

AMENDED* AGENDA

COUNTY SERVICES COMMITTEE

111 S. Michigan Ave., Room 200, Saginaw MI 48602

Wednesday, February 4, 2026 - 4:00 p.m.

Members: Michael Webster – Chair, Dennis Harris – Vice-Chair, John Kaczynski, Gerald Little, Jack Tany

Others: County Clerk, Administrator, Finance Director, Civil Counsel, Board Staff, *Media*

- I. Call to order
- II. Welcome
- III. Correction/Approval of Minutes (***January 14, 2026 - Attached***)
- IV. Public Comment (*Speakers limited to 3 minutes*)
- V. Agenda
 1. **Brian Wendling, Public Works Director**, re:
 - **2-17-1** Submitting for approval a Resolution pledging full faith and credit of the county for the Young's Intercounty Drain project (*Resolution 2026 - 1*)
 2. **Andrew Klackiewicz, Director, Information Technology**, re:
 - **2-17-2** Requesting approval and adoption of proposed policies:
 - Policy 504 Mobile Device Management
 - Policy 506 Web Content Accessibility Guidelines
 - Policy 507 Data Classification
 - Policy 508 Artificial Intelligence(*Board Report*)
 3. **Jonathan T. Webb, President/CEO Castle Museum of Saginaw County History**, re:
 - **2-17-3** Submitting its FY 2025 4th quarter financial reports (*Receive & File*)
 4. **Steve Hensley, Community & Economic Development Director; Grace Smith, Economic Development Coordinator, Saginaw Future Inc.; and Neel Yalamarthy, Developer**, re:
 - **2-17-4** 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 (*Board Report*)
 - **2-17-5*** Requesting approval of the Brownfield Plan related to the development of 3253 – 3289 Cabaret Trail; and approval to hold a Public Hearing at the February 17, 2026 Board Session; and approval of a Resolution regarding same (*Resolution 2026 – 2*) ***Information updated and re-scanned**
 5. **INFORMATIONAL COMMUNICATIONS (To be Received & Filed in Committee)**
 - **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
 - **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 ***New**
 6. Any other matters to come before the committee
- VI. Miscellaneous
- VII. Adjournment

MINUTES

DRAFT

COUNTY SERVICES COMMITTEE

111 S. Michigan Ave., Room 200, Saginaw MI 48602

Wednesday, January 14, 2026 - 4:00 p.m.

Members: Michael Webster – Chair, Dennis Harris – Vice-Chair, John Kaczynski, Gerald Little, Jack Tany
Others: Vanessa Guerra, Koren Thurston, Dave Gilbert, Kyle Bostwick, Tom Miller Jr., Steve Hensley, Jordan Beal, Jonathan Webb, Jennifer Broadfoot, Jaime Ceja, Suzy Koepplinger and Renee Sharkey

- I. Call to order – ***Chair Webster at 4:00 p.m.***
- II. Welcome
- III. Correction/Approval of Minutes (***December 3, 2025***)
 - ***Moved by Chairman Tany, seconded by Commissioner Little, to approve. Motion carried.***
- IV. Public Comment (*Speakers limited to 3 minutes*) – None
- V. Agenda

1. **Tom Miller Jr., President & CEO, Saginaw Future**, re:

- **1-20-5** Requesting consideration of a sixth amendment to the contract between County of Saginaw and Saginaw Future Inc. not to exceed \$250,000 for metrics-based funding, performance funding, and direct services
- Tom Miller informed the committee that Saginaw Future is trying to become more efficient at serving small companies, stating they intentionally reach out to them and provide contact information and promote services. Commissioner Kaczynski inquired if there is any property in Saginaw County suitable for data centers considering the large requirements that data centers have for energy and water. Tom Miller, Jr. advised that sites need to be as close as a mile or two away from a substation and most data centers want 1,000 acres so they will have room to expand. The land Saginaw County has doesn't meet the criteria. They present the 10 sites that are available with the required zoning and infrastructure. Chair Webster recognized the people of Saginaw Future as the glue that is holding the Medical Diamond project together. This is a benefit of contracting with Saginaw future, that since 1992, as a private nonprofit, has had \$10.5 billion in investment.
- ***Moved by Tany, seconded by Kaczynski, to approve. Motion carried. (Board Report)***

2. **Jonathan T. Webb, President/CEO Castle Museum of Saginaw County History**, re:

- **1-20-6** -Submitting its 2025 3rd quarter report
-Requesting consideration and approval of its 2026 millage renewal proposal
- ***Moved by Little, seconded by Kaczynski, to receive and file the Castle Museum 3rd quarter report. Motion carried. (Receive & File)***
- Chairman Tany applauded Jonathan Webb for his investments that are not overseas. Jonathan Webb stated his request is to renew the millage for the next 10 years, he is not requesting an increase. There was discussion regarding the lack of a dollar amount on the proposal that was submitted. Civil Counsel, Dave Gilbert, approved of the rest of the language. Chair Webster inquired about marketing, Jonathan Webb informed the committee that fundraising is separate, it supports the castle museum as well as other historical museums in the county.

