



Saginaw City Council Regular Meeting Agenda

120 S. Ezra Rust Drive
Andersen Enrichment Center
September 8, 2025
6:30 p.m.

Prayer and Pledge of Allegiance:

Roll Call:

Announcements:

Public Hearings:

1. Regarding the Comprehensive Annual Performance Evaluation Report for FY 2024-2025.
2. Regarding the establishment of Neighborhood Enterprise Zone – Covenant 3, in the City of Saginaw.
3. Regarding the request from Metro Multi Property Management LLC to create an Obsolete Property Rehabilitation Certificate at 301 N. Hamilton Street.
4. Request to amend the Brownfield Plan for the City of Saginaw to include the 400 Federal Redevelopment Project, located at 400 Federal Avenue.
5. Request to amend the Brownfield Plan for the City of Saginaw to include the Adams Street Redevelopment Project, located at 303, 309, and 315 Adams Street, 212, 218, and 224 South Hamilton Street, 200 and 304 South Niagara Street, and 202 Mackinaw Street.
6. Request to terminate the 2205 North Michigan Avenue Dispensary Project located at 2205 North Michigan Avenue.

Public Input:

(A list will be provided following submittal deadline.)

Remarks of Council:

Reports from Manager:

Consent Agenda:

1. Approve the August 25, 2025 Committee of the Whole and regular council meeting minutes.
2. Approve the purchase of the property at [2701 E. Genesee](#) for \$20,000 from the Saginaw Housing Commission for the development of the Saginaw Fairgrounds Community Park.

Saginaw City Council Agenda
September 8, 2025

3. Approve the amendments to the FY 2026 Approved Budget to recognize changes that have occurred during the August period.
4. Approve the purchase with CDW-G for \$27,500 for a deep discovery inspector network threat detector for the Technical Services Department.
5. Approve the Amendment to [2025 SCCMHA Mental Health and SUD Consultation Agreement](#) with the Saginaw County Community Mental Health Authority (SCCMHA) for the Police Department.
6. Approve the purchase with A C Klopff, Inc. for \$79,369 for the installation of a new heating system at Fire Station No. 1 for the Fire Department.
7. Approve the purchase with [Noregon Systems, LLC](#), a sole source, for \$10,991 for JPRO diagnostic software for the Public Services Department, Motor Pool Division.
8. Approve the purchase with Yeager Asphalt, Inc. for \$4,800 to crack fill, seal coat, and line stripe the parking lots at Public Services Department, Maintenance and Service Division.
9. Approve the purchase with [Raftelis Financial Consultants](#) for an amount not to exceed \$127,846 for professional consulting services for the Water and Wastewater Treatment Services and Public Services Departments.
10. Approve the purchase with Gorno Ford, Inc. for \$60,721 for a 2026 Ford F-350 truck with Plow Package for the Water and Wastewater Treatment Services Department, Water Treatment Division.
11. Approve to increase the purchase order 520753 with Black & Veatch by \$1,223,550, for a new total of \$2,337,156, for additional professional consulting services for the UV Disinfection project for the Water and Wastewater Treatment Services Department, Wastewater Division.
12. Approve the purchase with Mechanical System Services for \$33,420 for boiler repairs for the Water and Wastewater Treatment Services Department, Water Treatment Division.

Board/Commission/Committee Reports:

Appointment of Board/Commission/Committee Members:

Ordinance Introduction:

1. An Ordinance to add "Low Income Housing Tax Exemption for Harrison Manor Limited Dividend Housing Association L.P." to the Table of Special Ordinances VIII.

Ordinance Adoption:

1. An ordinance to amend the official city map to vacate that part of Thompson Street as platted between E Genesee Avenue and South 4th Street.

Resolutions:

1. To consider the Obsolete Property Rehabilitation Certificate for Property at 301 North Hamilton Street.
2. To amend the Brownfield Plan for the 400 Federal Redevelopment Project located at 400 Federal Avenue.
3. To amend the Brownfield Plan for the Adams Street Redevelopment Project located at 303, 309, and 315 Adams Street, 212, 218, and 224 South Hamilton Street, 200 and 304 South Niagara Street, and 202 Mackinaw Street.
4. To terminate Brownfield Plan 19 for the 2205 North Michigan Avenue Dispensary Project located at 2205 North Michigan Avenue.
5. Authorize the sponsor of the specified community event to use amplifying equipment.

Unfinished Business:

Miscellaneous Business:

Adjournment:

Timothy Morales
City Manager

If you are disabled and need accommodation to provide you with an opportunity to participate or observe in programs, services, or activities, please call the Saginaw City Clerk, 1315 S. Washington Ave., 759-1480.



CITY COUNCIL NOTICE OF PUBLIC HEARING AND COMMENT PERIOD

Comprehensive Annual Performance Evaluation Report (CAPER) for Fiscal Year 2024-2025

**In compliance with requirements of Public Act 267 of 1976,
the following notice is posted:**

Notice is hereby given that the City of Saginaw has scheduled a public hearing for Monday, September 8, 2025, at 6:30 p.m. in the Andersen Enrichment Center, located at 120 Ezra Rust Drive, Saginaw, Michigan 48601 to receive public comment on the draft Comprehensive Annual Performance Evaluation Report (CAPER).

The draft CAPER covers the Community Development Block Grant Divisions objectives undertaken during the period of July 1, 2024, through June 30, 2025. The purpose of the public comment period is to gain input and comment on the city's efforts in meeting its goals and objectives described in the HUD-approved Consolidated Plan and the PY2024 Annual Action Plan. The CAPER will be available for review and comment September 8, 2025, through September 22, 2025, on the City of Saginaw's website www.saginaw-mi.com and in the CDBG Office located at 1 Tuscola Ave, Ste. 300, Saginaw, Michigan 48607. Office hours are Monday through Friday 8:00 a.m. to 4:00 p.m.

Comments may be submitted by email message to CDBG@saginaw-mi.com or by USPS mail to the Community Development Block Grant Division (CDBG), 1 Tuscola Ave, Ste. 300, Saginaw, Michigan 48607. All comments must be received no later than September 22, 2025, by 4:00 p.m.

Leticia C. Trevino
Block Grant Specialist

IF YOU ARE DISABLED AND NEED ACCOMMODATION TO PROVIDE YOU WITH AN OPPORTUNITY TO PARTICIPATE OR OBSERVE IN PROGRAMS, SERVICES, OR ACTIVITIES, PLEASE CALL THE SAGINAW CITY CLERK AT 989.759.1480.

Posted: 8/28/2025

Posted By: LCT

REV: Aug 2025



CITY OF SAGINAW

PUBLIC HEARING

SAGINAW CITY COUNCIL

In compliance with requirements of Act 267, P.A. 1976, the following notice is posted:

Notice is hereby given that the Saginaw City Council has scheduled a public hearing regarding the establishment of Neighborhood Enterprise Zone – Covenant 3, in the City of Saginaw. The hearing will be held **September 8, 2025, at 6:30 p.m.** at the Andersen Enrichment Center, 120 Ezra Rust Avenue.

The legal description and area to be encompassed within the proposed zone is as follows:

Neighborhood Enterprise Zone - Covenant 3 – contains 13.675 acres of land

Entire Blocks 28, 29, 37, 38, 39, 40 & 41, Penoyer Farm

The proposed map of the area is on file in the City Clerk's Office. All interested persons are invited to attend this public hearing.

Kristine Bolzman, MiPMC/MMC
City Clerk

IF YOU ARE DISABLED AND NEED ACCOMMODATION TO PROVIDE YOU WITH AN OPPORTUNITY TO PARTICIPATE OR OBSERVE IN PROGRAMS, SERVICES, OR ACTIVITIES, PLEASE CALL THE SAGINAW CITY CLERK AT 989.759.1480.

Posted:

By: _____



CITY COUNCIL PUBLIC HEARING NOTICE

**In compliance with requirements of Public Act 146 of 2000,
as amended, the following notice is posted:**

Notice is hereby given that the Saginaw City Council will conduct a public hearing on Monday, September 8, 2025 at 6:30 p.m. at the Andersen Enrichment Center, 120 Ezra Rust Avenue, to consider the request from Metro Multi Property Management LLC to create an Obsolete Property Rehabilitation Certificate at 301 N. Hamilton Street.

The OPRA application with a legal description of the property is on file in the Office of the City Clerk. All interested persons are invited to attend this public hearing.

Kristine Bolzman, MiPMC/CMC
City Clerk

IF YOU ARE DISABLED AND NEED ACCOMMODATION TO PROVIDE YOU WITH AN OPPORTUNITY TO PARTICIPATE OR OBSERVE IN PROGRAMS, SERVICES, OR ACTIVITIES, PLEASE CALL THE SAGINAW CITY CLERK AT 989.759.1480.

Posted:

By: _____



CITY OF SAGINAW

PUBLIC HEARING NOTICE

BROWNFIELD PLAN

In compliance with requirements of P.A. 267 of 1976, and P.A. 381 of 1996, as amended, the following notice is published:

Notice is hereby given that the Saginaw City Council has scheduled a public hearing to be held Monday, September 8, 2025, at 6:30 p. m. at the Andersen Enrichment Center, located at 120 Ezra Rust Drive, Saginaw, MI 48601. The purpose of the public hearing is to consider the amendment to the Brownfield Plan for the City of Saginaw to include the 400 Federal Redevelopment Project, located at 400 Federal Avenue, Saginaw Michigan within which the Brownfield Redevelopment Authority shall exercise its powers, all 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 the City of Saginaw, County of Saginaw, State of Michigan, described as follows:

400 Federal Avenue:

ENTIRE BLK 57, MAP OF THE CITY OF EAST SAGINAW, ALSO COMMONLY KNOWN AS HOYT'S PLAT, EXC FOR PART OF LOTS 5,6,7 & 8, BLK 57, HOYT'S PLAT VIZ; LYING N OF FOLLOWING DESC LN: COMG AT A PT ON E'LY LN OF LOT 8 OF SD BLK, 41.23 FT N'LY ALONG SD LN FROM SE CR OF SD LOT, TH W'LY 120.51 FT TO PT ON W'LY LN OF SD LOT 8, 40.98 FT N'LY ALONG SD LN FROM SW CR OF SD LOT, TH CONT W'LY ON SD LN .33 FT TO CL OF EXISTING N-S BLDG WALL & LYING E OF FOLLOWING DESC LN: COMG AT PT ON N'LY LN OF LOT 6 OF SD BLK, .56 FT W'LY ALONG SD LN FROM NE CR OF SD LOT, TH S'LY ALONG CL OF EXISTING BLDG WALL 80.96 FT TO PT .33 FT W OF W'LY LN OF LOT 8 AND 40.98 FT N'LY ALONG A LN PARL TO W'LY LN OF SD LOT 8 FROM S'LY LN OF SD LOT & POE.

