS	\$ 1,600	\$ 1,600	\$ 1,600			
<b>Department Specific Activities</b>								
				\$ -				
				<b>Subtotal - EGLE Eligible Activities</b>	<b>\$ 1,600</b>	<b>\$ 1,600</b>	<b>\$ -</b>	<b>\$ -</b>
<b>MSF/MSHDA Eligible Activities</b>								
<b>Demolition</b>								
				\$ -		\$ -		
				<b>Subtotal Demolition</b>	<b>\$ -</b>	<b>\$ -</b>		
<b>Lead, Asbestos, and Mold Abatement</b>								
				\$ -		\$ -		
				<b>Subtotal Lead, Asbestos, and Mold Abatement</b>	<b>\$ -</b>	<b>\$ -</b>		
<b>Infrastructure Improvements</b>								
<i>Private</i>								
Water and Sewer Setup	1	LS	\$ 51,975	\$ 51,975			\$ 51,975	
Electric Utility Setup	1	LS	\$ 8,291	\$ 8,291			\$ 8,291	
EV Car Charging Stations	6	EA	\$ 3,750	\$ 22,500			\$ 22,500	
Flatwork/Concrete	1	LS	\$ 60,000	\$ 60,000			\$ 60,000	
Landscaping	1	LS	\$ 22,500	\$ 22,500			\$ 22,500	
Infrastructure Improvements - Private - Soft Costs	1	LS	\$ 14,652	\$ 14,652			\$ 14,652	
<i>Public</i>								
Entrance Improvements in Right of Way	1	LS	\$ 8,500	\$ 8,500			\$ 8,500	
Landscaping in Right of Way	1	LS	\$ 7,500	\$ 7,500			\$ 7,500	
Infrastructure Improvements - Public - Soft Costs	1	LS	\$ 1,600	\$ 1,600			\$ 1,600	
				<b>Subtotal Infrastructure Improvements</b>	<b>\$ 197,517</b>		<b>\$ 197,517</b>	
<b>Site Preparation</b>								
Grading, Land Balancing, Excavation, Onsite Cut and Fill Operations	1	LS	\$ 285,000	\$ 285,000			\$ 285,000	
Geotechnical	1	LS	\$ 7,000	\$ 7,000			\$ 7,000	
Site Preparation - Soft Costs	1	LS	\$ 29,200	\$ 29,200			\$ 29,200	
				<b>Subtotal Site Preparation</b>	<b>\$ 321,200</b>		<b>\$ 321,200</b>	
<b>Housing Development</b>								
Monitoring and Reporting - Income and Price	10	YR	\$ 2,500	\$ 25,000			\$ 25,000	
Gap Financing for Income Qualified Housing Units	1	LS	\$ 131,464	\$ 131,464			\$ 131,464	
				<b>Subtotal Housing Development</b>	<b>\$ 156,464</b>		<b>\$ 156,464</b>	
				<b>Subtotal - MSF/MSHDA Eligible Activities</b>	<b>\$ 675,181</b>	<b>\$ -</b>	<b>\$ 675,181</b>	<b>\$ -</b>
<b>Contingency (15%)</b>								
				\$ 81,558			\$ 81,558	
<b>Brownfield Plan &amp; Act 381 Preparation</b>								
				\$ 15,000			\$ 15,000	
<b>Brownfield Plan &amp; Act 381 Implementation</b>								
				\$ 15,000			\$ 15,000	
<b>Brownfield Plan Application Fee</b>								
				\$ 500			\$ 500	
				<b>TOTAL OF ELIGIBLE COSTS FOR DEVELOPER REIMBURSEMENT</b>	<b>\$ 788,839</b>	<b>\$ 1,600</b>	<b>\$ -</b>	<b>\$ 787,239</b>
<b>State Brownfield Revolving Fund (SBRF)</b>								
				\$ 52,279				
<b>BRA Administration Fees</b>								
				\$ 22,257				
<b>Local Brownfield Revolving Fund (LBRF)</b>								
				\$ 95,597				
				<b>GRAND TOTAL OF ALL ELIGIBLE COSTS</b>	<b>\$ 958,972</b>	<b>\$ 1,600</b>	<b>\$ 99.8%</b>	<b>\$ 0.0%</b>

Note: Contingency is not calculated on already completed eligible activities, plan preparation, plan implementation, application fee, and Gap Financing for Income Qualified Housing Units. These costs should be considered approximate estimates based on expected conditions and available information.

Table 2: MSHDA Housing TIF Total Housing Subsidy Calculation

Saginaw County Brownfield Redevelopment Authority - Cabaret Trail Brownfield Plan

January 5th, 2026

Unit Type	Control Rent [1]	Project Rent [2]	Project Utility Allowance	Projected Rent Loss	Number of Units	Number of Months	Number of Years	Total Housing Subsidy (THS) [3]
2BD - 60% AMI	\$2,793	\$808	\$299	\$1,616	2	12	5	\$202,320
2BD - 120% AMI	\$2,793	\$1,350	\$299	\$1,144	2	12	5	\$137,280
2BD - 120% AMI	\$2,793	\$1,350	\$299	\$1,144	7	12	10	\$960,960
<b>TOTAL Housing Subsidy (THS)</b>								<b>1,300,560</b>

Utility Allowance Calculation [4]

Utility	Attached (Townhouse) - 2BR
Heating - Electric Heat Pump	\$60
Cooking - Electric	\$14
Hot Water - Electric	\$41
Other Electric	\$62
Water	\$50
Sewer	\$61
Trash [5]	\$0
Natural Gas Service Charge [6]	\$0
Electric Service Charge	\$11
Range [7]	\$0
Refrigerator [7]	\$0
Air Conditioning [8]	\$0
<b>Total Utility Allowance</b>	<b>\$299</b>

Notes:

1. MSHDA 2026 Control Rents
2. MSHDA Income and Rent Limits by % AMI
3. THS Calculations - MSHDA Methodology
4. MSHDA 2026 Utility Schedule - Region C (Saginaw County)
5. Trash and Recycling Services are included with rent
6. Housing units are all-electric with no natural gas service
7. Landlord furnishes all appliances
8. Housing units have heating and cooling and windows are operable

Table 3: Tax Increment Revenue Capture Estimates

Saginaw County Brownfield Redevelopment Authority - Cabaret Trail Brownfield Plan