Clerk Guerra clarified that the Board of Commissioners must approve the proposal before it can be added to the ballot. Both she and Deputy Clerk Kyle Bostwick voiced their concern about approving the proposal at committee, before the language is complete. The County Clerk's office has had to reject millage proposals in the past. Deputy Clerk Bostwick also stated that neither the language nor the dollar amount can be changed after it is voted on. He informed everyone that May 12th at 4:00 p.m. is the deadline. Board Coordinator, Suzy Koeppinger, reported that the Equalization Director will have a better number for 2026 in April and agreed that the actual dollar amount will need to be in the proposal prior to Board approval. For a more accurate number, Finance Director Thurston recommended waiting until the valuations are completed by Equalization. It was recommended that this proposal be deferred until the April County Services Committee meeting. Commissioner Kaczynski asked Jonathan Webb if this allows enough time for fundraising, he responded that he's starting now.

- ***Moved by Little, seconded by Harris, to refer this item to the April 8th County Services Committee. Motion carried.***

3. **Andrew Klackiewicz, Director, Information Technology**, re:

- **1-20-7** Requesting approval and adoption of proposed policies:
 - Policy 504 Mobile Device Management
 - Policy 506 Web Content Accessibility Guidelines
 - Policy 507 Data Classification
 - Policy 508 Artificial

[Item postponed until the February 4th County Services Committee meeting - No action]

4. **Mary Catherine Hannah, County Administrator**, re:

- **1-20-8** Submitting for review amended Travel Policy #351 incorporating language regarding a preference for using MBS Airport for County work purposes
- Ms. Ceja, Executive Assistant to the Administrator, reported that the amended Travel Policy #351 has been reviewed and approved by both Civil Counsel and the Finance Director.
- ***Moved by Tany, seconded by Kaczynski, to approve. Motion carried. (Board Report)***
- **1-20-9** Requesting approval and adoption of the proposed Saginaw County Brand Identity Guide Policy
- Ms. Ceja gave the committee background stating that the process began when the Information Technology department decided to trademark the County logo. The committee had discussions about when and where the logo should be used as well as which logo to use.
- ***Moved by Kaczynski, seconded by Little, to approve. Motion carried. (Board Report)***

5. Any other matters to come before the committee – None

VI. Miscellaneous – None

VII. Adjournment – ***Harris moved, seconded by Tany, to adjourn. Motion carried; time being 4:48 p.m.***

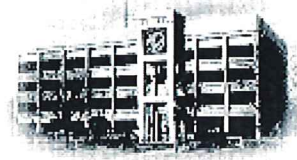
Respectfully Submitted,
Michael Webster, Committee Chair
Vanessa Guerra, Committee Clerk

COUNTY OF SAGINAW

COUNTY SERVICES

BRIAN J. WENDLING
PUBLIC WORKS COMMISSIONER

Governmental Center
111 S. Michigan Avenue
Saginaw, Michigan 48602-2086
Phone 989-790-5258 • FAX 989-790-5259



2-17-1

January 27, 2026

Honorable Chairman Tany
Saginaw County Board of Commissioners
111 South Michigan Avenue
Saginaw, MI 48602

SAGINAW COUNTY BOC
JAN 27 '26 AM 10:00

Dear Chairman Tany,

Please allow this letter to serve as request to meet with the County Services Committee at its February 4, 2026, meeting regarding the following matter:

- Resolution pledging full faith and credit of the County for the Young's Intercounty Drain project.

I will be in attendance on February 4th to answer any questions you or the committee may have.

Respectfully,

Brian J. Wendling
Public Works Commissioner



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



COUNTY OF SAGINAW

COUNTY SERVICES

111 S. Michigan Ave | Saginaw, MI 48602

January 27, 2026



2-17-2

SAGINAW COUNTY BOC
JAN 29 '26 AM 9:46

Commissioner Michael Webster, Chair
County Services Committee
Saginaw County Board of Commissioners
111 S. Michigan Ave.
Saginaw, MI 48602

Re: Policy 504: Mobile Device Management (Revisit)
Policy 506: Web Content Accessibility Guidelines
Policy 507: Data Classification
Policy 508: Artificial Intelligence (AI)

Dear Chair Webster,

The additional information that was requested during the County Services Committee meeting in October 2025 has been compiled. Accordingly, I respectfully request that the County Services Committee revisit the proposed Policy 504: Mobile Device Management.

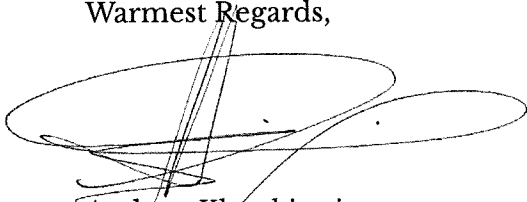
Attached is proposed Policy 506, developed in response to updates to Title II of the Americans with Disabilities Act (effective April 24, 2024). These updates require local governments to ensure that digital content—including websites, documents, and online services—is accessible to individuals with disabilities. The policy establishes clear expectations for producing content that is perceivable, operable, understandable, and robust, thereby ensuring equitable access to government information and services.

Also attached is proposed Policy 507, which establishes a formal Data Classification framework to ensure information is consistently identified and handled according to sensitivity and risk. The policy supports the protection of confidential and regulated data, strengthens compliance with applicable legal and regulatory requirements, and reduces ambiguity by clearly defining data handling responsibilities. It further enables the organization to apply appropriate safeguards and allocate resources proportionate to data criticality.

Attached is proposed Policy 508, which provides governance for the responsible, ethical, and secure use of artificial intelligence within the organization. The policy addresses key risks related to data privacy, bias, transparency, and regulatory compliance, while providing clarity for employees and leadership as AI technologies continue to evolve. It also promotes accountability and informed decision-making when deploying or relying on AI-enabled tools.