The description of the property along with any maps and a description of the Brownfield Plan are available for public inspection during regular business hours at the City Clerk's Office, Room 202, located at City Hall, 1315 S. Washington Avenue.

All interested parties are invited to attend and provide input.

Kristine Bolzman, MiPMC,CMC
City Clerk

IF YOU ARE DISABLED AND NEED ACCOMMODATION TO PROVIDE YOU WITH AN OPPORTUNITY TO PARTICIPATE OR OBSERVE IN PROGRAMS, SERVICES, OR ACTIVITIES, PLEASE CALL THE SAGINAW CITY CLERK AT 989.759.1480.

Posted: _____
Posted By: _____



CITY OF SAGINAW

PUBLIC HEARING NOTICE

BROWNFIELD PLAN

In compliance with requirements of P.A. 267 of 1976, and P.A. 381 of 1996, as amended, the following notice is published:

Notice is hereby given that the Saginaw City Council has scheduled a public hearing to be held Monday, September 8, 2025, at 6:30 p. m. at the Andersen Enrichment Center, located at 120 Ezra Rust Drive, Saginaw, MI 48601. The purpose of the public hearing is to consider the amendment to the Brownfield Plan for the City of Saginaw to include the Adams Street Redevelopment Project, located at 303, 309, and 315 Adams Street, 212, 218, and 224 South Hamilton Street, 200 and 304 South Niagara Street, and 202 Mackinaw Street, Saginaw Michigan within which the Brownfield Redevelopment Authority shall exercise its powers, all 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 the City of Saginaw, County of Saginaw, State of Michigan, described as follows:

303 Adams Street:

PART OF LOTS 5,6,7 & 8 OF BLK 4, CITY OF SAGINAW IN DIVISION NORTH OF CASS STREET VIZ; COMG AT NE CR OF SD BLK 4, TH SW'LY ON W'LY LN OF NIAGARA ST, 243.78 FT TO SE CR OF SD BLK., TH NW'LY ON N'LY LN OF CASS ST, 85 FT, TH NE'LY PARL TO NIAGARA ST 163.77 FT, TH SE'LY 26 FT MORE OR LESS TO A LN PARL TO & 58.44 FT NW'LY OF NW'LY LN OF NIAGARA ST, TH NE'LY ALONG SD LN 80.10 FT TO S'LY LN OF ADAMS ST, TH SE'LY ON SD ST LN 58.44 FT TO POB.

309 Adams Street

THAT PART OF LOTS 7 & 8, BLK 4, CITY OF SAGINAW IN DIVISION NORTH OF CASS ST. VIZ. BEG. AT A POINT ON THE SLY. LINE OF ADAMS ST. 84.44 FT. N. WLY. OF N.E. CORNER OF SAID BLK. 4, AS MEASURED ON SAID SLY. ST. LINE, THENCE S. ELY. ALONG SAID SLY. ST. LINE 26.00 FT. THENCE S. WLY. PARL. TO WLY. LINE OF NIAGARA ST. 80.10 FT., THENCE N. WLY. TO A POINT 163.77 FT. N. ELY. OF THE NLY. LINE OF CASS ST. MEASURED ON A LINE 85 FT. N. WLY. OF AND PARL. TO WLY. LINE OF NIAGARA ST. THENCE N. ELY. TO POINT OF BEG.

315 Adams Street

LOTS 3,4,5,6,7, & 8, BLK 4, CITY OF SAGINAW IN DIVISION NORTH OF CASS STREET EXC VIZ, BEG AT NE CR OF SD BLK 4, TH SW'LY ON W'LY LN OF NIAGARA ST TO SE CR OF SD BLK 4, TH NW'LY ON N'LY LN OF CASS ST 85 FT, TH NE'LY PARL TO NIAGARA ST 163.77 FT, TH CONT NE'LY TO A PT ON S'LY LN OF ADAMS ST, SD PT BEING 84.44 FT, NW'LY OF NE'LY CR OF SD BLK 4, TH RUN'G SE'LY ALONG SD SE'LY ST LN TO POB.

212 S. Hamilton Street

N. ELY. 1/2 OF LOT 2, BLK. 4, CITY OF SAGINAW IN DIVISION NORTH OF CASS STREET

218 S. Hamilton Street

NW'LY 100 FT OF NE'LY 15 FT OF LOT 1, SE'LY 20 FT OF LOT 1, SW'LY 1/2 OF LOT 2, BLK 4, CITY OF SAGINAW IN DIVISION NORTH OF CASS STREET

224 S. Hamilton Street

SW'LY 45 FT OF NW'LY 100 FT OF LOT 1, BLK 4, CITY OF SAGINAW IN DIVISION NORTH OF CASS STREET

200 S. Niagara Street

PART OF LOTS 1,2,3 & 4, BLK.5, CITY OF SAGINAW IN DIVISION NORTH OF CASS STREET VIZ. BEG.AT INTERSECTION OF SLY. LINE OF NIAGARA ST.WITH ELY.LINE OF SAID LOT 4 THENCE S.WLY.ALONG SAID SLY.STREET LINE 244.09 FT.MORE OR LESS TOWLY.LINE OF SAID LOT 1,THENCE S.ELY.ALONG SAID WLY.LOT LINE 44.32 FT.MORE OR LESS,THENCE N.ELY.244.16 FT.MORE OR LESS TO A POINT ON ELY.LINE OF SAID LOT 4,SAID POINT BEING 45.06 FT.S.ELY.FROM POINT OF BEG.,THENCE N.WLY. ALONG ELY.LINE OF SAID LOT 4 TO POINT OF BEG., ALSO N. ELY1/2 OF VACATED CASS STREET LYING ADJACENT THERETO

304 S. Niagara Street

WLY.48 FT.OF LOT 1,WLY.48 FT.OF LOT 2,WLY.48 FT.OF LOT 3WLY.48 FT.OF LOT 4 BLK.7, CITY OF SAGINAW IN DIVISION SOUTH OF CASS STREET,ALSO THAT PART OF N.ELY.1/2 OF VACATED VAN BUREN ST.LYING ADJACENT THERETO,ALSO THAT PART OF S.WLY.1/2 OF VACATED CASS ST.LYING ADJ.THERETO

202 Mackinaw Street

THAT PART OF BLOCK 14, CITY OF SAGINAW IN DIVISION SOUTH OF CASS STREET, LYING NW'LY OF A PARCEL USED FOR RR PURPOSES ALSO WLY.1/2 OF VACATED VANBUREN ST. LYING ADJACENT THERETO

The description of the property along with any maps and a description of the Brownfield Plan are available for public inspection during regular business hours at the City Clerk's Office, Room 202, located at City Hall, 1315 S. Washington Avenue.

All interested parties are invited to attend and provide input.

Kristine Bolzman, MiPMC,CMC
City Clerk

IF YOU ARE DISABLED AND NEED ACCOMMODATION TO PROVIDE YOU WITH AN OPPORTUNITY TO PARTICIPATE OR OBSERVE IN PROGRAMS, SERVICES, OR ACTIVITIES, PLEASE CALL THE SAGINAW CITY CLERK AT 989.759.1480.

Posted: _____

Posted By: _____



CITY OF SAGINAW

PUBLIC HEARING NOTICE

BROWNFIELD PLAN

In compliance with requirements of P.A. 267 of 1976, and P.A. 381 of 1996,
as amended, the following notice is published:

Notice is hereby given that the Saginaw City Council has scheduled a public hearing to be held Monday, September 8, 2025, at 6:30 p. m. at the Andersen Enrichment Center, located at 120 Ezra Rust Drive, Saginaw, MI 48601. The purpose of the public hearing is to consider the termination of the 2205 North Michigan Avenue Dispensary Project located at 2205 North Michigan Avenue, Saginaw Michigan within which the Brownfield Redevelopment Authority shall exercise its powers, all 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 the City of Saginaw, County of Saginaw, State of Michigan, described as follows:

2205 North Michigan Avenue:

LOTS 1 & 2, S 1/2 OF LOT 3, LOT 7 EXC W 70 FT, LOT 8 EXC W 70 FT, BLK 17, DAVENPORT FARM.

The description of the property along with any maps and a description of the Brownfield Plan are available for public inspection during regular business hours at the City Clerk's Office, Room 202, located at City Hall, 1315 S. Washington Avenue.

All interested parties are invited to attend and provide input.

Kristine Bolzman, MiPMC,CMC
City Clerk

IF YOU ARE DISABLED AND NEED ACCOMMODATION TO PROVIDE YOU WITH AN OPPORTUNITY TO PARTICIPATE OR OBSERVE IN PROGRAMS, SERVICES, OR ACTIVITIES, PLEASE CALL THE SAGINAW CITY CLERK AT 989.759.1480.

Posted: _____
Posted By: _____

A Committee of the Whole Meeting of the Council of the City of Saginaw, Michigan, was held Monday, August 25, 2025, at 5:30 p.m. at the Andersen Enrichment Center, 120 Ezra Rust Drive, Saginaw, Michigan.

Prayer and Pledge of Allegiance

Council Member Balls offered a prayer, and Council Member Ostash led the pledge of allegiance of the United States of America.

Roll Call

Mayor Moore called the meeting to order. Council Members present: Monique Silvia, Jacinta Seals, Michael Balls, Priscilla Garcia, Bill Ostash, Eric Braddock Sr., Heidi Wiggins, Carly Hammond, Brenda Moore: 9. Council Members absent: 0.

Mayor Moore reminded Council that the purpose of the Committee of the Whole is for the City of Saginaw Tax Cap Overview and for an Update on the City's 5-year Strategic Plan Goals and Objectives.

Public Input

Members of the public that addressed the Council: Saleem Mana'an.

