

MINUTES OF REGULAR BOARD MEETING
Thursday, April 10, 2025

SANILAC TOWNSHIP

20 North Ridge Street
Port Sanilac, MI 48469
Phone: 810-622-8178

BOARD MEMBERS

Daniel Kelly, Supervisor
Suzanne Shagena, Clerk
Dru Moran, Treasurer
Jeffery Lyall, Trustee
Tammy Massman, Trustee

1. OPENING OF MEETING: Meeting called to order at 6:01 PM by Supervisor, Dan Kelly.
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL: By Supervisor Kelly.

PRESENT: Supervisor Dan Kelly, Trustee Jeff Lyall, Trustee Tammy Massman, Treasurer Dru Moran and Clerk Suzanne Shagena.

ABSENT: None.

GUESTS PRESENT: Art Schlichting, Joseph Donnelly, Julie Fagan, Commissioner William Sarkella, Samantha Mariuz and Dave VanHaaren.

4. ADDITIONS, CORRECTIONS TO AGENDA:
13. c. DISCUSSION OF VPS TAP IN FEE.

5. ADOPTION OF AGENDA:

MOVED by SHAGENA, supported by MORAN to adopt the amended agenda as presented. CARRIED.

6. CONSENT AGENDA:

- a. Board Minutes of 03/13/2025 Regular Meeting.
- b. Accounts Payable — General Fund and Water Operating Bills.
- c. April Payroll.
- d. Zoning Administrator's Report.
- e. Planning Commission Minutes of 3/19/25 Minutes.

7. APPROVAL OF CONSENT AGENDA:

MOVED by MASSMAN, supported by LYALL to adopt the consent agenda as presented. CARRIED.

8. COUNTY UPDATES: Commissioner Sarkella provided updates from the County.

9. PUBLIC COMMENTS: Dave VanHaaren of TriTerra, appeared before the board to discuss the Brownfield Redevelopment Authority for Port Sanilac Wellness & Lofts also known as Fagan Investments, LLC.

MINUTES OF REGULAR BOARD MEETING

Thursday, April 10, 2025

10. CORRESPONDENCE AND INFORMATION: None.

11. REPORTS:

- a. TREASURER - Report reviewed and to be filed.
- b. WATER OPERATING – Report reviewed and to be filed.
- c. SEFA – Report reviewed and to be filed.
- d. ASSESSOR – Report read and to be filed. One land division request from Robert and Debra Staskiewicz to split 23 acres from the 30-acre original parcel located at 5845 E. Sanilac Road, Carsonville, Michigan.

MOVED by KELLY, seconded by LYALL to approve the land division request for Robert and Debra Staskiewicz to split 23 acres from the original 30-acre parcel located at 5845 E. Sanilac Road, Parcel ID #211-032-300-010-00. CARRIED.

MOVED by LYALL, seconded by MASSMAN to approve the reports as presented. CARRIED.

12. APPOINTMENTS: None.

13. UNFINISHED BUSINESS:

- a. DISCUSSION ON SHORT TERM RENTALS AND A SHORT-TERM RENTAL ADMINISTRATOR. REVIEWED WITH NO ACTION TAKEN – TABLED UNTIL MAY MEETING.

- b. 2025 PRICE QUOTES FOR MOWING

MOVED by SHAGENA, seconded by MORAN to award the 2025 township mowing to the low bidder, Lake View Lawn Care. CARRIED.

- c. DISCUSSION OF VPS TAP IN FEE – The Board reviewed a recent email from auditor Brent Shaw with a recommendation for depositing these funds. The motion from March 13, 2025 covers the recommendation.

14. NEW BUSINESS:

- a. CMP REPLACEMENT AGREEMENT WITH THE SCRC FOR STATE RD SOUTH OF M-46.

MOVED by KELLY, seconded by MASSMAN to approve the agreement with the Sanilac County Road Commission for a culvert replacement on State Road 2,660' south of M-46 at a cost of \$1,692.56. CARRIED.

- b. RESOLUTION CONCURRING WITH THE PROVISIONS OF A BROWNFIELD PLAN ADOPTED BY THE SANILAC COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY FOR THE PORT SANILAC WELLNESS & LOFTS PROJECT, PORT SANILAC, MICHIGAN.

