

**SPECIAL MEETING**  
**BAY COUNTY BOARD OF COMMISSIONERS**  
**AGENDA**

**TUESDAY, MARCH 25, 2025**

4:00 P.M.

COMMISSION CHAMBERS, FOURTH FLOOR, BAY COUNTY BUILDING

**PAGE NO.**

- I. CALL TO ORDER (CHAIRMAN BANASZAK)
- II. ROLL CALL
- III. CITIZEN INPUT
- IV. ITEMS FOR CONSIDERATION
  - 1-2 A. Public Hearing: Adoption of a Brownfield Plan for the Bay Valley Resort and Conference Center, located at 2470 Old Bridge Road, Bay City, Michigan 48706 (Motion to go out of regular order of business to conduct public hearing; following public hearing, motion to go back to regular order of business)
  - 3-20 B. Resolution No. 2025-50 – Bay Valley Resort Brownfield Plan
  - 21-22 C. Resolution No 2025-51 - Agreement with MGT Impact Solutions, LLC (Prosecutor)
- V. RECESS/ADJOURNMENT

PLEASE NOTE THE CHANGE: The Board Chair has requested that any Elected Official or Department/Division Head placing an item on the agenda be present or have a representative present to speak to their request and answer any questions posed by Committee members. Attending the Full Board meeting is unnecessary if the request is approved unanimously at the Committee meeting unless otherwise directed.

Participants planning to attend via Zoom must contact Nick Paige before the meeting at [paigen@baycountymi.gov](mailto:paigen@baycountymi.gov).

Join Zoom Meeting:

<https://us02web.zoom.us/j/81694266170>

Meeting ID: 816 9426 6170

Passcode: 547697

One tap mobile

+13126266799,,81694266170#,,,,\*547697# US (Chicago)

+19292056099,,81694266170#,,,,\*547697# US (New York)

The County of Bay will provide necessary and reasonable auxiliary aids and services such as signers for the hearing impaired and audio tapes of printed materials to individuals with disabilities upon 10 days' notice to the County of Bay. Individuals with disabilities requiring auxiliary aids or services should contact the County of Bay by writing or calling:

Amber Davis-Johnson, ADA Coordinator  
Corporation Counsel  
515 Center Avenue  
Fourth Floor, Bay County Building  
Bay City, MI 48708  
989-895-4130

## ACTION TAKEN BY BAY COUNTY BOARD OF COMMISSIONERS

DATE	MOTION/RES.NO.	INTRODUCED/ SUBMITTED BY	SUBJECT OF RESOLUTION/MOTION	ADOPTED	AMENDED	CORRECTED	DEFEATED	REFERRED	TABLED	WITHDRAWN
3/25/25	RESOLUTION 2025-50	BEGICK	APPROVED THE BROWNFIELD PLAN FOR THE BAY VALLEY RESORT REDEVELOPMENT IN FRANKENLUST TOWNSHIP, BAY COUNTY, MICHIGAN, PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF 1996 PA 381, AS AMENDED	XX						
3/25/25	RESOLUTION 2025-51	BEGICK	APPROVED THE BUDGET ADJUSTMENT OF \$106.08 ANNUALLY FOR THE INCREASE IN SERVICES WITH MGT IMPACT SOLUTIONS, LLC, AND APPROVED THE CONTRACT WITH MGT IMPACT SOLUTIONS, LLC TO PROVIDE TITLE IV-CLAIMING SERVICES TO CLIENTS FOR THE BAY COUNTY PROSECUTING ATTORNEY'S OFFICE	XX						
3/25/25	MOTION 2025-33	BEGICK	EXCUSED COMMISSIONERS CHRISTOPHER T. RUPP AND JEROME CRETE	XX						
3/25/25	MOTION 2025-34	DOCKETT	ADDED TO THE AGENDA THE NATIONAL CRIME VICTIMS' WEEK PRESENTATION AND TO READ RES. 2025-46 INTO THE MINUTES	XX						
3/25/25	MOTION 2025-35	BEGICK	WENT OUT OF THE REGULAR ORDER OF BUSINESS TO CONDUCT A PUBLIC HEARING FOR THE ADOPTION OF A BROWNFIELD PLAN FOR THE BAY VALLEY RESORT AND CONFERENCE CENTER	XX						
3/25/25	MOTION 2025-36	BEGICK	CLOSED THE PUBLIC HEARING AND WENT BACK TO THE REGULAR ORDER OF BUSINESS	XX						
3/25/25	MOTION 2025-37	DOCKETT	ADJOURNED THE SPECIAL BOARD SESSION OF MARCH 25, 2025.	XX						

**BAY COUNTY, MICHIGAN  
RE-NOTICE OF PUBLIC HEARING TO CONSIDER AN ACT  
381 BROWNFIELD PLAN FOR  
2470 OLD BRIDGE ROAD, FRANKENLUST TOWNSHIP, MICHIGAN**

RE-NOTICE OF PUBLIC HEARING ON THE ADOPTION OF A BROWNFIELD PLAN FOR THE BAY VALLEY RESORT AND CONFERENCE CENTER, LOCATED AT 2470 OLD BRIDGE ROAD, BAY CITY, MICHIGAN 48706, PURSUANT TO AND IN ACCORDANCE WITH 1996 PA 381, AS AMENDED.

**PLEASE TAKE NOTICE THAT** a Public Hearing scheduled for March 18, 2025, at 4:00 p.m. has been moved and shall now be held before the Bay County Board of Commissioners on the 25<sup>th</sup> day of March 2025, at or after 4:00 p.m., local time, at 515 Center Avenue, 4<sup>th</sup> Floor, Bay City, Michigan 48708, on the adoption of a Brownfield Plan for the Bay Valley Resort and Conference Center, located at 2470 Old Bridge Road, Frankenlust Township, Michigan. The Bay County Brownfield Redevelopment Authority shall exercise its powers pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being 1996 PA 381, as amended.

The parcel numbers of the proposed brownfield property are:

030-002-400-050-00 (approximately 166.15 acres)  
030-002-400-050-07 (approximately 4.44 acres)  
030-002-400-050-08 (approximately 2.16 acres)

Totaling approximately 172.75 acres.

See Map Below.

The proposed brownfield plan would allow the developer to be reimbursed for eligible costs incurred to prepare the brownfield property for redevelopment. Eligible costs may include environmental and/or site preparation costs. The brownfield plan must first be approved by the Bay County Board of Commissioners.