All proposed policies have been reviewed and approved by Legal Counsel. I will be available at the February 4, 2026, County Services Committee meeting to address any questions or provide additional information the Commissioners may require.

Warmest Regards,

A large, stylized handwritten signature in black ink, appearing to read 'Andrew Klaczekiewicz', is written over the printed name and title.

Andrew Klaczekiewicz
Director
County of Saginaw Information Technology

cc: Mary Catherine Hannah, County Administrator

Proposed Motions:

1. Committee moves to recommend approval and adoption of Policy 504: Mobile Device Management.
2. Committee moves to recommend approval and adoption of Policy 506: Web Content Accessibility Guidelines.
3. Committee moves to recommend approval and adoption of Policy 507: Data Classification.
4. Committee moves to recommend approval and adoption of Policy 508: Artificial Intelligence.



Title: Mobile Device Management Policy

Effective Date:

Amended:

Issuing Authority: Board of Commissioners

Responsible Officer: Director of Information Technology

Category: 500

Number: 504

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.

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.

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.

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.

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.

Approved as to Substance:
Saginaw County Administrator

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

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.

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.

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.

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.

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.

Approved as to Substance:
Saginaw County Administrator

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

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.

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.

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.

Policy

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

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

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

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.

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.

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.

Approved as to Substance:
Saginaw County Administrator

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

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/

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

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.

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.

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.

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.

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.

Approved as to Substance:
Saginaw County Administrator

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.

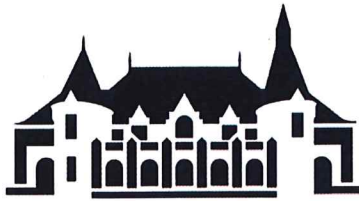
Generative AI (GenAI): A subset of AI that generates new content (text, images, code, audio) based on learned patterns.

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.

2-17-3



CASTLE | SAGINAW
MUSEUM | of COUNTY
HISTORY

SAGINAW COUNTY DOC
JAN 30 '26 AM 11:15

Historical Society of Saginaw County, Inc.

500 Federal Ave. • Saginaw, Michigan 48607
Telephone: (989) 752-2861

Chairperson
Brad Jarvis, Ph.D

Vice-Chairperson
Tamara Carter

Treasurer
Amy French, Ph.D

Secretary
Kathy Gonzales

Executive Committee
Jack Tany
Bryan Konieczka

Directors
Robert Emrich
Hon. Elian Fichtner
Joaquin Guerrero
Chip Hendrick
Alex Mixer
Dorian Phelps
Larry Rodarte
Delena Spates-Allen

President/CEO
Jonathan T. Webb

Michael Webster, Chair
County Services Committee
111 S. Michigan Ave.
Saginaw, MI 48602

Dear Chair Webster:

I'm attaching financials for Q4 2025 to be presented and recorded at the next County Services Committee meeting on February 4, 2026.

Thank you.

Jonathan T. Webb
President & CEO
Castle Museum of Saginaw County History

HSSC P/L Q4 2025
HISTORICAL SOCIETY OF SAGINAW COUNTY, INC.
October-December, 2025

DISTRIBUTION ACCOUNT	TOTAL
Income	
400 Contract Revenue	
436 Contracted Services-County	388,439.24
Total for 400 Contract Revenue	\$388,439.24
407 Museum Store Revenue	1,092.84
410 Membership	2,920.30
420 Gifts and Grants	\$1,545.40
420.4 Grant Income	14,590.00
422 Donations	19,346.73
Total for 420 Gifts and Grants	\$35,482.13
430 Admissions	\$1,509.06
428 Special Events	409.27
443.1 Room Rentals	100.00
443 Tours	165.00
Total for 430 Admissions	\$2,183.33
432 Miscellaneous	
440 Interest Income	16,436.76
Total for 432 Miscellaneous	\$16,436.76
450.1 Museum Store	
409 Store Sales Tax	18.04
Total for 450.1 Museum Store	\$18.04
Total for Income	\$446,572.64
Gross Profit	\$446,572.64
Expenses	
500.1 Personnel	
503 Employee Benefits	183.75
505 Workers Compensation	2,536.75
534 Contract Labor	7,940.00
Total for 500.1 Personnel	\$10,660.50
510.1 Castle Building Operation	
506 Insurance-Other	41,436.00
551 Utilities	15,300.58
553 Water & Sewage	125.05
557 Building Repair & Maintenance	10,056.80
563 Janitor Supplies	258.71
565 Security	648.00
Total for 510.1 Castle Building Operation	\$67,825.14

HSSC P/L Q4 2025
HISTORICAL SOCIETY OF SAGINAW COUNTY, INC.
October-December, 2025