January 5th, 2026

Estimated Taxable Value (TV) Increase Rate (YoY):	2%																	
	Plan Year																	
	Calendar Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
*Base Taxable Value	\$ 39,000	\$ 39,000	\$ 39,000	\$ 39,000	\$ 39,000	\$ 39,000	\$ 39,000	\$ 39,000	\$ 39,000	\$ 39,000	\$ 39,000	\$ 39,000	\$ 39,000	\$ 39,000	\$ 39,000	\$ 39,000	\$ 39,000	\$ 39,000
Estimated New TV	\$ 574,500	\$ 585,990	\$ 597,710	\$ 609,664	\$ 621,857	\$ 634,294	\$ 646,980	\$ 659,920	\$ 673,118	\$ 686,580	\$ 700,312	\$ 714,318	\$ 728,605	\$ 743,177	\$ 758,040	\$ 773,201	\$ 788,665	
Incremental Difference (New TV - Base TV)	\$ 535,500	\$ 546,990	\$ 558,710	\$ 570,664	\$ 582,857	\$ 595,294	\$ 607,980	\$ 620,920	\$ 634,118	\$ 647,580	\$ 661,312	\$ 675,318	\$ 689,605	\$ 704,177	\$ 719,040	\$ 734,201	\$ 749,665	
<b>School Captures</b>																		
	Millage Rate																	
STATE EDUCATION TAX (SET)	6.0000	\$ 3,213	\$ 3,282	\$ 3,352	\$ 3,424	\$ 3,497	\$ 3,572	\$ 3,648	\$ 3,726	\$ 3,805	\$ 3,885	\$ 3,968	\$ 4,052	\$ 4,138	\$ 4,225	\$ 4,314	\$ 4,405	\$ 4,498
SCHOOL OPERATING TAX	18.0000	\$ 9,639	\$ 9,846	\$ 10,057	\$ 10,272	\$ 10,491	\$ 10,715	\$ 10,944	\$ 11,177	\$ 11,414	\$ 11,656	\$ 11,904	\$ 12,156	\$ 12,413	\$ 12,675	\$ 12,943	\$ 13,216	\$ 13,494
School Total	24.0000	\$ 12,852	\$ 13,128	\$ 13,409	\$ 13,696	\$ 13,989	\$ 14,287	\$ 14,592	\$ 14,902	\$ 15,219	\$ 15,542	\$ 15,871	\$ 16,208	\$ 16,551	\$ 16,900	\$ 17,257	\$ 17,621	\$ 17,992
<b>Local Captures</b>																		
	Millage Rate																	
SENIOR CITIZENS	0.6900	\$ 369	\$ 377	\$ 386	\$ 394	\$ 402	\$ 411	\$ 420	\$ 428	\$ 438	\$ 447	\$ 456	\$ 466	\$ 476	\$ 486	\$ 496	\$ 507	\$ 517
MOSQUITO CONTROL	1.0000	\$ 515	\$ 547	\$ 559	\$ 571	\$ 583	\$ 595	\$ 608	\$ 621	\$ 634	\$ 648	\$ 661	\$ 675	\$ 690	\$ 704	\$ 719	\$ 734	\$ 750
COUNTY PARKS	0.2937	\$ 157	\$ 161	\$ 164	\$ 168	\$ 171	\$ 175	\$ 179	\$ 182	\$ 186	\$ 190	\$ 194	\$ 198	\$ 203	\$ 207	\$ 211	\$ 216	\$ 220
CASTLE MUSEUM	0.1994	\$ 107	\$ 109	\$ 111	\$ 114	\$ 116	\$ 119	\$ 121	\$ 124	\$ 126	\$ 129	\$ 132	\$ 135	\$ 138	\$ 140	\$ 143	\$ 146	\$ 149
EVENT CENTER	0.4493	\$ 241	\$ 246	\$ 251	\$ 256	\$ 262	\$ 267	\$ 273	\$ 279	\$ 285	\$ 291	\$ 297	\$ 303	\$ 310	\$ 316	\$ 323	\$ 330	\$ 337
ANIMAL CONTROL	0.4243	\$ 227	\$ 232	\$ 237	\$ 242	\$ 247	\$ 253	\$ 258	\$ 263	\$ 269	\$ 275	\$ 281	\$ 287	\$ 293	\$ 299	\$ 305	\$ 312	\$ 318
SHERIFF SERVICE	1.7473	\$ 936	\$ 956	\$ 976	\$ 997	\$ 1,018	\$ 1,040	\$ 1,062	\$ 1,085	\$ 1,108	\$ 1,132	\$ 1,156	\$ 1,180	\$ 1,205	\$ 1,230	\$ 1,256	\$ 1,283	\$ 1,310
CHILDREN'S ZOO	0.2090	\$ 107	\$ 109	\$ 112	\$ 114	\$ 117	\$ 119	\$ 122	\$ 124	\$ 127	\$ 130	\$ 132	\$ 135	\$ 138	\$ 141	\$ 144	\$ 147	\$ 150
9-1-1 AUTHORITY	0.2795	\$ 150	\$ 153	\$ 156	\$ 160	\$ 163	\$ 166	\$ 170	\$ 174	\$ 177	\$ 181	\$ 185	\$ 189	\$ 193	\$ 197	\$ 201	\$ 205	\$ 210
HEALTH DEPT.	0.4792	\$ 257	\$ 262	\$ 268	\$ 273	\$ 279	\$ 285	\$ 291	\$ 298	\$ 304	\$ 310	\$ 317	\$ 324	\$ 330	\$ 337	\$ 345	\$ 352	\$ 359
ROADS	2.0000	\$ 1,071	\$ 1,094	\$ 1,117	\$ 1,141	\$ 1,166	\$ 1,191	\$ 1,216	\$ 1,242	\$ 1,268	\$ 1,295	\$ 1,323	\$ 1,351	\$ 1,379	\$ 1,408	\$ 1,438	\$ 1,468	\$ 1,499
TOWNSHIP ALLOCATED OPERATING*	0.9179	\$ 492	\$ 502	\$ 513	\$ 524	\$ 535	\$ 546	\$ 558	\$ 570	\$ 582	\$ 594	\$ 607	\$ 620	\$ 633	\$ 646	\$ 660	\$ 674	\$ 688
TOWNSHIP POLICE PROTECTION*	5.4224	\$ 2,904	\$ 2,966	\$ 3,030	\$ 3,094	\$ 3,160	\$ 3,228	\$ 3,297	\$ 3,367	\$ 3,438	\$ 3,511	\$ 3,586	\$ 3,662	\$ 3,739	\$ 3,818	\$ 3,899	\$ 3,981	\$ 4,065
TOWNSHIP FIRE PROTECTION*	2.1000	\$ 1,125	\$ 1,149	\$ 1,173	\$ 1,198	\$ 1,224	\$ 1,250	\$ 1,277	\$ 1,304	\$ 1,332	\$ 1,360	\$ 1,389	\$ 1,418	\$ 1,448	\$ 1,479	\$ 1,510	\$ 1,542	\$ 1,574
SCHOOL SINK FUND	0.9859	\$ 528	\$ 539	\$ 551	\$ 563	\$ 575	\$ 587	\$ 599	\$ 612	\$ 625	\$ 638	\$ 652	\$ 666	\$ 680	\$ 694	\$ 709	\$ 724	\$ 739
ISD ALLOCATED	0.1452	\$ 78	\$ 79	\$ 81	\$ 83	\$ 85	\$ 86	\$ 88	\$ 90	\$ 92	\$ 94	\$ 96	\$ 98	\$ 100	\$ 102	\$ 104	\$ 107	\$ 109
ISD SPEC. ED.	3.5000	\$ 1,874	\$ 1,914	\$ 1,955	\$ 1,997	\$ 2,040	\$ 2,084	\$ 2,128	\$ 2,173	\$ 2,219	\$ 2,267	\$ 2,315	\$ 2,364	\$ 2,414	\$ 2,465	\$ 2,517	\$ 2,570	\$ 2,624
ISD CTE	0.9986	\$ 535	\$ 546	\$ 558	\$ 570	\$ 582	\$ 594	\$ 607	\$ 620	\$ 633	\$ 647	\$ 660	\$ 674	\$ 689	\$ 703	\$ 718	\$ 733	\$ 749
DELTA COLLEGE	2.0559	\$ 1,101	\$ 1,125	\$ 1,149	\$ 1,173	\$ 1,198	\$ 1,224	\$ 1,250	\$ 1,277	\$ 1,304	\$ 1,331	\$ 1,360	\$ 1,388	\$ 1,418	\$ 1,448	\$ 1,478	\$ 1,509	\$ 1,541
COUNTY ALLOC	4.8485	\$ 2,596	\$ 2,652	\$ 2,709	\$ 2,767	\$ 2,826	\$ 2,886	\$ 2,948	\$ 3,011	\$ 3,075	\$ 3,140	\$ 3,206	\$ 3,274	\$ 3,344	\$ 3,414	\$ 3,486	\$ 3,560	\$ 3,635
Local Total	28.7371	\$ 15,389	\$ 15,719	\$ 16,056	\$ 16,399	\$ 16,750	\$ 17,107	\$ 17,472	\$ 17,843	\$ 18,223	\$ 18,610	\$ 19,004	\$ 19,407	\$ 19,817	\$ 20,236	\$ 20,663	\$ 21,099	\$ 21,543
<b>Total Tax Increment Revenue (TIR) Available for Capture</b>		\$ 28,241	\$ 28,847	\$ 29,465	\$ 30,095	\$ 30,738	\$ 31,394	\$ 32,063	\$ 32,746	\$ 33,442	\$ 34,152	\$ 34,876	\$ 35,614	\$ 36,368	\$ 37,136	\$ 37,920	\$ 38,720	\$ 39,535
<b>Non-Capturable Millages</b>																		
	Millage Rate																	
SCHOOL DEBT	2.5000	\$ 1,339	\$ 1,367	\$ 1,397	\$ 1,427	\$ 1,457	\$ 1,488	\$ 1,520	\$ 1,552	\$ 1,585	\$ 1,619	\$ 1,653	\$ 1,688	\$ 1,724	\$ 1,760	\$ 1,798	\$ 1,836	\$ 1,874
HOSPITAL DEBT	0.3800	\$ 203	\$ 208	\$ 212	\$ 217	\$ 221	\$ 226	\$ 231	\$ 236	\$ 241	\$ 246	\$ 251	\$ 257	\$ 262	\$ 268	\$ 273	\$ 279	\$ 285
Total Non-Capturable Taxes	2.8800	\$ 1,542	\$ 1,575	\$ 1,609	\$ 1,644	\$ 1,679	\$ 1,714	\$ 1,751	\$ 1,788	\$ 1,826	\$ 1,865	\$ 1,905	\$ 1,945	\$ 1,986	\$ 2,028	\$ 2,071	\$ 2,114	\$ 2,159

Notes:  
 -\*\*\* Denotes Saginaw Township Millage  
 -2025 Millage per Saginaw Township Assessor (source)  
 -2026 Preliminary Taxable Value used for "Base Taxable Value" (see "Estimated Taxable Value Calculations" tab)  
 -Estimated New Taxable Value based on Comparable Property suggested by Saginaw Township Assessor (see "Estimated Taxable Value Calculations" tab)

Table 3: Tax Increment Revenue Capture Estimates

Saginaw County Brownfield Redevelopment Authority - Cabaret Trail Brownfield Plan