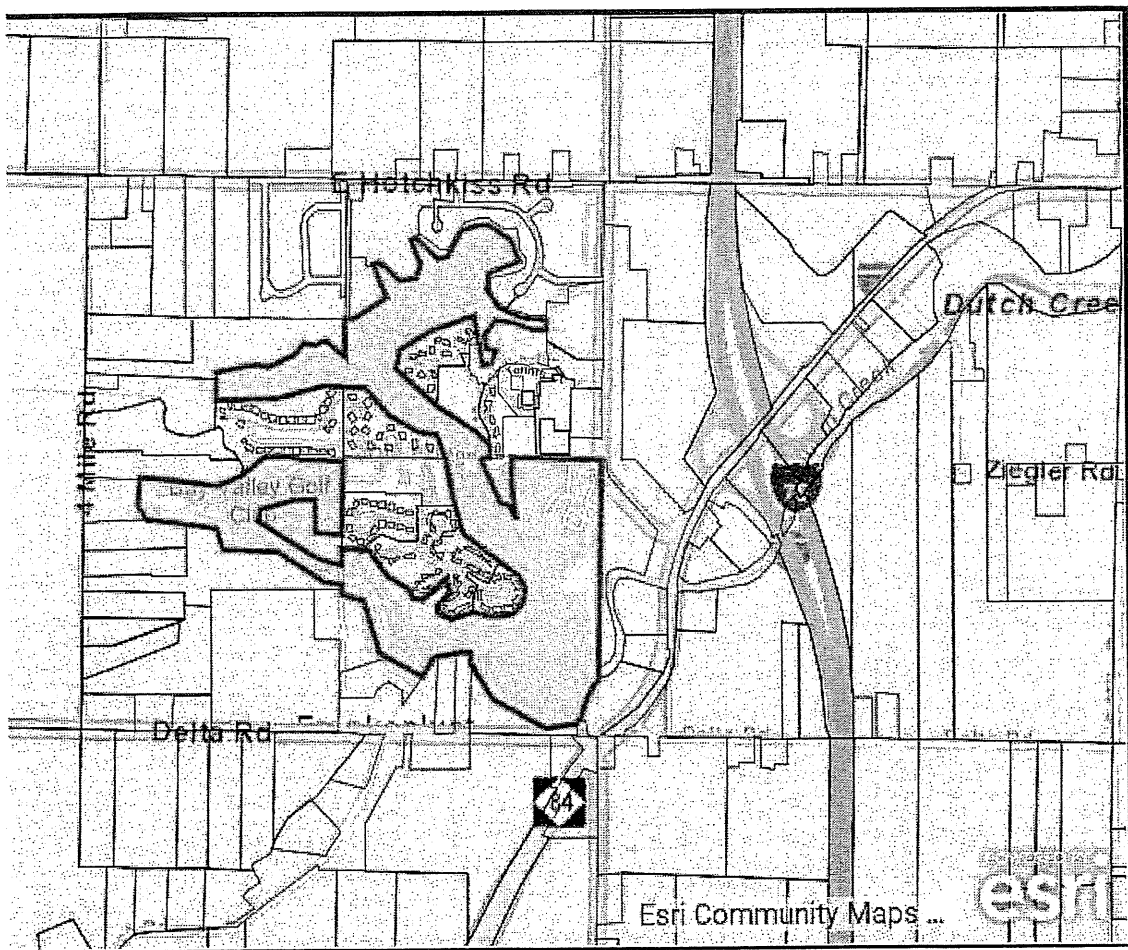
This description of the property along with any maps and a description of the Brownfield Plan are available for public inspection at 515 Center Avenue, 4<sup>th</sup> Floor, Bay City, Michigan 48708.

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

## Bay Valley Resort and Conference Center Brownfield TIF

### Map

030-002-400-050-00 (166.15 acres per assessment records), 030-002-400-050-07 (4.44 acres per assessment records), and 030-002-400-050-08 (2.16 acres per assessment records)



BAY COUNTY BOARD OF COMMISSIONERS

MARCH 25, 2025

RESOLUTION

**A RESOLUTION APPROVING A BROWNFIELD PLAN FOR THE BAY VALLEY  
RESORT REDEVELOPMENT IN FRANKENLUST TOWNSHIP, BAY COUNTY,  
MICHIGAN PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF  
1996 PA 381, AS AMENDED**

**WHEREAS**, the Michigan Brownfield Redevelopment Financing Act, 1996 PA 381, as amended (“Act 381”), authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated, blighted, functionally obsolete and historic designated property through tax increment financing of eligible environmental and/or non-environmental activities;

**WHEREAS**, the Bay County Board of Commissioners established the Bay County Brownfield Redevelopment Authority (“BRA”) in 2023 and appointed its members;

**WHEREAS**, Frankenlust Township elected to join and participate in the BRA;

**WHEREAS**, on February 27, 2025, Frankenlust Township approved the Brownfield Plan for the Bay Valley Resort Redevelopment;

**WHEREAS**, on March 11, 2025, the BRA approved the Brownfield Plan for the Bay Valley Resort Redevelopment and recommended approval by the Bay County Board of Commissioners;

**WHEREAS**, the Bay County Board of Commissioners has determined that the Brownfield Plan constitutes a public purpose by increasing the tax base, retaining and creating jobs in Frankenlust Township, Bay County, and redeveloping blighted and functionally obsolete property;

**WHEREAS**, a public hearing on the Brownfield Plan has been noticed and held on March 25, 2025, and notice to taxing jurisdictions has been provided in compliance with the requirements of Act 381; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BAY COUNTY BOARD OF COMMISSIONERS, THAT:**

1. The Bay County Board of Commissioners has reviewed the Brownfield Plan and finds that the Brownfield Plan meets all requirements of the Act 381, including but not limited to:
  - a. The Brownfield Plan constitutes a public purpose under Act 381.
  - b. The Brownfield Plan meets the requirements of Section 13 (MCL.2663) and Section 13b (MCL.2663b) of Act 381.
  - c. The proposed method of financing the costs of eligible activities, private financing

arranged by a private developer, is feasible and the Brownfield Authority will not arrange financing.