DISTRIBUTION ACCOUNT	TOTAL
520 Museum & Society Operation	
507 Office Operations & Equipment	4,564.51
510 Equipment - Misc	827.61
517 Telephone/Internet	891.57
519 Postage	329.40
520.1 Bank Service Fees	198.45
521 Printing	717.49
523 Dues & Subscriptions	2,450.78
525 Professional Fees	10,950.00
527 Training & Conferences	1,678.09
537 Promotions/Publicity	6,621.34
541 Activities & Special Events	3,317.70
Total for 520 Museum & Society Operation	\$32,546.94
530.1 Grants to Out County Museums	31,070.43
545 Collections/Exhibits/Education	
511 Collections Supplies & Equipmen	\$3,184.03
535 Achaeology Supplies & Equipment	231.03
Total for 511 Collections Supplies & Equipmen	\$3,415.06
513 Exhibits Plan, Design, & Produc	3,694.09
516 Educational Activit & Supplies	\$227.08
516.1 Time Machine Operating	\$59.01
516.3 Education & Program Materials	-20.87
Total for 516.1 Time Machine Operating	\$38.14
Total for 516 Educational Activit & Supplies	\$265.22
Total for 545 Collections/Exhibits/Education	\$7,374.37
546 Museum Store Operations	1,306.40
Payroll Expenses	
Company Contributions	
Retirement	12,755.56
Total for Company Contributions	\$12,755.56
Taxes	13,108.02
Wages	168,891.79
Total for Payroll Expenses	\$194,755.37
Total for Expenses	\$345,539.15
Net Operating Income	\$101,033.49
Other Expenses	
Miscellaneous Expense	-187.78
Total for Other Expenses	-\$187.78
Net Other Income	\$187.78
Net Income	\$101,221.27

HSSC Balance Sheet Q4 2025

HISTORICAL SOCIETY OF SAGINAW COUNTY, INC.

As of December 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
101 Cash & Cash Equivalents	\$0.00
100 Huntington Checking Account	66,770.94
105 Petty Cash	250.00
106 Change Bags	160.00
107 Cash in Drawer	37.72
116 Huntington Money Market - 3.55%	71,699.49
131 FCU Savings	5.11
159 FCU CD 15 - 11/9/25 - 5.0%	250,708.35
170 Mercantile Bank MM - 5.4%	255,238.56
190 Misc. CDs	
154 Federated Hermes Trust MM	1,593.26
182 Goldman Sachs Bk USA NY 4.25%	105,000.00
183 Morgan Stanley Private BK	118,000.00
184 Wells Fargo Bk N A Sioux Falls 4.2%	139,000.00
185 Bank Amer NA Charlotte NC 3.85%	105,000.00
186 Wells Fargo BK N A Sioux Falls 4.3%	101,000.00
187 Bank Amer Na Charlotte NC 4.05%	125,000.00
188 Morgan Stanley BK N A Salt 3.9%	240,000.00
189 Pioneer Bk Mapleton Minn 3.8%	240,000.00
191 Washington Fed Bk Seattle 3.75%	50,000.00
192 Ally Bk Sandy Utah 3.65%	200,000.00
Total for 190 Misc. CDs	\$1,424,593.26
Total for 101 Cash & Cash Equivalents	\$2,069,463.43
Total for Bank Accounts	\$2,069,463.43
Accounts Receivable	
1200 Accounts Receivable	0.00
Other Current Assets	
1120 Inventory Asset	0.00
244 Assets held by others	243,055.56
Total for Other Current Assets	\$243,055.56
Total for Current Assets	\$2,312,518.99
Fixed Assets	
175 Equipment (deleted)	0.00
Total for Assets	\$2,312,518.99

HSSC Balance Sheet Q4 2025
HISTORICAL SOCIETY OF SAGINAW COUNTY, INC.
As of December 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 *Accounts Payable	0.00
Credit Cards	
CC Payable - Huntington	5,550.50
Total for Credit Cards	\$5,550.50
Other Current Liabilities	
200 Federal Taxes Withheld	0.00
2100 Payroll Liabilities	\$0.00
MI Local Tax	501.00
Total for 2100 Payroll Liabilities	\$501.00
2200 Sales Tax Payable	17.22
Total for Other Current Liabilities	\$518.22
Total for Current Liabilities	\$6,068.72
Long-term Liabilities	
245 Note Payable-Citizens (deleted)	0.00
Total for Liabilities	\$6,068.72
Equity	
293 Endowment	112,268.10
294 Designated for future repairs	100,000.00
295 Fund Balance	1,236,918.00
3900 Retained Earnings	539,968.17
Net Income	317,296.00
Total for Equity	\$2,306,450.27
Total for Liabilities and Equity	\$2,312,518.99

2-17-4

SAGINAW COUNTY BOC
JAN 29 '26 AM 9:53

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Mark Pinkerton

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Bridget Smith

Eric Snidersich

Greg Turner

Kristen Wenzel**

Chad Wurtzel

* Executive Committee

**Ex Officio Member

January 28, 2026

Chairman Jack Tany
Saginaw County Board of Commissioners
111 S. Michigan Avenue
Saginaw, MI 48602

Dear Chairman Tany,

We are writing to respectfully submit our first quarter report for the period of October 1, 2025, through December 31, 2025 (Q1), in accordance with the amended Saginaw County and Saginaw Future Inc. Services Agreement.

The performance-based funding metrics outlined in the Services Agreement focus on job creation, project development, and value of government contracts awarded. These metrics are tied to a formula that determines quarterly funding eligibility from the \$150,000 agreement allocation.

Based on performance and results for the first quarter, Saginaw Future respectfully requests a disbursement totaling \$25,327.57 as detailed in the attached reports.

We look forward to discussing this submission with the Saginaw County Services Committee and welcome any questions from the committee.

Thank you for your continued partnership and support.