January 5th, 2026

18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	
\$ 39,000	\$ 39,000	\$ 39,000	\$ 39,000	\$ 39,000	\$ 39,000	\$ 39,000	\$ 39,000	\$ 39,000	\$ 39,000	\$ 39,000	\$ 39,000	\$ 39,000	
\$ 804,438	\$ 820,527	\$ 836,938	\$ 853,676	\$ 870,750	\$ 888,165	\$ 905,928	\$ 924,047	\$ 942,528	\$ 961,378	\$ 980,606	\$1,000,218	\$1,020,222	
\$ 765,438	\$ 781,527	\$ 797,938	\$ 814,676	\$ 831,750	\$ 849,165	\$ 866,928	\$ 885,047	\$ 903,528	\$ 922,378	\$ 941,606	\$ 961,218	\$ 981,222	\$ -
\$ 4,593	\$ 4,689	\$ 4,788	\$ 4,888	\$ 4,990	\$ 5,095	\$ 5,202	\$ 5,310	\$ 5,421	\$ 5,534	\$ 5,650	\$ 5,767	\$ 5,887	\$ 132,818
\$ 13,778	\$ 14,067	\$ 14,363	\$ 14,664	\$ 14,971	\$ 15,285	\$ 15,605	\$ 15,931	\$ 16,263	\$ 16,603	\$ 16,949	\$ 17,302	\$ 17,662	\$ 398,454
\$ 18,371	\$ 18,757	\$ 19,151	\$ 19,552	\$ 19,962	\$ 20,380	\$ 20,806	\$ 21,241	\$ 21,685	\$ 22,137	\$ 22,599	\$ 23,069	\$ 23,549	\$ 531,272
\$ 528	\$ 539	\$ 551	\$ 562	\$ 574	\$ 586	\$ 598	\$ 611	\$ 623	\$ 636	\$ 650	\$ 663	\$ 677	\$ 15,274
\$ 765	\$ 782	\$ 798	\$ 815	\$ 832	\$ 849	\$ 867	\$ 885	\$ 904	\$ 922	\$ 942	\$ 961	\$ 981	\$ 22,136
\$ 225	\$ 230	\$ 234	\$ 239	\$ 244	\$ 249	\$ 255	\$ 260	\$ 265	\$ 271	\$ 277	\$ 282	\$ 288	\$ 6,501
\$ 153	\$ 156	\$ 159	\$ 162	\$ 166	\$ 169	\$ 173	\$ 176	\$ 180	\$ 184	\$ 188	\$ 192	\$ 196	\$ 4,414
\$ 344	\$ 351	\$ 359	\$ 366	\$ 374	\$ 382	\$ 390	\$ 398	\$ 406	\$ 414	\$ 423	\$ 432	\$ 441	\$ 9,946
\$ 325	\$ 332	\$ 339	\$ 346	\$ 353	\$ 360	\$ 368	\$ 376	\$ 383	\$ 391	\$ 400	\$ 408	\$ 416	\$ 9,392
\$ 1,337	\$ 1,366	\$ 1,394	\$ 1,423	\$ 1,453	\$ 1,484	\$ 1,515	\$ 1,546	\$ 1,579	\$ 1,612	\$ 1,645	\$ 1,680	\$ 1,714	\$ 38,679
\$ 153	\$ 156	\$ 160	\$ 163	\$ 166	\$ 170	\$ 173	\$ 177	\$ 181	\$ 184	\$ 188	\$ 192	\$ 196	\$ 4,427
\$ 214	\$ 218	\$ 223	\$ 228	\$ 232	\$ 237	\$ 242	\$ 247	\$ 253	\$ 258	\$ 263	\$ 269	\$ 274	\$ 6,187
\$ 367	\$ 375	\$ 382	\$ 390	\$ 399	\$ 407	\$ 415	\$ 424	\$ 433	\$ 442	\$ 451	\$ 461	\$ 470	\$ 10,608
\$ 1,531	\$ 1,563	\$ 1,596	\$ 1,629	\$ 1,663	\$ 1,698	\$ 1,734	\$ 1,770	\$ 1,807	\$ 1,845	\$ 1,883	\$ 1,922	\$ 1,962	\$ 44,273
													\$ 9,944
													\$ 58,746
													\$ 22,751
\$ 755	\$ 771	\$ 787	\$ 803	\$ 820	\$ 837	\$ 855	\$ 873	\$ 891	\$ 909	\$ 928	\$ 948	\$ 967	\$ 21,824
\$ 111	\$ 113	\$ 116	\$ 118	\$ 121	\$ 123	\$ 126	\$ 129	\$ 131	\$ 134	\$ 137	\$ 140	\$ 142	\$ 3,214
\$ 2,679	\$ 2,735	\$ 2,793	\$ 2,851	\$ 2,911	\$ 2,972	\$ 3,034	\$ 3,098	\$ 3,162	\$ 3,228	\$ 3,296	\$ 3,364	\$ 3,434	\$ 77,477
\$ 764	\$ 780	\$ 797	\$ 814	\$ 831	\$ 848	\$ 866	\$ 884	\$ 902	\$ 921	\$ 940	\$ 960	\$ 980	\$ 22,105
\$ 1,574	\$ 1,607	\$ 1,640	\$ 1,675	\$ 1,710	\$ 1,746	\$ 1,782	\$ 1,820	\$ 1,858	\$ 1,896	\$ 1,936	\$ 1,976	\$ 2,017	\$ 45,510
\$ 3,711	\$ 3,789	\$ 3,869	\$ 3,950	\$ 4,033	\$ 4,117	\$ 4,203	\$ 4,291	\$ 4,381	\$ 4,472	\$ 4,565	\$ 4,660	\$ 4,757	\$ 107,328
\$ 15,536	\$ 15,862	\$ 16,196	\$ 16,535	\$ 16,882	\$ 17,235	\$ 17,596	\$ 17,964	\$ 18,339	\$ 18,721	\$ 19,112	\$ 19,510	\$ 19,916	\$ 540,739
\$ 33,906	\$ 34,619	\$ 35,344	\$ 36,088	\$ 36,844	\$ 37,615	\$ 38,402	\$ 39,205	\$ 40,023	\$ 40,858	\$ 41,710	\$ 42,579	\$ 43,465	\$ 1,072,611
\$ 1,914	\$ 1,954	\$ 1,995	\$ 2,037	\$ 2,079	\$ 2,123	\$ 2,167	\$ 2,213	\$ 2,259	\$ 2,306	\$ 2,354	\$ 2,403	\$ 2,453	\$ 55,341
\$ 291	\$ 297	\$ 303	\$ 310	\$ 316	\$ 323	\$ 329	\$ 336	\$ 343	\$ 351	\$ 358	\$ 365	\$ 373	\$ 8,412
\$ 2,204	\$ 2,251	\$ 2,298	\$ 2,346	\$ 2,395	\$ 2,446	\$ 2,497	\$ 2,549	\$ 2,602	\$ 2,656	\$ 2,712	\$ 2,768	\$ 2,826	\$ 63,753

Table 4: Tax Increment Revenue Reimbursement Allocation Table

Saginaw County Brownfield Redevelopment Authority - Cabaret Trail Brownfield Plan

January 5th, 2026

Developer Max. Reimbursement	Proportions	School & Local Taxes	Local-Only Taxes	Total
State	46.4%	\$ 365,954	\$ -	\$ 365,954
Local	53.6%	\$ 422,885	\$ -	\$ 422,885
<b>TOTAL</b>	<b>100%</b>	<b>\$ 788,839</b>	<b>\$ -</b>	<b>\$ 788,839</b>
EGLE	0.2%	\$ 1,600	\$ -	\$ 1,600
MSHDA	99.8%	\$ 787,239	\$ -	\$ 787,239

Estimated Total Years of Plan:	30
--------------------------------	----

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Total State Incremental Revenue	\$ 12,852	\$ 13,128	\$ 13,409	\$ 13,696	\$ 13,989	\$ 14,287	\$ 14,592	\$ 14,902	\$ 15,219	\$ 15,542	\$ 15,871	\$ 16,208	\$ 16,551
State Brownfield Redevelopment Fund (50% of SET)	\$ 1,606	\$ 1,641	\$ 1,676	\$ 1,712	\$ 1,749	\$ 1,786	\$ 1,824	\$ 1,863	\$ 1,902	\$ 1,943	\$ 1,984	\$ 2,026	\$ 2,069
State TIR Available for Reimbursement	\$ 11,245	\$ 11,487	\$ 11,733	\$ 11,984	\$ 12,240	\$ 12,501	\$ 12,768	\$ 13,039	\$ 13,316	\$ 13,599	\$ 13,888	\$ 14,182	\$ 14,482
Total Local Incremental Revenue	\$ 15,389	\$ 15,719	\$ 16,056	\$ 16,399	\$ 16,750	\$ 17,107	\$ 17,472	\$ 17,843	\$ 18,223	\$ 18,610	\$ 19,004	\$ 19,407	\$ 19,817
BRA Administrative Fee	\$ 769	\$ 786	\$ 803	\$ 820	\$ 837	\$ 855	\$ 874	\$ 892	\$ 911	\$ 930	\$ 950	\$ 970	\$ 991
Local TIR Available for Reimbursement	\$ 14,619	\$ 14,933	\$ 15,253	\$ 15,579	\$ 15,912	\$ 16,252	\$ 16,598	\$ 16,951	\$ 17,312	\$ 17,679	\$ 18,054	\$ 18,436	\$ 18,826
<b>Total State &amp; Local TIR Available</b>	<b>\$ 25,865</b>	<b>\$ 26,420</b>	<b>\$ 26,986</b>	<b>\$ 27,563</b>	<b>\$ 28,152</b>	<b>\$ 28,753</b>	<b>\$ 29,366</b>	<b>\$ 29,991</b>	<b>\$ 30,628</b>	<b>\$ 31,278</b>	<b>\$ 31,942</b>	<b>\$ 32,618</b>	<b>\$ 33,308</b>
Beginning Balance													
<b>DEVELOPER</b>													
<b>DEVELOPER Reimbursement Balance</b>	<b>\$ 788,839</b>	<b>\$ 762,974</b>	<b>\$ 736,555</b>	<b>\$ 709,569</b>	<b>\$ 682,006</b>	<b>\$ 653,853</b>	<b>\$ 625,101</b>	<b>\$ 595,735</b>	<b>\$ 565,744</b>	<b>\$ 535,116</b>	<b>\$ 503,838</b>	<b>\$ 471,897</b>	<b>\$ 439,278</b>
-----													
<b>MSHDA Eligible Activities</b>	<b>\$ 787,239</b>	<b>\$ 787,239</b>	<b>\$ 762,974</b>	<b>\$ 736,555</b>	<b>\$ 709,569</b>	<b>\$ 682,006</b>	<b>\$ 653,853</b>	<b>\$ 625,101</b>	<b>\$ 595,735</b>	<b>\$ 565,744</b>	<b>\$ 535,116</b>	<b>\$ 503,838</b>	<b>\$ 471,897</b>
State Tax Reimbursement	\$ 365,212	\$ 10,303	\$ 11,487	\$ 11,733	\$ 11,984	\$ 12,240	\$ 12,501	\$ 12,768	\$ 13,039	\$ 13,316	\$ 13,599	\$ 13,888	\$ 14,182
Local Tax Reimbursement	\$ 422,027	\$ 13,762	\$ 14,933	\$ 15,253	\$ 15,579	\$ 15,912	\$ 16,252	\$ 16,598	\$ 16,951	\$ 17,312	\$ 17,679	\$ 18,054	\$ 18,436
<b>Total MSHDA Reimbursement Balance</b>	<b>\$ 762,974</b>	<b>\$ 736,555</b>	<b>\$ 709,569</b>	<b>\$ 682,006</b>	<b>\$ 653,853</b>	<b>\$ 625,101</b>	<b>\$ 595,735</b>	<b>\$ 565,744</b>	<b>\$ 535,116</b>	<b>\$ 503,838</b>	<b>\$ 471,897</b>	<b>\$ 439,278</b>	<b>\$ 405,970</b>
-----													
<b>EGLE Environmental Costs</b>	<b>\$ 1,600</b>	<b>\$ 1,600</b>	<b>\$ -</b>										
State Tax Reimbursement	\$ 742	\$ 742	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ 858	\$ 858	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total EGLE Reimbursement Balance</b>	<b>\$ 0</b>												
-----													
<b>Total Annual Developer Reimbursement</b>	<b>\$ 25,865</b>	<b>\$ 26,420</b>	<b>\$ 26,986</b>	<b>\$ 27,563</b>	<b>\$ 28,152</b>	<b>\$ 28,753</b>	<b>\$ 29,366</b>	<b>\$ 29,991</b>	<b>\$ 30,628</b>	<b>\$ 31,278</b>	<b>\$ 31,942</b>	<b>\$ 32,618</b>	<b>\$ 33,308</b>

