

VILLAGE OF LAKE ODESSA

MINUTES

REGULAR COUNCIL MEETING

JULY 20, 2026

PAGE MEMORIAL BUILDING

839 FOURTH AVENUE

LAKE ODESSA, MICHIGAN 48849

Meeting called to order at 7:00 pm by Village President Karen Banks.

ROLL CALL

Council present: President Karen Banks, Trustee Mike Brighton, Trustee Ben DeJong, Trustee Bob Green, Trustee Roy Halfmann, Trustee Neena Rush, Trustee Martha Yoder

Council absent: None

Staff present: Village Manager Mark Borden, Clerk/Treasurer Kathy Forman

APPROVAL OF THE AGENDA

Motion by Green, supported by Yoder, to approve the agenda. All ayes; motion carried 7-0.

PUBLIC COMMENT

1. Haylie Cobb
2. Michael Manne
3. Robin Michalski
4. Joanne Gerke
5. Kris Dubuque
6. Ron Leonard
7. Deb Fracarolli
8. Carmen Kopen
9. Amber Juarez
10. Cathy Griffin
11. Cameron Gerke
12. Randy Siemon
13. Terry Frewen
14. Stan Dykstra
15. Maureen McCormick

MINUTES

Motion by DeJong, supported by Brighton, to approve the minutes from the regular Village Council meeting of June 15, 2026 and the minutes from the special Village Council meeting of July 7, 2026. All ayes; motion carried 7-0.

BILLS

Motion by Green, supported by Halfmann, to approve expenditures equal to or less than \$3,000.00 for the period 6/1/2026 through 6/30/2026. All ayes; motion carried 7-0.

Motion by Rush, supported by Yoder, to approve bills in excess of \$3,000 as submitted.
All ayes; motion carried 7-0.

CONSENT AGENDA

- a) Minutes from the Lake Odessa Area Arts Commission regular meeting of June 9, 2026
- b) Minutes from the Lake Odessa Area Arts Commission special meeting of June 30, 2026
- c) Jennifer Salgat, Director Lake Odessa Community Library, Email

Motion by Yoder, supported by DeJong, to approve the consent agenda. All ayes; motion carried, 7-0.

DEPARTMENTAL REPORTS

Village Manager: Report submitted.
Police Department: Report submitted.
Department of Public Works: Report submitted.
Finance: Report submitted.
Zoning: Report submitted.

PUBLIC HEARING

- a) Close Out MSHDA Community Development Block Grant (CDBG), CHILL Homeowner Improvement Grant – MSF-2023-914-CDB

Motion by Green, supported by DeJong, to open the Public Hearing regarding the Close Out MSHDA Community Development Block Grant (CDBG), CHILL Homeowner Improvement Grant – MSF-2023-914-CDB. All ayes; motion carried, 7-0

The Public Hearing was opened at 7:46pm.

President Banks asked for public comment. Trustee Martha Yoder stated that she liked having this opportunity for our residents. The Public Hearing was noticed per state law, and no public comment has been received.

Motion by Halfmann, supported by Rush, to close the Public Hearing. All ayes; motion carried, 7-0.

The Public Hearing was closed at 7:47pm.

OLD BUSINESS

- a) Proposed Resolution 2026-45: Approving a Housing TIF Brownfield Plan for Jordan Lake Avenue Development, Lake Odessa, MI

Motion by Yoder, supported by Brighton, to table Resolution 2026-45 until further notice. All ayes; motion carried, 7-0.

- b) Proposed Resolution 2026-46: Approving a Municipal Services Agreement Between the Village of Lake Odessa and Peoples Elbow, LLC, Developers for the Jordan Lake Avenue Development

Motion by DeJong, supported by Halfmann, to table Resolution 2026-46 until further notice. All ayes; motion carried, 7-0.

NEW BUSINESS

- a) Proposed Resolution 2026-47: Approving the Appointment List as Presented for Various Village Posts, Boards and Commissions as Amended adding Appointment of Roy Halfmann to the DDA with a 10/28 term expiration date

Motion by Green, supported by Yoder, to adopt proposed Resolution 2026-47. Banks called for a roll call vote. Yes: Brighton, DeJong, Green, Halfmann, Rush, Yoder, Banks; No: None; Absent: None; Abstain: None. Motion carried 7-0.

- b) Proposed Resolution 2026-48: Correcting the Terms of Appointees to the Lake Odessa Community Library Board

Motion by DeJong, supported by Yoder, to adopt proposed Resolution 2026-48. Banks called for a roll call vote. Yes: Brighton, DeJong, Green, Halfmann, Rush, Yoder, Banks; No: None; Absent: None; Abstain: None. Motion carried 7-0.

- c) Discuss Date for Information Open House re: Brownfield TIF Plan, Jordan Lake Avenue Development

Motion by Yoder, supported by Rush, to hold the Open House on Wednesday August 5, 2026 at 6:00 pm in the Fellowship Hall of Central Church. All ayes; motion carried 7-0.

- d) Discuss Hiring a Brownfield TIF Consultant

Motion by Green, supported by Yoder, to hire Fleis & Vandenbrink as consultants. All ayes; motion carried 7-0

MISCELLANEOUS CORRESPONDENCE

- a) PFCU Foundation Grant Letter
- b) Thank You Letter to PFCU
- c) Letter of Support to Michigan Department of Agriculture & Rural Development

TRUSTEE COMMENTS

Banks – Thanked everyone for coming tonight. Join us at Art in the Park on August 1.
Brighton – Expressed his appreciation to those attending. Would like everyone to go into the Open House with an open mind.
DeJong – Appreciates the community conversation.
Green – Thanked everyone for the involvement of the community. Likes the hiring of Fleis & Vandenbrink.
Halfmann – Thanked the crowd for attending tonight and thanked Mark Borden for attending the MME Conference.
Rush – Thanked the Village Community & Churches for the VBS program held at the fairgrounds. Thanked the community for their opinions on the Brownfield TIF.
Yoder – Thanked every for taking time to be here and expressing their concerns. Thanked the Police Department and Fire Department for their help at VBS. Reminded everyone to come to Art in the Park on August 1.

PUBLIC COMMENT

1. Robin Michalski
2. Carmen Kopen
3. Cathy Griffin
4. Kris Dubuque

President Banks thanked Pastor Paul Reisman for his help with the community dialogue regarding the Brownfield TIF.

ADJOURNMENT

Motion by Green, supported by Yoder, to adjourn the meeting. All ayes: motion carried 7-0.
Meeting adjourned at 8:14 pm.

Respectfully submitted,

Kathy S. Forman
Village Clerk / Treasurer