Reports from Manager

City Manager Tim Morales announced that presentations would begin regarding the City of Saginaw Tax Cap Overview and the City's 5-year Strategic Plan Goals and Objectives. Manager Morales introduced Lori Brown, Finance Director of the City of Saginaw. Ms. Brown presented information regarding the City of Saginaw Tax Cap Overview.

City Manager Tim Manager Morales presented information regarding an update on the City's 5-year Strategic Plan Goals and Objectives.

Manager Morales, and Ms. Brown responded to questions from Council and concluded the presentations.

Council Member Balls left the meeting at 6:31 p.m.

Adjournment

Mayor Moore adjourned the Committee of the Whole session at 6:33 p.m.

Submitted by,

Kristine Bolzman, MiPMC/CMC
City Clerk

This page is intentionally left blank.

A Regular Meeting of the Council of the City of Saginaw, Michigan, was held Monday, August 25, 2025, at 6:38 p.m. at the Andersen Enrichment Center, 120 Ezra Rust Drive, Saginaw, Michigan.

Prayer and Pledge of Allegiance

Mayor Pro Tem Garcia offered a prayer, and Council Member Wiggins led the pledge of allegiance of the United States of America.

Roll Call

Mayor Moore called the meeting to order. Council Members present: Monique Silvia, Jacinta Seals, Michael Balls, Priscilla Garcia, Bill Ostash, Eric Braddock Sr., Heidi Wiggins, Carly Hammond, Brenda Moore: 9. Council Members absent: 0.

Announcements

City Clerk Kristine Bolzman announced the following:

- City Offices will be closed on Monday, September 1 for the Labor Day Holiday.
- Trash, recycling, and yard waste pick-up will be delayed by one day next week due to Labor Day.
- The Fall Team Up to Clean Up Event will be Saturday, September 6, from 9 a.m. to 12:00 p.m. The event will begin and end in front of the Public Works building, with lunch provided. Those interested in volunteering may sign up at Saginaw-mi.com/cleanup.

Public Hearing

Clerk Bolzman announced the public hearing regarding the request for an Industrial Facilities Tax Exemption Certificate from Menard, Inc., at 1808 Veterans Memorial Parkway. Mayor Moore called for public comment. Grace Smith, Economic Development Coordinator of Saginaw Future, spoke in favor. Mayor Moore called for public comments two additional times. No additional public comment was made.

Moved by Council Member Silvia, seconded by Council Member Ostash to close the public hearing. 9 ayes, 0 nays, 0 absent. Motion approved.

Clerk Bolzman announced the public hearing regarding the request to amend the Brownfield Plan to include the Menard Bagging Plant Expansion, located at 2621 and 1621 North Washington Avenue, 1721 and 1831 Findley Street, and 1740, 1808, 1812, and 1840 Veterans Memorial Parkway. Mayor Moore called for public comment. Grace Smith, Economic Development Coordinator of Saginaw Future, and Saleem Manaana, City resident, spoke in favor. Mayor Moore called for public comments two additional times. No additional public comment was made.

Moved by Council Member Silvia, seconded by Mayor Pro Tem Garcia to close the public hearing. 9 ayes, 0 nays, 0 absent. Motion approved.

Clerk Bolzman announced the public hearing regarding the request to amend the Brownfield Plan to include B&P Littleford Warehouse Project located at 622 Ortman. Mayor Moore called for public comment. Grace Smith, Economic Development Coordinator of Saginaw Future, spoke in favor. Mayor Moore called for public comments two additional times. No additional public comment was made.

Moved by Council Member Balls, seconded by Council Member Wiggins to close the public hearing. 9 ayes, 0 nays, 0 absent. Motion approved.

Clerk Bolzman announced the public hearing regarding the request to terminate Brownfield Plan 20 - Second National Building Redevelopment Project for the property located at 101 & 113 N. Washington Avenue, 111 E. Genesee Avenue, and 101 N. Water Street. Mayor Moore called for public comment. Tom Miller, President of Saginaw Future, spoke in favor. Mayor Moore called for public comments two additional times. No additional public comment was made.

Moved by Council Member Seals, seconded by Council Member Ostash to close the public hearing. 9 ayes, 0 nays, 0 absent. Motion approved.

Public Input

Members of the public that addressed the Council: Tayla Stinson, John Milne, Betty Holmes, Charles Allen, Saleem Manaana and Angie Miller.

Council Remarks

Remarks were heard from the following Council Members: Ostash, Braddock, Wiggins, Hammond, Silvia, Seals, Balls, Garcia and Mayor Moore.

Reports from Manager

City Manager Tim Morales reported updates regarding various projects.

Consent Agenda:

Moved by Council Member Silvia, seconded by Council Member Seals to approve the consent agenda, allowing room for exceptions. No exceptions were made. 9 ayes, 0 nays. Motion approved.

1. Approve the August 11, 2025 regular council meeting minutes.
2. Approve to grant the City Manager the authority to execute the Participation Forms, and any all other documents, related to the proposed settlements of the national opioid litigation case with Purdue Pharma and the Sackler Family, and to grant the City Manager the authority to opt in to all future opioid settlements on behalf of the City of Saginaw of which City Administration becomes aware.
3. Approve the annual purchase with Environmental Testing & Consulting for an amount not to exceed \$7,000 for lead inspection risk assessment services for the Community Services Division Rehabilitation Programs.
4. Approve the purchase with Garpiel Landscaping for an annual amount of \$8,250 for FY 2026, and for FY 2027 and FY 2028, pending budget approval, for the professional services associated with the installation, removal and storage of Christmas lights for the Public Services Department, Facilities Division.

-
5. Ratification of a purchase with Jasper Engines & Transmissions for \$3,334 for a Heavy-Duty Differential for a 2016 GMC Sierra 3500HD for the Public Services Department, Cemeteries Division.
 6. Approve the purchase with Wavetronix for \$28,240 for traffic actuation equipment for the Public Services Department, Traffic Engineering Division.
 7. Approve the extension of the Agreement with Professional Services Industries, Inc. for FY 2026 for \$50,000 for material testing services for the Public Services Department, Engineering Division.
 8. Approve the purchase with Leica Geosystems, Inc. for \$2,122 for the renewal of a software contract for three Leica CS20 LTE data collectors for the Public Services Department, Engineering Division.
 9. Approve to increase the contract with Spence Brothers by \$1,285,096, for a new total of \$7,379,196, for the Hancock CSO & Parking Structure Rehabilitation Project for the Public Services Department, Engineering Division.
 10. Approve the Access Agreement with Environmental Resources Group for access to the property at 1600 South Michigan Avenue to conduct activities related to an environmental investigation for BB&M, LLC, 1500 South Michigan Avenue.
 11. Approve the Electrical Facilities Easement Agreement with Consumers Energy for the Engineering Section, Right of Way Division.
 12. Approve the one-year Adopt-A-Public Space Agreement with Saginaw Community Alliance for the People (CAP) and that the City Manager be authorized to approve extensions of the Agreement for subsequent years without further Council approval, not to exceed four years.
 13. Approve the purchase with Lingle Equipment, Inc. for \$17,588 for a Kubota ZD1211L-3-72 mower for the Water and Wastewater Treatment Services Department, Water Treatment Division.
 14. Approve the blanket purchase order with Besco Water Treatment, LLC for \$4,181 for the annual Deionized Water System Service for the Water and Wastewater Treatment Services Department, Water Treatment Division.
 15. Approve the purchase with Tate Andale, LLC, for \$75,242 for a duplex strainer for the Water and Wastewater Services Department, Treatment and Pumping Division.
 16. Approve the purchase with Kendall Electric, Inc., a sole source, for \$52,881 for Variable Frequency Drives (VFDs) and electric motors for the Water and Wastewater Services Department, Treatment and Pumping Division.

17. Approve the purchase with Midwest Municipal Instrumentations, a sole source, for \$14,809, for three magnetic flow meters for the Water and Wastewater Services Department, Remote Facilities Division.

18. Approve to increase the purchase order with Xylem Vue, Inc. by \$490,100 for a new total of \$806,000 for FY 2026 and \$655,100 for FY 2027, pending budget approval, for professional services for the Water and Wastewater Treatment Services Department, Wastewater Treatment Plant.

Resolutions

Moved by Council Member Wiggins, seconded by Council Member Balls to adopt a resolution establishing an Industrial Facilities Tax Exemption Certificate for Menard, Inc., 1808 Veterans Memorial Parkway. Discussion was held. 9 ayes, 0 nays, 0 absent. Motion approved.

Moved by Council Member Seals, seconded by Council Member Wiggins to adopt a resolution amending the Brownfield Plan to include the Menard Bagging Plant Expansion located at 2621 and 1621 North Washington Avenue, 1721 and 1831 Findley Street, and 1740, 1808, 1812, and 1840 Veterans Memorial Parkway. Discussion was held.

Moved by Council Member Silvia, seconded by Council Member Hammond to postpone the adoption of the resolution until BRA meeting minutes are published online. Discussion was held.

Moved by Council Member Balls, seconded by Council Member Seals to call for the question on the motion to postpone the resolution. 9 ayes, 0 nays, 0 absent. Motion approved.

Mayor Moore called for the vote on the motion to postpone the resolution.

Mayor Moore asked Clerk Bolzman to conduct a roll call vote.

Ayes: Hammond

Nays: Silvia, Seals, Balls, Garcia, Ostash, Braddock, Wiggins, Moore

Absent:

Motion denied.

Mayor Moore called for the vote on the main motion to adopt the resolution.

Mayor Moore asked Clerk Bolzman to conduct a roll call vote.

Ayes: Silvia, Seals, Balls, Garcia, Ostash, Braddock, Wiggins, Moore

Nays: Hammond

Absent:

Motion approved.

Moved by Mayor Pro Tem Garcia, seconded by Council Member Ostash to adopt a resolution to amend the Brownfield Plan to include B&P Littleford Warehouse Project located at 622 Ortman. Discussion was held.

Moved by Council Member Hammond, seconded by Council Member Silvia to postpone the adoption of the resolution until BRA meeting minutes are published online.

Mayor Moore called for the vote on the motion to postpone the resolution.

Mayor Moore asked Clerk Bolzman to conduct a roll call vote.

Ayes: Silvia, Hammond

Nays: Seals, Balls, Garcia, Ostash, Braddock, Wiggins, Moore

Absent:

Motion denied.

Mayor Moore called for the vote on the main motion to adopt the resolution.