MOVED by SHAGENA, seconded by LYALL to approve the RESOLUTION CONCURRING WITH THE PROVISIONS OF A BROWNFIELD PLAN ADOPTED BY THE SANILAC COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY FOR THE PORT SANILAC WELLNESS & LOFTS PROJECT, PORT SANILAC, MICHIGAN as presented. ROLL CALL: KELLY; YES, LYALL; YES, MASSMAN; YES, MORAN; YES, SHAGENA; YES. CARRIED.

- c. RESOLUTION OF UNDERSTANDING TO UTILIZE THE SANILAC COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY FOR THE PORT SANILAC WELLNESS & LOFTS PROJECT, PORT SANILAC, MICHIGAN.

MOVED BY MASSMAN, seconded by MORAN to approve the RESOLUTION OF UNDERSTANDING TO UTILIZE THE SANILAC COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY FOR THE PORT SANILAC WELLNESS & LOFTS PROJECT, PORT SANILAC, MICHIGAN as presented. ROLL CALL: KELLY; YES, LYALL; YES, MASSMAN; YES, MORAN; YES, SHAGENA; YES. CARRIED.

MINUTES OF REGULAR BOARD MEETING
Thursday, April 10, 2025

15. CLOSED SESSION: None.

16. OTHER BUSINESS: None.

17. MEETING ADJOURNMENT:

MOVED by MASSMAN, supported by LYALL to adjourn at 7:21 PM. CARRIED.

Suzanne Shagena, Township Clerk

Dan Kelly, Township Supervisor

UNAPPROVED

**TOWNSHIP OF SANILAC
RESOLUTION CONCURRING WITH THE PROVISIONS OF A
BROWNFIELD PLAN ADOPTED BY THE SANILAC COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY FOR THE PORT SANILAC
WELLNESS & LOFTS PROJECT, PORT SANILAC, MI**

RESOLUTION NO. 2025-01

At a regular meeting of the Sanilac Township Board, Sanilac County, Michigan, held at the Sanilac Township Hall on the 10th day of April, 2025, at 6:00 P.M.

PRESENT: Daniel Kelly, Jeffery Lyall, Tammy Massman, Dru Moran and Suzanne Shagena

ABSENT: None

The following resolution was offered by SHAGENA and seconded by LYALL:

WHEREAS, the Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended, (the "Act") authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated, blighted, functionally obsolete, historically designated or housing property through tax increment financing of eligible environmental, non-environmental, and/or housing development activities with an approved Brownfield Plan; and

WHEREAS, the Sanilac County Board of Commissioners (the "Board of Commissioners") established the Sanilac County Brownfield Redevelopment Authority (the "SBRA") under the procedures under Act 381, to facilitate the cleanup and redevelopment of Brownfields within Sanilac County; and

WHEREAS, a Brownfield Plan (the "Plan") has been prepared for the redevelopment of the property located at 7260 Main Street, Port Sanilac, Michigan 48469, commonly referred to as the Port Sanilac Wellness & Lofts, which is currently owned by Fagan Investment, LLC., the developer; and

WHEREAS, the Act requires the concurrence of the local unit of government in which the Brownfield Plan project is located for Brownfield Plans under County Brownfield Redevelopment Authorities, and the Port Sanilac Wellness & Lofts Project is located in the Village of Port Sanilac, Sanilac Township, County of Sanilac; and

WHEREAS, the SBRA has considered the Brownfield Plan for the Port Sanilac Wellness & Lofts Project provide a recommendation to the Board of Commissioners at their regular meeting January 23, 2025; and

WHEREAS, pursuant to and in accordance with the public hearing notice provisions in Act, the Board of Commissioners have set and provided notice for- a public hearing and considered the Port Sanilac Wellness & Lofts Project Brownfield Plan at a regularly scheduled meeting of the Board of Commissioners on March 18, 2025.

NOW THEREFORE BE IT RESOLVED, that pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996, as amended, being MCL 125.2651, *et seq*, the Sanilac Township Board hereby concurs with the Brownfield Plan for the Port Sanilac Wellness & Lofts Redevelopment Project.