- i. Eligible activity costs will be reimbursed to the eligible parties identified in the Reimbursement Agreement through the capture of tax increment revenue.
- d. The costs of eligible activities proposed are reasonable and necessary to carry out the purposes of Act 381.
- e. The amount of captured taxable value estimated to result from the Brownfield Plan is reasonable.

2. That the Bay County Board of Commissioners has considered the views and recommendations of the Taxing Jurisdictions regarding the approval of the Brownfield Plan.

3. That pursuant to the authority vested in the Bay County Board of Commissioners by Act 381, and pursuant to and in accordance with the provisions of Section 14 of Act 381, the Brownfield Plan is hereby approved in the form attached as Exhibit "A" to this Resolution.

4. That 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 declared to be invalid.

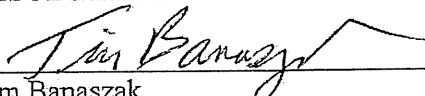
5. That all resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

YEAS: 5

NAYS: 0

ABSTENTIONS: 2

RESOLUTION DECLARED ADOPTED on this 25th day of March, 2025.

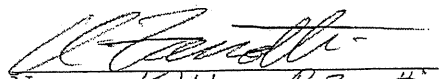
  
Tim Banaszak  
Chair, Bay County Board of Commissioners

Name: Tim Banaszak  
Title: Board Chair

#### CERTIFICATE

I hereby certify that the above is a true and correct copy of a Resolution which was duly adopted by the Bay County Board of Commissioners at a regular meeting held on the 25<sup>th</sup> day of March, 2025. I further certify that notice of said meeting was given and the meeting was conducted in accordance with the provisions of the Open Meetings Act.



  
Name: Kathleen Bizarotti  
Title: Bay County Clerk

## **BROWNFIELD PLAN**

BAY VALLEY RESORT  
2470 OLD BRIDGE ROAD  
FRANKENLUST TOWNSHIP, MICHIGAN 48706

BAY COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY  
515 CENTER AVENUE, SUITE 501  
BAY CITY, MICHIGAN 48708

PREPARED WITH THE ASSISTANCE OF SME  
1685 CHAMPAGNE DRIVE EAST  
SAGINAW, MICHIGAN 48604  
Brownfield Plan Date: February 27, 2025



# TABLE OF CONTENTS

I. INTRODUCTION .....	1
A. PLAN PURPOSE.....	1
B. PROPERTY DESCRIPTION .....	1
C. BASIS OF ELIGIBILITY .....	1
D. PROJECT DESCRIPTION .....	1
II. GENERAL DEFINITIONS AS USED IN THIS PLAN .....	2
III. BROWNFIELD PLAN .....	2
A. DESCRIPTION OF COSTS TO BE PAID WITH TAX INCREMENT REVENUES AND SUMMARY OF ELIGIBLE ACTIVITIES.....	2
B. ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES .....	3
C. METHOD OF FINANCING PLAN COSTS AND DESCRIPTION OF ADVANCES BY THE MUNICIPALITY.....	3
D. MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS.....	4
E. DURATION OF BROWNFIELD PLAN .....	4
F. ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON REVENUES OF TAXING JURISDICTIONS .....	4
G. LEGAL DESCRIPTION, PROPERTY MAP, PROPERTY CHARACTERISTICS AND PERSONAL PROPERTY .....	4
H. ESTIMATES OF RESIDENTS AND DISPLACEMENT OF FAMILIES .....	5
I. PLAN FOR RELOCATION OF DISPLACED PERSONS.....	5
J. PROVISIONS FOR RELOCATION COSTS .....	5
K. STRATEGY FOR COMPLIANCE WITH MICHIGAN'S RELOCATION ASSISTANCE LAW.....	5
L. DESCRIPTION OF THE PROPOSED USE OF LOCAL BROWNFIELD REVOLVING FUND (LBRF).....	5
M. OTHER MATERIAL THAT THE AUTHORITY OR GOVERNING BODY CONSIDERS PERTINENT .....	5

## **FIGURES**

FIGURE 1: PROPERTY LOCATION MAP

FIGURE 2: ELIGIBLE PROPERTY BOUNDARY AND ELIGIBILITY MAP

## **TABLES**

TABLE 1: ELIGIBLE ACTIVITIES COST ESTIMATES

TABLE 2A: TAX INCREMENT TAX CAPTURE ESTIMATE, LAND

TABLE 2B: TAX INCREMENT TAX CAPTURE ESTIMATE, BUILDING

TABLE 2C: TAX INCREMENT TAX CAPTURE ESTIMATE, COMBINED (LAND AND BUILDING)

TABLE 3: TAX REIMBURSEMENT SCHEDULE ESTIMATE

## **APPENDIX A**

PROJECT SITE PLAN

## **APPENDIX B**

LEGAL DESCRIPTIONS OF PROPERTY PARCELS DESCRIBED IN SECTION III(G) OF THIS PLAN

## **APPENDIX C**

ELIGIBILITY DOCUMENTATION - FUNCTIONAL OBSOLESCENCE DETERMINATION

# **I. INTRODUCTION**

## **A. PLAN PURPOSE**

The Bay County Brownfield Redevelopment Authority (the "Authority"), duly established by resolution of the Bay County Board of Commissioners, pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCL § 125.2651 *et. seq.*, as amended ("Act 381"), is authorized to exercise its powers within the limits of the Bay County, Michigan. The purpose of this Brownfield Plan (the "Plan"), to be implemented by the Authority, is to satisfy the requirements of Act 381 including the eligible property described below, designated as the Bay Valley Resort Redevelopment Project (the "Project") located adjacent to Interstate 75 just southwest of Bay City in Frankenlust Township, Bay County, Michigan (the "Property"). The Property consists of three parcels of land that are "functionally obsolete" or "adjacent and contiguous" as determined by a Level III Assessor in accordance with Act 381. The Property is located within the boundaries of Bay County, Michigan the jurisdiction of the Authority.

This Plan allows the Authority to use tax increment revenue to reimburse the developer, SCO Bay Valley Resort, LLC (the "Developer"), for the costs of eligible pre-approved Baseline Environmental Assessment and non-environmental activities required to prepare the Property for safe redevelopment and reuse (see Section III). The proposed redevelopment will only be economically viable with the support and approval of the local and state brownfield redevelopment incentives.