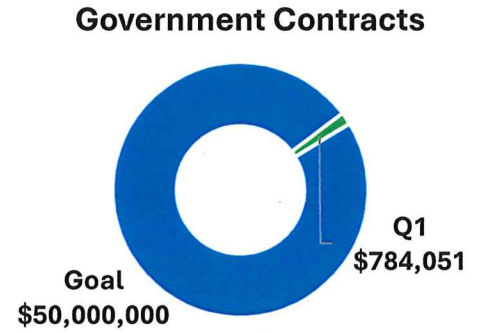
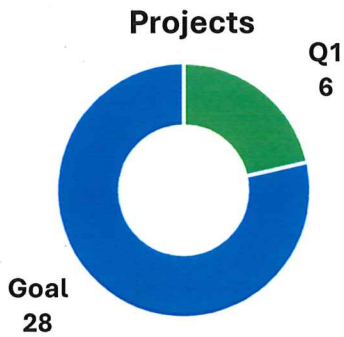
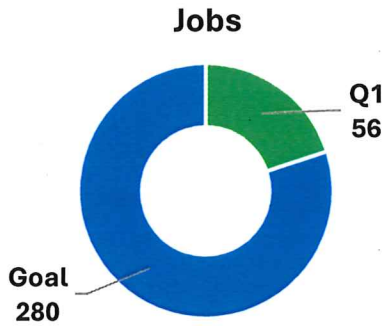
Sincerely,



Tom Miller Jr.
President & CEO
Saginaw Future Inc.

Quarter 1:

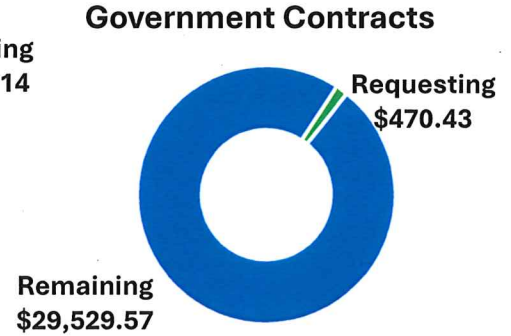
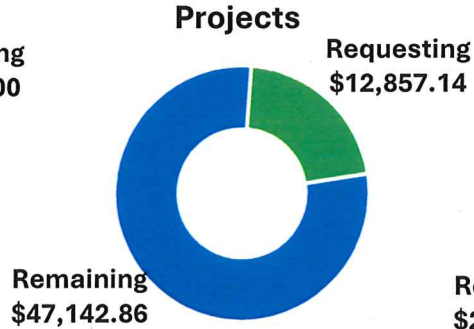
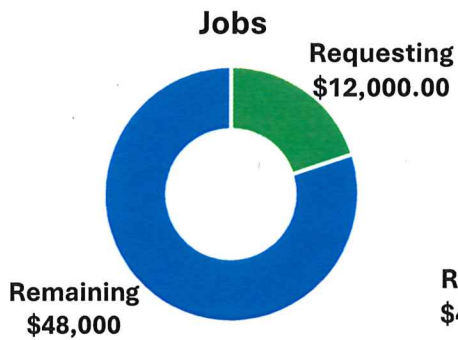
New Investment: \$3,829,438



Funding Request Q1:

Total New Investment: \$3,829,438

Total Request: \$25,327.57





October 1, 2025, through December 31, 2025 (Q1)

HEX Equipment was founded in 1979 as a family-owned medical manufacturing company and has grown into a global innovator with equipment deployed across six continents. With support from Saginaw Future, Inc. (SFI) and a \$25,000 Michigan Industry 4.0 grant, HEX is modernizing its operations through advanced manufacturing and comprehensive cybersecurity investments. These upgrades, including 3D printing, secure VoIP communications, advanced threat detection, infrastructure hardening, and on-premises surveillance, position HEX to protect its digital and physical assets while strengthening long-term operational resilience. Total investment for this project is \$50,000, including the addition of 4 new jobs and the retention of 2 jobs.

Savoy Bar & Grill; Saginaw Future as the administrator to the Saginaw DDA applied and received on behalf of the Savoy Bar and Grill for a \$25,000 Match on Main Grant through the MEDC. The grant will support activating the bar's second floor as an event space. The capital investment for the second floor is \$177,000. The project is ongoing and is slated to open in 2026. The event space will add 7 new staff members to the Savoy team. The Savoy project was originally recorded in 2024 with 7,400 sq. ft. and 15 jobs created, bringing the full project totals to 14,800 sq. ft., 22 jobs created, and \$677,000 in total investment.

Gordie's Bar, located in the historic Bancroft Building in downtown Saginaw, blends classic neighborhood charm with a modern, welcoming atmosphere. It offers a comfortable gathering place for friends, families, and coworkers, featuring craft cocktails, cold beer, live entertainment, and game-day specials. The new business is 4,000 sq. ft., including a full kitchen buildout — complete with a hood and exhaust system — along with extensive interior design and exterior signage improvements. The business invested \$140,000 and added 18 new jobs. SFI supported Gordie's by activating a DDA Façade Improvement Grant of \$5,000 to fund the bar's newly branded signage along E. Genesee Ave.