ROLL CALL VOTE:

AYES: KELLY, LYALL, MASSMAN, MORAN AND SHAGENA

NAYS: NONE

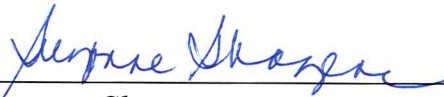
The Supervisor declared the resolution adopted.



Daniel Kelly, Township Supervisor
Sanilac Township

CERTIFICATION

I, Suzanne Shagena, hereby certify that the foregoing Resolution was adopted by the Township Board by a roll call vote at a regular meeting of the Board held on the 10th day of April, 2025.



Suzanne Shagena
Sanilac Township Clerk

TOWNSHIP OF SANILAC
RESOLUTION OF UNDERSTANDING TO UTILIZE THE SANILAC COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY FOR THE
PORT SANILAC WELLNESS & LOFTS, PORT SANILAC, MI

RESOLUTION NO. 2025-02

At a regular meeting of the Sanilac Township Board, Sanilac County, Michigan, held at the Sanilac Township Hall on the 10th day of April, 2025, at 6:00 P.M.

PRESENT: Daniel Kelly, Jeffery Lyall, Tammy Massman, Dru Moran and Suzanne Shagena

ABSENT: None

The following resolution was offered by MASSMAN_ and seconded by MORAN:

WHEREAS, the Village of Port Sanilac and Sanilac Township have a Brownfield project for the development of Port Sanilac Wellness & Lofts, located at 7260 Main Street, Port Sanilac, Michigan 48469, commonly known as the Port Sanilac Wellness & Lofts Project that it would like to have reviewed and processed by the Sanilac County Brownfield Redevelopment Authority (SBRA); and

WHEREAS, the parcel identified in the Brownfield Plan is currently owned by Fagan Investment, LLC; and

WHEREAS, the Village of Port Sanilac has not created a Brownfield Authority; and

WHEREAS, the Township of Sanilac has not created a Brownfield Authority; and

WHEREAS, the Sanilac County Board of Commissioners (the "Board of Commissioners") established the SBRA under the procedures under Act 381, to facilitate the cleanup and redevelopment of Brownfields within Sanilac County; and

WHEREAS, the SBRA is prepared to assist the Village of Port Sanilac, and Sanilac Township with reviewing and administering the proposed Port Sanilac Wellness & Lofts Project, provided the Village and Township acknowledges certain rights that the SBRA has, to wit:

- SBRA intends to collect an administrative fee from the new tax increment revenues generated by the developer not to exceed 5% of the available tax increment revenue generated from the Plan annually; and
- SBRA may capture and collect from the new tax increment revenues generated by the development, for a period of up to five years after repayment of eligible activities is satisfied according to the provisions in the Reimbursement Agreement and Michigan Public Act 381 of 1996, as amended, and that such funds will be placed in the SBRA Local Brownfield Revolving Fund (the "LBRF") revolving loan fund for future remediation projects within the County; and

WHEREAS, the Village of Port Sanilac and Sanilac Township have the opportunity to provide public comment on the Brownfield plan.

THEREFORE, IT IS RESOLVED that the Village of Port Sanilac, and Sanilac Township requests that the SBRA undertake review of the Port Sanilac Wellness & Lofts Project.

IT IS FURTHER RESOLVED that the Village of Port Sanilac and Sanilac Township acknowledge and understands that SBRA intends to collect certain administrative fees and capture certain taxes for its revolving loan fund, which will be specified in detail in any Brownfield plan before it is finally adopted.

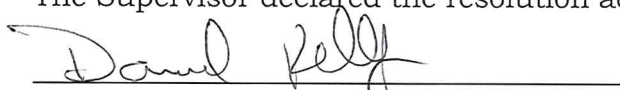
IT IS FURTHER RESOLVED that all resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

ROLL CALL VOTE:

AYES: KELLY, LYALL, MASSMAN, MORAN AND SHAGENA

NAYS: NONE


The Supervisor declared the resolution adopted.



Daniel Kelly, Township Supervisor
Sanilac Township

CERTIFICATION

I, Suzanne Shagena, hereby certify that the foregoing Resolution was adopted by the Township Board by a roll call vote at a regular meeting of the Board held on the 10th day of April, 2025.


Suzanne Shagena
Sanilac Township Clerk