## **B. PROPERTY DESCRIPTION**

The Property consists of three parcels occupying approximately 172.83 acres of land located generally adjacent to Interstate 75 and southwest of Bay City in Frankenlust Township, Michigan. The Property was developed in the early 1970s and included a hotel, banquet, restaurant, golf, and tennis facilities. One of the three parcels is currently a vacant lot, and the remaining parcels have structures. It is estimated that the last capital investment in the Property occurred more than 25 years ago.

The general location of the Property is shown in Figure 1. Figure 2 depicts the Parcel Map, which shows the eligible property boundary. A Project Site plan is provided in Appendix A. The Property legal descriptions are provided in Appendix B.

## **C. BASIS OF ELIGIBILITY**

The Property is eligible for inclusion in this Brownfield Plan in accordance with MCL § 125.2652(p)(i)(B) because the Property is in Frankenlust Township in Bay County, Michigan, and the three parcels qualify as "functionally obsolete" or adjacent and contiguous in accordance with Act 381. Figure 2 depicts parcel eligibility. The Frankenlust Township Assessor, a Level III Assessor, determined the Property to be functionally obsolete due to the following conditions as described in their statement of Functional Obsolescence provided in Appendix C:

- Portions of the interior, façade and balconies were previously demolished but never restored.
- Mechanical systems throughout the facility are at or near the end of their intended useful lives.
- Water intrusion is apparent in the facilities and the golf shop has considerable structural problems that have not been resolved.
- The presence of asbestos is likely due to the age of the building.

## **D. PROJECT DESCRIPTION**

The Property location is located southwest of Bay City in Frankenlust Township, Bay County, Michigan.

Bay Valley Resort in its early years was an important community and economic asset to the East Central Michigan region and the State of Michigan as host to countless social, corporate, community and private events with top notch golf and tennis facilities. The resort over the last several decades has fallen into disrepair due to significant lack of investment. The Project will revitalize the resort with the intent to once again make it a world class destination and regional and state asset. The Project will overhaul the existing facility, including the 147 guest rooms, a 3,612 square foot restaurant, 14,000 square feet of meeting and banquet space, lobby and common spaces and the golf course. Additionally, the Developer intends to leave the existing pool and demolish the tennis facilities that are not currently functional.

When completed, the Project is expected to support approximately 30 full-time equivalent (FTE) jobs with average wages of \$21 per hour. Total investment in the Project is expected to be approximately \$15.5 million. The eligible activities are estimated at \$1,583,000.

## **II. GENERAL DEFINITIONS AS USED IN THIS PLAN**

All words or phrases not defined herein shall have the same meaning as such words and phrases included in Act 381.

## **III. BROWNFIELD PLAN**

### **A. DESCRIPTION OF COSTS TO BE PAID WITH TAX INCREMENT REVENUES AND SUMMARY OF ELIGIBLE ACTIVITIES**

The Developer will be reimbursed for the costs of eligible pre-approved Baseline Environmental Assessment (BEA) and non-environmental activities necessary to prepare the Property for redevelopment. The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local and school operating tax revenues generated by the Property after redevelopment and captured by the Authority, subject to any limitations and conditions described in this Plan and approval of the Michigan Economic Development Corporation ("MEDC")/Michigan Strategic Fund ("MSF") for school operating tax capture, and the terms of a Reimbursement Agreement between the Developer and the Authority (the "Reimbursement Agreement"). If incremental personal property taxes are generated by this Plan in the future, they will be captured.

The estimated total cost of pre-approved and non-environmental activities eligible for reimbursement from tax increment revenues, inclusive of 15% contingency on demolition and mold/asbestos abatement costs, is \$1,583,000, plus simple interest at 5% and is summarized below and more fully set forth in Table 1.

- 1) Pre-Approved BEA Activities: Pre-approved activities include Phase I and Phase II Environmental Site Assessments and Hazardous Materials Assessment.
- 2) Demolition: Includes selective interior demolition and related activities necessary to complete interior demolition, demolition of the tennis center or portions thereof if deemed appropriate, exterior demolition including the proper disposal (including transportation costs) of non-reusable or non-recyclable building elements, recycling of demolition debris (such as existing asphalt, concrete and brick) to produce recycled aggregates if conducted for on-site reuse, on-site, demolition necessary to resolve structural issues near the golf shop, and the soft costs related to demolition activities.
- 3) Asbestos and Mold Abatement: Due to the age of the buildings, asbestos materials were identified throughout the existing buildings and the potential for mold intrusion abatement. The abatement costs include the proper abatement, encapsulation, and/or removal of impacted building materials. To date, asbestos has been identified in pipe insulation and ceilings.

- 4) Contingency: A 15% contingency is included to cover unexpected cost overruns on the Project encountered during construction as it relates to demolition and mold/asbestos abatement activities.
- 5) Brownfield Plan Amendment/Work Plan Preparation and Implementation: Costs incurred to prepare, develop, and implement this Plan and Act 381 Work Plan, as required per Act 381 of 1996, as amended.

The reimbursement of eligible activities shall be governed by the terms of a Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1994, as amended (MCL § 125.2652). The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment. The estimated total cost of eligible activities to be reimbursed is \$1,583,000 with 5% simple interest on unreimbursed expense for a total not to exceed amount of \$2,464,087. As long as this total cost limit is not exceeded, line-item categories and costs of eligible activities may be adjusted after the date this Plan, to the extent the adjustments do not violate the terms of Act 381.

## **B. ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES**

The 2024 taxable value (TV) for real property of the three parcels comprised by the Property is reported by Frankenlust Township and Bay County as \$1,213,596, which is the initial taxable value for this Plan. Projected taxable values are included in Tables 2a, 2b, and 2c. The estimated taxable value based on real property generated by the project upon completion is \$3 million in tax year 2026 based on 50% the true cash value (TCV) of the project at completion. Taxable values in subsequent years are projected to increase by 3.5% annually. The actual TV will be determined by the actual construction completion schedule and the assessor. Incremental personal property will also be captured if available but is not included in the estimates in this Plan.

The Authority will capture 100% of the incremental local tax revenues generated from real property and personal property (if available) to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement.

The estimated taxable values, tax increment revenues to be captured, and the impact on taxing jurisdictions are presented in Tables 2a, 2b, and 2c. The actual annual incremental taxable value and captured tax increment revenue will be determined by the assessor. The actual increased taxable value of the land and all future taxable improvements on the Property may vary.