LOCAL BROWNFIELD REVOLVING FUND													
<b>LBRF Deposits *</b>													
Maximum Allowed - State Tax	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maximum Allowed - Local Tax	\$ 787,239	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total LBRF Capture</b>	<b>\$ 788,839</b>	<b>\$ -</b>											

\* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

Table 4: Tax Increment Revenue Reimbursement Allocation Table

Saginaw County Brownfield Redevelopment Authority - Cabaret Trail Brownfield Plan

January 5th, 2026

																	Estimated Capture				
																	Administrative Fees	\$ 22,257			
																	State Brownfield Redevelopment Fund	\$ 52,279			
																	Local Brownfield Revolving Fund	\$ 95,597			
																	Last Year of Saginaw Township Capture				
2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	TOTAL				
\$ 16,900	\$ 17,257	\$ 17,621	\$ 17,992	\$ 18,371	\$ 18,757	\$ 19,151	\$ 19,552	\$ 19,962	\$ 20,380	\$ 20,806	\$ 21,241						\$ 418,234				
\$ 2,113	\$ 2,157	\$ 2,203	\$ 2,249	\$ 2,296	\$ 2,345	\$ 2,394	\$ 2,444	\$ 2,495	\$ 2,547	\$ 2,601	\$ 2,655						\$ 52,279				
\$ 14,788	\$ 15,100	\$ 15,418	\$ 15,743	\$ 16,074	\$ 16,412	\$ 16,757	\$ 17,108	\$ 17,467	\$ 17,832	\$ 18,205	\$ 18,586	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 365,954				
\$ 20,236	\$ 20,663	\$ 21,099	\$ 21,543	\$ 15,536	\$ 15,862	\$ 16,196	\$ 16,535	\$ 16,882	\$ 17,235	\$ 17,596	\$ 17,964	\$ 18,339	\$ 18,721	\$ 19,112	\$ 19,510	\$ 19,916	\$ 540,739				
\$ 1,012	\$ 1,033	\$ 1,055	\$ 1,077	\$ 777	\$ 793	\$ 810	\$ 827	\$ 844	\$ 862	\$ 880	\$ 898						\$ 22,257				
\$ 19,224	\$ 19,630	\$ 20,044	\$ 20,466	\$ 14,759	\$ 15,069	\$ 15,386	\$ 15,709	\$ 16,038	\$ 16,374	\$ 16,716	\$ 17,065	\$ 18,339	\$ 18,721	\$ 19,112	\$ 19,510	\$ 19,916	\$ 518,482				
\$ 34,012	\$ 34,730	\$ 35,462	\$ 36,209	\$ 30,833	\$ 31,481	\$ 32,142	\$ 32,817	\$ 33,505	\$ 34,206	\$ 34,922	\$ 35,651	\$ 18,339	\$ 18,721	\$ 19,112	\$ 19,510	\$ 19,916	\$ 884,436				
\$ 371,959	\$ 337,229	\$ 301,767	\$ 265,558	\$ 234,724	\$ 203,243	\$ 171,100	\$ 138,284	\$ 104,779	\$ 70,573	\$ 35,651	\$ (0)						\$ -				
\$ 405,970	\$ 371,959	\$ 337,229	\$ 301,767	\$ 265,558	\$ 234,724	\$ 203,243	\$ 171,100	\$ 138,284	\$ 104,779	\$ 70,573	\$ 35,651	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ -				
\$ 14,788	\$ 15,100	\$ 15,418	\$ 15,743	\$ 16,074	\$ 16,412	\$ 16,757	\$ 17,108	\$ 17,467	\$ 17,832	\$ 18,205	\$ 18,586						\$ 365,212				
\$ 19,224	\$ 19,630	\$ 20,044	\$ 20,466	\$ 14,759	\$ 15,069	\$ 15,386	\$ 15,709	\$ 16,038	\$ 16,374	\$ 16,716	\$ 17,065						\$ 422,027				
\$ 371,959	\$ 337,229	\$ 301,767	\$ 265,558	\$ 234,724	\$ 203,243	\$ 171,100	\$ 138,284	\$ 104,779	\$ 70,573	\$ 35,651	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ -				
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 742				
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 858				
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -				
\$ 34,012	\$ 34,730	\$ 35,462	\$ 36,209	\$ 30,833	\$ 31,481	\$ 32,142	\$ 32,817	\$ 33,505	\$ 34,206	\$ 34,922	\$ 35,651	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 788,839				
																	1	2	3	4	5
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,339	\$ 18,721	\$ 19,112	\$ 19,510	\$ 19,916	\$ 95,597				
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,339	\$ 18,721	\$ 19,112	\$ 19,510	\$ 19,916	\$ 95,597				

## 1. EXECUTIVE SUMMARY

A Phase I Environmental Site Assessment has been conducted for the Subject Property. The objective of this Phase I ESA is to identify, to the extent feasible pursuant to the process described in ASTM International Standard E1527-21, recognized environmental conditions (RECs). A summary of the Findings, Opinion, Conclusions and Recommendations are provided below:

### 1.1 Findings

Findings	Comments
<b>Site Legal Description</b>	The Subject Property consists of two parcels located at 3253-3289 Cabaret Trail South, Saginaw, MI 48603. The Subject Property is identified as APNs 23-12-4-10-1802-000 and 23-12-4-10-1803-000.
<b>Subject Property History</b>	The Subject Property has been used as undeveloped wooded land as far back as the topographic map from 1919.
<b>Site Observations</b>	The Subject Property is currently used as undeveloped wooded land. No significant staining was observed throughout the outdoor grounds of the Subject Property.
<b>ERIS Findings for the Subject Property</b>	The Subject Property was not listed in the Environmental Records Sources searched.
<b>ERIS Findings for Adjoining Properties</b>	The adjoining property to the north was listed under the RCRA NON GEN, FINDS/FRS, and WASTE databases, and is discussed in Section 5.5.
<b>ERIS Findings for Surrounding Properties</b>	Surrounding properties identified as a potential concern are discussed in Section 5.6.
<b>Local Records</b>	Records were found for the Subject Property with the Saginaw Township Assessor and are discussed in Section 6.2. No records were found for the Subject Property with the Michigan Department of Environment, Great Lakes, and Energy or Michigan Department of Licensing and Regulatory Affairs Bureau of Fire Services.

### 1.2 Opinions

Opinions	Identified?		Comments
	Yes	No	
<b>Significant Data Gaps</b>		X	No significant data gaps were identified.
Data gaps are a lack of—or inability to—obtain information required by this practice, despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to, site reconnaissance. Data gaps are only significant if other information and/or professional experience raises reasonable concerns involving the data gaps. Significant data gaps may not include the exceptions identified in Section 2.4 of this report (Limitations and Exceptions).			
<b>Business Environmental Risk (BER)</b>		X	No BERs were identified.
A business environmental risk (BER) is a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of commercial real estate and is not an issue required to be investigated based on the ASTM International E1527-21 Standard.			
<b>Recognized Environmental Condition (REC)</b>		X	No RECs were identified.

