

October 27, 2025

Mayor Sharrard opened the regular meeting of the Gaylord City Council with a prayer by Councilmember Awrey at 7:00PM on Monday, October 27, 2025. The Pledge of Allegiance to the Flag of the United States of America followed the invocation. The meeting was held in the City Council Chambers, located at City Hall, 305 East Main Street, Gaylord, Michigan.

Members Present: Sharrard, Ouellette, Jaques, Ryan, Awrey and Witt

Motion by Ouellette, supported by Jaques to dispense with the reading of the minutes from the October 13, 2025 meeting and accept them as presented.

Ayes: Unanimous. Motion Carried.

A Public Hearing regarding a Brownfield Plan (149 S. Wisconsin Ave) opened at 7:02PM. No public comment was received and the hearing closed at 7:13PM.

Motion by Witt, supported by Jaques to excuse Councilman Wilson from tonight's meeting.

Ayes: Unanimous. Motion Carried.

Public Comment: None.

New Business:

Motion by Witt, supported by Ryan to approve the following Resolution Approving the Adoption of a Brownfield Plan (149 S. Wisconsin Ave/Catt's Realty Company Duplexes):

WHEREAS, the City of Gaylord, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, 1996 Public Act 381, as amended (the "Act"), has resolved to create a City of Gaylord Brownfield Redevelopment Authority (the "Authority") and has designated that all related activities shall proceed through the Authority; and

WHEREAS, the Authority, pursuant to and in accordance with Section 13 of the Act, has reviewed and recommended for approval by the Gaylord City Council, the Combined Brownfield Plan (the "Plan") attached hereto, to be carried out within the City of Gaylord, for development of property located at 149 South Wisconsin Ave, Gaylord, Michigan (the "Site"), as shown in Figures 1 and 2 of the Plan and more particularly described in the legal description of the property contained within the Plan; and

WHEREAS, the Gaylord City Council has reviewed the Plan, and has been provided a reasonable opportunity to express their views and recommendations regarding the Plan and in accordance with Section 14 of the Act; and

WHEREAS, the Gaylord City Council has noticed and held a public hearing in accordance with Section 14 of the Act, and

WHEREAS, the Authority supports and recommends adoption of the Plan;

WHEREAS, the Gaylord City Council members have made the following determinations and findings:

1. The Plan constitutes a public purpose under the Act;
2. The Plan meets all of the requirements for a Combined Brownfield Plan set forth in Section 13 of the Act;
3. The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority or Developer have the ability to arrange the financing;
4. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
5. The amount of captured taxable value estimated to result from the adoption of the Plan is reasonable; and

WHEREAS, as a result of the review of the Plan the Gaylord City Council concurs with the approval of the Plan.

NOW, THEREFORE BE IT RESOLVED THAT:

1. Plan Support. Pursuant to the authority vested in the Gaylord City Council, by the Act, the Plan is hereby supported in the form attached to this Resolution.
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: Unanimous. Motion Carried.

Motion by Witt, supported by Ryan to approve the following Resolution Approving the Annexation of Property (I-75 Highway Ramp Parcel):

The City of Gaylord and Township of Livingston received a petition to annex certain property described below from Livingston Township to the City of Gaylord. The property is located adjacent to the I-75 highway. The purpose of the request is to facilitate the construction of a new highway ramp. The petition is signed by the Michigan Department of Transportation, being the sole legal and equitable owner of the area subject to the annexation. That Petition requests that the Livingston Township Board approve the annexation of the property described below to the City of Gaylord. The land is not occupied by any electors. In the petition, the Township has received a waiver of the 10-day notice required under MCL 117.9(8).

NOW, THEREFORE, IT IS RESOLVED:

Pursuant to MCL 117.9(8), the Gaylord City Council consents to and approves the annexation of the following described real property located in Livingston Township, Otsego County, Michigan, legally described as:

All that part of Tract "A" which lies Easterly of the Westerly right of way line of I-75 Relocated. The lands described above in fee contain 21.6 acres, more or less, of which 0.5 acre, is subject to existing right of way easement.