Mayor Moore asked Clerk Bolzman to conduct a roll call vote.

Ayes: Silvia, Seals, Balls, Garcia, Ostash, Braddock, Wiggins, Moore

Nays: Hammond

Absent:

Motion approved.

Moved by Council Member Balls, seconded by Mayor Pro Tem Garcia to adopt a resolution to terminate Brownfield Plan 20 - Second National Building Redevelopment Project for the property located at 101 & 113 N. Washington Avenue, 111 E. Genesee Avenue, and 101 N. Water Street.

Moved by Council Member Hammond, seconded by Council Member Silvia to postpone the adoption of the resolution until BRA meeting minutes are published online.

Mayor Moore called for the vote on the motion to postpone the resolution.

Mayor Moore asked Clerk Bolzman to conduct a roll call vote.

Ayes: Hammond

Nays: Silvia, Seals, Balls, Garcia, Ostash, Braddock, Wiggins, Moore

Absent:

Motion denied.

Mayor Moore called for the vote on the main motion to adopt the resolution.

Mayor Moore asked Clerk Bolzman to conduct a roll call vote.

Ayes: Silvia, Seals, Balls, Garcia, Ostash, Braddock, Wiggins, Moore

Nays: Hammond

Absent:

Motion approved.

Moved by Mayor Pro Tem Garcia, seconded by Council Member Seals to adopt a resolution to declare a vacancy on City Council. Discussion was held. 9 ayes, 0 nays, 0 absent. Motion approved.

Moved by Council Member Balls, seconded by Council Member Wiggins to adopt a resolution authorizing the sponsors of specified community events to use amplifying equipment. Discussion was held. 9 ayes, 0 nays, 0 absent. Motion approved.

Adjournment

Moved by Council Member Balls, seconded by Council Member Silvia to adjourn the meeting at 8:27 p.m. 9 ayes, 0 nays, 0 absent. Motion approved.

Submitted by,

Kristine Bolzman, MiPMC/CMC
City Clerk

From: Timothy Morales, City Manager

Subject: Purchase of 2701 E. Genesee

Prepared by: Cassi Zimmerman, Director of Planning and Economic Development

Manager's Recommendation:

I recommend the approval of the purchase of the property at 2701 E. Genesee for \$20,000.00 from the Saginaw Housing Commission for the development of the Saginaw Fairgrounds Community Park.

Justification:

On September 12, 2022, City Council allocated \$1,275,000 in ARPA funds for demolition services and other maintenance activities at the property of the former Saginaw County Fairgrounds owned by the Saginaw Housing Commission (SHC).

On July 24, 2023, City Council approved an agreement with the property owner, the Saginaw Housing Commission, allowing the City to complete clean-up work on the property. A portion of this funding will be used to develop the 1.05-acre parcel on the corner of Genesee and Webber, containing the Historic Saginaw County Fairgrounds Main Gate, into a memorial park.

The City submitted a purchase agreement for the appraised value of the property to the SHC on Tuesday, November 12, 2024. The SHC board approved and submitted to HUD's Special Application Center on March 13, 2025. SHC received an approval letter from HUD in August 2025 approving the purchase and future use of the property with the requirement to purchase the property at the assessed value.

Funds are budgeted and available in the General Fund, Department of Neighborhood Services and Inspections, Inspections Division, Land and Improvements Fund Account No. 101-371.01-975.000 for \$20,000.00.

Council Action:

Motion to approve the recommendation of the City Manager.

From: Timothy Morales, City Manager
Subject: August Budget Adjustment
Prepared by: Yolanda M. Bland, Office of Management and Budget

Manager's Recommendation:

I recommend approving the amendments to the 2025/2026 Approved Budget for the listed funds. This adjustment is required to recognize any errors, omissions, or changes that have occurred within the month of August.

Justification:

The 2025/2026 annual budget will be adjusted in accordance with Public Act 2 of 1968, Uniform Budgeting and Accounting Act, the City Charter; and the approved 2026 Budget Resolution, which states that the City Manager must provide budget adjustments to City Council quarterly and/or as needed. As a result of the City Manager's monthly analysis for August into the 2026 Approved Budget, the below-mentioned budget adjustments take into consideration any errors, omissions, or changes in the funding levels and expenditure approved by the City Council as prescribed by the City Charter.

In review of the General Fund, it is recommended that this fund be increased by \$111,470 from \$45,502,717 to \$45,614,187:

- In May of 2025, City Council approved purchase order 0521885 to McDonald Ford F-250 Municipal Buy Back Program. This increase is to recognize the carryforward of funds from purchase order 0521885 to McDonald Ford F-250 Municipal Buy Back Program. This carryforward is required because one of the vehicles was not received until the new fiscal year. In addition, this expense is shared with the Major Streets, Local Streets, and Public Works Building Funds. Expenditures will be recognized in the General Fund, Department of Public Services, Weed Abatement Division, Vehicles Account 101-272.01-982.000 of \$12,101. To offset this increase in expenditure, there will be the same increase in the General Fund Revenues, Sale of Property Items Account No. 101-000.00-693.003.
- This budget adjustment is required for the purchase of a new heating system at Fire Station No. 1 from A.C. Klopff, Inc in the amount of \$79,369. Expenditures will be recognized in the General Fund, Community Public Safety – Fire, Fire Operations Division, Repairs and Replacements Account No. 101-344.01-974.000. An appropriation of available fund balance will offset this purchase.
- This budget adjustment is required in the amount of \$20,000 for the purchase of 2701 East Genesee Avenue to be developed into a park. Expenditures will be recognized in the General Fund, Department of Neighborhood Services and Inspection, Inspections Division, Land and Improvements Account No. 101-

371.01-975.000 in the amount of \$20,000. This increase in expenditure will be offset by the appropriation of available fund balance.

The Major Streets Fund (203) should be increased from \$9,991,667 to \$10,284,218. This is an increase of \$292,551. This increase is to recognize the following:

- In May of 2025, City Council approved purchase order 0521885 to McDonald Ford F-250 Municipal Buy Back Program. This increase is to recognize the carryforward of funds from purchase order 0521885 to McDonald Ford F-250 Municipal Buy Back Program. This carryforward is required because one of the vehicles was not received until the new fiscal year. In addition, this expense is shared with the General, Local Streets, and Public Works Building Funds. Expenditures will be recognized in the Major Streets Fund, Routine Maintenance Division, Vehicles Account 202-449.02-982.000 of \$8,141. To offset this increase in expenditure, there will be the same increase in this fund's Sale of Property Items Account No. 202-000.00-693.003.
- In December 2024, City Council approved purchase order 0520911 to D & K Truck Company, Inc in the amount of \$105,510 for the purchase of the Freightliner 108SD Plus Chassis. This budget adjustment recognizes the carryforward of this purchase order from the prior fiscal year as this purchase has yet to be received. Expenditures will be recognized in this fund's Winter Maintenance Division, Vehicles Account No. 202-449.03-982.000 in the amount of \$105,510. This increase in expenditure will be offset by the appropriation of available fund balance.
- In December 2024, City council approved purchase order 0520912 to Truck & Trailer Specialties, Inc in the amount of \$178,900 for the purchase of the Upfitting 108SD Plus Plow Truck. This budget adjustment recognizes the carryforward of this purchase order from the prior fiscal year as this purchase has yet to be received. Expenditures will be recognized in this fund's Winter Maintenance Division, Vehicles Account No. 202-449.03-982.000 in the amount of \$178,900. This increase in expenditure will be offset by the appropriation of available fund balance.

The Local Streets Fund (203) should be increased from \$3,765,426 to \$3,773,567. This is an increase of \$8,141. This adjustment is required to recognize the carryforward of council approved funds for this purchase order because one of the vehicles was not received until the new fiscal year. In addition, this expense is shared with the General, Major Streets, and Public Works Building Funds. Expenditures will be recognized in the Local Streets Fund, Routine Maintenance Division, Vehicles Account 203-449.02-982.000 of \$8,141. To offset this increase in expenditure, there will be the same increase in this fund's Sale of Property Items Account No. 203-000.00-693.003.

The Drug Forfeiture Fund (262) should be increased by \$207 from \$31,000 to \$31,207. This increase is to recognize funds received for selling scrap metal items. Revenues will

be recognized in this fund's Sale of Property Items Account No. 262-000.00-693.003 in the amount of \$207. To offset the increase in revenues, there will be the same increase to this fund's Parts and Supplies Account No. 262-321.01-742.000.

The Community Development Block Grant Fund (275) should be increased by \$26,104 from \$1,948,481 to \$1,974,585. This increase is to recognize the additional grant revenues received for the Saginaw Economic Development Corporation Business Expo, the carryforward of unspent grant funds, and the revenues received from vendor fees. Revenues will be recognized in this fund's Donations – Grants Account No. 275-000.00-560.003 of \$24,954 and Business Expo Revenue Account No. 275-000.00-502.048 of \$1,150. To offset the increase in revenues, there will be the same increase to this fund's Saginaw Economic Development Corporation Division, Event Account No. 275-728.02-961.001 of \$24,954 and Business Expo Expenditures Account No. 275-728.02-965.048 of \$1,150.

The Water Operations and Maintenance Fund (591) should be increased from \$51,172,604 to \$51,373,105. This is an increase of \$200,501. This increase is to recognize the award from the 3M PWS settlement to the City of Saginaw for potential PFAS contamination of the Water System. The City is expected to receive \$1,216,752.62 less any costs and fees. This adjustment is to recognize the first quarter allocation. Revenues will be recognized in this fund's PFAS Settlement Payment Account No. 591-000.00-678.000 of \$200,501. To offset the increase in revenues, there will be the same increase to this fund's Surplus Division, Engineering Services Account No. 591-546.01-802.000.

The Public Works Building Fund (601) should be increased from \$641,615 to \$646,232. This is an increase of \$4,617. This increase is to recognize the carryforward of council approved funds from purchase order 0521885 to McDonald Ford F-250 Municipal Buy Back Program. This carryforward is required because one of the vehicles was not received until the new fiscal year. In addition, this expense is shared with the General, Major Streets, and Local Streets Funds. Expenditures will be recognized in this fund's Vehicles Account 601-441.00-982.000 of \$4,617. To offset this increase in expenditure, there will be the same increase to this fund's Sale of Property Items Account No. 601-000.00-693.003.