A recognized environmental condition (REC) is: (1) The presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. A de minimis condition is not a recognized environmental condition.			
<b>Controlled Recognized Environmental Condition (CREC)</b>		X	No CRECs were identified.
A controlled recognized environmental condition (CREC) is a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action (NFA) letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place, subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).			
<b>Historical Recognized Environmental Condition (HREC)</b>		X	No HRECs were identified.
An historical recognized environmental condition (HREC) is a past release of any hazardous substances or petroleum products that has occurred in connection with the Subject Property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the Subject Property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).			
<b>Vapor Intrusion Risk</b>		X	No vapor intrusion risks were identified.
For the purposes of this report, hazardous substances or petroleum products in several forms, including solid and liquid at the surface or subsurface, and vapor in the subsurface were evaluated for possible impacts to the Subject Property. Any likely impacts to the Subject Property in these forms (for example soil vapor intrusion) are identified in this report.			
<b>De Minimis Condition</b>		X	No de minimis conditions were identified.
A de minimis condition is a condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A condition determined to be a de minimis condition is not a recognized environmental condition nor a controlled recognized environmental condition.			

### 1.3 Conclusions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of the Subject Property at 3253-3289 Cabaret Trail South, Saginaw, MI 48603. The Subject Property is identified by its APNs as 23-12-4-10-1802-000 and 23-12-4-10-1803-000. Any exceptions to, or deletions from, this practice are described in the Limitations Section of this report. This assessment has revealed no significant data gaps, recognized environmental conditions, controlled recognized environmental conditions, or historical recognized environmental conditions in connection with the Subject Property.

### 1.4 Recommendations

*ASTM International Standard E1527-21 and AAI represent the minimum level of inquiry necessary to support the LLPs. It is important, however, to understand that additional inquiry ultimately may be necessary or desirable for legal—as well as business—reasons, depending upon the outcome of this Phase I assessment and the particular risk tolerances of a user. For example, such additional inquiry may assist the user in determining whether he would have continuing obligations in the event he acquires the Property and may also assist the user in defining the scope*

*of future steps to be taken to satisfy the obligation to take reasonable steps. Additionally, a user may be concerned about Business Environmental Risks that do not fall within the definition of a REC. If a Phase I assessment performed to the requirements of the ASTM International Standard E1527-21 identifies the presence of RECs, the user may desire to conduct additional subsurface investigation (commonly referred to as a "Phase II" environmental investigation).*

**Based on this Phase I Environmental Site Assessment, no further environmental investigation is recommended for the Subject Property at this time.**

*The statements and recommendations in this report are based upon the findings, opinions, conclusions, and site reconnaissance performed in accordance with ASTM International Standard E1527-21. This recommendation is a non-scope consideration which Midland Environmental Assessments has performed as a courtesy to the client. Midland Environmental Assessments' work and recommendation have been performed using a degree of skill consistent with that of competent environmental consulting firms performing similar work. Midland Environmental Assessments has considered all reasonably ascertainable data obtained during the Phase I ESA process in the production of this recommendation. Additional research or receipt of information regarding the Subject Property that was not disclosed or available to Midland Environmental Assessments during the assessment may result in revision of the recommendation.*

*The recommendation in this report should be re-evaluated if site conditions change. This recommendation is not intended to assess the suitability of the Subject Property for any purpose. This recommendation does not preclude the possibility that materials currently, or in the future, defined as hazardous substances are present on the Subject Property. This recommendation is applicable only to the Subject Property investigated during the Phase I Environmental Site Assessment and should not be used for any other property. No expressed or implied warranties are given hereunder with regard to any non-scope considerations Midland Environmental Assessments has provided.*

## Application for the Saginaw County Brownfield Revolving Loan Fund (SBRLF)

The purpose of the Saginaw County Brownfield Revolving Loan Fund is to encourage redevelopment of contaminated properties. Redevelopment promotes

- Reuse of unused and vacant properties
- Reuse of blighted, functionally obsolete sites
- Reinvestment in communities
- Revitalization of neighborhoods
- Public and private partnerships and investment
- Job creation and/or retention

### PART I – BORROWER ELIGIBILITY

**Eligible Borrowers:** Any public or private entity that meets all of the following criteria:

- Control over or interest in an eligible site within the state of Michigan
- Exempt from Compensation Environmental Response and Liability Act (CERCLA) liability
- Authorized to incur debt and enter into legally binding agreements
- Financially sound
- Have an economically viable redevelopment plan

**Ineligible Borrower:** An entity that meets any or all of the following criteria:

- A Potentially Responsible Party (PRP) under Section 107 of CERCLA.
- Currently or previously in environmental noncompliance
- Previously suspended, debarred or declared ineligible for Federal financial assistance programs

### PART II – BROWNFIELD SITE ELIGIBILITY

#### **Eligible Brownfield sites:**

An eligible brownfield site is property for which eligible activities are identified under a brownfield plan that was used or is currently used for commercial, industrial, or residential purposes. The property must be *in a qualified local governmental unit* and is

- a facility,
- functionally obsolete,
- blighted or
- properties owned by the Saginaw County Land Bank

“Facility” means

- As defined in section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

“Functionally obsolete” means that the property is

- Unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or superadequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property.

“Blighted” Property means that it meets any of the following criteria:

1

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Revolving loan policies and application

- Has been declared a public nuisance in accordance with a local housing, building, plumbing, fire, or other related code or ordinance.
- Is an attractive nuisance to children because of physical condition, use, or occupancy.
- Is a fire hazard or is otherwise dangerous to the safety of persons or property.
- Has had the utilities, plumbing, heating, or sewerage permanently disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.
- Is tax reverted property owned by a qualified local governmental unit, by a county, or by this state.
- Is property owned or under the control of a land bank fast track authority under the land bank fast track act, whether or not located within a qualified local governmental unit.

**OR** is *not* in a qualified local governmental unit and is

- a facility, and
- includes parcels that are adjacent or contiguous to that property if the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of that property or tax reverted property owned or under the control of a land bank fast track authority.
- Eligible property includes, to the extent included in the brownfield plan, personal property located on the property.

“Land Bank” means

- The Saginaw County Land Bank, a non-profit entity that comprehensively addresses the acquisition and redevelopment of abandoned (tax delinquent) properties.

***Ineligible Brownfield sites:***

- Eligible property does not include qualified agricultural property exempt under the general property tax act or
- From the tax levied by a local school district for school operating purposes.

**PART III – ELIGIBLE PROJECT COSTS**

***Eligible Project Costs:***

Eligible activities means 1 or more of the following:

- Baseline environmental assessment activities
- Due care activities
- Additional response activities
- For eligible activities on eligible property that was used or is currently used for commercial, industrial, or residential purposes that is in a qualified local governmental unit, or that is owned or under the control of a land bank fast track authority, and is a facility, functionally obsolete, or blighted, the following additional activities:
  - a. Infrastructure improvements that directly benefit eligible property.
  - b. Demolition of structures that is not response activity under section the natural resources and environmental protection act,
  - c. Lead or asbestos abatement,
  - d. Site preparation that is not response activity under the natural resources and environmental protection act,

- e. Assistance to a land bank fast track authority in clearing or quieting title to, or selling or otherwise conveying, property owned or under the control of a land bank fast track authority.
- Relocation of public buildings or operations for economic development purposes with prior approval of the Michigan economic development authority.
- For eligible activities on eligible property that is a qualified facility that is not located in a qualified local governmental unit and that is a facility, functionally obsolete, or blighted, the following additional activities:
  - a. Infrastructure improvements that directly benefit eligible property.
  - b. Demolition of structures that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.
  - c. Lead or asbestos abatement.
  - d. Site preparation that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.
- Pre-cleanup environmental response activities costs, such as site assessments, identification and characterization;

#### **PART IV – PROGRAM DESCRIPTION**

The Saginaw Brownfield Cleanup Revolving Loan Fund of the Brownfield Authority offers low rate loans to assist with the cleanup of brownfield properties to return them to productive economic use in communities.

**Loan Terms:** The term of any loan awarded under the program will not exceed 30 years. Repayment of the loan will be by either semi-annual or monthly payments of principal and interest. If the principal and interest are deferred for any period of time, up to a maximum of 5 years, the balance of the loan shall be amortized within the remaining term of the loan.

The Authority may, in support of its economic and community development goals, develop with public and non-profit borrowers, flexible loan terms, which may after review of the loan proposal, include the use of balloon payments, deferred forgivable loans and other terms.

**Collateral:** The BRA requires the full faith and credit of the local unit of government or the developer, and an approved Act 381 Brownfield Plan and associated work plans showing an approved tax capture or other source of funds for repayment as negotiated between the BRA and the applicant.

**Additional Security Requirements:** These may include corporate and/or personal guarantees from the developer or related companies, or full or partial letter of credit.

**Prepayment:** The BRA imposes no pre-payment penalty.

**Prevailing Wage:** The Saginaw County Brownfield Authority will comply with all state and federal wage laws.

**Eligibility review:** Eligibility review and credit analysis will be conducted by the BRA staff or its consultants. A credit analysis of the developer/development may include but is not limited to the following factors:

- The legal structure of the development company
- The adequacy, timeliness and completeness of the developers financial statements

- Developers record of earnings and cash flow
- Developers history of borrowing and adherence to the terms and conditions of those borrowings
- Information from bank and credit references
- Outlook for the developers industry
- Developers Business Plan
- Developers Redevelopment Plan demonstrating the economic viability of the project and identifying the sources of repayment of the loan
- Developers ability to manage the cleanup project
- And other factors the applicant may deem appropriate to the conditions of the project.

**Community involvement:** The BRA will require that applicants show evidence of their intent to involve local residents and community organizations in the cleanup process and describe how cleanup efforts will create and sustain jobs.