The Schuch mixed-use redevelopment is located at 301 N. Hamilton St. It was originally constructed in 1868 during the height of the lumbering era. This three-story, 12,176 sq. ft. building has a rich history and has most recently operated as a restaurant and bar. The developer plans to rehabilitate the property, transforming it into a mixed-use development that celebrates both its historic character and its modern potential. The main floor is intended to reopen as a restaurant and bar, while the second and third floors will include 12 apartments. The developer's total investment will be \$3,504,000 and will create 25 new jobs. SFI assisted the developer in successfully obtaining an Obsolete Property Rehabilitation Abatement (OPRA) and also pursuing a brownfield.

TPI Powder Metallurgy manufactures powder metal components, specializing in custom parts and assemblies for automotive, hydraulic, and other industries. The St. Charles-based manufacturer received a Michigan State Trade Expansion Program (MI-STEP) grant in the amount of \$1,413. The MEDC International Trade team offers financial assistance for exporting activities to eligible Michigan small businesses, enabling access to global markets and buyers while increasing the dollar value of Michigan exports. TPI has utilized the STEP grants for trade shows in Spain and Mexico. As a result of the grant, TPI has benefited from assisted export sales of over \$1.1 million. SFI recommended the program to TPI.

Duperon Corporation is the leader in simple, adaptive screening technologies and provides solutions for coarse screening, fine screening, low flow screening, ultra screening, washing, compacting, and conveying. Duperon received an MI-STEP grant for \$7,025. As a repeat recipient of the step grant, Duperon has utilized the incentive for trade shows in the US, Mexico, and Spain. In addition, they have used it to obtain support from U.S. Commercial Services and to translate marketing materials. SFI recommended the program to Duperon.



www.SaginawFuture.com

COUNTY
SERVICES

2-17-5

SAGINAW COUNTY BOC
FEB 3 '26 PM4:52

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Angie Miller

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Bridget Smith

Eric Snidersich

Greg Turner

Kristen Wenzel**

Beth Wright

* Executive Committee

**Ex Officio Member

February 3, 2026

Chairman Jack Tany
Saginaw County Board of Commissioners
111 S. Michigan Avenue
Saginaw, MI 48602

Dear Chairman Tany,

I am writing to request an appearance at the February 17th Saginaw County Commissioners Board meeting to discuss a brownfield plan approved by the Saginaw County Brownfield Redevelopment Authority Board at its January 27, 2026, meeting. At the Saginaw County Board of Commissioners' meeting on February 17th, a public hearing regarding the brownfield plan will need to be held, as well as a resolution approving the plan acted upon.

At the County Brownfield Redevelopment Authority meeting, the following brownfield plan was recommended for approval:

Cabaret Trail Development-Township of Saginaw Project

The Cabaret Trail Development Project involves the development of the subject property at 3253-3289 Cabaret Trail in Saginaw Township.

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 \$3.5m.

A copy of the public hearing notice, resolution to be acted upon, and the brownfield plan are attached. Mr. Neel Yalamarthy, the developer, and I look forward to discussing the project with you on February 17, 2026.

Sincerely,

Tom Miller Jr.
Saginaw Future Inc.

515 N. Washington Avenue, 3rd Floor • Saginaw, MI 48607 P 989.754.8222

W GreatLakesBaySites.com GreatLakesTechnologyPark.com facebook.com/SaginawFuture



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 17th 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.



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 17th 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;

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 so 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 17th 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 17th day of February 2026.

Vanessa Guerra, County Clerk
County of Saginaw



**COUNTY OF SAGINAW
BROWNFIELD REDEVELOPMENT AUTHORITY
SAGINAW COUNTY COURTHOUSE- ROOM 215
111 S. MICHIGAN AVENUE, SAGINAW, MI 48602**

Dated: 2/3/2025

NOTICE TO ALL TAXING JURISDICTIONS

THE SAGINAW COUNTY BOARD OF COMMISSIONERS PROPOSES TO APPROVE A BROWNFIELD PLAN FOR THE CABARET TRAIL PROPERTY LOCATED AT 3253-3289 CABARET TRAIL IN SAGINAW TOWNSHIP, MICHIGAN, PRESENTLY KNOWN AS CABARET TRAIL HOUSING PROJECT

The Saginaw County Board of Commissioners has established a Brownfield Redevelopment Authority (the "Authority") in accordance with the Brownfield Redevelopment Act, Act 381 Public Acts of the State of Michigan of 1996, as amended (the "Act").

The Act provides a means for local units of government to facilitate the revitalization of environmentally distressed, functionally obsolete, blighted areas and/or housing properties. The Authority has prepared and adopted a Brownfield Plan for the redevelopment of the eligible property located at 3253-3289 Cabaret Trail in Saginaw Township, Michigan. This property qualifies as a "housing property" under section 2(a) of the Act. This document notifies local taxing units of the Brownfield Plan for the noted property and of Saginaw County's intent to approve the Brownfield Plan.

The Act permits the Authority to use tax increment financing for redevelopment projects included in a Brownfield Plan. Tax increment financing allows the Authority to capture tax revenues attributable to increases in the taxable value of real and personal property located on the "eligible property," which may include adjacent or contiguous parcels. Increases in taxable value may be attributable to various factors, including remediation, new construction, rehabilitation, remodeling, alterations, additions, and installation of personal property on the contaminated, functionally obsolete, blighted property, or housing property.

The plan will be adopted at the February 17th, 2026, meeting of the Saginaw County Board of Commissioners held at 5 p.m. in the Saginaw County Governmental Center, 111 S. Michigan Ave., 2nd floor, Room 200, Saginaw, MI 48602. If you have any questions or comments regarding the Brownfield Housing Plan, you may attend the meeting and express them during the public comment period. You may also direct inquiries to the Saginaw Board of Commissioners' office at boc@saginawcountymi.gov or (989) 790-5267.