Council Action:

Motion to approve the recommendation of the City Manager.

From: Timothy Morales, City Manager
Subject: TrendMicro Deep Discovery Inspector Network Threat Detector
Prepared by: Jeff Klopac, Technical Services Department

Manager's Recommendation:

I recommend approval of a purchase with CDW-G for \$27,500 for a deep discovery inspector network threat detector for the Technical Services Department.

Justification:

On August 8, 2025, the Technical Services Department received a quote for a Deep Discovery Inspector (DDI), a tool designed to identify malware, ransomware, command-and-control activity, and other malicious network threats. This purchase will be utilizing the Michigan Master Computing MIDEAL contract #071B6600110.

As cyber threats continue to grow in complexity and persistence, the City remains committed to ensuring a safe and secure digital environment for both staff and citizens. Acquiring a DDI will allow us to monitor network activity at a much more detailed and comprehensive level.

The DDI will analyze inbound, outbound, and lateral network traffic to detect suspicious or malicious behavior. It will also integrate seamlessly with our existing Trend Micro security products.

This vendor meets all requirements of §14.33, "Vendors," of "Purchasing, Contracting, and Selling Procedure," of Chapter 14, "Finance and Purchasing," of Title I, "Administrative Code," of the Saginaw Code of Ordinances, O-204.

Funds are budgeted in the Technical Services - Information Services Fund, Operating Services Account No. 658-228.00-805.000.

Council Action:

Motion to approve the recommendation of the City Manager.

From: Timothy Morales, City Manager

Subject: Amendment to 2025 SCCMHA Mental Health and SUD Consultation Agreement

Prepared by: Brian Rowell, Community Public Safety – Police

Manager's Recommendation:

I recommend the approval of the Amendment to the 2025 SCCMHA Mental Health and SUD Consultation Agreement with the Saginaw County Community Mental Health Authority (SCCMHA) for the Police Department.

Justification:

Under the original agreement, approved by City Council on March 10, 2025, SCCMHA provides a Crisis Intervention Services Supervisor eight hours per week and a Crisis Intervention Services Administrative Coordinator four hours a month in an integrated collaboration focusing on opiate use disorders and co-occurring issues such as developmental disabilities, mental health conditions, and other substance abuses as they impact opiate use disorders. This partnership has proven to be beneficial to efforts undertaken by our police officers and citizens in combating the current opioid and mental health crises faced by society.

The original agreement is scheduled to terminate September 30, 2025. This Amendment will nullify the original termination date and allow the Agreement to be terminated by either party at any time by issuing a thirty day written notice of termination to the other party.

All costs associated with this contracted position are paid through the National Opioid Settlement Fund, National Opioid Settlement, Expenditures, Professional Services, 284-272.08-801.000.

I have approved the agreement as to substance and the City Attorney as to form.

Council Action:

Motion to approve the recommendation of the City Manager.

From: Timothy Morales, City Manager
Subject: HVAC Replacement – Fire Station No. 1
Prepared by: Brandon Hausbeck, Fire Chief

Manager's Recommendation:

I recommend the approval of a purchase with A C Klopf, Inc. for \$79,369.00 for the installation of a new heating system at Fire Station No. 1 for the Fire Department.

Justification:

Fire Station No. 1, built in 1937, was originally designed with a steam boiler as the primary heating system. Over the years, portions of the station were updated to also have forced air units, providing cooling and redundancy for heating should the boiler have issues. This past winter, the boiler failed and options for a replacement were solicited. Given that components of the system were original (pipe, valves, radiators) and that steam boilers are becoming obsolete, it was determined that it would be more cost-effective to replace the steam boiler system with a different heating system. On August 26, 2025, the City received three qualified bids for the installation of a new HVAC system for Fire Station No. 1.

<u>Vendor</u>	<u>Amount</u>
A C Klopf, Inc. Saginaw, MI (in-City)	\$79,369
Airworks L.L.C Sanford, MI	\$98,500
John E. Green Saginaw, MI (out-City)	\$136,500

This vendor meets all requirements of §14.33, "Vendors," of "Purchasing, Contracting, and Selling Procedure," of Chapter 14, "Finance and Purchasing," of Title I, "Administrative Code," of the Saginaw Code of Ordinances, O-204.

Funds are budgeted in the General Fund, Community Public Safety - Fire, Fire Operations Division, Repairs and Replacements Account No. 101-344.01-974.000.

Council Action:

Motion to approve the recommendation of the City Manager.

From: Timothy Morales, City Manager

Subject: Purchase of JPRO, Noregon System – Motor Pool Division

Prepared by: Alex Niedecken, Public Services Department

Manager's Recommendation:

I recommend the approval of a purchase with Noregon Systems, LLC for \$10,990.38 for JPRO diagnostic software for the Public Services Department, Motor Pool Division

Justification:

On August 14, 2025, a sole quote was received from Noregon Systems, LLC, a sole-source, to purchase JPRO diagnostic software. The City of Saginaw currently maintains an extensive fleet of more than 423 vehicles and pieces of equipment. Currently, the City garage lacks the capability to service brands, such as Volvo, Bandit, John Deere, and Kubota, and when computerized or internal issues arise, these vehicles must be sent to their respective dealerships for repair. Implementing JPRO would provide the City garage with the ability to service these vehicles and pieces of equipment improving operational efficiency and reducing future costs associated with outsourcing diagnostic work.

This vendor meets all requirements of §14.33, "Vendors," of "Purchasing, Contracting, and Selling Procedure," of Chapter 14, "Finance and Purchasing," of Title I, "Administrative Code," of the Saginaw Code of Ordinances, O-204.

Funds are budgeted in the Motor Pool Operation Fund, Garage Operations Division, Shop Equipment Account No. 661-272.03-979.000.

I have approved this agreement as to substance and the City Attorney as to form.

Council Action:

Motion to approve the recommendation of the City Manager.

From: Timothy Morales, City Manager
Subject: M&S Parking Lot Seal Coating, Crack Filling & line Striping
Prepared by: Anthony Folino, Public Services Department

Manager's Recommendation:

I recommend the approval of a purchase with Yeager Asphalt, Inc. for \$4,800.00 to crack fill, seal coat, and line stripe the parking lots at the Public Services Department, Maintenance and Service Division.

Justification:

On August 12, 2025, the Maintenance and Service Division received a sole bid for the crack filling, seal coating, and line striping for the employee and visitor parking area. Seal coating and crack filling is recommended to prolong the life of the asphalt parking areas. These parking areas are used daily by over 40 employees and visitors.

This vendor meets all requirements of §14.33, "Vendors," of "Purchasing, Contracting, and Selling Procedure," of Chapter 14, "Finance and Purchasing," of Title I, "Administrative Code," of the Saginaw Code of Ordinances, O-204.

Funds are budgeted in the Water Operation and Maintenance Fund, Maintenance and Service Division, Repairs and Replacements Account No. 591-541.01-974.000 \$2,400.00 and Sewer Operation and Maintenance Fund, Maintenance and Service Division, Repairs and Replacements Account No. 590-541.02-974.000 \$2,400.00.

Council Action:

Motion to approve the recommendation of the City Manager.

From: Timothy Morales, City Manager
Subject: Professional Consulting Services
Prepared by: Mike Grenier, Water and Wastewater

Manager's Recommendation:

I recommend the approval of a purchase with Raftelis Financial Consultants for an amount not to exceed \$127,846.00 for professional consulting services for the Water and Wastewater Treatment Services and Public Services Departments.

Justification:

The Water and Wastewater Treatment Service and Public Services Departments are seeking a professional services contract with Raftelis Financial Services to produce the next rate study for drinking water and wastewater services.

The Water and Wastewater rate should be examined regularly to ensure the financial stability of the Water and Wastewater Systems. The current rate study ends at the close of the current fiscal year. In the past, two different firms were used to produce these studies. Based on the consistent success and reliability of Raftelis Financial Services, both rate studies will be completed by them, ensuring consistent rate making and future financial assistance. Raftelis's familiarity with the two systems and the data will produce cost savings as well as simplify the process.

This vendor meets all requirements of §14.33, "Vendors," of "Purchasing, Contracting, and Selling Procedure," of Chapter 14, "Finance and Purchasing," of Title I, "Administrative Code," of the Saginaw Code of Ordinances, O-204.

Funds are budgeted in the Water Fund, Asset Management Division, Engineering Services Account No. 591-544.01-802.000 \$63,923.00 and the Sewer Fund, Asset Management Division, Engineering Services Account No. 590-544.02-802.000 \$63,923.00.

Council Action:

Motion to approve the recommendation of the City Manager.

From: Timothy Morales, City Manager
Subject: Purchase of Replacement Ford F-350
Prepared by: Alex Niedecken, Public Services Department

Manager's Recommendation:

I recommend approval of a purchase with Gorno Ford, Inc. for \$60,721.00 for a 2026 Ford F-350 truck with Plow Package for the Water and Wastewater Treatment Services Department, Water Treatment Division.

Justification:

On July 30, 2025, a quote was received for a 2026 Ford F-350 truck with Plow Package from Gorno Ford, Inc. The Water Treatment Plant has included this purchase in its FY26 budget to replace an aging 2011 pickup truck. This truck will be used for transportation in the daily maintenance of the City's Water treatment equipment, properties, and for snow removal. The old vehicle will be decommissioned and sold. This purchase will be made using MiDeal contract #MA240000001193 pricing.

This vendor meets all requirements of §14.33, "Vendors," of "Purchasing, Contracting, and Selling Procedure," of Chapter 14, "Finance and Purchasing," of Title I, "Administrative Code," of the Saginaw Code of Ordinances, O-204.

Funds are budgeted in the Water Operations and Maintenance Fund, Surplus Division, Vehicles Account No. 591-546.01-982.000.

Council Action:

Motion to approve the recommendation of the City Manager.

From: Timothy Morales, City Manager
Subject: Professional Consulting Services Purchase Increase
Prepared by: Mike Grenier, Water and Wastewater

Manager's Recommendation:

I recommend the approval to increase purchase order 520753 with Black & Veatch by \$1,223,550.00 for a new total of \$2,337,156.00, for additional professional consulting services for the UV Disinfection project for the Water and Wastewater Treatment Services Department, Wastewater Division.