**Site Cleanup Procedures:** Site cleanups must be completed under the state's Part 201 Cleanup procedures. Additional information can be found on the web at:  
[http://www.michigan.gov/deq/0,1607,7-135-3311\\_4109---,00.html](http://www.michigan.gov/deq/0,1607,7-135-3311_4109---,00.html)

Project applications are accepted at any time and are reviewed as they are submitted. If you feel that there are extenuating circumstances that the BRA should consider in relation to the community's eligibility, please contact the Saginaw County Brownfield Redevelopment Administrator.

**SBRLF Approval Process**

- Applications and supplemental applications reviewed and scored by the BRA-staff
- Applicant invited to enter into loan agreement
- Loan final approval decision made by the BRA
- Loan commitment letter issued by the BRA
- Closing documents are prepared upon receipt of the signed loan commitment letter

**Environmental and Property Information Requirements:**

- Phase I Environmental Assessment
- Phase II Environmental Assessment
- Current county assessor value of the property
- Estimate or work plan detailing the work to be funded

Program policies will be revised on a periodic basis to ensure compliance with changes in Federal and State laws, rules and regulations.

**PART V - APPLICATION**

The criteria below will be used to rank your proposal with others that the SBRLF has received requesting RLF funds in the event there are insufficient funds for all projects. The project(s) with the highest score will be invited to enter into a loan agreement. A total of 100 points are available. The application document can be emailed or mailed to the Director of the Brownfield Authority. The current director is Cynthia E. Winland, Saginaw County Brownfield Redevelopment Authority, 111 S. Michigan Ave., Saginaw, MI 48602. Please contact Cindy Winland by email or at 989-839-2031 prior to submittal.

**Criteria Selection Scoring**

1. 10 points x 1.25 weight = 12.5 possible for Total investment
2. 10 points x 1.25 weight = 12.5 possible for Ability to repay loan
3. 10 points x 1.25 weight = 12.5 possible for Ability to spend loan funds within 12 months from closing on the loan
4. 10 points x 1.15 weight = 11.5 possible for Job creation
5. 10 points x 1.15 weight = 11.5 possible for Potential to revitalize neighborhood
6. 10 points x 1.15 weight = 11.5 possible for Public and private partnership created
7. 10 points x 1.00 weight = 10.0 possible for Amount of SBRLF funds for which applied
8. 10 points x 0.90 weight = 9.0 possible for Reuse of unused and vacant properties
9. 10 Points x 0.90 weight = 9.0 possible for Reuse of urban sites over Greenfield development

**Saginaw County Revolving Loan Fund  
Loan Application**

**General Information**

Name of Business: N18 Cabaret Trail, LLC  
 Address of Business: 3766 Nugget Creek Ct, Saginaw, MI 48603  
 Company Representative & Title: Neel Yalamarthy, Member  
 Telephone: 9892749864 Fax: N/A  
 Project Address: 3253-3289 Cabaret Trail S, Saginaw, MI 48603  
 Tax Identification Number: 33-4867309  
 Personal Social Security Number (for credit check) 341882460  
 Date of Birth (for credit check) 02/28/1993

**Business Form**

- Public Corporation
- Private Corporation
- S-Corporation
- LLC
- Partnership
- Sole-Proprietorship
- Date Established April 2025

Is the business a subsidiary directly affiliated with any other organization? Yes  No   
 If so, indicate relationship and name of related organization.

**Property Information**

Property Address: 3253-3289 Cabaret Trail S, Saginaw, MI 48603  
 Legal Description (attach title information if possible): Warranty Deed Attached

History of Property Use (attach Phase I or BEA if possible): Vacant Land; Phase I attached  
 Type(s) of Contamination present at the property- N/A  
 Hazardous substances or pollutant: N/A

**Eligible Activities**

What are the activities being proposed at the property to allow for a safe reuse of the property and to protect the public health, safety, welfare, and the environment? (attach draft work plan or Remedial Action Plan (RAP), and additional relevant background information)

Work Plan Attached

Does the governmental unit have an agreement or is entering into a development agreement with the owner/developer of the property? (attach agreement if possible)

No

If for any reason, the project is not completed, how would repayment of any outstanding loan payments be made to the Authority.

Developer would offer a personal guarantee

**Professional Assistance**

Bank & Contact: Isabella Bank, David Brown  
 Address & Telephone: 203 E. Genesee Ave., Saginaw, MI 48607; 989.754.0388 ext. 6035  
 Accountant Contact: Dickson & Associates, Evgeniya Elkina  
 Address & Telephone: 1380 E Jefferson Ave, Detroit, MI 48207; (313) 259-4600  
 Legal Counsel and Contact: Shinners & Cook, Andrew Balzer  
 Address & Contact: 5195 Hampton Place, Saginaw, MI 48604-9576; (989) 799-5000

**Ownership**

If privately held, identify all holders of outstanding stock..

Name	SSN	Address	% Ownership
<u>Neel Yalamarthy</u>	<u>See Pg 5</u>	<u>Same as business address (Pg 5)</u>	<u>100%</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**Indebtedness**

Furnish the following information on all installment debts, contracts, capital leases, notes and mortgages payable.

To Whom Payable	Original Date	Original Amount	Present Balance	Maturity Date	Rate of Interest	Monthly Payment	Current or Delinquent
<u>Isabella Bank</u>	<u>TBD</u>	<u>900,000</u>	<u>0</u>	<u>TBD</u>	<u>7%</u>	<u>\$6,361.01</u>	<u>N/A</u>
<u>Saginaw Community Foundation</u>	<u>TBD</u>	<u>500,000</u>	<u>0</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>N/A</u>

6

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 Revolving loan policies and application

**Employment**

Please estimate job creation or retention as a result of this project.

Existing employees in Saginaw County: Full Time 1 Part Time       
 New employees in Saginaw County\*: Full Time 2 Part Time       
 \* expected in 2 years following loan

	<u># of new employees</u>	<u>Starting hourly wage</u>
Managerial	<u>                    </u>	<u>                    </u>
Professional	<u>1</u>	<u>\$40</u>
Skilled Labor	<u>1</u>	<u>\$30</u>
Unskilled Labor	<u>                    </u>	<u>                    </u>
Clerical	<u>                    </u>	<u>                    </u>

**Project Costs**

Real Property Acquisition	\$ 83,500
Building Construction/Renovation/Demolition	\$ 2,968,975.60
Leasehold Improvements	\$ 0
Machinery & Equipment	\$ 0
Public Infrastructure Improvements	\$ 0
Furniture & Fixtures	\$ 33,048.00
Inventory	\$ 0
Working Capital	\$ 0
Other Soft Costs, Contingency, Prepaid Debt Service	\$ 500,918.13
<b>Total Project Costs</b>	<b>\$ 3,586,441.73</b>
Less: Equity/Company Participation	\$ 1,577,601.92
Less: Bank Participation	\$ 1,400,000.00
<b>Total Financing Needed</b>	<b>\$ 608,839.81</b>

Note: Developer is seeking a 5-year Grace Period before Loan Repayment begins.

**Project Budget and Timeline**

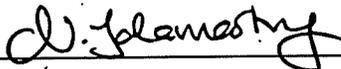
<i>Proposed funding sources</i>		<i>Proposed Project Budget</i>	
Applicant:	\$ 1,577,601.92	Administrative:	\$ 18,540.94
RLF:	\$ 608,839.81	Engineering:	\$ 24,914.00
Developer:	\$ Same as Applicant	Remediation:	\$ 0
Other funding: Debt	\$ 1,400,000.00	Construction:	\$ 2,968,975.60
		Contingency:	\$ 311,566.10
<b>Total:</b>	<b>\$ 3,586,441.73</b>	<b>Total:</b>	<b>\$ See Above</b>
<i>Proposed Schedule Start month/year</i>		<i>Complete month/year</i>	
Planning	Completed		
Design	Completed		

Bidding	Completed	
Construction	March/April 2026	October 2026

**Certification**

I certify that all information in this application and all information furnished in support of this application is true and complete to the best of my knowledge and belief. I understand that you will rely on this information in deciding whether to grant credit to me or my firm. I understand that any false statement in this application, or in information furnished in support of this application, may disqualify me and my firm from consideration for a loan from the Saginaw County Revolving Loan Fund. You are authorized to check the credit and employment history of the owners of my firm to assure the credit qualification of the owners and the firm. I understand that you will retain this information whether or not this application is approved. I and my firm also understand that neither Saginaw County nor the Saginaw County Brownfield Redevelopment Authority guarantees in any way that this financing will be secured.

My firm is currently seeking funding through the Saginaw County Revolving Loan Fund. Pending approval of said loan, my firm agrees to reimburse the Saginaw County brownfield Redevelopment Authority for direct costs incurred in administering the loan approval process, including attorney fess. These charges will be taken at the time of loan closing.

  
Signature

N18 Cabaret Trail, LLC  
Name of Business

Neel Yalamarthy, Member  
Name & Title

01/21/2026  
Date

STATE OF MICHIGAN REAL ESTATE ★  
SAGINAW COUNTY 06/18/2025 Receipt # 40281322  
91.85 CO ★  
626.25 ST ★  
Stamp # 00020895★



2025014665  
PAGE 1 OF 2  
OFFICIAL SEAL, Saginaw County MI  
Katie A. Kelly Register of Deeds  
06/18/2025 09:54:21 AM



## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Robert Plummer

Whose address is 4470 Forsythe Rd, Saginaw, MI 48638

Convey(s) and Warrant(s) to N18 Cabaret Trail, LLC, a Michigan limited liability company

Whose address is 3766 Nugget Creek Ct, Saginaw, MI 48603

the following described premises:

Land situated in Saginaw Township, Saginaw County, Michigan to-wit:

Lots 2 and 3, CABARET WOODS, according to the plat thereof recorded in Plat Liber 21, page 26, Saginaw County Records.

