



PROPOSED AGENDA
SPECIAL MEETING OF THE LAKE ODESSA VILLAGE COUNCIL
TUESDAY, JULY 7, 2026 - 5:30 P.M.
Page Memorial Building
Village Council Chambers
839 Fourth Avenue, Lake Odessa, Michigan 48849

I. Call to Order

II. Pledge of Allegiance

III. Roll Call of Council Members

IV. Approval of Agenda

V. Public Comment:

Under the Open Meetings Act, any citizen may come forward at this time and make comment on items that appear on the agenda. Comments will be limited to three minutes per person. Anyone who would like to speak shall state his/her name and address for the record. Remarks should be confined to the question at hand and addressed to the chair in a courteous tone. No person shall have the right to speak more than once on any particular subject until all other persons wishing to be heard on that subject have had the opportunity to speak.

VI. Departmental Reports:

- a) Village Manager

VII. New Business:

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

VIII. Adjournment

Manager's Report

TO: President Banks, Village Council Members, Village Department Heads

FROM: Mark Borden, Village Manager

SUBJECT: Agenda Summary and Manager's Update

DATE: July 7, 2026

ITEMS OF BUSINESS:

RESOLUTION 2026-45: APPROVING A HOUSING TIF BROWNFIELD PLAN FOR JORDAN LAKE AVENUE DEVELOPMENT, LAKE ODESSA, MI.

Ryan Schmidt, a Partner with Indigo Design & Development, a housing developer located in Grand Rapids, Michigan, previously presented a Brownfield TIF request to the Village Council at our May Council meeting.

The Brownfield Plan was developed by Jess Solis with SME Consultants. Ms. Solis was also in attendance at the Brownfield presentation/TIF request on behalf of Indigo Design & Development.

Please note that the property is owned by Peoples Elbow, LLC. Peoples Elbow is listed as the developer in the Brownfield plan because that entity owns the property. The project is identified as the Jordan Lake Avenue Development, Lake Odessa, Michigan.

I asked Ryan Schmidt to clarify the various entities and here is what he wrote:

Technically, Indigo Design + Development and CopperRock Construction are co-developing the project together. I am the project representative here.

However, the land was purchased by People's Elbow LLC, which is a related entity. Because the property sits in that LLC, that entity was listed as the Developer in the Brownfield Plan, but we would never publicly use "People's Elbow" to reference our development team.

The Brownfield Plan was approved by the Ionia County Brownfield Redevelopment Authority in late April, 2026. The plan must also be approved by the local governing body, which is the Village of Lake Odessa, and once approved it will come before the Ionia County Board of Commissioners for their consideration.

If the plan is approved by all three governing bodies, the developer has stated that they will build the 54 apartments here in Lake Odessa. Ryan Schmidt, the developer has also stated that the project will not move forward without the approval of the Brownfield TIF Plan because it is not financially feasible to develop the property and build 54 apartments without the Brownfield TIF agreement.

If the project moves forward, the developer will capture the taxes from the property (which will have an estimated taxable value of just over \$3m once developed) for the first 15 years post construction. In years 16 through 20, the last five years of the tax capture, the taxes will go to the Ionia County Brownfield Redevelopment Authority. The Brownfield Authority will then be able to help or support other communities with future Brownfield projects.

Since our May council meeting, I have been reviewing the Brownfield Plan and corresponding with consultants to determine a recommendation for our Village Council. We have a proposal from a "Brownfield Specialist" (my term, not hers) with Fleis and Vandenbrink to review the plan in detail and check for accuracy, compliance, etc.

Other consultants have suggested re-writing the plan and incorporating a pass-through component with a percentage of the taxes being captured by all the taxing entities. This is a possibility, but it would delay the property development, and it would add another year or two to the 20-year tax capture period.

I do not recommend this option. (Re-write the plan with a pass through, delay the project start date, and add time to the total number of years of tax capture). I also do not think the review of the plan by Fleis and Vandenbrink would be beneficial for the village, and it would delay the TIF Plan approval and the start of construction.

The only other suggestion I heard from consultants was to pursue a services agreement with the developer. Ryan Schmidt, when he presented the TIF request to us back in May, mentioned the possibility of a pass-through component or a services agreement with the village.