It is the intent of this Plan to provide for the proportional capture of all eligible tax increments in whatever amounts and in whatever years they become available until all eligible costs are reimbursed or the Brownfield Plan terminates at a duration of no longer than 30 years. If the MEDC/MSF elect not to participate in this Project, the portion of capture related to their proportionate share will be assumed by, made whole by, and become the responsibility of the other taxing entities to the extent allowed by Act 381.

## **C. METHOD OF FINANCING PLAN COSTS AND DESCRIPTION OF ADVANCES BY THE MUNICIPALITY**

The Developer is ultimately responsible for financing the costs of eligible activities included in this Plan; however, the developer may seek additional grant or loan support for eligible activities. Except through the potential support as described above, the Authority, Frankenlust Township or Bay County will not advance any additional funds to finance the eligible activities. All Plan financing commitments and activities and cost reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the Authority to fund such reimbursements. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions

for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Reimbursement Agreement.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Plan, unless it is further amended.

#### **D. MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS**

Not applicable.

#### **E. DURATION OF BROWNFIELD PLAN**

The duration of this Brownfield Plan for the Property shall not exceed the shorter of the following: 1) reimbursement of all eligible costs, cumulatively not to exceed Developer reimbursement \$2,464,087 or 2) 30 years of capture for Developer reimbursement. Reimbursement is planned to begin in tax year March 31, 2025. The maximum developer reimbursement period is 30 years. The eligible activities reimbursement cash flows are presented in Table 3. The current reimbursement cash flows project full reimbursement in 23 years of capture.

#### **F. ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON REVENUES OF TAXING JURISDICTIONS**

Incremental local and state tax revenues generated by the Project will be captured by the Authority until all incurred eligible brownfield redevelopment costs and Authority administrative costs are reimbursed, to the extent described in this Plan. The tax revenues available for capture for the Authority will be split between local and state school incremental taxes, estimated at 43.06% and 56.94%, respectively based on current millages with the assumption of MEDC/MSF approval of a Work Plan. The ratios may change as the millage rates fluctuate over time or if the capture of incremental state school taxes was not approved by the MEDC/MSF in whole or in part.

The estimated taxable values, tax increment revenues to be captured, and the impact on taxing jurisdictions are presented in Tables 2a, 2b, and 2c. The eligible activities reimbursement cash flows are presented in Table 3.

#### **G. LEGAL DESCRIPTION, PROPERTY MAP, PROPERTY CHARACTERISTICS AND PERSONAL PROPERTY**

The Property consists of the following three parcels occupying approximately 172.83 acres of land located generally adjacent to Interstate 75 and southwest of Bay City in Frankenlust Township, Bay County, Michigan. The three parcels are:

- 2470 Old Bridge Road (030-002-400-050-00) – 166.26 acres
- 2470 Old Bridge Road (030-002-400-050-07) – 4.43 acres
- 2470 Old Bridge Road (030-002-400-050-08) – 2.14 acres

The Property and parcel boundaries are shown in Figure 2. The Property and parcel legal descriptions are provided in Appendix B. The Frankenlust Township Assessor, a Level III Assessor, determined the Property to be “functionally obsolete” due to the following conditions as described in their statement of Functional Obsolescence provided in Appendix C:

- Portions of the interior, façade and balconies were previously demolished but never restored.
- Mechanical systems throughout the facility are at or near the end of their intended useful lives.

- Water intrusion is apparent in the facilities and the golf shop has considerable structural problems that have not been resolved.
- The presence of asbestos is likely due to the age of the building.

Personal property is not currently included in the capture and reimbursement projections because it is unknown to what extent personal property taxes will be generated by the Project; however, incremental personal property taxes generated by the Project will be captured to reduce the reimbursement time.

## **H. ESTIMATES OF RESIDENTS AND DISPLACEMENT OF FAMILIES**

No occupied residences are involved in the redevelopment, no persons reside at the Property, and no families or individuals will be displaced as a result of this development. Therefore, a demographic survey and information regarding housing in the community are not applicable and are not needed for this Plan.

## **I. PLAN FOR RELOCATION OF DISPLACED PERSONS**

No persons will be displaced as a result of this development; therefore, a Plan for relocation of displaced persons is not applicable and is not needed for this Plan.

## **J. PROVISIONS FOR RELOCATION COSTS**

No persons will be displaced as result of this development and no relocation costs will be incurred; therefore, provision for relocation costs is not applicable and is not needed for this Plan.

## **K. STRATEGY FOR COMPLIANCE WITH MICHIGAN'S RELOCATION ASSISTANCE LAW**

No persons will be displaced as result of this development; therefore, no relocation assistance strategy is needed for this Plan.

## **L. DESCRIPTION OF THE PROPOSED USE OF LOCAL BROWNFIELD REVOLVING FUND (LBRF)**

The Authority does not have an established LBRF, therefore no capture of tax increment revenues for an LBRF is anticipated.

## **M. OTHER MATERIAL THAT THE AUTHORITY OR GOVERNING BODY CONSIDERS PERTINENT**

The Developer also intends to seek approval for a ten-year Commercial Rehabilitation Act exemption certificate, pursuant to Michigan Public Act 210, of 2005, which is taken into consideration within Tables 2a, 2b, 2c, and 3.