Tax Parcel No.: 23-12-4-10-1802-000, 23-12-4-10-1803-000

For the Sum of Eighty Three Thousand Five Hundred Dollars and No Cents (\$83,500.00)

Subject to the existing building and use restrictions, easements, and zoning ordinances of record, if any.

SAGINAW COUNTY TREASURER KT 08/18/2025  
TAX CERTIFICATE NO E - 26421  
ROLL # 23-12-4-10-1802-000/23-12-4-10-1803-000

Dated: June 13, 2025

  
\_\_\_\_\_  
Robert Plummer

STATE OF MICHIGAN  
COUNTY OF SAGINAW

)  
)SS  
)

On this 13th day of June 2025 before me personally appeared Robert Plummer to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

  
\_\_\_\_\_  
Wendy J. McKenna, Notary Public  
Saginaw County, Michigan  
My Commission Expires: February 2, 2029  
Acting in the County of: SAGINAW

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**Instrument Drafted By:**  
Robert Plummer  
4470 Forsythe Rd  
Saginaw, MI 48638

**Assisted By:**  
Saginaw Bay Area Title Agency  
3480 N. Center Road  
Saginaw, MI 48603  
File #25-438293

**Return to:**  
N18 Cabaret Trail, LLC  
3766 Nugget Creek Ct  
Saginaw, MI 48603

## REIMBURSEMENT AGREEMENT

This Brownfield Reimbursement Agreement (the “**Agreement**”) is made as of \_\_\_\_\_, 2025, among the Saginaw County Brownfield Redevelopment Authority (the “**Authority**”), a public body corporate with offices at 111 S. Michigan, Saginaw, MI 4860; and N18 Cabaret Trail, LLC with a business address of 3766 Nugget Creek Ct, Saginaw, MI 48603 (the “**Developer**”). The Authority and the Developer, collectively, shall be referred to as the “**Parties**” throughout the Agreement.

### RECITALS

- A. The Authority was created by Saginaw County (the “**County**”) pursuant to the Brownfield Redevelopment Financing Act, 1996 P.A. 381, as amended (the “**Act**”), and, pursuant to the Act, the Authority has prepared a Brownfield Plan to include the Property (as defined below) which was duly approved by the Saginaw County Commission on \_\_\_\_\_, 2025 following a public hearing on \_\_\_\_\_, 2025, a copy of which is attached as **Exhibit A** (the “**Brownfield Plan**”).
- B. The Developer intends to develop the property in 3253 and 3289 Cabaret Trail S, Saginaw, MI 48603 which is described on the attached Exhibit B (the “**Property**”) and which, due to it being a facility as described in the Brownfield Plan is “eligible property” as defined in the Act, and is therefore commonly referred to as a “brownfield.”
- C. Provided it obtains any needed zoning and building approvals from Saginaw Charter Township and others, the Developer plans to develop on the Property (the “**Improvements**”) as described in the Brownfield Plan. The Improvements will increase the tax base for taxing jurisdictions and support the employment base in Saginaw. The Improvements include eligible activities as defined by the Act (the “**Eligible Activities**”).
- D. In order to make the Improvements on the Property, the Developer will incur costs to complete the Eligible Activities. These costs are more fully described in the Brownfield Plan (the “**Eligible Costs**”). It is recognized that the Brownfield Plan is based upon estimated costs and that these costs may increase or decrease depending on the nature and extent of the Brownfield conditions and other unknown conditions encountered on the Property. The actual cost of those Eligible Activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the Authority from the Property shall be governed by the terms of this Agreement. No costs of Eligible Activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of this Agreement. The amount reimbursed for Eligible Activities may be adjusted up or down between the various categories of Eligible Activities, up to the maximum total reimbursement of \$ \_\_\_\_\_. The Authority has approved the use of Saginaw County Brownfield Revolving Funds (the “**LBRF**”) to pay for eligible activity costs in an amount not to exceed \$ \_\_\_\_\_ (the “**LBRF Loan**”). The Developer shall enter into an agreement with the Authority with respect to the terms and conditions for repaying the LBRF Loan (the “**Loan Agreement**”).
- E. In accordance with Act 381 and the Brownfield Plan, the Parties desire to use the property tax revenues that are generated from an increase in the Property’s taxable value due to the Improvements (“**Tax Increment Revenues**”) to reimburse the Developer for Eligible Costs it incurs in improving the Property.
- F. The Parties are entering into this Agreement to establish the terms and conditions and the procedures for such reimbursement with Tax Increment Revenues as they are generated.
- G. This Agreement is governed by and subject to the restrictions set forth in the Act 381 and the Michigan General Property Tax Act. In the event that there is legislation enacted in the future which retroactively restricts or adversely affects the amount of Tax Increment Revenues capturable, Eligible

Properties, or Eligible Activities, then any Developer's rights and the Authority's obligations under this Agreement shall be eliminated or modified accordingly from that date forward.

### TERMS AND CONDITIONS

In exchange for the consideration in and referred to by this Agreement, the Parties agree as follows:

1. Definitions

"Brownfield Plans or Plans" are defined by Section 2(e) of the Brownfield Redevelopment Financing Act;

"Department Specific Activities" are defined by Section 2(l) of the Brownfield Redevelopment Financing Act;

"Eligible Activities" are defined by Section 2(o) of the Brownfield Redevelopment Financing Act;

"Eligible Property" or "Property" is described by Section 2(p) of the Brownfield Redevelopment Financing Act;

"Local Taxes" is described by Section 2(ll) of the Brownfield Redevelopment Financing Act;

"Tax Increment Revenues" are defined by Section 2(eee) of the Brownfield Redevelopment Financing Act;

"Taxes Levied for School Operating Purposes" are defined by Section 2(ggg) of the Brownfield Redevelopment Financing Act.

2. Brownfield Plan. To the extent provisions of the Brownfield Plan conflict with this Agreement, the terms and conditions of this Agreement control. To the extent provisions of the Brownfield Plan or this Agreement conflict with the Act, then the Act controls.

3. Construction of Development. The Developer shall proceed with due care and diligence to complete the Improvements and undertake and complete the Eligible Activities resulting in the Eligible Costs, all in accordance with this Agreement, the Brownfield Plan, and all applicable laws, rules, regulations, permits, orders, and directives of any official or agency of competent jurisdiction. Certain Eligible Activities may be completed prior to the approval of the Brownfield Plan resulting in Eligible Costs and include the following: 1) Work Plan Exempt Activities; 2) Site Preparation Activities, and Brownfield Plan preparation.

4. Capture of Taxes. The parties agree that this Agreement and the Tax Increment Revenues ("TIR") collected and distributed pursuant to the Brownfield Plan are intended to fund the Eligible Costs, Interest, the Authority's Administrative costs, and make deposits to the County Brownfield Revolving Fund, as described in the Brownfield Plan.

5. Submission of Costs. For those Eligible Costs for which the Developer seeks reimbursement from the Authority, the Developer shall submit to the Authority such of the following as may be required by Authority representatives:

- (a) a written statement detailing the costs,
- (b) a written explanation as to why reimbursement is appropriate under the Plan and this Agreement,

- (c) copies of invoices from the consultants, contractors, engineers, attorneys or others who provided such services,
- (d) copies of waivers of liens by the contractors, subcontractors and material suppliers;
- (e) if not already submitted, copies of the contract with the contractor or supplier providing the services or supplies for which reimbursement is sought;
- (f) a statement from the engineer and project manager overseeing the work recommending payment; and
- (g) any other information which may be reasonably required by state authorities or reasonably required by the Authority.

The Developer may submit a reimbursement request including such information whenever it is available even though Tax Increment Revenues for the reimbursement may not be available at the time of submittal.

6. Payments. Payments to the Developer shall be made as follows:

(a) Within 45 days of its receipt of the materials identified in paragraph 5 above, the Authority shall decide whether the payment request is for Eligible Costs and whether such costs are accurate. If the Authority determines all or a portion of the requested payment is for Eligible Costs and is accurate, it shall see that the portion of the payment request that is for Eligible Costs and is accurate is processed as provided in subparagraph (b) below. If the Authority disputes the accuracy of any portion of any payment request or that any portion of any payment is for Eligible Costs, it shall notify the Developer in writing of its determination and the reasons for its determination. The Developer shall have ninety (90) days to address the reasons given by the Authority and shall have an opportunity to meet with the Authority's representatives or, if the Authority Board consents, to meet with the Authority's Board to discuss and resolve any remaining dispute. In doing so, the Developer shall provide the Authority a written response to the Authority's decision and the reasons given by the Authority. Within thirty (30) days of receiving the written response from the Developer, except as otherwise agreed to in writing by the Developer and Authority, the Authority shall make a final determination on the eligibility of the disputed cost(s) and inform the Developer in writing of its determination. The final determination shall be binding upon the Developer.

(b) Once it approves any request for payment as Eligible Costs and approves the accuracy of such costs, the Authority shall pay to the Developer the amounts for which submissions have been made pursuant to paragraph 4 of this Agreement as the Authority receives Tax Increment Revenues as directed by the Brownfield Plan, until all of the Authority approved amounts for which submissions have been made have been fully paid to the Developer or the Brownfield Plan obligation to the Developer expires, whichever occurs first. The Authority shall make payments to the Developer from captured tax increment revenues no later than 180 days after the receipt of paid taxes.