Ryan and I have spoken numerous times, and he has put together a Municipal Services Agreement for our consideration. The Municipal Services Agreement between the developer and the village is also included in the resolution for the Brownfield TIF agreement.

After extensive research and due diligence related to the TIF request and the potential for new, affordable housing in Lake Odessa, it is my strong recommendation that the Village Council should approve the Brownfield TIF Plan as presented by Peoples Elbow, LLC (Ryan Schmidt and Jess Solis).

Resolution 2026-46: Approving the Municipal Services Agreement between the Village of Lake Odessa and Peoples Elbow, LLC.

PLEASE NOTE: The resolution is still under construction because the Municipal Services Agreement has not been finalized. The resolution is not in your packets for your review, but it will be sent out Monday the 6th or Tuesday the 7th for your review. The developer has offered a payment of \$12,000 per year and that will not change. We just need to change some of the language in the agreement.

The development group has offered to compensate the Village of Lake Odessa for additional services that will be provided by the village due to the increase in population once the apartments are constructed and leased.

The developers have offered the Village of Lake Odessa \$12,000 per year for a twenty-year period which is the length of the Brownfield TIF and the length of no new or increased tax revenue for the village.

This compensation amount is very close to an amount suggested by one of the Brownfield consultants I spoke with about the project.

I appreciate Ryan Schmidt working with me and the village to put forth the Municipal Services Agreement offer. I recommend that we accept the Municipal Services Agreement as presented by Ryan Schmidt, developer representative for Peoples Elbow, LLC.

Manager Update:

Project 2026: A hot day for a hot job. The paving crew was able to pave the first layer/base layer of asphalt on all three streets for Phase One on Monday 6-29-26. (Lincoln, Johnson, Emerson). The crew started by 7:00am and they were loading up to leave a little after 3:30. The temperature was in the low 90s and the temperature on the back of the paving machine was pushing 120 degrees.

The thickness of the base coat of asphalt is 2.5". This is thick enough to drive on, and residents were able to drive in and out of their driveways by late in the afternoon on Monday.

The asphalt crew will place another layer of asphalt, this time 2" thick, at some point in the future. They really need to pave on a Saturday to avoid the heavy truck traffic at Twin City Foods. They would have paved this Saturday, but they are not able to because of the holiday.

The next available Saturday for the crew to come back and finish the paving for Phase One of the project is Saturday July 25th.

If they can't finish the final paving on Johnson, Emerson, and Lincoln before the end of July they will have to wait until October because Twin City won't be able to limit their truck traffic during harvest time. The plant manager told Jesse that August 1st is when the heavy volume of trucks will start.

Haskins Property Donation: The Phase One Environmental Assessment is complete. The consultants confirmed that a service station was previously located on that property, and they are recommending a Phase Two Assessment to determine the levels of contamination (if any).

Once the contamination levels are established, even if there isn't any contamination, the consultants can establish a BEA-Baseline Environmental Assessment and submit it to EGLE which would release us from any future liability for environmental clean-up on that site.

I was under the impression that a Phase One Assessment would be sufficient to submit a BEA to EGLE, and it would have been if the preliminary assessment did not reveal the presence of a service station on the property in the past.

The consulting company will submit a proposal for additional work.

We can make our determination once we receive the information.

We always have the option to accept the property without any further environmental investigation. We won't be protected from any future clean-up liability if a demand was ever made to remediate the site but the chances of that ever happening are just about nil.

I will wait to see what the additional costs will be before making my recommendation to the council. I also contacted a different environmental consulting firm to seek their opinion. This is one of the firms I have spoken with during my Brownfield research. We exchanged emails and I anticipate a call from them by the end of the week.

Demolition - 1323 Ionia Street: The contractor apologies for the delays but they are trying to get out here by the end of next week. (7-10-2026). This confirmation was sent to me via email on 7-1-2026. My hope is for them to at least get started by the time we meet for our regularly scheduled council meeting in July.