## **FIGURES**

**FIGURE 1: PROPERTY LOCATION MAP**

**FIGURE 2: ELIGIBLE PROPERTY BOUNDARY AND ELIGIBILITY MAP**



## **TABLES**

**TABLE 1: ELIGIBLE ACTIVITIES COST ESTIMATES**

**TABLE 2A: TAX INCREMENT TAX CAPTURE ESTIMATE, LAND**

**TABLE 2B: TAX INCREMENT TAX CAPTURE ESTIMATE, BUILDING**

**TABLE 2C: TAX INCREMENT TAX CAPTURE ESTIMATE, COMBINED (LAND AND  
BUILDING)**

**TABLE 3: TAX REIMBURSEMENT SCHEDULE ESTIMATE**

**APPENDIX A**  
**PROJECT SITE PLAN**

## **APPENDIX B**

**LEGAL DESCRIPTIONS OF PROPERTY PARCELS DESCRIBED IN SECTION III(G) OF  
THIS PLAN**

## **APPENDIX C**

### **ELIGIBILITY – FUNCTIONAL OBSOLESCENCE DETERMINATION**

FIGURE 1

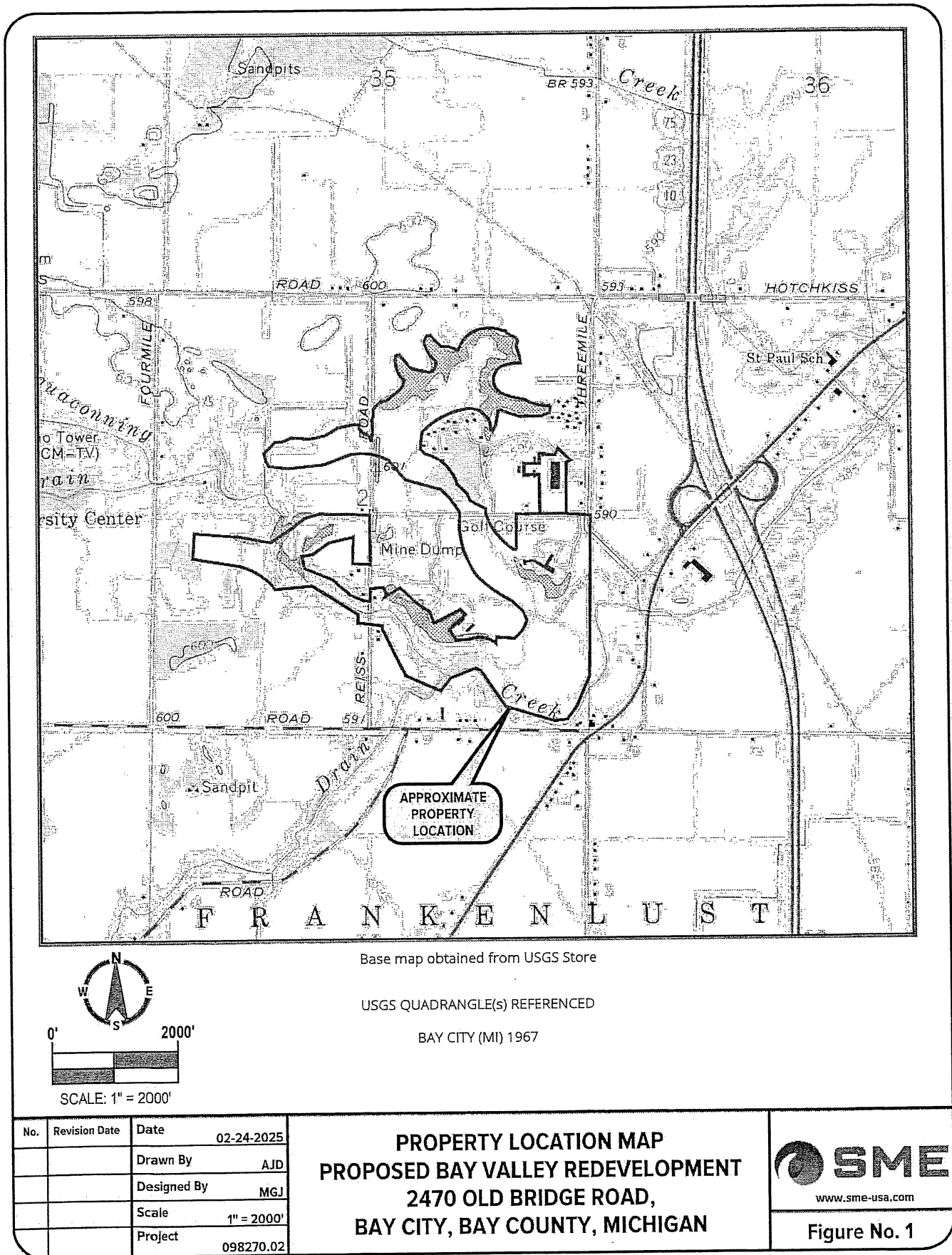






TABLE 1  
MSF ELIGIBLE ACTIVITIES AND COSTS  
BAY VALLEY RESORT REDEVELOPMENT PROJECT  
98720.02  
FEBRUARY 27, 2025

TASK/ACTIVITY	COST ITEM	UNIT COST	UNITS	QUANTITY	COST	TOTAL COST
<b>BEA Activities (Pre-Approved Activities)</b>						
Phase I Environmental Site Assessments (ESA)		\$	ea.	1	\$ 2,000	\$ 2,000
Phase II ESAs		\$	ea.	1	\$ 13,000	\$ 13,000
Baseline Environmental Assessments (BEA)		\$	ea.	1	\$ -	\$ -
Asbestos and Hazardous Materials Survey		\$	ea.	1	\$ 13,000	\$ 13,000
<b>BEA Activities (Pre-Approved Activities) Subtotal:</b>						
					\$	\$ 28,000
<b>Demolition Activities</b>						
Building Demolition, including proper disposal (incl. transportation costs) of non-reusable or non-recyclable building elements		\$	lb.	1	\$ 546,000	\$ 546,000
Pre-Demolition Audit or Survey		\$	lb.	0	\$ -	\$ -
Deconstruction or select demolition of building elements (products or materials) to be recycled or reused		\$	lb.	0	\$ -	\$ -
Recycling of demolition debris (such as concrete or brick) to produce recycled aggregates (conducted for on-site reuse)		\$	lb.	0	\$ -	\$ -
Foundation and basement removals		\$	lb.	0	\$ -	\$ -
Dewatering during foundation and basement removals		\$	lb.	0	\$ -	\$ -
Shoring/underpinning to protect adjacent buildings, structures, or improvements during foundation and basement removals		\$	lb.	0	\$ -	\$ -
Fill, compaction and rough grading to balance the site where the former building was located		\$	lb.	0	\$ -	\$ -
Removal of abandoned utilities, underground storage tanks (UST), parking lots, roads, curbs and gutters, all signs, sidewalks, bike paths, or other similar or related structures or improvements		\$	lb.	1	\$ 234,000	\$ 234,000
Proper disposal (including transportation costs) of non-reusable or non-recyclable elements of the demolition materials		\$	lb.	1	\$ -	\$ -
Recycling of demolition debris (such as concrete and brick) to produce recycled aggregates, if conducted for on-site reuse		\$	lb.	1	\$ -	\$ -
Fill, compaction, and rough grading to balance the site where the former structures or improvements were located		\$	lb.	1	\$ -	\$ -
<b>Demolition Activities Subtotal:</b>						
					\$	\$ 786,000
<b>Asbestos, Lead, and Mold Abatement</b>						
Asbestos/Hazardous materials survey (incl. assessing, sampling, reporting)		\$	ea.	1	\$ -	\$ -
Asbestos Abatement		\$	ea.	1	\$ 520,000	\$ 520,000
Lead Abatement		\$	allow.	1	\$ -	\$ -
Mold Abatement		\$	allow.	1	\$ -	\$ -
Design, engineering, and surveying services		\$	2.0%	0	\$ -	\$ -
Planning, design, administrative, and management		\$	5.0%	0	\$ -	\$ -
Contractor's mobilization, demobilization, site security, site office, etc.		\$	5.0%	-	\$ -	\$ -
<b>Asbestos, Lead, and Mold Abatement Subtotal:</b>						
					\$	\$ 520,000
<b>Brownfield Work Plans</b>						
Act 381 Work Plan <sup>1</sup>		\$	ea.	1	\$ 30,000	\$ 30,000
Preparation and review of Act 381 Work Plan		\$	ea.	1	\$ 30,000	\$ 30,000
<b>Brownfield Work Plans Subtotal:</b>						
					\$	\$ 60,000
<b>Non-Environmental Subtotal:</b>						
					\$	\$ 1,385,000
<b>Non-Environmental Contingency</b>						
Non-Environmental Contingency		\$	15%	15%	\$ 195,000	\$ 195,000
5% Interest		\$	ea.	1	\$ 661,087	\$ 661,087
<b>TOTAL ELIGIBLE NON-ENVIRONMENTAL (MSF) COSTS</b>						
					\$	\$ 2,664,087