CABARET TRAIL DEVELOPMENT OVERVIEW

February 4th, 2026 | N18 Cabaret Trail, LLC

SAGINAW COUNTY HOUSING CHALLENGES

- Saginaw County has an estimated **housing gap of 11,094** housing units, the majority of which is for households earning between 60-120% of the Area Median Income ("AMI"), commonly known as "**Workforce Households**." Typically includes entry-to-mid-level professionals, management, and specialized professionals.
- Saginaw Township needs **new housing stock** and **multifamily rentals**.
 - 70% of housing stock is built before 1980 (national average is 54%)
 - Rental Vacancy is between 0-2.6% (4-6% is the benchmark for a healthy housing market)
- Over 20k households in the County are "cost burdened," some paying **over 50% of their income towards housing expenses**.
- The County has exceptionally **high residential utility rates**, especially for electric (+15% vs Michigan's average rate and +43% vs the national average rate), further **exacerbating housing unaffordability**.

DEVELOPMENT OVERVIEW

- **Location:** 3253-3289 Cabaret Trail in Saginaw Township (vacant since at least 1978).
- **Units:** Nine (9) new construction townhomes, each 2BD/2.5BA and 1,232 SF. Premium unit features and "Type C" accessibility (social inclusion and aging-in-place).
- **Building Standard:** Passive House.
- **Investment:** \$3.5M utilizing a primarily Saginaw County-based Development Team.
- **Affordability:** All units reserved for 60-120% AMI Households.

PASSIVE HOUSE

- **Passive House** is the world's leading building standard focused on **energy efficiency, comfort, and indoor air quality**. This will be the **first Passive House in Mid-Michigan** and **one of the first multifamily Passive Houses in the entire state**.

- The buildings are projected to be **80% more energy efficient** than traditional buildings, resulting in **thousands of dollars saved annually** in household utility expenses, ensuring long-term affordability.
- The Development will receive **EPA Indoor AirPlus Certification**, proven to drive **improved health and quality of life outcomes** (e.g., reduced asthma and allergy triggers) and **lower public health burdens**.
- The Development will also be certified by **EPA WaterSense, DOE Zero Energy Ready, and Energy Star**.

DEVELOPER OVERVIEW

Neel Yalamarthy is a Real Estate Investor, Operator, and Developer with over 10 years of experience across the residential and commercial sectors. His work focuses on energy efficiency, in-fill developments, and workforce housing.

A former executive at Google and PwC, Neel combines high-level corporate strategy with hands-on development expertise. He graduated Magna Cum Laude from Brown University and was recognized in the Forbes 30 Under 30 Class of 2023.

A native of Saginaw, he returned to his hometown in 2024 to pursue real estate development in the region full-time.

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

Project Name	Cabaret Trail Redevelopment
Project Address	3253 and 3289 Cabaret Trail S, Saginaw, Michigan 48603
Parcel Information	23-12-4-10-1802-000 and 23-12-4-10-1803-000
Type of Eligible Property	Housing Property
Project Description	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.
Eligible Activities	MSHDA Eligible Activities (Site Preparation, Infrastructure, Housing Development) and EGLE Pre-Approved Activities
Estimated Capital Investment	\$3.5 million
Estimated Developer Reimbursement	\$788,839
Estimated Capture to Saginaw County Brownfield Authority	\$117,854
<i>Administrative Fees</i>	\$22,257
<i>Local Brownfield Revolving Fund</i>	\$95,597
Estimated Duration of Plan	30 years
Developer	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:

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

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

Saginaw County Brownfield Redevelopment Authority - Cabaret Trail Brownfield Plan