Justification:

On March 10, 2025, Council approved an agreement with Black & Veatch for \$1,113,606.00 for the preliminary and final design/bidding phases of the project. This increase will cover the consulting services for the construction phase of the project.

This vendor meets all requirements of §14.33, "Vendors," of "Purchasing, Contracting, and Selling Procedure," of Chapter 14, "Finance and Purchasing," of Title I, "Administrative Code," of the Saginaw Code of Ordinances, O-204.

Funds are budgeted in the Sewer Operations and Maintenance Fund, Surplus Division, Engineering Services Account No. 590-546.02-802.000.

Council Action:

Motion to approve the recommendation of the City Manager.

From: Timothy Morales, City Manager
Subject: WTP Boiler Repairs
Prepared by: Greg Bokhart, Water and Wastewater

Manager's Recommendation:

I recommend the approval of a purchase with Mechanical System Services for \$33,420.00 for boiler repairs for the Water and Wastewater Treatment Services Department, Water Treatment Division.

Justification:

The Water Treatment Plant has 2 steam heating boilers that provide heating for the plant. The boilers are 26 years old and require boiler tube replacement to extend the service life. On August 19, 2025, the city opened bids. Following is a tabulation of the bids received:

<u>Vendor</u>	<u>Total Bid</u>
Mechanical System Services Madison Heights, MI	\$33,420.00
Monarch Welding & Engineering, Inc. Warren, MI	\$49,861.00
Detroit Boiler Company Detroit, MI	\$56,604.58
Purvis & Foster, Inc. Detroit, MI	\$56,716.00
Dean Boiler Grand Rapids, MI	\$72,446.65

This vendor meets all requirements of §14.33, "Vendors," of "Purchasing, Contracting, and Selling Procedure," of Chapter 14, "Finance and Purchasing," of Title I, "Administrative Code," of the Saginaw Code of Ordinances, O-204.

Funds are budgeted in the Water Operations and Maintenance Fund, Treatment and Pumping Division, Repairs and Replacement Account No. 591-542.01-974.000.

Council Action:

Motion to approve the recommendation of the City Manager.

From: Timothy Morales, City Manager

Subject: Harrison Manor Pilot Ordinance

Prepared by: Cassi Zimmerman, Planning and Economic Development

Manager's Recommendation:

I recommend the approval to add the Low Income Housing Tax Exemption Ordinance for Harrison Manor Limited Dividend Housing Association L.P. to the table of special ordinances to support a senior housing project to be developed on the block contained by Congress Street, N Bond Street, Irving Avenue, and Benjamin Street.

Justification:

In May 2025, the City was approached by Spire Development with interest in partnering to develop senior housing. The developer has partnered with Covenant Health Care to obtain a location for the development planned to include an 80/20 split of senior and family housing for a total of 49-50 affordable units in a single development over multiple parcels.

The ordinance establishes a Payment in Lieu of Taxes (PILOT). The purpose of a PILOT is to encourage the development of housing for citizens of low income and provide Low Income Housing Tax Credits from the Michigan State Housing Development Authority for both the owner and sponsor. The ordinance sets the annual service charge equal to six (6%) percent of the Annual Shelter Rents for a period not to exceed fifty(50) years.

This Ordinance shall remain in effect and shall. Not terminate so long as a Mortgage Loan remains outstanding and unpaid, and/or the Housing Development remains subject to income and rent restrictions under the Section 42 of the Code, and/or the Authority has any interest in the property, including its Regulatory Agreement. This Ordinance shall automatically be repealed should the development fail to have its application for Low Income Housing Tax Credits approved by the Authority.

Council Action:

This Council Communication is for explanation purposes of the ordinance to be introduced and enacted according to City Charter, Section 22, titled "Ordinances".

ORDINANCE INTRODUCTION

O-1

Moved by Council Member _____, seconded by Council Member _____, to introduce an ordinance entitled and reading as follows:

O- _____

AN ORDINANCE TO ADD "LOW INCOME HOUSING TAX EXEMPTION
FOR HARRISON MANOR LIMITED DIVIDEND HOUSING ASSOCIATION
L.P." TO THE TABLE OF SPECIAL ORDINANCES VIII.

Laid over under the Charter Provision.

Moved by Council Member _____, seconded by Council Member _____ to introduce an Ordinance introduced September 8, 2025, entitled and reading as follows, be taken up and enacted:

O- _____

AN ORDINANCE TO ADD "LOW INCOME HOUSING TAX EXEMPTION FOR HARRISON MANOR LIMITED DIVIDEND HOUSING ASSOCIATION L.P." TO THE TABLE OF SPECIAL ORDINANCES VIII.

The City of Saginaw Ordains:

Section 1. "Low Income Housing Tax Exemption for Harrison Manor Limited Dividend Housing Association L.P." is hereby added to the Table of Special Ordinances VIII, of the City Of Saginaw Code Of Ordinances, O-_____, and shall read as follows:

LOW INCOME HOUSING TAX EXEMPTION

This Ordinance to provide for a service charge in lieu of taxes for a project for low income persons and families to be financed with a federally-aided Mortgage Loan pursuant to the provisions of the State Housing Development Authority Act of 1966 (1966 PA 346, as amended, MCL 125.1401, et seq)(the "Act").

(A) Preamble.

It is acknowledged that it is a proper public purpose of the State of Michigan and its political subdivisions to provide housing for its low income persons and families and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the Act. The City is authorized by this Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under this Act at any amount it chooses, not to exceed the taxes that would be paid but for this Act. It is further acknowledged that such housing for low income persons and families is a public necessity, and as the City will be benefited and improved by such housing, the encouragement of the same by providing certain real estate tax exemption for such housing is a valid public purpose. Its is further acknowledged that the continuance of the provisions of this Ordinance for tax exemption and the service charge in lieu of all *ad valorem* taxes during the period contemplated in this Ordinance are essential to the determination of economic feasibility of the housing projects that is constructed or rehabilitated with financing extended in reliance on such tax exemption.

The City acknowledges that the Sponsor (as defined below) has offered, subject to receipt of an allocation of Low Income Housing Tax Credits and/or receipt of a Mortgage Loan from the Michigan State Housing Development Authority, to acquire, construct, own and operate a housing project identified as Harrison Manor on certain

real property located at the City of Saginaw, County of Saginaw, State of Michigan described in Exhibit A which is kept on file with the City Clerk, the keeper of records for the City of Saginaw and is incorporated herein by reference to serve low income persons and families (the “Project” or “Housing Development”), and the Sponsor has offered to pay the City on account of this housing Project an annual service charge for public services in lieu of all *ad valorem* property taxes. Sponsor is in the form of a separate limited dividend housing association formed in accordance with the laws of the State of Michigan for the sole purpose of owning and operating that Housing Development; that the Sponsor shall pay to the City on account of such Housing Development an annual service charge for public services in lieu of all taxes; and that the provisions of this Ordinance are intended to establish such annual service charge in lieu of taxes for each Housing Development constructed and operated on any portion of Exhibit A that complies with and satisfies the provisions of this Ordinance.

(B) Definitions.

(1) Act means the State Housing Development Authority Act of 1966, being Public Act 346 of 1966 of the State of Michigan, as amended (MCL 125.1401, *et. seq.*).

(2) Annual Shelter Rents means the total collections during an agreed annual period from or paid on behalf of all occupants of a Housing Development representing rent or occupancy charges, exclusive of charges for gas, electricity, water and sanitary sewer service, or other utilities furnished to the occupants.

(3) Authority means the Michigan State Housing Development Authority.

(4) Code means the U.S. Internal Revenue Code of 1986, as the same may be amended from time to time (or any corresponding provisions of any successive law).

(5) Housing Development means the Project, a development which contains a significant element of housing for Persons of Low Income and such elements of other housing, commercial, recreational, industrial, communal, and educational facilities as the Authority determines improve the quality of the development as it relates to housing for persons of low income.

(6) Low Income Housing Tax Credits or “LIHTC” or “LIHTC Program” means tax credits allocated by the Authority to a Housing Development pursuant to Section 42 of the Code, as amended.

(7) Mortgage Loan means a loan that is Federally-Aided (as defined in Section 11 of the Act) or a loan or grant made or to be made by the Authority to the Sponsor for the acquisition, construction, and/or permanent financing of the Housing Development, and secured by a mortgage on the housing project.

(8) Persons of Low Income means low income persons or families as defined in Section 15(a)(8) of the Act.

(9) Sponsor means person(s) or entities, which have applied to the Authority for a Mortgage Loan to finance a Housing Development, its successors or assigns. Sponsor shall specifically mean, in relation to this Ordinance, Harrison Manor Limited Dividend Housing Association L.P.

(10) Utilities mean fuel, gas, water, sanitary sewer service, electrical services, and other utilities furnished to the occupants which are paid by the Housing Development.

(C) Class of Housing Developments.

It is hereby determined that the class of Housing Development to and for which the tax exemption shall apply and for which a service charge shall be paid in lieu of such real property taxes pursuant to the Ordinance shall be a multi-unit affordable housing development, which are financed or assisted pursuant to the Act and are constructed upon the real property described on Exhibit A. The City agrees that the use of Low Income Housing Tax Credits constitutes financing of the loan by the Authority. It is further determined that the Housing Development for which a site plan has been submitted by the Sponsor and approved by the City is of this class, so long as same complied with the provisions of this Ordinance.

(D) Establishment of Annual Service Charge.

The Housing Development and the real property forming a part of Exhibit A on which it has been constructed shall be exempt from all *ad valorem* property taxes from and after the date hereof. The City, acknowledging that the Sponsor and the Authority have established the economic feasibility of the Housing Development in reliance upon the enactment and continuing effect of this Ordinance, and the qualification of the Housing Development for exemption from all *ad valorem* property taxes and a payment in lieu of taxes as established in this Ordinance, and in consideration of the Sponsor's offer, subject to receipt of an allocation of Low Income Housing Tax Credits from the Authority to construct, own, and operate the Housing Development, hereby agrees to accept payment of an annual service charge for public services in lieu of all property taxes for the Housing Development. The annual service charge shall be equal to six (6%) percent of the Annual Shelter Rents for a period not to exceed fifty (50) years.

(E) Limitation on the Payment of Annual Service Charge.

Notwithstanding Section D, the service charge to be paid each year in lieu of taxes for the part of the Housing Development which is tax exempt but which is occupied by other than low income persons or families shall be equal to the full amount of the taxes which would be paid on that portion of the Housing Development if the Housing Development were not tax exempt.