# **BAY COUNTY PROSECUTING ATTORNEY**

## **MICHAEL P. KANUSZEWSKI**

MPK

TO: Bay County Board of Commissioners  
Chair, Tim Banaszak

FROM: Michael P. Kanuszewski  
Bay County Prosecutor

RE: IV-D Program: Consulting Services Agreement between Bay County Prosecutor and MGT  
of America Consulting, LLC

DATE: March 13, 2025

Request: Please add this to the Agenda for the next Board of Commissioners meeting on March 25, 2025. This is a request for approval of a pricing increase in the contract between MGT of America Consulting LLC (MGT) and the Bay County Prosecuting Attorney's Office.

Background: One of the responsibilities of the Prosecuting Attorney's Office is assisting in the establishment of paternity and/or child support under the IV-D program. This is a State-mandated, grant-funded service, where the State reimburses 66%, and the County is responsible for the balance.

The proposed Consulting Services Agreement between MGT and the Bay County Prosecutor's Office covers services as set forth in the attached e-mail from Donna Smigiel of MGT.

Since 2021, we have had a fixed annual cost contract with MGT of \$6,400.00 per year, plus \$1.40 per time sheet processed fee, paid quarterly. Because of the changes and new requirements, MGT's responsibilities have steadily increased and effective April 1, 2025, a new rate of \$2.00 per time sheet processed. The projected increase in cost to the County is estimated to be \$8.84 per month, and \$106.08 annually. Please refer to the attachment, as Ms. Smigiel's email details the increase in cost to the County at those rates per month and annually.

Recommendation: Requesting Board approval.

Requesting that the Board Chair sign any and all necessary documents following approval by Corporation Counsel.

Requesting that the Board approve and sign any and all required budget adjustments.

Requesting that the Board Chair sign any necessary future amendments that do not have a financial impact on the County or extend the agreement's terms.

cc: Amber Johnson, Corporation Counsel  
Tim Banaszak, Board Chair  
Shawna Walraven, Finance Officer  
Kim Priessnitz, Asst. Finance Officer  
Jayson Hoppe, Legal Contract Coordinator

**BAY COUNTY COURT FACILITY, 1230 WASHINGTON, STE. 768, BAY CITY, MI 48708**

TELEPHONE (989) 895-4185 FAX: (989) 895-4167  
Tdd [HEARING IMPAIRED] (989) 895-2059



## BAY COUNTY BOARD OF COMMISSIONERS

MARCH 25, 2025

## RESOLUTION

- BY: BAY COUNTY BOARD OF COMMISSIONERS (3/25/25)
- WHEREAS, One of the responsibilities of the Bay County Prosecuting Attorney's Office is assisting in the establishment of paternity and/or child support under the IV-D program; and
- WHEREAS, The State reimburses 66%, and Bay County is responsible for the remainder as this is a State-mandated, grant-funded service; and
- WHEREAS, Since 2021, the Prosecutor's Office has had a fixed annual cost contract with MGT Impact Solutions, LLC, (MGT) to provide Title IV-Claiming services for \$6,400.00 per year, plus \$1.40 per time sheet processed fee, paid quarterly; and
- WHEREAS, Due to changes and new requirements, MGT's responsibilities have steadily increased, and effective April 1, 2025, a new rate of \$2.00 per time sheet will be processed; and
- WHEREAS, The projected increase in cost to Bay County is estimated to be \$8.84 per month, and \$106.08 annually with funds to come from General Fund, Fund Balance; Therefore, Be It
- RESOLVED That the Bay County Board of Commissioners approves the budget adjustment of \$106.08 annually for the increase in services with MGT Impact Solutions, LLC, and approves the contract with MGT Impact Solutions, LLC to provide Title IV-Claiming services to Client for the Bay County Prosecuting Attorney's Office; Be It Further
- RESOLVED That the Chairman of the Board is authorized to execute any and all documents and future amendments that do not have a financial impact on Bay County or extend the Agreement terms related to this contract following Finance and Corporation Counsel review and approval; Be It Finally
- RESOLVED That related budget adjustments, if required, are approved.