(c) The repayment obligation under this Agreement shall expire upon the payment by the Authority to the Developer of all approved amounts due the Developer under this Agreement or on December 31<sup>st</sup> of the 30<sup>th</sup> year of tax capture, whichever occurs first.

(d) The sole source for any reimbursement shall be such Tax Increment Revenues as directed in the Plan. To the extent permitted by law, such reimbursements, once approved by the Authority under subparagraph (b) above shall be and remain valid and binding obligations of the Authority until paid or until expiration of the time for payment as provided in subparagraph (c).

(1) Payment for Administrative Fees. The Authority will collect payment for administrative fees annually from Tax Increment Revenues. This payment will equal 5% (five percent) of the amount of total tax increment revenue collected each year, paid from "Local Taxes" only, as defined by the Act. The purpose of this payment is to cover

administrative and operating costs and fees, as defined in section 7(h) of Act 381, that are part of the approval of the Brownfield Plan, an Act 381 Work Plan and any Eligible Activity on an eligible property. The payment is a reimbursable administrative cost subject to Tax Increment Revenues under Section 13(16) and Section 13(19) of the Act, and the satisfaction and performance of the terms of this Agreement. The Developer acknowledges that payment of the administrative fees will be made from Tax Increment Revenues first.

(2) Payment for County Brownfield Revolving Fund (LBRF). The Authority will deposit funds in the LBRF from local tax increment revenues after the Developer has been reimbursed for Eligible Costs and Interest, as specified in the Brownfield Plan.

7. Assignment of Future Reimbursement Revenue. The Developer may assign with the Authority's written approval, all or part of its rights and obligations under this Agreement to any affiliate or successor in interest. Developer shall, no later than sixty (60) days prior to such assignment, notify the Authority as specified under Subparagraph 11(e). The Authority's written approval will not be unreasonably withheld.

8. Adjustments. If, due to an appeal of any tax assessment or reassessment or any other reason, the Authority is required to reimburse any Tax Increment Revenues, the Authority may deduct the amount of any such reimbursement from any amounts due and owing the Developer. If all amounts due the Developer under this Agreement have been fully paid or if the Authority is no longer obligated to make any further payments to the Developer, the Authority may invoice the Developer for the amount of such reimbursement, and the Developer shall pay the Authority such invoiced amount within sixty (60) days of the Developer's receipt of the invoice from the Authority. Nothing in this agreement shall limit the right of the Developer to appeal any tax assessment.

9. Obligation to Fund Eligible Activities. The Developer shall pay for the Eligible Costs with their own funds and receive reimbursement from the Authority by available Tax Increment Revenues (TIR) as described in the Brownfield Plan. It is anticipated that there will be sufficient available Tax Increment Revenues to pay for all Eligible Costs and accrued interest under this Agreement. However, if for any reason increased Tax Increment Revenues from the Development do not result in sufficient revenues to satisfy such obligations, the Developer agrees and understands that it will have no claim or further recourse of any kind or nature against the County of Saginaw or the Authority, and the Developer shall assume full responsibility for any such loss or costs.

10. Indemnification. The Developer shall defend, indemnify, and hold the County of Saginaw and the Authority, and their agents, representatives, and employees (hereinafter "Indemnified Persons") harmless from any loss, expense (including reasonable legal counsel fees) or liability of any nature due to any and all suits, actions, legal or administrative proceedings, or claims arising or resulting from injuries to persons or property as a result of the ownership, operation, use or maintenance of the Improvements.

11. Reporting.

(a) Developer shall monitor and annually provide to the Authority and/or a third-party providing verification services to the Authority sufficient evidence to demonstrate its compliance with the Basis of Eligibility requirement in the Brownfield Plan.

(b) The Developer or its designee must verify prospective renters' eligibility at the time of initial occupancy by self-certifying using the MSDHA Household Income Self-Certification Form or other process/form required or approved by MSHDA.

(c) If after the Authority's review of the Developer's annual report, Authority determines that Developer did not meet the Basis for Eligibility requirement for the previous 12 month period based on occupied units, Authority may withhold a pro-rata share of the total Tax Increment Revenues received from the Development in an amount equal to the percentage of the total units of the Project determined to not be in compliance with the Basis of Eligibility requirement. If the Developer

returns to full compliance at the time of the next annual report, then the Authority shall reimburse the Developer any amounts previously withheld. If the Developer fails to return to compliance at the time of the following annual report (i.e. 2 consecutive years of non-compliance), then it will be ineligible for reimbursement of the amounts previously withheld but shall remain eligible for future reimbursement if Developer returns to compliance at the time of the next due annual report. If, based on the formula outlined above, the Authority has any Tax Increment Revenues withheld at the end of the Term, the Authority may retain such funds for deposit in the local brownfield revolving fund, as provided under the Act, or remit such funds to the respective taxing jurisdictions.

(d) The Developer shall provide to the Authority, within 30 days after the Project receives an unconditional certificate of occupancy permit, and annually thereafter no later than May 1 of each year during the Term of reimbursement under this Agreement, or as needed so that the Authority may make a timely report to MSHDA, a report of the following, as applicable, for the preceding calendar year pursuant to reporting requirements under Section 16 of Act 381:

- (1) Total investment and new capital investment since the prior year's report.
- (2) Square footage of new construction or renovation, whether residential, commercial, or other use, and use of new or renovated space.
- (3) New jobs created.
- (4) Total number of housing units, indicating the number rented at rates at or below the applicable AMI ranges subject to this Agreement.
- (5) Number of units rented to, or available to be rented by, income qualified household renters.
- (6) Annual unit rental rates.
- (7) Racial and socioeconomic data on the census tract in which the housing units are located.
- (8) Other information required to be reported to the State of Michigan under Act 381 or by MSHDA.

(e) The Developer shall notify the Authority of any reporting error within ten (10) calendar days of a discovery of any reporting error.

## 12. Miscellaneous.

(a) This is the entire agreement between the parties as to its subject matter. All previous negotiations, statements and preliminary instruments of the parties or their representatives are merged in this Agreement. The Agreement shall not be amended or modified except in writing signed by all the parties and only to the extent allowed by the Act. It shall not be affected by any course of dealing and the waiver of any breach shall not constitute a waiver of any subsequent breach of the same or any other provision.

(b) This Agreement and the rights and obligations under this Agreement except as previously noted, are un-assignable and non-transferable without the consent of the other parties. It shall, however, be binding upon any successors or permitted assigns of the parties. The Authority's written approval will not be unreasonably withheld.

(c) This Agreement shall terminate when all reimbursements required under this Agreement have been made, the Brownfield Plan obligation to the Developer expires, or if the Plan is abolished pursuant to the Act, whichever occurs first.

(d) All parties had input into the drafting of this Agreement and all had the advice of legal counsel before entering into this Agreement. In the event any ambiguity of any language in this Agreement arises, such ambiguity shall not be construed against any party.

(e) Notices shall be complete when delivered by personal delivery, by courier or delivery service (such as UPS, FedEx or other service) or by certified mail, return receipt requested to the addresses first written above. If any party refuses to accept delivery when presented, delivery shall be deemed to have occurred at the time of such refusal. Any such notice and communication shall be addressed as follows:

If to Authority: Saginaw County Brownfield Redevelopment Authority  
c/o Saginaw Future  
515 N. Washington Avenue  
Saginaw, MI 48607  
Attn: Grace Smith

If to Developer: N18 Cabaret Trail, LLC  
3766 Nugget Creek Ct  
Saginaw, MI 48603  
Attn: Neel Yalamarthy

(f) This Agreement shall be governed by the laws of the state of Michigan.

(g) This Agreement may be signed in multiple identical copies, each of which shall be deemed to be an original copy, and each facsimile or electronic copy shall constitute a legally binding, enforceable document.

(h) The parties affirm and acknowledge the accuracy of the recitals set forth above and incorporate the provisions of the same herein as if fully restated.

By signing below, all parties represent and warrant their authority to enter into this agreement on behalf of their respective organizations. The parties have signed this Agreement as of the date first written above.

**N18 CABARET TRAIL, LLC**, a Michigan  
limited liability company

**SAGINAW COUNTY BROWNFIELD  
REDEVELOPMENT AUTHORITY**

By: \_\_\_\_\_  
Neel Yalamarthy, Authorized Signatory

By: \_\_\_\_\_  
Leon Turnwald, Chairperson, Saginaw County  
Brownfield Redevelopment Authority

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT A**  
**BROWNFIELD PLAN**

EXHIBIT B  
LEGAL DESCRIPTION OF PROPERTY

Land situated in Saginaw Township, Saginaw County, Michigan to-wit:

Lots 2 and 3, CABARET WOODS, according to the plat thereof recorded in Plat Liber 21, page 26, Saginaw County Records.

Tax Parcel No.: 23-12-4-10-1802-000, 23-12-4-10-1803-000

**VII. CLOSING PROCEDURE (2-17-2026)**

- 1) Unfinished Business – None
- 2) Proclamations – None
- 3) Appointments and Elections

**APPOINTMENTS**

Pursuant to Article VII, 7.1.2 of the Board Rules, Chair appointments, if any, will be listed on the Addendum distributed at the February 17, 2026 Board Session.

**ELECTIONS**

None

- b. Announcements by the Chair
- c. Commissioner Audiences
- d. Administrator Remarks
- e. Adjournment