(F) Contractual Effect of Ordinance.

Notwithstanding the provisions of Section 15(a)(5) of the Act to the contrary, a contract between the City and the Sponsor with the Authority as a third party beneficiary under the contract, to provide tax exemption and accept payments in lieu of taxes as previously described, is effectuated by enactment of this Ordinance.

(G) Payment of Service Charge.

The annual service charge in lieu of taxes as determined under this Ordinance shall be payable in the same manner as general property taxes are payable to the City and distributed to the several units levying the general property tax in the same proportion as prevailed with the general property tax in the previous calendar year, except that the annual payment for each operating year shall be paid on or before the first (1st) day of August of the following year. Prior to the first day of June each year, the Sponsor shall submit to the City a copy of its certified audited financial statements as submitted to the Authority in order for the City to verify the payment to be made hereunder. Collection procedures shall be in accordance with the provisions of the General Property Tax Act (1893 PA 206, as amended; MCL 211.1, et seq).

(H) Duration.

This Ordinance shall remain in effect and shall not terminate so long as long as a Mortgage Loan remains outstanding and unpaid, and or the Housing Development remains subject to income and rent restrictions under the Section 42 of the Code, and or the Authority has any interest in the property, including its Regulatory Agreement, not to exceed fifty (50) years after the date from this Ordinance. This Ordinance shall automatically be repealed should Sponsor fail to have its application for Low Income Housing Tax Credits approved by the Authority.

(I) Severability.

The various sections and provisions of this Ordinance shall be deemed to be severable, and should any section or provision of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid the same shall not affect the validity of the Ordinance as a whole or any section or provision of this Ordinance, other than the section or provision so declared to be unconstitutional or invalid.

(J) Inconsistent Ordinances.

All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are repealed to the extent of such inconsistency or conflict.

This ordinance shall become effective October 2, 2025.

Enacted: September 22, 2025.

Yeas:

Nays:

Absent:

Mayor

Kristine Bolzman, MiPMC/CMC
City Clerk

ORDINANCE DECLARED ADOPTED

I, Kristine Bolzman, City Clerk of the City of Saginaw, Michigan, do hereby certify that the foregoing is a true and complete copy of the ordinance adopted by the City of Saginaw, Saginaw County, State of Michigan, at a public meeting held on September 8, 2025; the original thereof is on file in the records of the Office of the City Clerk; the meeting was conducted and public notice of said meeting was given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended, and minutes of this meeting were kept and will be made available as required.

Kristine Bolzman, MiPMC/MMC
City Clerk

Moved by Council Member _____, seconded by Council Member _____ that an ordinance introduced on July 28, 2025, be taken up and enacted, entitled and reading as follows:

O-_____

AN ORDINANCE TO AMEND THE OFFICIAL CITY MAP TO VACATE THAT PART OF THOMPSON STREET AS PLATTED BETWEEN E GENESEE AVENUE AND SOUTH 4TH STREET AND SHOWN ON THE RECORDED PLAT OF GLASBY, GALLAGHER AND LITTLE'S ADDITION TO THE VILLAGE OF EAST SAGINAW DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 9 OF SAID PLAT, BLOCK 9 HAVING BEEN REPLATTED AS THE MAP OF DEMBOIS SUBDIVISION OF BLOCK 9, GLASBY GALLAGHER AND LITTLE'S ADDITION TO THE CITY OF EAST SAGINAW; THENCE ALONG THE NORTH LINE OF THOMPSON STREET, N63°40'57"E, 264.64' TO THE SOUTHEAST CORNER OF SAID BLOCK 9; THENCE S26°24'33"E, 66.00' TO THE NORTHEAST CORNER OF BLOCK 8 OF SAID PLAT; THENCE ALONG THE SOUTH LINE OF THOMPSON STREET, S63°40'57"W, 264.74' TO THE NORTHWEST CORNER OF SAID BLOCK 8; THENCE N26°19'12"W, 66.00' TO THE POINT OF BEGINNING.

BEING PART OF THE SOUTHWEST 1/4, SECTION 19, T12N - R05E, CITY OF SAGINAW, SAGINAW COUNTY, MICHIGAN.

CONTAINING 0.40 ACRES, MORE OR LESS AND IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHTS OF WAY WHETHER USED, IMPLIED OR OF RECORD.

The City of Saginaw Ordains:

Section 1. An ordinance to amend the official city map to vacate that part of Thompson street as platted between E Genesee Avenue and South 4th Street and shown on the recorded plat of Glasby, Gallagher and Little's Addition to the Village of East Saginaw described as:

Beginning at the southwest corner of block 9 of said plat, block 9 having been replatted as the map of Dembois subdivision of block 9, Glasby Gallagher and little's addition to the City of East Saginaw; thence along the north line of Thompson Street, N63°40'57"E, 264.64' to the southeast corner of said block 9; thence S26°24'33"E, 66.00' to the northeast corner of block 8 of said plat; thence along the south line of THOMPSON STREET, S63°40'57"W, 264.74' to the northwest corner of said block 8; thence N26°19'12"W, 66.00' to the point of beginning.

being part of the southwest 1/4, SECTION 19, T12N - R05E, City of Saginaw, Saginaw County, Michigan.

Containing 0.40 acres, more or less and is subject to any and all easements and/or rights of way whether used, implied or of record.

Section 2. There are presently no utilities located in the vacated area, however, there is hereby reserved, in the street vacated, an easement for such other public purposes as determined by the City of Saginaw, to the same extent as though said street had not been vacated and no structure shall hereafter be erected thereon without the consent of the City of Saginaw.

Section 3. That the official map of the City of Saginaw is hereby amended accordingly.

This ordinance shall become effective September 18, 2025.

Enacted: September 8, 2025.

Yeas:

Nays:

Absent:

Brenda F. Moore
Mayor

Kristine Bolzman, MiPMC/CMC
City Clerk

ORDINANCE DECLARED ADOPTED

I, Kristine Bolzman, City Clerk of the City of Saginaw, Michigan, do hereby certify that the foregoing is a true and complete copy of the ordinance adopted by the City of Saginaw, Saginaw County, State of Michigan, at a public meeting held on September 8, 2025; the original thereof is on file in the records of my office; the meeting was conducted and public notice of said meeting was given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended, and minutes of this meeting were kept and will be made available as required.

Kristine Bolzman, MiPMC/CMC
City Clerk

Obsolete Property Rehabilitation Certificate for Property at 301 North Hamilton Street

Moved by Council Member _____, seconded by Council Member _____ to adopt the following resolution:

WHEREAS: under P.A. 146 of 2000, as amended, the City of Saginaw is a Qualified Local Government Unit eligible to establish one or more Obsolete Property Rehabilitation (OPRA) Districts; and

WHEREAS: the Saginaw City Council legally established the OPRA District at 301 N. Hamilton Street on August 9, 2004, after a public hearing on August 9, 2004; and

WHEREAS: the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of Saginaw; and

WHEREAS: the application was approved after a public hearing as provided by section 4(2) of Public Act 146 of 2000 on September 8, 2025; and

WHEREAS: the applicant is not delinquent in any taxes related to the facility; and

WHEREAS: the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000; and

WHEREAS: the applicant Metro Multi Property Management LLC has provided answers to all required questions under the application instructions to the City of Saginaw; and

WHEREAS: the City of Saginaw requires that rehabilitation of the facility shall be completed by December 30, 2026; and

WHEREAS: the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

WHEREAS: the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that it is situated within the OPRA District established in the City of Saginaw eligible under Public Act 146 of 2000 to establish such a district; and

WHEREAS: completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, revitalize urban areas, and increase the number of residents in which the facility is situated; and

WHEREAS: the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(1) of Public Act 146 of 2000; and

WHEREAS: the application was approved for 12 years and no extension of the certificate can be considered. The certificate shall be in effect for a period of twelve (12) years.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Saginaw hereby granted an Obsolete Property Rehabilitation Exemption for the real property, excluding land, located at 301 N. Hamilton Street, Saginaw, Michigan, for a period of twelve (12) years, pursuant to the provisions of Public Act 146 of 2000, as amended.

301 N. Hamilton Street

Assessor's File #: 16-0184-00000

LOT 5, BLK.23, CITY OF SAGINAW IN DIVISION NORTH OF CASS STREET

Ayes:

Nays:

Absent:

RESOLUTION DECLARED ADOPTED

I, Kristine Bolzman, City Clerk of the City of Saginaw, Michigan, do hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City of Saginaw, Saginaw County, State of Michigan, at a public meeting held on September 8, 2025; the original thereof is on file in the records of my office; the meeting was conducted and public notice of said meeting was given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended, and minutes of this meeting were kept and will be made available as required.

Kristine Bolzman, MiPMC/CMC
City Clerk

From: Brownfield Redevelopment Authority

Subject: Brownfield Plan Amendment for 400 Federal Redevelopment Project—located at 400 Federal Avenue

Prepared by: Yolanda M. Bland, Office of Management and Budget

Manager's Recommendation:

It is recommended that City Council approve the resolution to amend the Brownfield Plan for the 400 Federal Redevelopment Project located at 400 Federal Avenue.

Justification:

On July 8, 2025, the Brownfield Redevelopment Authority approved the Brownfield Plan for 400 Federal Redevelopment Project, which is located at 400 Federal Avenue in the City of Saginaw. The project is aimed at transforming the existing two-story commercial building into a contemporary packing and receiving warehouse. This project will involve the demolition of select interior and exterior, along with renovations of the structure on site, and the addition of ground floor loading docks, office space, a common area, and a state-of-the-art packing center. This project will revitalize an underutilized property, returning it to productive use and will breathe new life into the downtown area.

The Brownfield Plan has been created for the purpose of facilitating the redevelopment of the property and to allow for Tax Increment Financing (TIF) incentives to be received through the Brownfield Redevelopment Act.

The original Brownfield Plan was adopted by City Council on May 17, 1999, in compliance with Public Act 381 of 1996. The purpose of Brownfield legislation is to assist in the development of vacant and/or underutilized sites. Public Act 381 of 1996 requires that City Council approves the plan and adopts a resolution after a duly advertised public hearing. The public hearing on the proposed plan is also on the council agenda for this meeting.

Council Action:

This Council Communication is for explanation purposes only of the Resolution to be adopted.