TIM BANASZAK, CHAIR  
AND BOARD

Prosecutor – Agreement with MGT Impact Solutions, LLC – IV-D Program

MOVED BY COMM. BEGICKSUPPORTED BY COMM. DOCKETT

COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E
KATHY NIEMIEC	X			LARRY BESON	X			JEROME CRETE			X
TIM BANASZAK	X			CHRISTOPHER T. RUPP			X				
VAUGHN J. BEGICK	X			JESSE DOCKETT	X						

## VOTE TOTALS:

ROLL CALL: YEAS \_\_\_\_ NAYS \_\_\_\_ EXCUSED \_\_\_\_

VOICE: YEAS 5 NAYS 0 EXCUSED 2DISPOSITION: ADOPTED X DEFEATED \_\_\_\_ WITHDRAWN \_\_\_\_

AMENDED \_\_\_\_ CORRECTED \_\_\_\_ REFERRED \_\_\_\_ NO ACTION TAKEN \_\_\_\_

## BAY COUNTY BOARD OF COMMISSIONERS

MEETING DATE: 03/25/2025

MOTION SPONSORED BY: COMM. BEGICK

MOTION SUPPORTED BY: COMM. DOCKETT

MOTION NO.: 33

---

EXCUSED COMMISSIONERS CHRISTOPHER T. RUPP AND  
JEROME CRETE.

COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E
Kathy Niemiec	X			Larry Beson	X			Jerome Crete			X
Tim Banaszak	X			Christopher T. Rupp			X				
Vaughn J. Begick	X			Jesse Dockett	X						

**VOTE TOTALS:**

ROLL CALL: YEAS \_\_\_\_ NAYS \_\_\_\_ EXCUSED \_\_\_\_

VOICE: XX YEAS 5 NAYS 0 EXCUSED 2

DISPOSITION: ADOPTED XX DEFEATED \_\_\_\_\_ WITHDRAWN \_\_\_\_\_  
AMENDED \_\_\_\_\_ CORRECTED \_\_\_\_\_ REFERRED \_\_\_\_\_

## BAY COUNTY BOARD OF COMMISSIONERS

MEETING DATE: 03/25/2025

MOTION SPONSORED BY: COMM. DOCKETT

MOTION SUPPORTED BY: COMM. BEGICK

MOTION NO.: 34

---

ADDED TO THE AGENDA THE NATIONAL CRIME VICTIMS'  
RIGHTS WEEK PRESENTATION AND TO READ RES. 2025-46  
INTO THE MINUTES.

COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E
Kathy Niemiec	X			Larry Beson	X			Jerome Crete			X
Tim Banaszak	X			Christopher T. Rupp			X				
Vaughn J. Begick	X			Jesse Dockett	X						

**VOTE TOTALS:**

ROLL CALL: YEAS \_\_\_\_ NAYS \_\_\_\_ EXCUSED \_\_\_\_

VOICE: XX YEAS 5 NAYS 0 EXCUSED 2

DISPOSITION: ADOPTED XX DEFEATED \_\_\_\_\_ WITHDRAWN \_\_\_\_\_

AMENDED \_\_\_\_\_ CORRECTED \_\_\_\_\_ REFERRED \_\_\_\_\_

## BAY COUNTY BOARD OF COMMISSIONERS

MEETING DATE: 03/25/2025

MOTION SPONSORED BY: COMM. BEGICK

MOTION SUPPORTED BY: COMM. DOCKETT

MOTION NO.: 35

---

WENT OUT OF THE REGULAR ORDER OF BUSINESS TO  
CONDUCT A PUBLIC HEARING FOR THE ADOPTION OF A  
BROWNFIELD PLAN FOR THE BAY VALLEY RESORT AND  
CONFERENCE CENTER, LOCATED AT 2470 OLD BRIDGE  
ROAD, BAY CITY, MICHIGAN 48706.

COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E
Kathy Niemiec	X			Larry Beson	X			Jerome Crete			X
Tim Banaszak	X			Christopher T. Rupp			X				
Vaughn J. Begick	X			Jesse Dockett	X						

**VOTE TOTALS:**

ROLL CALL: YEAS \_\_\_\_ NAYS \_\_\_\_ EXCUSED \_\_\_\_

VOICE: XX YEAS 5 NAYS 0 EXCUSED 2

DISPOSITION: ADOPTED XX DEFEATED \_\_\_\_\_ WITHDRAWN \_\_\_\_\_  
AMENDED \_\_\_\_\_ CORRECTED \_\_\_\_\_ REFERRED \_\_\_\_\_

## BAY COUNTY BOARD OF COMMISSIONERS

MEETING DATE: 03/25/2025

MOTION SPONSORED BY: COMM. BEGICK

MOTION SUPPORTED BY: COMM. DOCKETT

MOTION NO.: 36

---

CLOSED THE PUBLIC HEARING AND WENT BACK TO THE  
REGULAR ORDER OF BUSINESS.

COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E
Kathy Niemiec	X			Larry Beson	X			Jerome Crete			X
Tim Banaszak	X			Christopher T. Rupp			X				
Vaughn J. Begick	X			Jesse Dockett	X						

### VOTE TOTALS:

ROLL CALL: YEAS \_\_\_\_ NAYS \_\_\_\_ EXCUSED \_\_\_\_

VOICE: XX YEAS 5 NAYS 0 EXCUSED 2

DISPOSITION: ADOPTED XX DEFEATED \_\_\_\_\_ WITHDRAWN \_\_\_\_\_  
AMENDED \_\_\_\_\_ CORRECTED \_\_\_\_\_ REFERRED \_\_\_\_\_

## BAY COUNTY BOARD OF COMMISSIONERS

MEETING DATE: 03/25/2025

MOTION SPONSORED BY: COMM. DOCKETT

MOTION SUPPORTED BY: COMM. BEGICK

MOTION NO.: 37

---

ADJOURNED THE SPECIAL BOARD SESSION OF MARCH 25,  
2025. THE MEETING CONCLUDED AT 4:24 P.M.

COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E
Kathy Niemiec	X			Larry Beson	X			Jerome Crete			X
Tim Banaszak	X			Christopher T. Rupp			X				
Vaughn J. Begick	X			Jesse Dockett	X						

**VOTE TOTALS:**

ROLL CALL: YEAS \_\_\_\_ NAYS \_\_\_\_ EXCUSED \_\_\_\_

VOICE: XX YEAS 5 NAYS 0 EXCUSED 2

DISPOSITION: ADOPTED XX DEFEATED \_\_\_\_\_ WITHDRAWN \_\_\_\_\_

AMENDED \_\_\_\_\_ CORRECTED \_\_\_\_\_ REFERRED \_\_\_\_\_