Tract "A": The Northwest quarter (NW¼) of Southwest quarter (SW¼) and Southwest quarter (SW¼) of Southwest quarter (SW¼), EXCEPT West 12 rods thereof, Section 33, Town 31 North, Range 3 West, Livingston Township, Otsego County, Michigan.

The Westerly right of way line of I-75 Relocated is described as beginning at a point on the South line of said Section 33, which is South 89° 40' 35" East, a distance of 587.41 feet from the Southwest corner of said Section 33; thence North 44° 40' 33" East a distance of 325.21 feet; thence North 00° 19' 25" East, a distance of 150 feet; thence North 28° 08' 36" East, a distance of 350 feet; thence North 08° 02' 49" East, a distance of 653.03 feet; thence North 13° 46' 24" West, a distance of 87.96 feet to the point of curve of a curve to the right having a radius of 5844.58 feet and a central angle of 19° 48' 10" Right; thence along the arc of said curve 1332 feet, more or less, to the Northerly line of the Northwest quarter (NW¼) of the Southwest quarter (SW¼) of said Section 33.
to the City of Gaylord.

Ayes: Unanimous. Motion Carried.

Motion by Witt, supported by Ouellette to approve the following Ad Hoc Food Truck Ordinance Committee:

Jamie Korona	Food and Stuff	Brick and Mortar Establishment
Lindsey Walls	Pine Squirrel	Brick and Mortar Establishment
Devon Shaedig	The Digs	Established Food Truck Vendor
Kim Taylor	K & J Grill	Established Food Truck Vendor
LisaMarie Tobin	DDA Director	City of Gaylord
Steve Hartz	Planning Commission	City of Gaylord
Bob Wilson	City Council	City of Gaylord

Ayes: Unanimous. Motion Carried.

No other business was presented, and the meeting was adjourned at 7:21 p.m.

Jennifer Molski, City Clerk

Todd Sharrard, Mayor

NOTICE OF PUBLIC HEARING

CITY OF GAYLORD BROWNFIELD REDEVELOPMENT AUTHORITY

**REGARDING THE ADOPTION OF A BROWNFIELD PLAN
FOR
CATT'S REALTY COMPANY DUPLEXES, CITY OF GAYLORD
OTSEGO COUNTY, MICHIGAN**

TO ALL INTERESTED PERSONS IN OTSEGO COUNTY

PLEASE TAKE NOTICE that the Gaylord City Council will hold a Public Hearing on October 27th, 2025, at 7:00 pm, in the City Council Chambers, City Hall, 305 E Main St, Gaylord, MI 49735 to receive public comment on a Brownfield Plan for property located at 149 South Wisconsin Ave, City of Gaylord, Otsego County, Michigan (the "eligible property").

The developer will construct two new duplexes totaling four new residential housing units. Eligible activities include pre-approved environmental due diligence, site preparation, infrastructure improvements, and a housing financing gap which will reduce rents for duplex residents.

The property qualifies as eligible property under Act 381 because it is "housing property" as defined in the Brownfield Redevelopment Financing Act (1996 PA 381, as amended).

The following legal parcel is the eligible property:

- Parcel ID #100-000-006-010-00

The Brownfield Plan is available for public inspection at office of the Special Projects Manager and Deputy Clerk/Treasurer. All aspects of the plan are open for discussion at the public hearing.

FURTHER INFORMATION may be obtained from Tyler Pischel, pischelt@cityofgaylord.org, 989-732-4060.

THIS NOTICE is given by order of the City of Gaylord, Michigan.

Jen Molski
City of Gaylord Clerk



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The Monroe News | Holland Sentinel
Gaylord Herald Times | Daily Telegram

PO Box 630491 Cincinnati, OH 45263-0491

AFFIDAVIT OF PUBLICATION

City Of Gaylord
City Of Gaylord
305 East Main Street
GAYLORD MI 49735

STATE OF MICHIGAN, COUNTY OF OTSEGO

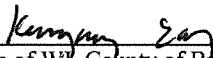
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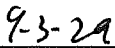
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NOTICE OF PUBLIC HEARING

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AUTHORITY**

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Jen Molski
City of Gaylord Clerk
10/17/2025