January 5th, 2026

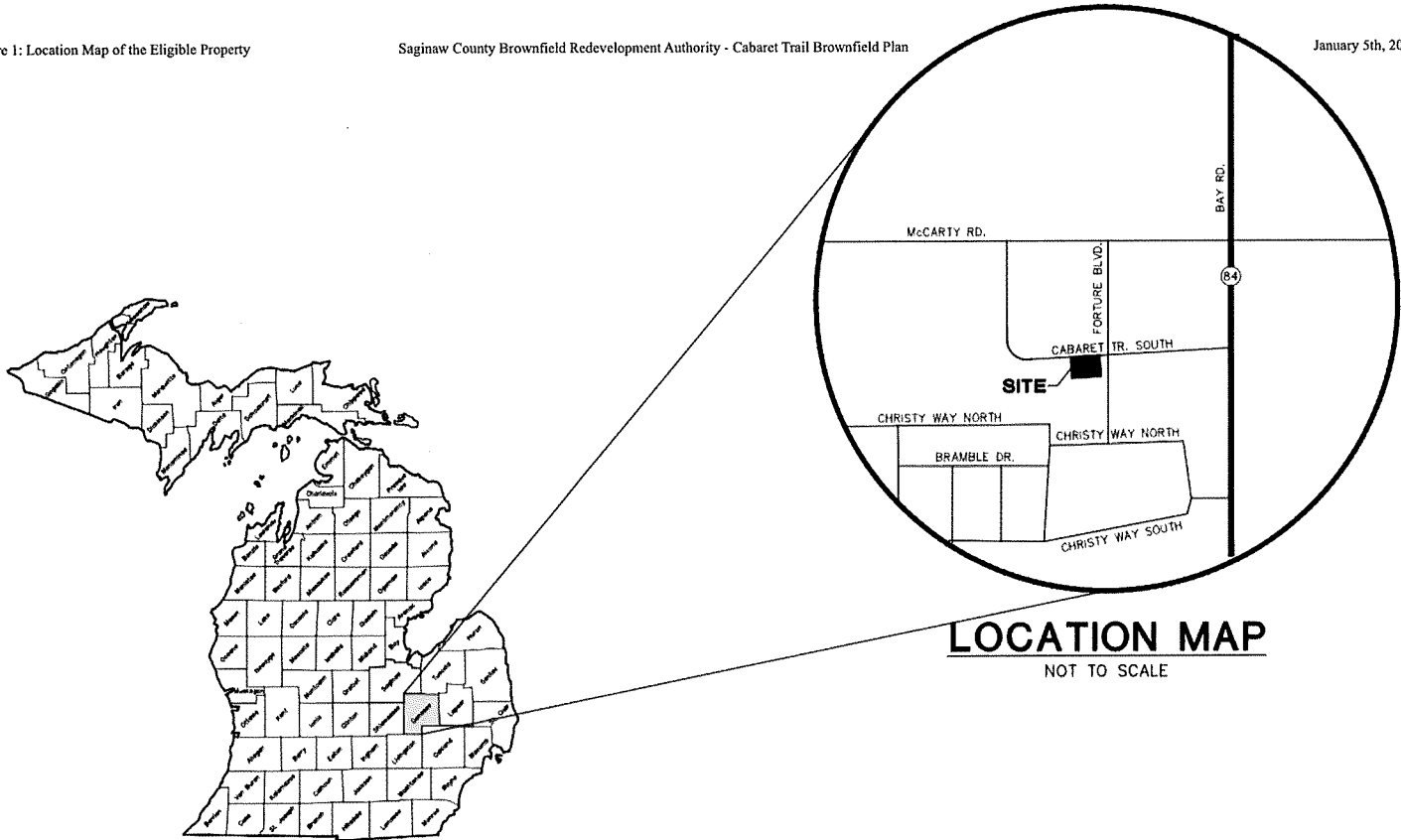


Figure 4: Renderings of the Project



PUBLIC NOTICE per Michigan Public Act 57 of 2018

RECEIVE & FILE

To: Saginaw County; Saginaw Public Libraries; Delta College; Kochville Township

2-17-6

The Kochville Township Downtown Development Authority (DDA) hereby provides notice pursuant to Michigan Public Act 57 of 2018 that it will conduct required public informational meetings during its regularly scheduled meetings as follows:

Spring Meeting: Thursday, March 12, 2026 at 8:30 a.m.: Kochville Veterans Hall, 3265 Kochville Road, Saginaw, MI 48604

Fall Meeting: Thursday, September 10, 2026 at 8:30 a.m.: Kochville Veterans Hall - 3265 Kochville Road, Saginaw, MI 48604

These informational meetings are held in compliance with MCL 125.4211 to provide taxing jurisdictions with information regarding the impact of tax increment financing on their respective tax revenues and to discuss DDA activities, projects, and financial performance.

Representatives from all affected taxing jurisdictions are invited and encouraged to attend. The DDA will provide updates on current projects, financial status, and plans for the upcoming fiscal year.

For questions or additional information, please contact:

Amy Belleman
DDA Assistant
(989) 792-7596 / Downtown@Kochvilletwp.com

Dated: January 15, 2026

SAGINAW COUNTY BOC
JAN 29 '26 AM 10:48

CITY OF SAGINAW

OFFICE OF THE CITY CLERK

1315 S. Washington Avenue

Saginaw, MI 48601

989.759.1480 office

989.759.1447 fax



2-17-10
RECEIVE & FILE

January 26, 2026

SAGINAW COUNTY BOC
FEB 3 '26 PM2:43

Saginaw County Board of Commissioners
111 S. Michigan Avenue
Saginaw, MI 48602

RE: OBSOLETE PROPERTY REHABILITATION EXEMPTION CERTIFICATE

Dear Commissioners:

The City Council of the City of Saginaw is a Qualified Local Government Unit eligible to approve Obsolete Property Rehabilitation Act (OPRA) Certificates under Public Act 1246 of 2000, as amended.

On December 30, 2025, Saginaw County Real Estate, LLC submitted an application for an OPRA certificate for 1413 Gratiot Avenue. The application proposes a rehabilitation project with an estimated expenditure of \$3,997,553.45. Under the terms of this OPRA certificate and the City Council policy, Saginaw County Real Estate, LLC could have a "tax freeze" for up to twelve (12) years. This abatement excludes existing taxes, the value of the land, and personal property resulting in potential abatement on property improvements. Taxes will be levied at the full rate following the expiration of the abatement.

State law requires notification to taxing units of the receipt of this application. The City Council will hold a public hearing on this application at the Monday, February 9, 2026, City Council meeting beginning at 6:30 p.m. at the Andersen Enrichment Center, 120 Ezra Rust Avenue. Feel free to contact me at 989.759.1480 with any questions.

Sincerely,

A handwritten signature in blue ink that reads "Kristine Bolzman".

Kristine Bolzman, MiPMC/CMC
City Clerk