LAKE ODESSA VILLAGE COUNCIL
Lake Odessa, Michigan

Trustee _____, supported by Trustee _____, made a motion to adopt the following resolution:

RESOLUTION 2026-45

RESOLUTION APPROVING A HOUSING TIF BROWNFIELD PLAN FOR JORDAN LAKE AVENUE DEVELOPMENT, LAKE ODESSA, MI

WHEREAS, the Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended (“Act 381”), authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of properties identified as a "facility", blighted, functionally obsolete, historic resource, or "housing property" through tax increment financing of eligible activities; and,

WHEREAS, the Ionia County Board of Commissioners established the Ionia County Brownfield Redevelopment Authority (“County Authority”); and,

WHEREAS, the County Authority has reviewed the Brownfield Plan for the Jordan Lake Avenue Development Project, dated April 24, 2026 (the "Brownfield Plan"), a copy of which is attached hereto as **Exhibit A**, at V/L Jordan Lake Avenue, Lake Odessa, MI (Parcel Number 34-101-200-000-655-23) (“Property”), proposed by the developer, Peoples Elbow, LLC (the "Developer"), and recommended approval by the Ionia County Board of Commissioners, following the concurrence by the Village Council of the Village of Lake Odessa; and,

WHEREAS, it is understood that the Property is considered “Housing Property” as defined in Act 381 under Section 2(y) and is located within a community that has identified a specific housing need and has absorption data and/or job growth data, as reflected in the Brownfield Plan, and thus “housing development activities” are considered eligible under Act 381; and,

WHEREAS, the Brownfield Plan provides for the construction on the approximately 2.71-acre Property of two (2) three-story multifamily buildings comprising a total of fifty-four (54) residential units, and authorizes the reimbursement of eligible activities estimated at \$2,941,515 through the capture of tax increment revenues for a period of up to twenty (20) years; and,

WHEREAS, the Ionia County Brownfield Redevelopment Authority approved the Brownfield Plan on April 28, 2026, and recommended its adoption by the Ionia County Board of Commissioners following the concurrence of the Village Council of the Village of Lake Odessa; and,

WHEREAS, as a condition of its concurrence, the Village of Lake Odessa requires the Developer to enter into a Municipal Services Agreement with the Village providing for the

payment of Twelve Thousand and 00/100 Dollars (\$12,000.00) per year for municipal services provided to the Property; and,

WHEREAS, Act 381 requires the concurrence of the local unit of government in which the Brownfield project is located for Brownfield Plans under County Brownfield Redevelopment Authorities, and the Property is located in the Village of Lake Odessa; and,

WHEREAS, a public hearing will be held by the Ionia County Board of Commissioners on Tuesday, July 14th, 2026, and will consider the adoption of the Jordan Lake Avenue Development Housing TIF Brownfield Plan at their regular meeting on Tuesday, July 14th, 2026.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996, as amended, being MCL 125.2651, et seq, the Village Council of the Village of Lake Odessa hereby concurs and determines that the Jordan Lake Avenue Development Housing TIF Brownfield Plan constitutes a public purpose.
2. That the Village Council hereby concurs with the approval by the Ionia County Brownfield Redevelopment Authority of the Jordan Lake Avenue Development Housing TIF Brownfield Plan, a copy of which is attached hereto as **Exhibit A**.
3. That the Village Council's concurrence is conditioned upon the Developer entering into a Municipal Services Agreement with the Village of Lake Odessa providing for annual payments to the Village of Twelve Thousand and 00/100 Dollars (\$12,000.00), and the Village Manager is hereby authorized to execute the Municipal Services Agreement on behalf of the Village, a copy of which is attached hereto as **Exhibit B**.
4. That the Village Manager is hereby authorized and directed to take all actions and to execute all documents necessary or appropriate to implement and effectuate the purposes of this resolution.
5. That should any provision of this resolution be held invalid or unenforceable by a court of competent jurisdiction, the remaining provisions of this resolution shall remain in full force and effect.
6. That this resolution shall take effect immediately upon its adoption.

Ayes:

Nays:

Absent:

Abstain:

RESOLUTION DECLARED _____.

Dated: _____, 2026

Karen Banks, Village President

CERTIFICATION

I, the undersigned, being the duly qualified and acting Clerk of the Village of Lake Odessa, Ionia County, Michigan, hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Lake Odessa Village Council at a special meeting held on July 7, 2026, the original of which is on file in my office. I further certify that notice of said meeting was given in accordance with the Open Meetings Act, 1976 PA 267, as amended.

Dated: _____, 2026

Kathy Forman, Village Clerk