AMEND THE BROWNFIELD PLAN FOR THE CITY OF SAGINAW TO INCLUDE 400 FEDERAL REDEVELOPMENT PROJECT LOCATED AT 400 FEDERAL AVENUE

Moved by Council Member _____, seconded by Council Member _____ to adopt the following resolution:

WHEREAS: the City of Saginaw established the City of Saginaw Brownfield Redevelopment Authority (the "Authority") pursuant to the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"); and

WHEREAS: pursuant to the Act, the Authority approved a Brownfield Plan for the property located at 400 Federal Avenue in the City of Saginaw on July 8, 2025; and

WHEREAS: the City of Saginaw has determined the property located at 400 Federal Avenue is eligible property, as defined by the Act, and has determined that the Brownfield Plan (the "Plan") submitted for 400 Federal Avenue meets all the requirements for a Brownfield Plan set forth in Section 13 of the Act; and

WHEREAS: as a result of its review of the Plan and upon consideration of the views and recommendations of the Authority, the Saginaw City Council desires to proceed with approval of the Plan.

NOW THEREFORE, BE IT RESOLVED THAT:

1. **Plan Approval.** The City of Saginaw hereby approves the Plan in the form of the Brownfield Redevelopment Authority Reimbursement Agreement; such approval is contingent upon the Saginaw Downtown Development Authority's approval of an interlocal agreement with the Saginaw Brownfield Redevelopment Authority pertaining to the use of local tax increment revenues.
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:
Nays:
Absent:

RESOLUTION DECLARED ADOPTED

I, Kristine Bolzman, City Clerk of the City of Saginaw, Michigan, do hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City of Saginaw, Saginaw County, State of Michigan, at a public meeting held on September 8, 2025; the

September 8, 2025
Page 1 of 2

original thereof is on file in the records of my office; the meeting was conducted and public notice of said meeting was given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended, and minutes of this meeting were kept and will be made available as required.

Kristine Bolzman, MiPMC/CMC
City Clerk

From: Brownfield Redevelopment Authority

Subject: Brownfield Plan Amendment for the Adams Street Redevelopment Project

Prepared by: Yolanda M. Bland, Office of Management and Budget

Manager's Recommendation:

It is recommended that City Council approve the resolution to amend the Brownfield Plan for the Adams Street Redevelopment Project located at 303, 309, and 315 Adams Street, 212, 218, and 224 South Hamilton Street, 200 and 304 South Niagara Street, and 202 Mackinaw Street.

Justification:

On July 29, 2025, the Brownfield Redevelopment Authority approved the Brownfield Plan for the Adams Street Redevelopment Project located at 303, 309, and 315 Adams Street, 212, 218, and 224 South Hamilton Street, 200 and 304 South Niagara Street, and 202 Mackinaw Street in the City of Saginaw. The project includes the demolition of existing structures, construction of new 4-story mixed use building consisting of two ground floor commercial spaces, 15 one-bedroom, and 15 two-bedroom apartments units on the upper floors. In addition, two three-story townhome units will be constructed along Adams Street. The project will also include covered parking associated with the mixed-use building in addition to surface parking, green space along South Niagara Street, public sidewalks, and public landscape improvements along the street right-of-way. This project will ultimately put nine underutilized properties back to productive use and will radically improve the downtown area of Saginaw.

The Brownfield Plan has been created for the purpose of facilitating the redevelopment of the property and to allow for Tax Increment Financing (TIF) incentives to be received through the Brownfield Redevelopment Act.

The original Brownfield Plan was adopted by City Council on May 17, 1999, in compliance with Public Act 381 of 1996. The purpose of Brownfield legislation is to assist in the development of vacant and/or underutilized sites. Public Act 381 of 1996 requires that City Council approves the plan and adopts a resolution after a duly advertised public hearing. The public hearing on the proposed plan is also on the council agenda for this meeting.

Council Action:

This Council Communication is for explanation purposes only of the Resolution to be adopted.

AMEND THE BROWNFIELD PLAN FOR THE CITY OF SAGINAW FOR THE ADAMS STREET REDEVELOPMENT PROJECT

Moved by Council Member _____, seconded by Council Member _____ to adopt the following resolution:

WHEREAS: the City of Saginaw established the City of Saginaw Brownfield Redevelopment Authority (the “Authority”) pursuant to the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the “Act”); and

WHEREAS: pursuant to the Act, the Authority approved a Brownfield Plan for the property located at 303, 309, and 315 Adams Street, 212, 218, and 224 South Hamilton Street, 200 and 304 South Niagara Street, and 202 Mackinaw Street in the City of Saginaw on July 29, 2025; and

WHEREAS: the City of Saginaw has determined the property located at 303, 309, and 315 Adams Street, 212, 218, and 224 South Hamilton Street, 200 and 304 South Niagara Street, and 202 Mackinaw Street is eligible property, as defined by the Act and has determined that the Brownfield Plan (the “Plan”) submitted for 303, 309, and 315 Adams Street, 212, 218, and 224 South Hamilton Street, 200 and 304 South Niagara Street, and 202 Mackinaw Street meets all the requirements for a Brownfield Plan set forth in Section 13 of the Act; and

WHEREAS: as a result of its review of the Plan and upon consideration of the views and recommendations of the Authority, the Saginaw City Council desires to proceed with approval of the Plan.

NOW THEREFORE, BE IT RESOLVED THAT:

- 1. Plan Approval.** The City of Saginaw hereby approves the Plan in the form of the Brownfield Redevelopment Authority Reimbursement Agreement; such approval is contingent upon the Saginaw Downtown Development Authority’s approval of an interlocal agreement with the Saginaw Brownfield Redevelopment Authority pertaining to the use of local tax increment revenues..
- 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:
Nays:
Absent:

RESOLUTION DECLARED ADOPTED

I, Kristine Bolzman, City Clerk of the City of Saginaw, Michigan, do hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City of Saginaw, Saginaw County, State of Michigan, at a public meeting held on September 8, 2025; the original thereof is on file in the records of my office; the meeting was conducted and public notice of said meeting was given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended, and minutes of this meeting were kept and will be made available as required.

Kristine Bolzman, MiPMC/CMC
City Clerk

From: Brownfield Redevelopment Authority

Subject: Termination of Brownfield Plan 19 – 2205 North Michigan Avenue Dispensary Project

Prepared by: Yolanda M. Bland, Office of Management and Budget

Manager's Recommendation:

It is recommended that City Council approve the termination of the Brownfield Plan 19 for 2205 North Michigan Avenue Dispensary Project located at 2205 North Michigan Avenue.

Justification:

On September 29, 1997, City Council approved the creation of a Brownfield Redevelopment Authority and designated boundaries of the Brownfield Redevelopment Zone. The purpose of the Brownfield legislation is to assist in development of vacant and/or underutilized sites. On May 17, 1999, City Council approved the original Brownfield Plan.

On October 11, 2022, the Brownfield Redevelopment Authority approved the Brownfield Plan for 2205 North Michigan Avenue Dispensary Project located at 2205 North Michigan Avenue. This project consisted of the demolition of the existing 1,680 sq. ft. structure to make way for a new 3,600 sq. ft. construction to house a locally based cannabis dispensary.

On July 29, 2025, the Brownfield Redevelopment Authority approved the termination of Brownfield Plan 19 – 2205 North Michigan Avenue Dispensary Project because Michigan Garage, LLC decided not to pursue the project.

Council Action:

This Council Communication is for explanation purposes only of the Resolution to be adopted.

TERMINATE BROWNFIELD PLAN 19 – 2205 NORTH MICHIGAN AVENUE DISPENSARY PROJECT

Moved by Council Member _____, seconded by Council Member _____ to adopt the following resolution:

WHEREAS: the City of Saginaw established the City of Saginaw Brownfield Redevelopment Authority (the “Authority”) pursuant to the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the “Act”); and

WHEREAS: pursuant to the Act, the Authority approved a Brownfield Plan for the property located at 2205 North Michigan Avenue in the City of Saginaw on October 11, 2022; and

WHEREAS: Brownfield Plan 19 – 2205 North Michigan Avenue Dispensary Project will not be realized because Michigan Garage, LLC decided not to pursue the project at 2205 North Michigan Avenue; and

WHEREAS: On July 29, 2025, the Authority approved the termination of Brownfield Plan 10 – 2205 North Michigan Avenue Dispensary Project.

NOW THEREFORE, BE IT RESOLVED THAT: that the Saginaw City Council does hereby approve the recommendation of the Brownfield Redevelopment Authority to terminate Brownfield Plan 19 – 2205 North Michigan Avenue Dispensary Project located at 2205 North Michigan Avenue.

Ayes:

Nays:

Absent:

RESOLUTION DECLARED ADOPTED

I, Kristine Bolzman, City Clerk of the City of Saginaw, Michigan, do hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City of Saginaw, Saginaw County, State of Michigan, at a public meeting held on September 8, 2025; the original thereof is on file in the records of my office; the meeting was conducted and public notice of said meeting was given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended, and minutes of this meeting were kept and will be made available as required.

Kristine Bolzman, MiPMC/CMC
City Clerk

AUTHORIZE THE SPONSOR OF THE SPECIFIED COMMUNITY EVENT **THE USE OF AMPLIFYING EQUIPMENT**

Moved by Council Member _____, seconded by Council Member _____ to adopt the following resolution:

WHEREAS, Alzheimer's Association plans to hold the Walk to End Alzheimer's at 1915 Fordney St; and

WHEREAS, Alzheimer's Association requests permission to use amplifying equipment on September 20, 2025; and

WHEREAS, City Council can provide authorization for the use of amplifying equipment on public property.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Saginaw hereby authorizes the use of amplifying equipment during the event listed with the date and location (subject to change), between the hours of 8:00 a.m. and 2:00 p.m., to be held at the location listed above.

Ayes:

Nays:

Absent:

RESOLUTION DECLARED ADOPTED

I, Kristine Bolzman, City Clerk of the City of Saginaw, Michigan, do hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City of Saginaw, Saginaw County, State of Michigan, at a public meeting held on September 8, 2025; the original thereof is on file in the records of my office; the meeting was conducted and public notice of said meeting was given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended, and minutes of this meeting were kept and will be made available as required.

Kristine Bolzman, MiPMC/CMC
City Clerk